

**SHAFESBURY MUNICIPAL ALMSHOUSE CHARITY
REGISTERED CHARITY NUMBER 202457**

**ANNUAL REPORT
AND
FINANCIAL STATEMENTS
YEAR ENDED 31 DECEMBER 2022**

SHAFTESBURY MUNICIPAL ALMSHOUSE CHARITY
REGISTERED CHARITY NUMBER 202457

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SHAFTESBURY MUNICIPAL ALMSHOUSE CHARITY
REGISTERED CHARITY NUMBER 202457
Trustees Annual Report for the Year Ended 31 December 2022

REFERENCE AND ADMINISTRATIVE DETAILS

Registered as a Charity in England & Wales.
Previously known as "Shaftesbury Municipal Charities" or "Shaftesbury Charities."

CHARITY REGISTERED NUMBER

202457

CHARITY'S PRINCIPAL ADDRESS

33 Salisbury Street
Shaftesbury
Dorset
SP7 8EL

GOVERNING DOCUMENT

The Charity is regulated by a scheme of the Charity Commissioners dated 29th July 1996.

TRUSTEES

Mr Anthony Thomas Morgan (Chairman)	Appointed by Trustees
Mr Roger Haydn Booth	Appointed by Trustees
Mr Colin Howes	Appointed by Trustees
Patricia Lever	Appointed by Trustees
Mr Timothy Cook	Appointed by Shaftesbury Town Council

Two representative Trustees are appointed by Shaftesbury Town Council, and one representative Trustee by the Parish of Melbury & Cann. New representative Trustees are appointed for a renewable period of four years. New co-opted Trustees are appointed by the Board of Trustees for a renewable period of five years.

The Charity does not have any Custodian Trustees.

OBJECTS AND ACTIVITIES OF THE CHARITY

The object of the Charity is to provide accommodation for persons in need, who are resident in the Parishes of Shaftesbury, Cann, Motcombe, Stour Provost, Margaret Marsh, Fontmell Magna, Compton Abbas and Donhead St. Mary. The Charity maintains 21 warden-assisted single bedsit flats to enable them to meet this object.

This activity benefits the public by allowing older persons in particular to remain independent for longer, whilst still being near to family and friends. As such, families are able to grow and the community stays stronger.

ACHIEVEMENTS AND PERFORMANCE

The Trustees policy is to ensure that the facilities of the Almshouse are upgraded, when the funds are available, to enable the residents to remain in occupation of their flats for as long as is feasible, whilst allowing them a measure of independence.

The residents of the Almshouses make a weekly contribution towards the cost of maintaining the Almshouses, and essential services to them, which is partly subsidised by the Charity's endowment income. The Charity is affiliated to the National Association of Almshouses.

When flats become vacant new residents who meet the criteria of being of retirement age and from the local area, are able to apply to the trustees. The trustees have regard to the Charity Commissions guidance on public benefit.

SHAFTESBURY MUNICIPAL ALMSHOUSE CHARITY
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As part of our Strategic review and with guidance from The Almshouse Association we are now directly employing our own in-house Clerk Administrator who as part of their duties is to check on residents who are deemed to be vulnerable, in addition we have made available a sophisticated electronic communication system to each resident which activates to a 24/7 operated alarms receiving centre.

As noted in the previous annual reports, the building and refurbishment is nearing final completion, with phases 1 and 2 completed. The Charity has sufficient funds to complete the final phase during 2023.

POLICIES

The level of reserves in the Cyclical Maintenance Fund and the Extraordinary Repair Fund are as recommended by the National Association of Almshouses.

The level of these reserves are as stated in note 13 of the accounts.

At the present time investments in respect of the Extraordinary Repair Fund etc are paid into the C.O.I.F. Charities Investment fund in accordance with an earlier scheme of the Commissioners of the 20th June 1967.

DECLARATION

I declare in my capacity of Charity Trustee, that:

- the Trustees have approved the report above; and
- authorised me to sign it on their behalf.

Signed:

.....

Anthony Thomas Morgan, Trustee

Date: 2023

SHAFTESBURY MUNICIPAL ALMSHOUSE CHARITY
REGISTERED CHARITY NUMBER 202457
Independent Examiners Report to the Trustees

I report to the trustees on my examination of the accounts of the above charity for the year ended 31 December 2022 set out on pages 4 to 11.

Responsibilities and basis of report

As the charity's trustees, you are responsible for the preparation of the accounts in accordance with the requirements of the Charities Act 2011 ("the 2011 Act").

Having satisfied myself that the accounts of the charity are not required to be audited (under section 144(2) of the 2011 Act) and are eligible for an independent examination, I report in respect of my examination of the charity's accounts carried out under section 145 of the 2011 Act, and in carrying out my examination, I have followed all the applicable Directions given by the Charity Commission under section 145(5)(b) of the Act.

Independent examiner's statement

I have completed my examination. I confirm that no material matters have come to my attention in connection with the examination giving me cause to believe:

- accounting records were not kept in respect of the charity as required by section 130 of the 2011 Act; or
- the accounts do not accord with the accounting records; or
- the accounts did not comply with the applicable requirements concerning the form and content of accounts set out in the Charities (Accounts and Reports) Regulations 2008 other than any requirement that the accounts give a 'true and fair' view which is not a matter considered as part of an independent examination.

I have no concerns and have come across no other matters in connection with the examination to which attention should be drawn in this report in order to enable a proper understanding of the accounts to be reached.

Reporting Accountant
R H Cooper FCA
Mapwl House
Sherborne
Dorset
DT9 4BJ

Signed:

Date:

2023

SHAFTESBURY MUNICIPAL ALMSHOUSE CHARITY
Statement of Financial Activities
For the Year Ended 31 December 2022

		Designated					Designated				
				Cyclical	Extraordinary				Cyclical	Extraordinary	
	Note	Endowment	General	Maint	Repair	Total	Endowment	General	Maint	Repair	Total
		Fund	Funds	Fund	Fund	2022	Fund	Funds	Fund	Fund	2021
		£	£	£	£	£	£	£	£	£	£
Income & endowments from:											
Charitable activities	3	-	115,637	-	-	115,637	-	140,569	-	-	140,569
Investment income	4	-	3,902	-	-	3,902	-	3,533	-	-	3,533
Other incoming resources	5	-	3,575	-	-	3,575	-	23,220	-	-	23,220
Total incoming resources		-	123,113	-	-	123,113	-	167,322	-	-	167,322
Expenditure on:											
Charitable activities	6	-	50,428	-	-	50,428	-	39,277	-	-	39,277
Governance costs	7	-	8,229	-	-	8,229	-	6,999	-	-	6,999
Total resources expended		-	58,656	-	-	58,656	-	46,276	-	-	46,276
Net incoming/outgoing resources before transfers		-	64,457	-	-	64,457	-	121,046	-	-	121,046
Transfers											
Gross transfers between funds	13	-	(25,040)	15,540	9,500	-	-	(25,040)	15,540	9,500	-
Net movement in funds		-	39,417	15,540	9,500	64,457	-	96,006	15,540	9,500	121,046
Reconciliation of funds											
Total funds brought forward		300,000	651,159	152,360	456,559	1,560,078	300,000	555,153	136,820	447,059	1,439,032
Total funds carried forward		300,000	690,576	167,900	466,059	1,624,535	300,000	651,159	152,360	456,559	1,560,078

SHAFTESBURY MUNICIPAL ALMSHOUSE CHARITY
Balance Sheet
For the Year Ended 31 December 2022

	Note	2022 £	2021 £
Fixed Assets			
Tangible fixed assets	8	1,452,230	1,305,191
Total Fixed Assets		<u>1,452,230</u>	<u>1,305,191</u>
Current Assets			
Debtors	9	5,330	5,825
Cash at Bank	19b	<u>206,518</u>	<u>290,688</u>
Total Current Assets		<u>211,849</u>	<u>296,513</u>
Liabilities			
Creditors			
Amounts falling due within one year	10	<u>11,980</u>	<u>10,388</u>
Net Current Assets		<u>199,868</u>	<u>286,124</u>
Total Assets less Current Liabilities		<u>1,652,098</u>	<u>1,591,316</u>
Liabilities			
Creditors			
Amounts falling due after one year	10	<u>27,563</u>	<u>31,238</u>
		<u>27,563</u>	<u>31,238</u>
Total net assets		<u>1,624,535</u>	<u>1,560,078</u>
Funds of the Charity			
Endowments	11	300,000	300,000
Income Funds			
Unrestricted funds	12	690,576	651,159
Designated funds	13		
Cyclical Maintenance Fund		167,900	152,360
Extraordinary Repair Fund		<u>466,059</u>	<u>456,559</u>
Total Charity Funds		<u>1,624,535</u>	<u>1,560,078</u>

Approved by the Board of Trustees on

2023 and signed on its behalf by:

.....
 Anthony Thomas Morgan,
 Trustee

The notes on pages 6 to 11 form part of these accounts.

SHAFTESBURY MUNICIPAL ALMSHOUSE CHARITY
Notes to the Accounts
For the Year Ended 31 December 2022

1 Basis of preparation

These accounts have been prepared on the basis of historic cost in accordance with the Statement of Recommended Practice: Accounting and Reporting by Charities (2015), with accounting standards, and with the Charities Act 2011.

2 Accounting policies

INCOMING RESOURCES

Recognition of incoming resources

Incoming resources are included in the Statement of Financial Activities (SoFA) when:

- the charity becomes entitled to the resources and any conditions for receipt are met;
- the trustees are virtually certain they will receive the resources; and
- the monetary value can be measured with sufficient reliability.

Volunteer help

The value of any voluntary help is not included in the accounts.

EXPENDITURE AND LIABILITIES

Liability recognition

Liabilities are recognised as soon as there is a legal or constructive obligation committing the charity to pay out resources.

Governance costs

Governance costs include costs of the preparation and examination of statutory accounts, the costs of trustee meetings and cost of any legal advice to trustees on governance or constitutional matters. Also included are the administrative charges payable to the Charity's clerk.

ASSETS

Tangible fixed assets for use by charity

These, with the exception of replacement furniture etc, are capitalised if they can be used for more than one year and cost at least £250. They are valued at cost or a reasonable value on receipt. The Charity does not have a policy of revaluation.

SHAFTESBURY MUNICIPAL ALMSHOUSE CHARITY
Notes to the Accounts
For the Year Ended 31 December 2022

	Endowment Fund	General Funds	Designated Cyclical Maint Fund	Extraordinary Repair Fund	Total 2022	Endowment Fund	General Funds	Designated Cyclical Maint Fund	Extraordinary Repair Fund	Total 2021
	£	£	£	£	£	£	£	£	£	£
3 Income & endowments from Charitable activities										
Residents' maintenance contributions	-	106,507	-	-	106,507	-	102,314	-	-	102,314
Electricity	-	9,130	-	-	9,130	-	8,255	-	-	8,255
Grants received	-	-	-	-	-	-	30,000	-	-	30,000
	-	115,637	-	-	115,637	-	140,569	-	-	140,569
4 Income & endowments from Investment income										
Rent & rent charges for land	-	3,179	-	-	3,179	-	3,524	-	-	3,524
Bank interest	-	723	-	-	723	-	9	-	-	9
	-	3,902	-	-	3,902	-	3,533	-	-	3,533
5 Income & endowments from Other incoming resources										
Wayleaves	-	183	-	-	183	-	192	-	-	192
Levers Estates	-	-	-	-	-	-	200	-	-	200
Donations received	-	-	-	-	-	-	22,800	-	-	22,800
Other income	-	3,392	-	-	3,392	-	28	-	-	28
	-	3,575	-	-	3,575	-	23,220	-	-	23,220
6 Expenditure on Charitable activities										
(a) Charitable activities										
Maintenance of Chubbs House	-	36,060	-	-	36,060	-	24,854	-	-	24,854
(c) Paid employees										
Gross wages & salaries	-	14,133	-	-	14,133	-	14,267	-	-	14,267
Pension contributions	-	235	-	-	235	-	156	-	-	156
	-	14,368	-	-	14,368	-	14,422	-	-	14,422
Total Charitable activities	22a	-	50,428	-	50,428	-	39,277	-	-	39,277

Average number of Employees in year	No	No
	1	1

There were no employees receiving benefits.

SHAFTESBURY MUNICIPAL ALMSHOUSE CHARITY
Notes to the Accounts
For the Year Ended 31 December 2022

	Endowment Fund	General Funds	Designated Cyclical Maint Fund	Extraordinary Repair Fund	Total 2022	Endowment Fund	General Funds	Designated Cyclical Maint Fund	Extraordinary Repair Fund	Total 2021
	£	£	£	£	£	£	£	£	£	£
7 Expenditure on Governance Costs										
Accountancy fee	-	5,447	-	-	5,447	-	3,251	-	-	3,251
Independent examiners fee	-	500	-	-	500	-	1,000	-	-	1,000
Legal & professional fees	-	1,486	-	-	1,486	-	1,195	-	-	1,195
Insurance	-	351	-	-	351	-	350	-	-	350
Advertising	-	-	-	-	-	-	160	-	-	160
Computer and IT expenses	-	-	-	-	-	-	626	-	-	626
Sundry expenses	-	50	-	-	50	-	23	-	-	23
Bank charges	-	394	-	-	394	-	395	-	-	395
	-	8,229	-	-	8,229	-	6,999	-	-	6,999

8 Tangible Fixed Assets

	Freehold Land & Almshouses	Building Development	Furniture & Equipment	Total
	£	£	£	£
Cost				
At 1 January 2022	163,354	1,138,678	3,159	1,305,191
Additions	-	147,038	-	147,038
At 31 December 2022	163,354	1,285,717	3,159	1,452,230
At 31 December 2021	163,354	1,138,678	3,159	1,305,191

At the end of the period, the charity had capital commitments contracted for but not provided in these financial statements in respect of Building Development totalling £19,421 (2021: £nil).

	2022 £	2021 £
9 Debtors		
Trade debtors	133	705
Prepayments	4,884	4,772
Other debtors	313	348
	<u>5,330</u>	<u>5,825</u>

SHAFESBURY MUNICIPAL ALMSHOUSE CHARITY
Notes to the Accounts
For the Year Ended 31 December 2022

10 Liabilities

Creditors - amounts falling due within one year

Trade creditors	3,852	58
Accruals	3,349	6,645
Loan	3,675	3,675
Wages	1,094	-
Other creditors	10	10
	<u>11,981</u>	<u>10,388</u>

Creditors - amounts falling due after one year

Loan	27,563	31,238
	<u>27,563</u>	<u>31,238</u>

11 Endowment fund

Balance at 31 December 2021	300,000	300,000
Net movement in funds	-	-
Balance at 31 December 2022	<u>300,000</u>	<u>300,000</u>

12 Unrestricted - General fund

Balance at 31 December 2021	651,159	555,153
Net movement in funds	39,417	96,006
Balance at 31 December 2022	<u>690,576</u>	<u>651,159</u>

13 Designated Funds

The income funds of the Charity include the following designated funds which have been set aside out of the unrestricted funds by the Trustees for specific purposes:

	Balance 31/12/2021 £	Transfer from General Fund £	Income/ Profits £	Paid in Year £	Balance 31/12/2022 £	Balance 31/12/2021 £	Transfer from General Fund £	Income/ Profits £	Paid in Year £	Balance 31/12/2021 £
Cyclical maintenance fund	152,360	15,540	-	-	167,900	136,820	15,540	-	-	152,360
Extra-ordinary repair fund	456,559	9,500	-	-	466,059	447,059	9,500	-	-	456,559
	<u>608,919</u>	<u>25,040</u>	<u>-</u>	<u>-</u>	<u>633,959</u>	<u>583,879</u>	<u>25,040</u>	<u>-</u>	<u>-</u>	<u>608,919</u>

14 Analysis of Net assets by Fund

	Endowment Fund £	Unrestricted fund £	Cyclical Maintenance Fund £	Extra Ordinary Repair Fund £	Funds 2022 £	Endowment Fund £	Unrestricted fund £	Cyclical Maintenance Fund £	Extra Ordinary Repair Fund £	Funds 2021 £
Tangible fixed assets	300,000	518,271	167,900	466,059	1,452,230	300,000	396,272	152,360	456,559	1,305,191
Other current assets	-	211,849	-	-	211,849	-	296,513	-	-	296,513
	<u>300,000</u>	<u>730,119</u>	<u>167,900</u>	<u>466,059</u>	<u>1,664,078</u>	<u>300,000</u>	<u>692,785</u>	<u>152,360</u>	<u>456,559</u>	<u>1,601,704</u>
Current liabilities	-	(11,981)	-	-	(11,981)	-	(10,388)	-	-	(10,388)
Non-current liabilities	-	(27,563)	-	-	(27,563)	-	(31,238)	-	-	(31,238)
	<u>300,000</u>	<u>690,576</u>	<u>167,900</u>	<u>466,059</u>	<u>1,624,535</u>	<u>300,000</u>	<u>651,159</u>	<u>152,360</u>	<u>456,559</u>	<u>1,560,078</u>

SHAFTESBURY MUNICIPAL ALMSHOUSE CHARITY
Notes to the Accounts
For the Year Ended 31 December 2022

15 Trustees and other related parties

No expenses were paid to the Trustees in this or the previous year.

16 Other information

- The Charity had no commitments at the year end, except for those referenced in note 8.
- The Charity has not given any guarantees to third parties that could be called on at the year end.
- The Charity has not granted any loans to any institution or company connected to the Charity.
- The Charity did not make any ex-gratia payments during the year.

17 Declarations:

Adequacy of assets to meet fund restrictions

Sufficient reserves are held in an appropriate form to enable each fund to be applied in accordance with the restrictions imposed.

Branches

The financial activities, assets and liabilities of all the Charity's branches or sections have been included.

Changes in year end

The Trustees have not changed the year end date nor the length of the Charities financial year.

Discontinued, continuing and acquired operations

All the Charity's operations are continuing operations and there were no operations discontinued or acquired during the year.

Funds in deficit

No funds are in deficit at the balance sheet date.

Inalienable or historic events

The Charity had no assets at the balance sheet date classed as inalienable or historic.

Intangible assets

The Charity had no intangible assets.

Inter-fund loans

There were no inter-fund loans outstanding at the balance sheet date.

Revaluations

None of the Charity's functional fixed assets have been re-valued during the year and the Charity does not have a policy of re-valuation.

Subsidiaries

The Charity has no subsidiary companies.

Un-capitalised fixed assets

The Charity has no material fixed assets which have not been capitalised. However, the freehold property including the site on which the almshouses are built have been Replacement furniture is treated as a revenue expense.

Transactions with Trustees

There were no transactions with trustees during the year, except those referred to in Note 21.

18 Related party transactions:

Businesses operated by Trustees with services provided under the standard terms and conditions of the company in question:

A T Morgan - Wessex Group Companies

Amounts invoiced during the year £53,420 (2021: £2,269)

There were no other outstanding balances with related parties at the reporting date.

SHAFTESBURY MUNICIPAL ALMSHOUSE CHARITY
Notes to the Accounts
For the Year Ended 31 December 2022

19 Supplementary Information

	2022	2021
	£	£
a) Analysis of 'Resources expended - charitable activities'		
i) General funds		
Staff costs	14,368	14,422
Rates & water	3,122	1,360
Electricity	11,777	10,988
Gas	2,786	2,414
Insurance	2,814	2,852
Cleaning	1,605	140
Repairs to property	12,552	6,146
Gardening	91	104
Telephone	904	692
Sundry expenses	409	159
	<u>50,428</u>	<u>39,277</u>
	<u><u>50,428</u></u>	<u><u>39,277</u></u>
b) Cash at bank		
COIF deposit re cyclical maintenance fund	74,791	74,068
Current account	131,685	216,601
Petty Cash	42	19
	<u>206,518</u>	<u>290,688</u>
	<u><u>206,518</u></u>	<u><u>290,688</u></u>