

COMPANY REGISTRATION NUMBER: 05812992
CHARITY REGISTRATION NUMBER: 202210

Torr Home
Company Limited by Guarantee
Financial Statements
31 December 2021

WESTCOTTS (SW) LTD

Chartered accountants & statutory auditor
Plym House
3 Longbridge Road
Marsh Mills
Plymouth
PL6 8LT

Torr Home

Company Limited by Guarantee

Financial Statements

Year ended 31 December 2021

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The following pages do not form part of the financial statements

Torr Home

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Trustees' Annual Report (Incorporating the Director's Report)

Year ended 31 December 2021

The trustees, who are also the directors for the purposes of company law, present their report and the financial statements of the charity for the year ended 31 December 2021.

Reference and administrative details

Registered charity name Torr Home

Charity registration number 202210

Company registration number 05812992

Principal office and registered office The Drive
Hartley
Plymouth
Devon
PL3 5SY
United Kingdom

The trustees Mr N Major
Mrs E Bosworth
Mr J Modley
Mr J Roberts
Mrs S Stidever

Company secretary Mr J Roberts

Auditor Westcotts (SW) Ltd
Chartered accountants & statutory auditor
Plym House
3 Longbridge Road
Marsh Mills
Plymouth
PL6 8LT

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Trustees' Annual Report (Incorporating the Director's Report) *(continued)*

Year ended 31 December 2021

1. Introduction

Torr Home is situated in a beautiful 19th century country mansion in the highest part of the City of Plymouth. It is a grand setting for a Residential Nursing Home having extensive grounds of three acres and enjoys panoramic views over the City of Plymouth, Dartmoor, Bodmin Moor and out to sea over Plymouth Sound as far as the Eddystone Lighthouse. It was built as a family home for the late Robert Bayley and is quite unique for Plymouth. A feature of the house is the beautiful wood panelling and staircase in the entrance hall.

Torr Home was purchased in 1928 by the Devonport and Western Counties Association for the Blind (Registered Charity No. 202210), which was established to 'provide a Home or Homes for blind and partially sighted persons and to promote their welfare'. Prior to this relocation the Home for the Blind had been situated in Devonport. The Charity became incorporated during 2006 and today operates under Torr Home whilst still retaining the original charity number of 202210. With the passage of time Torr Home has evolved into one of the premier residential homes in Plymouth and the Southwest. The Charity still specialises in caring for people having visual impairment but has expanded activities to cater for all persons over sixty years of age. Full nursing status was acquired during 2008 providing an important new additional service to the residential, convalescence, respite and daycare services already offered by the Charity. Sheltered Apartments converted from redundant farm buildings on site came on stream from 2010 providing another valuable income stream for the Charity. The services offered were further supplemented in 2012 when the newly constructed Glentor Dementia Nursing Unit opened its doors to the public following final commissioning and staff training during the early part of the year.

2. 2021 Financial Performance

2.1 Summary of 2021 Financial Performance Key Points

- Consolidated operating loss of £300,444 was recorded for the year against a budget of £127,429 and a previous year actual of £209,708. A difficult year with operating performance suffering from COVID related issues that badly affected income from occupancy and was the cause for exceptionally high Agency Labour cost arising from Government imposed COVID shielding measures and an acute shortage of quality committed Care Staff available in the Sector.
- Normal operating performance drivers were unchanged with Occupancy and the cost of Agency Labour still major factors but with the added pressure brought about by the pandemic.
- Torr Occupancy was 63% for the year compared to 73% for 2020 and 77% for 2019. Budget was set at a cautious 78%. The direct effects of the pandemic meant filling empty beds was very difficult. On a positive note, the number of empty beds allowed for the completion of the conversion of the Annexe to facilitate an additional 20 secure dementia beds for the Site – The unit has been named the Belltor Centre in memory of Torr Home's historical link with Graham Alexander Bell. Filling the new dementia beds proved difficult due to the many COVID driven restrictions as outlined above.
- Glentor Occupancy was 80% for 2021 against 97% for 2020 and 99% for 2019. Budget was set at 85%.
- Expenditure on Agency Labour across the Site was an eye-watering sum of £413,841 compared to £143,868 in 2020. Expenditure on productive labour showed an overall adverse variance of £125,524 against the activity adjusted budget but only due to conservative budgeting of own labour cost.
- Administration Labour cost at £313,504 was substantially above the budget of £274,577 and the previous year actual of £256,373. The increased cost was driven by CQC's directive to increase focus on bureaucracy, red tape and Governance related issues.

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Year ended 31 December 2021

- £145,532 of Government grants received to help all aspects of increased operating costs in connection with the pandemic. Work included infection control measures, PPE expenditure and staff costs during isolation.
- Cash flow absorption of £502,943 was recorded for the year after net expenditure of £167,218 on capital additions and £106,139 on special revenue projects.
- Torr Home recorded an operating loss of £351,582 after adjusting for Government grants amounting to £145,532.
- Sheltered Apartments operating surplus was £79,966.
- Glentor Operating Loss for 2021 was £28,831.
- Investments were valued at £1,417,732 as at 31 December 2021 being £169,447 up on the opening position for the year.
- Clydesdale loans down to £55,763 from £193,162 at the end of 2020.

2.2 – Operating Performance

2.2.1 Consolidated Operation

An operating loss of £300,444 was recorded for the year to 31st December, 2021 being down on both the budgeted performance of £127,429 and the 2020 surplus of £209,708. Occupancy issues and the employment of Agency workers were major factors affecting the financial outcome at Torr and The Glentor. A return to some form normality is the trigger for a much-needed improvement in income generated. Labour costs can only be reduced through tighter control on casual absences and an aggressive policy on the employment of Agency Labour.

Consolidated Operating Performance Schedule

Operating Performance December, 2021	Month /Cumulative				Prev Year Cum Act £
	Actual £	%	Budget £	%	
Revenue income from operations	2,701,701	100.0	3,081,939	100.0	2,858,057
Productive labour	1,994,203	73.8	1,896,082	61.5	1,682,850
Provisions & foodstuff	82,687	3.1	90,399	3.0	85,205
Contribution before overheads	624,811	23.1	1,095,458	35.5	1,090,002
Variable overheads	145,139	5.3	185,024	6.0	178,454
Contribution to fixed costs	479,672	17.8	910,434	29.5	911,548
Fixed expenses	385,211	14.3	399,454	12.9	341,272
Net Contribution	94,461	3.5	510,980	16.6	570,276
General Administration	394,905	14.6	383,551	12.5	360,568
Operating surplus / (loss)	(300,444)	(11.1)	127,429	4.1	209,708

A reconciliation of operating performance highlighting the major performance variances and cost savings is summarised below.

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Year ended 31 December 2021

Reconciliation of operating profit – 12 Months to December 2021		Cumulative £
Budgeted operating income/(loss)		127,429
Variances:		
Activity level	Cumulative occupancy level at Torr was 63% against budget of 78% and a prev year of 73%. The Glentor occupancy performance at 80% was against a budget of 85% and a previous year of 97%. Cumulative site occupancy remained 15.5% down of budget.	(496,485)
Price/mix Effect on operation	Includes £145,532 COVID grant income received from HM Government	171,060
Productive labour	Total labour cost up on budget due to Agency Labour cost being £413841 for the year against a prev year of £143868. The budgeting process did not allow for the level of expenditure we have had for the year. High expenditure due to COVID related issues and a severe shortage of available labour in the Care Sector.	(125,524)
Provisions	Expenditure up on volume adjusted budget – driven by higher post COVID costs.	(6,029)
Variable expenses	Laundry £ (3055), Water Rates £23872 -includes one-off refund of charge for mains water leak in the grounds of Torr Home, Energy £ 4238, Transportation £1,059, Resident's welfare £291, Medical costs – stock management initiative £4839, Waste Disposal £ (2118), Other costs above budget £ (2910).	26,216
Fixed expenses	Maintenance Salaries – down 1 staff £23442, Training cost benefit from on-line courses £1123, General rates £ (2880), Insurances £ (4195), Repairs & Maintenance £ 2486, Cleaning £ (646), Energy £5166, Revenue equipment £ (4242), Caredocs £ (5383), Registration fees £208, Garden / premises maintenance £ (5322), Health & Safety £ (605), Misc. / others including sundry expenses £ (2054), Depreciation £7145.	14,243
General administration	Admin salaries including temporary receptionist & Governance Manager not in budget– £ (38927), employment costs – introduction fees etc. £6181, Telephones £3275, Printing, and stationery £ (4464), Advertising £ 2238, Travelling Expenses £207, Profit/(Loss) on disposal of fixed assets £5335, Bad debts £10063, Auditors £ (618), Legal & Professional £2698, Others £ 2658.	(11,354)
Actual operating profit		(300,444)

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Year ended 31 December 2021

2.2.2 Torr Home & Sheltered Apartments

An operating loss of £271,616 was recorded at Torr for 2021. This compared to a budgeted surplus of £115,019 and a previous year surplus of £94,369. Included in Torr Home's figures is a surplus of £79,966 from the Sheltered Apartments.

To further set off against operating losses Torr received COVID grants amounting to £145,532, a release of a 2020 accrual in connection with a water leak of £11,400 and a profit of £5,335 in respect of the disposal of a motor vehicle.

The underlying performance of the Unit was unsatisfactory and affected throughout the year by the COVID19 pandemic which had a negative effect on occupancy and operating labour costs. Expenditure on Agency labour was £305,827, and the bottom-line effect of empty beds was £453,044. Resolving the issues are straight forward but does demand a return to some form of normality before the recovery process can get underway.

2.2.3 The Glentor Centre

The Glentor Centre suffered an operating loss of £28,831 for the year to 31st December, 2021 compared to a budgeted surplus of £12,410 and a 2020 surplus of £115,339. Positive variances driving performance came from:

1. Activity – an adverse variance of £43K for the year. Occupancy was affected by COVID as filling empty beds became problematic when vacancies arose.
2. Price – A positive variance of £19K against budget.
3. Labour including Agency Staff – Agency labour expenditure at £108K was substantially up on the 2020 spend of £20K but conservative budgeting limited the overall adverse labour variance to £12K against activity adjusted budget.

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Year ended 31 December 2021

2.2 Cash Flow

Net Cash flow for the year to 31st December, 2021 was an absorption of £502,943 against a budgeted absorption of £225,902 Please see analysis below:

Operating Cashflow Generation/(Absorption)			Prev Year
	Actual £	Budget £	ACT £
Generation/(Absorption)			
Operating Surplus / (Loss)	(300,444)	127,429	209,708
Depreciation	88,732	95,877	84,364
Net Capital Expenditure	(167,218)	(250,000)	(175,135)
Stock	0	0	0
Debtors	(32,653)	(14,998)	15,966
Creditors	(35,432)	(103,018)	51,537
Operating Cash Flow - G/(A)	(447,015)	(144,710)	186,440
<u>Non-Operating Cash Flow - G/(A)</u>			
Bank Interest	(3,502)	(4,758)	(7,678)
Investments Income	34,962	20,000	32,211
Rental Income	26,238	20,000	31,966
Non-Operating Staff Costs	(7,329)	(6,434)	(44,432)
Special Revenue Projects	(106,139)	(110,000)	(170,195)
Donations / Legacies	0	0	451
Residents Welfare Income	(625)	0	(558)
Add Back Depreciation	467	0	467
Investments - (Non-Cash)	0		0
Investments - (Sales Proceeds less purchases)	0	0	0
			0
Non-Operating Cash Flow - G/(A)	(55,928)	(81,192)	(157,768)
Total Cash Flow - G/(A)	(502,943)	(225,902)	28,672

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Year ended 31 December 2021

2.3 Capital Expenditure

Capital Expenditure for the full year to 31st December 2021 was £167,218 against a budget of £250,000. See below:

Project Ref No	<u>Torr Capital Expenditure 2021</u> Project Description	12 Months Spend to Dec'21 £	Pre 2021 Spend	Cumulative Spend to Dec'21 £	Estimated Outstanding Expenditure DEC'21 £
015	Projects - (above £50K) Dementia Day Room	259.00	825.00	1,084.00	120,000.00
	<u>Bell-Torr Dementia Project :-</u>				
101	New Nurses Office	0.00	6,820.00	6,820.00	
101	Bell-Torr Security upgrade	4,046.00	7,672.40	11,718.40	
101	Enhanced Nurse call System	3,000.00	8,828.00	11,828.00	
101	New Staircase to aid Residents' Safety & Security	6,622.00	4,500.00	11,122.00	
101	Bell-Torr Room 43 Upgrade		7,490.00	7,490.00	
101	Bell-Torr Room 36 upgrade		5,247.00	5,247.00	
101	Bell-Torr Bathroom Equipment Upgrade		1,113.00	1,113.00	
101	Bell-Torr Safety Handrail System	3,060.00	2,391.00	5,451.00	
119	Room 37 Upgrade		10,661.00	10,661.00	
100/101	Bell-Torr Central Heating & Hot Water Upgrade	-0.03	30,702.03	30,702.00	
101	New Bedroom Furniture Bell-Torr	21,19.93	6,376.00	8,495.93	
101	Privacy Blinds	35,82.58	2,180.50	5,763.08	
101	Ground Floor Wet Room	456.00	2,000.00	2,456.00	
101	New Ground Floor Kitchen	10,451.61	2,000.00	12,451.61	
106	New Electricity Supply Annexe & New Day Centre	4,841.00	4,000.00	8,841.00	
101	Ground Floor Sluice	1,916.00		1,916.00	
101	Bell-Torr Room 24 upgrade	11,367.80		11,367.80	
	Total Bell-Torr Dementia Project	51,721.89	101,980.93	153,443.82	Complete
129	New Conservatory	25675.45	28,725.00	54,400.45	3,000.00
	Sub Total	77,397.34	130,705.93	207,844.27	123,000.00
	<u>Projects - (above £10K and up to £50K)</u>				
045	Complete upgrade and re-configuration No 63	26,648.40		26,648.40	
045	Complete upgrade re-configuration & Ext No 57	29,045.00		29,045.00	
045	Apartment 55 upgrade incl New Kitchen	10,496.00		10,496.00	
015	Upgrade room 18 to include wet room	792.00		792.00	13,000.00
	Sub Total	66,981.40		66,981.40	13,000.00

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Year ended 31 December 2021

	Projects - (£2K up to £10K)				
126	Fire Safe storeroom in the Main House				
	Cellar	2,087.00		2,087.00	
15	Main House bio metric lock front door	2,637.00		2,637.00	
126	Electronic Door Closers - Main House 1st floor	3,890.00		3,890.00	
	Sub Total	8,614.00	0.00	8,614.00	COMPLETE
	Miscellaneous Capital Items (up to £2K):				
020	Asber Pass through Dishwasher - Main House	1,978.80		1,978.80	
020	Buffalo Range Oven - Main House	1,199.98		1,199.98	
020	New Rotary Ironer - Site Laundry	2,322.00		2,322.00	
030	New Laptop Clinical Governance				
	Co-ordinator	528.42		528.42	
040	Specialist Shower Chair Torr Home	1,637.00		1,637.00	
030	Office Furniture - Clinical Governance				
	Co-ordinator	655.20		655.20	
040	Bedroom Furniture Main House Rooms 7 & 15	3,459.91		3,459.91	
040	Belltor - 1* Verso 8 Air Mattress System	434.60		434.60	
040	Belltor - 4* Verso 5 Air Mattress Systems	1,140.00		1,140.00	
040	Belltor - 2* Verso 5 Air Mattress Underlays	109.60		109.60	
101	Belltor Casa Profiling Bed	555.00		555.00	
040	Arjo Standing Aid Main House	1,200.00		1,200.00	
040	Oak Bedroom Furniture Main House	1,269.96		1,269.96	
040	Arjo Stedy Standing Aid - Glentor	1,200.00		1,200.00	
040	Arjo Stedy Standing Aid - Belltor	1,200.00		1,200.00	
	Sub Total	18,890.47	0.00	18,890.47	COMPLETE
	Total capital Spend Jan to Dec	171,883.21	130,705.93	302,330.14	136,000.00
	Assets disposed @WDBV	(4,665.50)		(4,665.50)	
	Net Capital Expenditure	167,217.71	130,705.93	297,664.64	136,000.00

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Year ended 31 December 2021

2.5 Special Revenue Expenditure

Special Revenue expenditure for 2021 was £106,139:

Torr Home Special Revenue Expenditure 2021			
Chart of Account	Brief Description of Expenditure		Full Year Expenditure £
8302	Main House Parapet & Roof Repairs		6,060
8309 9000	Professional Fees Mobile Telephone Negotiations		1,248
8313	Annex Refurbishment:	Relocation of Sluice	3,000
		Infection control latex flooring Sluice room	180
		Central Heating Modifications including Day Room Adaptions	3,948
& 8317		Bedrooms Refurbishment - Rooms 27 to 32	21,302
		Infection control latex flooring Rooms 27,29,30 & 31	5,022
		Bedrooms Refurbishment - Room 25a	3,372
		Infection Control latex flooring Room 25a	1,654
		Infection Control latex flooring Rooms 21,22	1,748
		Bedrooms Refurbishment - Room 23	3,360
		Total Expenditure Annex	43,586
8320	Main House Bedrooms Refurbishment including Infection Control Flooring	Repairs to ensuite leak and resulting water damage	4,986
		Refurbishment Room 7	9,790
		Infection control latex flooring room 7	1,747
		Refurbishment Room 14	5,762
		Refurbishment Room 15	4,950
		Infection control latex flooring room 15	1,747
		Refurbishment Room 18	408
		Infection control latex flooring room 19	1,136
		Refurbishment Room 22	3,827
		Infection control latex flooring rooms 12 & 22	2,115
		Total Expenditure Main House	36,468
8344	Apartments Refurbishments:	No 63 - Relocate Boiler and Radiators to allow Capital upgrade	2,647
		No 49	2,140
		No 55	1,764
		No 37	10,991
		No 51	1,235
			18,777
	Total Expenditure		106,139

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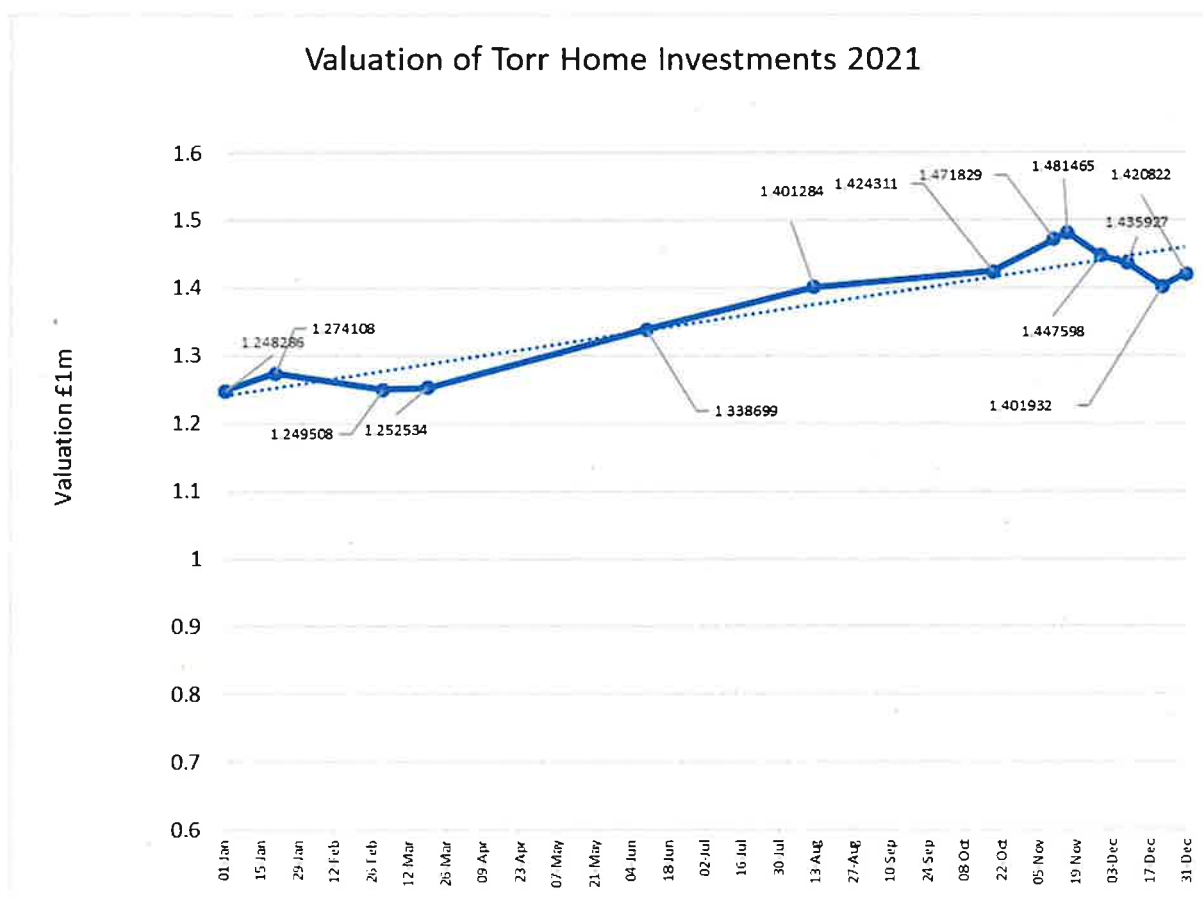
2.6 Investments

Torr Home investments at the close of play on the 31st of December were valued at £1,417,732 being 13.57% up on the opening valuation of £1,248,285 for 2021.

Factors affecting performance during 2021 included:

- Covid 19 was present throughout 2021 and inevitably affected the economy including the travel and leisure sectors.
- GDP recovered back to pre-pandemic levels during the year but the emergence of the Omicron variant of Covid 19 late in the year posed a threat to the economy as we approached the end of the year.
- The Bank of England raised interest rates in December to combat the increasing cost of living inflation.

Indications suggest that the worst of the pandemic is over, however, Global uncertainty means Governments and Financial Institutions will have to keep a close eye on the market as 2022 progresses



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2.7 Banking

Clydesdale / Virgin Bank Loans – No change to report - We remain on the variable interest rate for both loans.

The balance outstanding on Clydesdale loans at the end of December, 2021 was £55,763 against £193,162 for the same period in 2020.

3.0 Notable Events During 2021

There are no major events to report for 2021 from an operational point of view, however, 2021 was exceptional in that it was the second year of a major global pandemic that has had a huge effect on all the world's major economies. Torr Home kept a tight control on all matters relating to COVID but was not able to escape the financial cost of operating under such difficult constraints.

Going forward the main challenge for the Charity is to maintain our high operating standards and re-build cash reserves as we slowly come out of the pandemic. Torr Home still has long term aspirations to expand its activities but restoring the Charity's financial base is the short-term priority.

4.0 Principal Risks, Opportunities and Uncertainties

4.1 Financial Control

Torr Home's operating performance is driven by:

- Sound Financial Controls.
- A discipline of monthly operating reports to that closely monitor performance and serve as an early warning of any potential threats ahead.
- High operating Care standards with no compromise.
- A thorough understanding of the Sector including the Public Sector Operation.

4.2 Nursing Staff

The shortage of staff remains a problem for the Care Sector. There is clearly a major need to recruit and train new Nurses and Care Assistants for both the Public and Private Sectors in the UK. – the challenge is huge and needs Government intervention and commitment to develop and fund a suitable programme to address the current acute shortage across both the Public and Private sectors.

4.3 The Future

As we look to the future Torr Home's plans for expansion are unchanged but can only be pursued after a return to "normal" operating conditions post the COVID pandemic.

4.3.1 Short Term Plan for 2022

The short-term plan for 2022 is to focus on filling beds and recruiting staff thereby reducing our reliance on costly Agency Labour.

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Year ended 31 December 2021

5.0 Structure, governance and management

5.1 Governing document

The charity is controlled by its governing document, a deed of trust, and operates as a limited company, limited by guarantee, as defined by the Companies Act 2006. The governing document for the limited company is its memorandum and articles of association.

Each member promises, if the company is dissolved while he, she or it remains a member or within 12 months afterwards, to pay £10 towards costs of dissolution and the liabilities incurred by the charity while he or she was a member.

Torr Home was incorporated as a company limited by guarantee, as a subsidiary of Devonport and Western Counties Association for Promoting the General Welfare of the Blind. On 31 July 2006, all assets belonging to Devonport and Western Counties Association were transferred to Torr Home.

Devonport and Western Counties Association for Promoting the General Welfare of the Blind is now only retained for its name and has no assets or liabilities, leaving Torr Home Ltd as the main charity, operating under its working name of "Torr Home".

Recruitment and appointment of new trustees

The members shall carry out the election of the officers and committee members at the Annual General Meeting. Nominations shall be made in writing and delivered to the Secretary. Each nomination must be proposed and seconded by a voting member of the Association and accompanied by the written consent of the nominee. The charity uses a "Trustees Toolkit" program to formalise the procedures of appointment.

5.2 Organisational structure

The assets of the charity are vested in the Trustees. The management of the charity is the responsibility of the Management Committee. The charity is managed on a day-to-day basis by David Davies, Chief Executive Officer of the charity.

There was a qualifying third-party indemnity policy in place for the Trustees throughout the year and in the previous year.

5.2.1 Induction and training of new trustees

Trustee training is introduced through a subscription to the Governance Magazine. This provides essential information to improve the effectiveness of Trustees. Further training needs will be considered and undertaken on an ongoing basis.

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5.3 Reserves

The Trustees have approved and implemented the reserves policy of the Charity in line with the recommendations of the Charity Commission.

The Charity needs to hold reserves for the following principal reasons: -

- To produce income to be used for funding such deficits as arise from the Charity's operations.
- To meet any deficits not covered by income in any one year.
- To meet major items of unforeseen expenditure.
- To meet the costs of necessary building refurbishment, repairs, and renewals.
- To enable the Charity to continue its core operations for a period of at least six months, even in the event of a significant decline in income. To this end the Charity have accumulated funds invested of £1,417,732 against 6 months non-escapable operating running costs estimated at £850,000. For the purposes of this illustration income is assumed at £0 and all labour costs excluding agency labour and overtime payments are treated as non-escapable.
- Legacies will normally be treated as income.
- The Charity will therefore endeavour to maintain a level of Reserves appropriate to the financial climate in which it is operating, with particular reference to potential major financial risks (such as loss of funding) and the Charity's commitment to the many people it serves.
- The Charity recognises that investments held within its unrestricted funds are technically available to be spent on the general purposes of the Charity but recognises also that the usage of the investments in this manner would correspondingly reduce their income earning capacity.
- The Charity considers that its present levels of reserves satisfy the criteria set out above, and no action is deemed to be necessary at the present time to change these levels.
- The Charity will review both the level of its Reserves and its policy on reserves annually, normally at the time of consideration of the Annual Budget.

6.0 Objectives and activities

The objects are the relief of sickness and disability by the provision of services and facilities, including accommodation, for

1. persons with visual impairment ("the Principal Beneficiaries") and
2. insofar as the charity has capacity that is surplus to the needs of the Principal Beneficiaries, for other persons who have need of such services and facilities by reason of infirmities associated with old age.

The main objective for the charity this year was to generate a surplus which it has managed to achieve prior to taking account of the unrealised gains on investments. The objective was achieved by efficient financial management and direct control by the management committee.

7.0 Public benefit

The Trustees consider the charity's objectives and activities to be for public benefit and have given due consideration to this in accordance with the guidance given under section 17(5) of the 2011 Charities Act.

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Trustees' responsibilities statement

The trustees, who are also directors for the purposes of company law, are responsible for preparing the trustees' report and the financial statements in accordance with applicable law and United Kingdom Accounting Standards (United Kingdom Generally Accepted Accounting Practice).

Company law requires the charity trustees to prepare financial statements for each year which give a true and fair view of the state of affairs of the charitable company and the incoming resources and application of resources, including the income and expenditure, for that period.

In preparing these financial statements, the trustees are required to:

- select suitable accounting policies and then apply them consistently;
- observe the methods and principles in the applicable Charities SORP;
- make judgments and accounting estimates that are reasonable and prudent;
- state whether applicable UK Accounting Standards have been followed, subject to any material departures disclosed and explained in the financial statements;
- prepare the financial statements on the going concern basis unless it is inappropriate to presume that the charity will continue in business.

The trustees are responsible for keeping adequate accounting records that are sufficient to show and explain the charity's transactions and disclose with reasonable accuracy at any time the financial position of the charity and enable them to ensure that the financial statements comply with the Companies Act 2006. They are also responsible for safeguarding the assets of the charity and hence for taking reasonable steps for the prevention and detection of fraud and other irregularities.

Auditor

Each of the persons who is a trustee at the date of approval of this report confirms that:

- so far as they are aware, there is no relevant audit information of which the charity's auditor is unaware; and
- they have taken all steps that they ought to have taken as a trustee to make themselves aware of any relevant audit information and to establish that the charity's auditor is aware of that information.

The trustees' annual report and the strategic report were approved on 23.06.22 and signed on behalf of the board of trustees by:



Mr N Major
Trustee

Torr Home

Company Limited by Guarantee

Independent Auditor's Report to the Members of Torr Home

Year ended 31 December 2021

Opinion

We have audited the financial statements of Torr Home (the 'charity') for the year ended 31 December 2021 which comprise the statement of financial activities (including income and expenditure account), statement of financial position, statement of cash flows and the related notes, including a summary of significant accounting policies. The financial reporting framework that has been applied in their preparation is applicable law and United Kingdom Accounting Standards, including FRS 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:

- give a true and fair view of the state of the charity's affairs as at 31 December 2021 and of its incoming resources and application of resources, including its income and expenditure, for the year then ended;
- have been properly prepared in accordance with United Kingdom Generally Accepted Accounting Practice;
- have been prepared in accordance with the requirements of the Companies Act 2006.

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 charity 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 charity's 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.

Torr Home

Company Limited by Guarantee

Independent Auditor's Report to the Members of Torr Home *(continued)*

Year ended 31 December 2021

Other information

The other information comprises the information included in the annual report, other than the financial statements and our auditor's report thereon. The trustees are responsible for the other information. 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.

Opinions on other matters prescribed by the Companies Act 2006

In our opinion, based on the work undertaken in the course of the audit:

- the information given in the trustees' report for the financial year for which the financial statements are prepared is consistent with the financial statements; and
- the trustees' report has been prepared in accordance with applicable legal requirements.

Matters on which we are required to report by exception

In the light of the knowledge and understanding of the charity and its environment obtained in the course of the audit, we have not identified material misstatements in the trustees' report.

We have nothing to report in respect of the following matters in relation to which the Companies Act 2006 requires us to report to you if, in our opinion:

- adequate accounting records have not been kept, or returns adequate for our audit have not been received from branches not visited by us; or
- the financial statements are not in agreement with the accounting records and returns; or
- certain disclosures of trustees' remuneration specified by law are not made; or
- we have not received all the information and explanations we require for our audit.

Torr Home

Company Limited by Guarantee

Independent Auditor's Report to the Members of Torr Home *(continued)*

Year ended 31 December 2021

Responsibilities of trustees

As explained more fully in the trustees' responsibilities statement, the trustees (who are also the directors for the purposes of company law) 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 the trustees 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 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 the trustees either intend to liquidate the charity 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.

Irregularities, including fraud, are instances of non-compliance with laws and regulations. We design procedures in line with our responsibilities, outlined above, to detect material misstatements in respect of irregularities, including fraud. The extent to which our procedures are capable of detecting irregularities, including fraud is detailed below:

- 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 through discussion with the Trustees and other management. We communicated identified laws and regulations throughout our team and remained alert to any indications of non-compliance throughout the audit.
- The Charity is subject to laws and regulations that govern the preparation of the financial statements, including financial reporting legislation. The company is also subject to other laws and regulations where the consequences of non-compliance could have a material impact on the amounts or disclosures within the financial statements, including employment, anti-bribery, anti-money laundering, and regulations by the Care Quality Commission.
- 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. In any audit, there remains a higher risk of non-detection of irregularities, as these may involve collusion, forgery, intentional omissions, misrepresentations, or the override of internal controls. We are not responsible for preventing non-compliance and cannot be expected to detect non-compliance with all laws and regulations.

Torr Home

Company Limited by Guarantee

Independent Auditor's Report to the Members of Torr Home *(continued)*

Year ended 31 December 2021

As part of an audit in accordance with ISAs (UK), we exercise professional judgment and maintain professional scepticism throughout the audit. We also:

- Identify and assess the risks of material misstatement of the financial statements, whether due to fraud or error, design and perform audit procedures responsive to those risks, and obtain audit evidence that is sufficient and appropriate to provide a basis for our opinion. The risk of not detecting a material misstatement resulting from fraud is higher than for one resulting from error, as fraud may involve collusion, forgery, intentional omissions, misrepresentations, or the override of internal control.
- Obtain an understanding of internal control relevant to the audit in order to design audit procedures that are appropriate in the circumstances, but not for the purpose of expressing an opinion on the effectiveness of the internal control.
- Evaluate the appropriateness of accounting policies used and the reasonableness of accounting estimates and related disclosures made by the trustees.
- Conclude on the appropriateness of the trustees' use of the going concern basis of accounting and, based on the audit evidence obtained, whether a material uncertainty exists related to events or conditions that may cast significant doubt on the charity's ability to continue as a going concern. If we conclude that a material uncertainty exists, we are required to draw attention in our auditor's report to the related disclosures in the financial statements or, if such disclosures are inadequate, to modify our opinion. Our conclusions are based on the audit evidence obtained up to the date of our auditor's report. However, future events or conditions may cause the charity to cease to continue as a going concern.
- Evaluate the overall presentation, structure and content of the financial statements, including the disclosures, and whether the financial statements represent the underlying transactions and events in a manner that achieves fair presentation.

We communicate with those charged with governance regarding, among other matters, the planned scope and timing of the audit and significant audit findings, including any significant deficiencies in internal control that we identify during our audit.

Use of our report

This report is made solely to the charity's members, as a body, in accordance with Chapter 3 of Part 16 of the Companies Act 2006. Our audit work has been undertaken so that we might state to the charity's members 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 the charity's members as a body, for our audit work, for this report, or for the opinions we have formed.



A Croney ACA (Senior Statutory Auditor)

For and on behalf of
Westcotts (SW) LLP
Chartered accountants & statutory auditor
Plym House
3 Longbridge Road
Marsh Mills
Plymouth
PL6 8LT

Torr Home

Company Limited by Guarantee

Statement of Financial Activities (including income and expenditure account)

Year ended 31 December 2021

		Unrestricted funds £	2021 Restricted funds £	Total funds £	2020 Total funds £
	Note				
Income and endowments					
Donations and legacies	5	—	210	210	288
Charitable activities	6	2,554,751	—	2,554,751	2,756,080
Other trading activities	7	—	—	—	163
Investment income	8	208,149	—	208,149	166,154
Total income		<u>2,762,900</u>	<u>210</u>	<u>2,763,110</u>	<u>2,922,685</u>
Expenditure					
Expenditure on raising funds:					
Investment management costs	9	10,279	—	10,279	9,406
Expenditure on charitable activities	10,11	3,108,837	624	3,109,461	2,902,797
Total expenditure		<u>3,119,116</u>	<u>624</u>	<u>3,119,740</u>	<u>2,912,203</u>
Net (expenditure)/income		<u>(356,216)</u>	<u>(414)</u>	<u>(356,630)</u>	<u>10,482</u>
Other recognised gains and losses					
Gains from revaluation of fixed assets		—	—	—	40,987
Other gains		169,447	—	169,447	67,011
Net movement in funds		<u>(186,769)</u>	<u>(414)</u>	<u>(187,183)</u>	<u>118,480</u>
Reconciliation of funds					
Total funds brought forward		6,482,589	2,964	6,485,553	6,367,073
Total funds carried forward		<u>6,295,820</u>	<u>2,550</u>	<u>6,298,370</u>	<u>6,485,553</u>

The statement of financial activities includes all gains and losses recognised in the year. All income and expenditure derive from continuing activities.

The notes on pages 22 to 33 form part of these financial statements.

Torr Home

Company Limited by Guarantee

Statement of Financial Position

31 December 2021

	Note	2021 £	2020 £
Fixed assets			
Tangible fixed assets	16	4,854,789	4,776,771
Investments	17	1,417,732	1,248,285
		<u>6,272,521</u>	<u>6,025,056</u>
Current assets			
Debtors	18	90,062	45,002
Cash at bank and in hand		276,332	916,674
		<u>366,394</u>	<u>961,676</u>
Creditors: amounts falling due within one year	19	340,545	445,398
Net current assets		<u>25,849</u>	<u>516,278</u>
Total assets less current liabilities		<u>6,298,370</u>	<u>6,541,334</u>
Creditors: amounts falling due after more than one year	20	—	55,781
Net assets		<u>6,298,370</u>	<u>6,485,553</u>
Funds of the charity			
Restricted funds		2,550	2,964
Unrestricted funds:			
Revaluation reserve		1,803,711	1,803,711
Other unrestricted income funds		4,492,109	4,678,878
Total unrestricted funds		<u>6,295,820</u>	<u>6,482,589</u>
Total charity funds	22	<u>6,298,370</u>	<u>6,485,553</u>

These financial statements were approved by the board of trustees and authorised for issue on 23/06/22, and are signed on behalf of the board by:



Mr N Major
Trustee

The notes on pages 22 to 33 form part of these financial statements.

Torr Home

Company Limited by Guarantee

Statement of Cash Flows

Year ended 31 December 2021

	2021 £	2020 £
Cash flows from operating activities		
Net (expenditure)/income	(356,630)	10,482
<i>Adjustments for:</i>		
Depreciation of tangible fixed assets	89,201	84,830
Net gains on investments	—	40,987
Dividends, interest and rents from investments	(61,200)	(64,177)
Other interest receivable and similar income	(146,949)	(101,977)
<i>Changes in:</i>		
Trade and other debtors	(100,474)	15,966
Trade and other creditors	32,178	47,529
Cash generated from operations	(543,874)	33,640
Interest received	146,949	101,977
Net cash (used in)/from operating activities	(396,925)	135,617
Cash flows from investing activities		
Dividends, interest and rents from investments	61,200	64,177
Purchase of tangible assets	(172,402)	(175,133)
Proceeds from sale of tangible assets	5,183	—
Net cash used in investing activities	(106,019)	(110,956)
Cash flows from financing activities		
Repayment of borrowings	(137,398)	(128,912)
Net cash used in financing activities	(137,398)	(128,912)
Net decrease in cash and cash equivalents	(640,342)	(104,251)
Cash and cash equivalents at beginning of year	916,674	1,020,925
Cash and cash equivalents at end of year	276,332	916,674

The notes on pages 22 to 33 form part of these financial statements.

Torr Home

Company Limited by Guarantee

Notes to the Financial Statements

Year ended 31 December 2021

1. General information

The charity is a public benefit entity and a private company limited by guarantee, registered in England and Wales and a registered charity in England and Wales. The address of the registered office is The Drive, Hartley, Plymouth, Devon, PL3 5SY, United Kingdom.

2. Statement of compliance

These financial statements have been prepared in compliance with FRS 102, 'The Financial Reporting Standard applicable in the UK and the Republic of Ireland', the Statement of Recommended Practice applicable to charities preparing their accounts in accordance with the Financial Reporting Standard applicable in the UK and Republic of Ireland (FRS 102) (Charities SORP (FRS 102)) and the Companies Act 2006.

3. Accounting policies

Cash and cash equivalents

Cash and cash equivalents comprise cash at bank and on hand, demand deposits with banks and other short term highly liquid investments with original maturities of three months or less and bank overdrafts. In the statement of financial position, bank overdrafts are shown within borrowing of current liabilities.

Basis of preparation

The financial statements have been prepared on the historical cost basis, as modified by the revaluation of certain financial assets and liabilities and tangible fixed assets measured at fair value through income or expenditure.

The financial statements are prepared in sterling, which is the functional currency of the entity.

Going concern

There are no material uncertainties about the charity's ability to continue.

Judgements and key sources of estimation uncertainty

The preparation of the financial statements requires management to make judgements, estimates and assumptions that affect the amounts reported. These estimates and judgements are continually reviewed and are based on experience and other factors, including expectations of future events that are believed to be reasonable under the circumstances.

Torr Home

Company Limited by Guarantee

Notes to the Financial Statements *(continued)*

Year ended 31 December 2021

3. Accounting policies *(continued)*

Fund accounting

Unrestricted funds are available for use at the discretion of the trustees to further any of the charity's purposes.

Designated funds are unrestricted funds earmarked by the trustees for particular future project or commitment.

Restricted funds are subjected to restrictions on their expenditure declared by the donor or through the terms of an appeal, and fall into one of two sub-classes: restricted income funds or endowment funds.

Incoming resources

All incoming resources are included in the statement of financial activities when entitlement has passed to the charity; it is probable that the economic benefits associated with the transaction will flow to the charity and the amount can be reliably measured. The following specific policies are applied to particular categories of income:

- Income from donations or grants is recognised when there is evidence of entitlement to the gift, receipt is probable and its amount can be measured reliably.
- Legacy income is recognised when receipt is probable and entitlement is established.
- Income from donated goods is measured at the fair value of the goods unless this is impractical to measure reliably, in which case the value is derived from the cost to the donor or the estimated resale value. Donated facilities and services are recognised in the accounts when received if the value can be reliably measured. No amounts are included for the contribution of general volunteers.
- Income from contracts for the supply of services is recognised with the delivery of the contracted service. This is classified as unrestricted funds unless there is a contractual requirement for it to be spent on a particular purpose and returned if unspent, in which case it may be regarded as restricted.

Torr Home

Company Limited by Guarantee

Notes to the Financial Statements *(continued)*

Year ended 31 December 2021

3. Accounting policies *(continued)*

Resources expended

Expenditure is recognised on an accruals basis as a liability is incurred. Expenditure includes any VAT which cannot be fully recovered, and is classified under headings of the statement of financial activities to which it relates:

- Expenditure on raising funds includes the costs of all fundraising activities, events, non-charitable trading activities, and the sale of donated goods.
- Expenditure on charitable activities includes all costs incurred by a charity in undertaking activities that further its charitable aims for the benefit of its beneficiaries, including those support costs and costs relating to the governance of the charity apportioned to charitable activities.
- Other expenditure includes all expenditure that is neither related to raising funds for the charity nor part of its expenditure on charitable activities.

All costs are allocated to expenditure categories reflecting the use of the resource. Direct costs attributable to a single activity are allocated directly to that activity. Shared costs are apportioned between the activities they contribute to on a reasonable, justifiable and consistent basis.

Operating leases

Lease payments are recognised as an expense over the lease term on a straight-line basis. The aggregate benefit of lease incentives is recognised as a reduction to expense over the lease term, on a straight-line basis.

Tangible assets

Tangible assets are initially recorded at cost, and subsequently stated at cost less any accumulated depreciation and impairment losses. Any tangible assets carried at revalued amounts are recorded at the fair value at the date of revaluation less any subsequent accumulated depreciation and subsequent accumulated impairment losses.

An increase in the carrying amount of an asset as a result of a revaluation, is recognised in other recognised gains and losses, unless it reverses a charge for impairment that has previously been recognised as expenditure within the statement of financial activities. A decrease in the carrying amount of an asset as a result of revaluation, is recognised in other recognised gains and losses, except to which it offsets any previous revaluation gain, in which case the loss is shown within other recognised gains and losses on the statement of financial activities.

Depreciation

Depreciation is calculated so as to write off the cost or valuation of an asset, less its residual value, over the useful economic life of that asset as follows:

Freehold property	-	50 years straight line
Fixtures and fittings	-	Between 2% and 30% on cost
Motor vehicles	-	over 5 years
Improvements to property	-	Between 2% and 30% on cost

Torr Home

Company Limited by Guarantee

Notes to the Financial Statements *(continued)*

Year ended 31 December 2021

3. Accounting policies *(continued)*

Investments

Unlisted equity investments are initially recorded at cost, and subsequently measured at fair value. If fair value cannot be reliably measured, assets are measured at cost less impairment.

Listed investments are measured at fair value with changes in fair value being recognised in income or expenditure.

Impairment of fixed assets

A review for indicators of impairment is carried out at each reporting date, with the recoverable amount being estimated where such indicators exist. Where the carrying value exceeds the recoverable amount, the asset is impaired accordingly. Prior impairments are also reviewed for possible reversal at each reporting date.

Financial instruments

A financial asset or a financial liability is recognised only when the entity becomes a party to the contractual provisions of the instrument. Basic financial instruments are initially recognised at the amount receivable or payable including any related transaction costs, unless the arrangement constitutes a financing transaction, where it is recognised at the present value of the future payments discounted at a market rate of interest for a similar debt instrument. Current assets and current liabilities are subsequently measured at the cash or other consideration expected to be paid or received and not discounted. Debt instruments are subsequently measured at amortised cost. Where investments in shares or preference shares are publicly traded or their fair value can otherwise be measured reliably, the investment is subsequently measured at fair value with changes in fair value recognised in income and expenditure. All other such investments are subsequently measured at cost less impairment.

Defined contribution plans

Contributions to defined contribution plans are recognised as an expense in the period in which the related service is provided. Prepaid contributions are recognised as an asset to the extent that the prepayment will lead to a reduction in future payments or a cash refund.

When contributions are not expected to be settled wholly within 12 months of the end of the reporting date in which the employees render the related service, the liability is measured on a discounted present value basis. The unwinding of the discount is recognised as an expense in the period in which it arises.

4. Limited by guarantee

The company is limited by guarantee and was incorporated in England and Wales. The company does not have share capital and the liability of members is limited to £10 each. On winding up the company, any surplus assets that exist must be either directly applied to the objects of the company or; transferred to another charity which has similar objects to those of the company.

Torr Home

Company Limited by Guarantee

Notes to the Financial Statements *(continued)*

Year ended 31 December 2021

5. Donations and legacies

	Unrestricted Funds £	Restricted Funds £	Total Funds 2021 £
Donations			
Donations	—	210	210
	Unrestricted Funds £	Restricted Funds £	Total Funds 2020 £
Donations			
Donations	288	—	288

6. Charitable activities

	Unrestricted Funds £	Total Funds 2021 £	Unrestricted Funds £	Total Funds 2020 £
Resident's fees	2,384,642	2,384,642	2,543,705	2,543,705
Ancillary services	37,323	37,323	76,062	76,062
Sheltered apartment rents	132,786	132,786	136,313	136,313
	<u>2,554,751</u>	<u>2,554,751</u>	<u>2,756,080</u>	<u>2,756,080</u>

7. Other trading activities

	Unrestricted Funds £	Total Funds 2021 £	Unrestricted Funds £	Total Funds 2020 £
Fundraising events	—	—	163	163

8. Investment income

	Unrestricted Funds £	Total Funds 2021 £	Unrestricted Funds £	Total Funds 2020 £
Rents received	26,238	26,238	31,966	31,966
Income from quoted securities	34,962	34,962	32,211	32,211
Sundry income	146,949	146,949	101,977	101,977
	<u>208,149</u>	<u>208,149</u>	<u>166,154</u>	<u>166,154</u>

9. Investment management costs

	Unrestricted Funds £	Total Funds 2021 £	Unrestricted Funds £	Total Funds 2020 £
Portfolio management	10,279	10,279	9,406	9,406

Torr Home

Company Limited by Guarantee

Notes to the Financial Statements (continued)

Year ended 31 December 2021

10. Expenditure on charitable activities by fund type

	Unrestricted Funds	Restricted Funds	Total Funds 2021
	£	£	£
Charitable activities	2,744,859	467	2,745,326
Support costs	363,978	157	364,135
	<u>3,108,837</u>	<u>624</u>	<u>3,109,461</u>

	Unrestricted Funds	Restricted Funds	Total Funds 2020
	£	£	£
Charitable activities	2,502,963	467	2,503,430
Support costs	399,276	91	399,367
	<u>2,902,239</u>	<u>558</u>	<u>2,902,797</u>

11. Expenditure on charitable activities by activity type

	Activities undertaken directly	Support costs	Total funds 2021	Total fund 2020
	£	£	£	£
Charitable activities	<u>2,745,326</u>	<u>364,135</u>	<u>3,109,461</u>	<u>2,902,797</u>

12. Analysis of support costs

	Analysis of support costs	Total 2021	Total 2020
	£	£	£
Staff costs	290,736	290,736	316,176
General office	10,044	10,044	8,319
Finance costs	2,732	2,732	2,572
Travelling expenses	1,017	1,017	766
Interest payable	3,502	3,502	7,678
Auditors remuneration	5,200	5,200	4,470
Legal and professional fees	5,148	5,148	13,905
Telephone	18	18	3,213
Postage, stationery and advertising	<u>45,738</u>	<u>45,738</u>	<u>42,268</u>
	<u>364,135</u>	<u>364,135</u>	<u>399,367</u>

13. Net (expenditure)/income

Net (expenditure)/income is stated after charging/(crediting):

	2021	2020
	£	£
Depreciation of tangible fixed assets	<u>89,201</u>	<u>84,830</u>

Torr Home

Company Limited by Guarantee

Notes to the Financial Statements *(continued)*

Year ended 31 December 2021

14. Staff costs

The total staff costs and employee benefits for the reporting period are analysed as follows:

	2021	2020
	£	£
Wages and salaries	2,162,904	1,870,321
Social security costs	177,176	139,850
Employer contributions to pension plans	34,945	32,589
	<u>2,375,025</u>	<u>2,042,760</u>

The average head count of employees during the year was 83 (2020: 83). The average number of full-time equivalent employees during the year is analysed as follows:

	2021	2020
	No.	No.
Home	<u>83</u>	<u>83</u>

The number of employees whose remuneration for the year fell within the following bands, were:

	2021	2020
	No.	No.
£60,000 to £69,999	—	1
£80,000 to £89,999	1	1
	<u>1</u>	<u>2</u>

15. Trustee remuneration and expenses

There were no trustees' remuneration or other benefits for the year ended 31 December 2021 nor for the year ended 31 December 2020.

There were no trustees' expenses paid for the year ended 31 December 2021 nor for the year ended 31 December 2020.

Torr Home

Company Limited by Guarantee

Notes to the Financial Statements *(continued)*

Year ended 31 December 2021

16. Tangible fixed assets

	Freehold property £	Fixtures and fittings £	Motor vehicles £	Assets under construction £	Improvements to property £	Total £
Cost						
At 1 Jan 2021	3,983,276	698,687	42,999	133,912	773,352	5,632,226
Additions	—	85,044	—	—	87,358	172,402
Disposals	—	(11,928)	(19,995)	—	—	(31,923)
At 31 Dec 2021	3,983,276	771,803	23,004	133,912	860,710	5,772,705
Depreciation						
At 1 Jan 2021	40,987	520,619	37,001	—	256,848	855,455
Charge for the year	—	57,131	1,333	—	30,737	89,201
Disposals	—	(11,410)	(15,330)	—	—	(26,740)
At 31 Dec 2021	40,987	566,340	23,004	—	287,585	917,916
Carrying amount						
At 31 Dec 2021	3,942,289	205,463	—	133,912	573,125	4,854,789
At 31 Dec 2020	3,942,289	178,068	5,998	133,912	516,504	4,776,771

Tangible fixed assets held at valuation

Included in cost or valuation of land and buildings is freehold land of £1,892,946 (2020 - £1,892,946).

In line with FRS 102 section 17 the properties are recognised on the revaluation basis with depreciation being charged over a period of 50 years on a straight-line basis, revalued to the estimated carrying value of the properties.

Torr Home

Company Limited by Guarantee

Notes to the Financial Statements *(continued)*

Year ended 31 December 2021

17. Investments

	Listed investments £
Cost or valuation	
At 1 January 2021	1,248,285
Additions	—
Other movements	169,447
At 31 December 2021	<u>1,417,732</u>
Impairment	
At 1 January 2021 and 31 December 2021	
Carrying amount	
At 31 December 2021	<u>1,417,732</u>
At 31 December 2020	<u>1,248,285</u>

All investments shown above are held at valuation.

Financial assets held at fair value

The investments held are publicly traded and therefore are measured reliably.

18. Debtors

	2021 £	2020 £
Trade debtors	84,279	37,729
Prepayments and accrued income	5,783	7,273
	<u>90,062</u>	<u>45,002</u>

19. Creditors: amounts falling due within one year

	2021 £	2020 £
Bank loans and overdrafts	55,763	137,380
Payments received on account	13,100	13,828
Trade creditors	69,297	41,974
Accruals and deferred income	154,461	209,875
Social security and other taxes	43,686	37,012
Other creditors	4,238	5,329
	<u>340,545</u>	<u>445,398</u>

Torr Home

Company Limited by Guarantee

Notes to the Financial Statements *(continued)*

Year ended 31 December 2021

20. Creditors: amounts falling due after more than one year

	2021 £	2020 £
Bank loans and overdrafts	—	55,781

21. Pensions and other post-retirement benefits

Defined contribution plans

The amount recognised in income or expenditure as an expense in relation to defined contribution plans was £34,945 (2020: £32,589).

22. Analysis of charitable funds

Unrestricted funds

	At 1 Jan 21 £	Income £	Expenditure £	Gains and losses £	At 31 Dec 21 £
General funds	4,678,878	2,762,900	(3,119,116)	169,447	4,492,109
Revaluation reserve	1,803,711	—	—	—	1,803,711
	<u>6,482,589</u>	<u>2,762,900</u>	<u>(3,119,116)</u>	<u>169,447</u>	<u>6,295,820</u>

	At 1 Jan 20 £	Income £	Expenditure £	Gains and losses £	At 31 Dec 20 £
General funds	4,600,827	2,922,685	(2,911,645)	67,011	4,678,878
Revaluation reserve	1,762,724	—	—	40,987	1,803,711
	<u>6,363,551</u>	<u>2,922,685</u>	<u>(2,911,645)</u>	<u>107,998</u>	<u>6,482,589</u>

Restricted funds

	At 1 Jan 20 £	Income £	Expenditure £	Gains and losses £	At 31 Dec 20 £
Restricted Fund	<u>2,964</u>	<u>210</u>	<u>(624)</u>	<u>—</u>	<u>2,550</u>

	At 1 Jan 20 £	Income £	Expenditure £	Gains and losses £	At 31 Dec 20 £
Restricted Fund	<u>3,522</u>	<u>—</u>	<u>(558)</u>	<u>—</u>	<u>2,964</u>

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Notes to the Financial Statements *(continued)*

Year ended 31 December 2021

23. Analysis of net assets between funds

	Unrestricted Funds £	Restricted Funds £	Total Funds 2021 £
Tangible fixed assets	4,854,556	233	4,854,789
Investments	1,417,732	–	1,417,732
Current assets	363,695	2,317	366,012
Creditors less than 1 year	(340,163)	–	(340,163)
Creditors greater than 1 year	–	–	–
Net assets	6,295,820	2,550	6,298,370

	Unrestricted Funds £	Restricted Funds £	Total Funds 2020 £
Tangible fixed assets	4,776,072	699	4,776,771
Investments	1,248,285	–	1,248,285
Current assets	959,411	2,265	961,676
Creditors less than 1 year	(445,398)	–	(445,398)
Creditors greater than 1 year	(55,781)	–	(55,781)
Net assets	6,482,589	2,964	6,485,553

24. Financial instruments

The carrying amount for each category of financial instrument is as follows:

	2021 £	2020 £
Financial assets that are debt instruments measured at amortised cost		
Financial assets that are debt instruments measured at amortised cost	71,873	37,729
Financial liabilities measured at amortised cost		
Financial liabilities measured at amortised cost	284,453	463,093

25. Analysis of changes in net debt

	At 1 Jan 2021 £	Cash flows £	At 31 Dec 2021 £
Cash at bank and in hand	916,674	(640,342)	276,332
Debt due within one year	(137,380)	81,617	(55,763)
Debt due after one year	(55,781)	55,781	–
	723,513	(502,944)	220,569

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Notes to the Financial Statements *(continued)*

Year ended 31 December 2021

26. Other financial commitments

The total future minimum lease payments under non-cancellable operating leases are as follows:

	2021	2020
	£	£
Not later than 1 year	<u>90,077</u>	<u>108,361</u>

The total future minimum lease payments under non-cancellable leases total £90,077 to 31 December 2021 (2020: £108,361).

27. Covid-19

Throughout the reporting period, the Covid-19 global pandemic continued to impact the charity and the country as a whole. Strict government guidelines remained in place which hugely impacted the charity and the way it operated within the year.

The charity has and will continue to evaluate the management actions to mitigate the impact on the charity. The charity has adopted initiatives to safeguard the health of its people and actions aimed at maintaining operational activity whilst adhering to the latest government guidance.

28. Related parties

There have been no related party transactions in the reporting period that require disclosure.