

**Great Torrington Almshouse, Town and Lands Charity**  
**Financial Statements**  
**30 September 2020**

**THOMAS WESTCOTT**  
Chartered Accountants & Statutory Auditors  
47 Boutport Street  
Barnstaple  
Devon  
EX31 1SQ

# **Great Torrington Almshouse, Town and Lands Charity**

## **Financial Statements**

**Year ended 30 September 2020**

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# Great Torrington Almshouse, Town and Lands Charity

## Trustees' Annual Report

Year ended 30 September 2020

The trustees present their report and the financial statements of the charity for the year ended 30 September 2020.

### Reference and administrative details

**Registered charity name** Great Torrington Almshouse, Town and Lands Charity

**Charity registration number** 202802 & 202801

**Principal office** 25 South Street  
Great Torrington  
Devon  
EX38 8AA

### The trustees

Mr R Bryant (Retired 27 July 2020)  
Mr B M Davies  
Mr R Rumbold (Chair)  
Rev P Bevan  
Mrs Z Fordham-Moore  
Mr P Knox  
Mrs S Lambert  
Mrs E Norridge  
Mr S Blake  
Mrs E Weeks  
Mr R Brewer  
Mr H Martin (Deceased 7 May 2020)  
Mr A Stacey  
Dr R Hedinnsson

### Auditor

Thomas Westcott  
Chartered Accountants & Statutory Auditors  
47 Boutport Street  
Barnstaple  
Devon  
EX31 1SQ

### Bankers

CCLA Investment Management Ltd  
Senator House  
85 Queen Victoria Street  
London  
EC4V 4ET  
  
National Westminster  
41 High Street  
Barnstaple  
Devon  
EX31 1BZ

# **Great Torrington Almshouse, Town and Lands Charity**

## **Trustees' Annual Report *(continued)***

**Year ended 30 September 2020**

### **Structure, governance and management**

#### **Governing document**

The charities are unincorporated Trusts governed by the Charity Commissioner's Schemes 1971. The charities are registered with the Charity Commissioners. The trustees confirm that they have referred to the guidance contained in the Charity Commissions general guidance on public benefit when reviewing their activities, aims and objectives and in planning future activities.

#### Organisation structure

The Charities consist of a Board of Trustees working with a small group of part-time employees: the Steward, an administrator and a finance officer who work at 25 South Street on Mondays and Tuesdays. In addition, a part time cleaner / gardener employed for the office and Almshouses. The Board of Trustees consist of 14 co-opted Trustees and one ex-officio Trustee. The ex-officio being the Vicar of St. Michael and all Angels, Great Torrington. Co-opted Trustees are selected and appointed by the Board having considered the needs of the Charities and the skills and expertise that a nominated individual can bring.

The Board meets formally on the third Monday of each month, except August.

The standing sub-committee are Finance and Staffing; Grants, and Tenancy. The sub-committee members are appointed at the Annual General Meeting in November. They report to the full Board as necessary. Sub-committee meetings are arranged as and when necessary by liaison between the Chair of the committee and the Steward.

All Trustees are familiar with the work of the Charities. New Trustees are trained through existing Trustees, staff and attendance at meetings. They also receive a copy of the Schemes, brief details of the history of the Charities and a copy of the most recent accounts.

The day-to-day management of the Charities are delegated by the Trustees to the Steward and staff, utilising the skills of local contractors, accountants etc.

#### Governance and Internal control

The Trustees regularly assess possible risks to which the Charities could be exposed. The systems currently in place are considered satisfactory, however the Trustees continue to monitor the operation of the Charities and implement improvements as needed to ensure the Charities remain viable and sustainable.

The Board of Trustees have overall responsibility for the Charities systems of internal and financial control. They review financial performance information at monthly meetings. All transactions undertaken by the Charities are monitored by the Board of Trustees.

#### Related Parties

These are detailed in the financial statements. The Charities have good relationships with tenants, beneficiaries, contractors and businesses in the local area.



# **Great Torrington Almshouse, Town and Lands Charity**

## **Trustees' Annual Report *(continued)***

**Year ended 30 September 2020**

### **Objectives and activities**

#### Objectives

Both Charities support a range of activities for the benefit of the less fortunate and less able of Great Torrington. Amongst these are provision of Almshouse housing and private housing for local people within the Parish of Great Torrington. The Charities also provide some support to the Churches, local groups and individuals all who meet with the provision of the endowments administered by each Charity. Included in this is the provision of vouchers for the sick and elderly to spend in local shops at Christmas. This scheme is unique in that it assists both the recipient and the local small shops, which helps to ensure the independent shops remain viable. This year each household who had a qualifying occupant received vouchers of £20.00 making nearly £15,000 available to spend in local shops.

The Trustees cannot, under the terms of the Scheme, apply any income directly to the relief of rates, taxes or other Public Funds. Beneficiaries must be located, educated or work within the Parish of Great Torrington.

#### Grant Making Policy

The policy of the Trustees has been and is to consider grant applications and make grants to bodies representing local charitable and amenity groups. In addition, the Trustees also consider grants for individuals who meet the stipulations of the scheme under which the Trust operates.

The Trustees are not permitted to commit the Trust to recurring grants.

Where any Trustee has an interest in the grant recipient(s) the Trustee must declare that interest and take no part in the decision-making process.

#### Hardship Policy

A Hardship Policy has been established to assist tenants of the Trust in financial need.

### **Achievements and performance**

#### Review of Activities and Achievements

The Charities have two main income streams. The first, in the form of investments with CCLA, have generally performed well against similar investments. The second income stream is from a local property portfolio which contains a mixture of residential housing, commercial accommodation and land, all within or surrounding the town of Great Torrington.

The property portfolio includes modern housing stock, older housing stock, commercial premises, historic properties and arable/pasture farmland, some of which falls within the planning boundary of the town and is considered suitable for development.

It is a policy of the Trustees to maintain and improve these properties to meet or exceed current housing standards.

At the start of the financial year the Trustees decided to use the newly refurbished Town Hall for the Annual Distribution Day which was able to accommodate more people than our previous venue and provided us with additional helpers throughout the day. This proved to be very popular with the recipients of the vouchers and, with teas and coffee laid on by the Town Hall, this turned the day into a social occasion for our residents.

# **Great Torrington Almshouse, Town and Lands Charity**

## **Trustees' Annual Report *(continued)***

**Year ended 30 September 2020**

### **Achievements and performance *(continued)***

The Trust also decided to purchase another house when funds permitted as there is a shortage of 3 bed homes to rent at affordable rates. The policy of the Trust is to match the Housing benefit allowance which on our newer properties gives a return of between 4% to 7% allowing the Trust to keep up its charitable aims.

Shortly after Christmas the Chair was hospitalised for 3 months and upon my return the Country was hit by Covid-19. I would like to record my thanks to Mrs Fordham-Moore my deputy and the team for their help while I was incapacitated.

Once Covid restrictions were announced the Charity had a week to set up systems for Staff to work from home. With some extra technical adjustments off-site there was a smooth transition of workflow, and this continued throughout the financial year. Post was collected twice a week. Regular contact was made with the residents of our Alms-houses to ensure they were safe or to see if they required any help.

Covid has meant all routine property maintenance was halted and we were aware of cash flow problems for our commercial tenants who were forced to close their businesses. In the short term the rental income will be affected but after discussions with those concerned the Charity agreed they would repay rent due on a re-payment plan. This means the Trust should not suffer financially over the long term.

Our housing tenants have also found the situation extremely difficult and the Trust will also look for solutions to assist them if the situation arises.

The Charity had a major problem when all face-to-face meeting had to be cancelled and the schemes we operate under did not allow any alternative methods of holding meetings and some of our Trustees do not have access to a computer. The Chair, Vice Chair and Steward were able to communicate by phone to handle the day-to-day operation of any urgent business matters.

At the first Trustees meeting held in the Town Hall to allow social distancing, in July 2020 a resolution was passed to allow the Trust to continue the business of the Trust by electronic means if necessary in the future.

It was also agreed the Annual December Distribution Day would be carried out by mail which meant our Staff had to validate the people who were eligible and the vouchers were then posted. The whole operation was carried out very successfully and I would thank the staff for their cooperation in this huge task.

I would take this opportunity to thank the Trustees who give up their time to attend meetings and play their part in the continuing operation of this very old established Charity.

### Investment Powers, policy and Performance

The investments held are shown on the Balance Sheet. With the ongoing uncertainty in the UK and World Financial markets, the income from this sector is still relatively low. The Trustees regularly review their investments to ensure there is a good spread of holdings.

### Public Benefit

The Trustees consider that the objects of the Charities comply with the Charities and Public Benefit Summary Guidance for Charity Trustees (January 2008) and unanimously agree that the requirement for due regard to the Public Benefit Guidance has been satisfied.

# Great Torrington Almshouse, Town and Lands Charity

## Trustees' Annual Report *(continued)*

Year ended 30 September 2020

### Financial review

The results of the Charities are shown in the Statement of Financial Activities. The Trustees regularly review the Charities finances and have all the accounts audited by an independent accountant.

### Reserves Policy

It is the policy of the Charities to maintain a level of unrestricted funds to support running costs and respond to grant applications that may arise within the current 12 month cycle. The current level of unrestricted funds exceeds all expected expenditure for the period.

### Plans for future periods

Trustees monitor the local rental market to ensure the policy of charging affordable rents continues and that monies are available to continue its charitable aims and bring all properties up to a satisfactory standard.

### Events after the end of the reporting period

Particulars of events after the reporting date are detailed in note 24 to the financial statements.

### Trustees' responsibilities statement

The trustees 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).

The law applicable to charities in England and Wales 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 charity and of the incoming resources and application of resources, of the charity 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;
- 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 Charities Act 2011, the applicable Charities (Accounts and Reports) Regulations; and the provisions of the Trust Deed. 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.

The trustees' annual report was approved on 18.10.2021 and signed on behalf of the board of trustees by:



Mr R Rumbold  
Trustee

# **Great Torrington Almshouse, Town and Lands Charity**

## **Independent Auditor's Report to the Members of Great Torrington Almshouse, Town and Lands Charity**

**Year ended 30 September 2020**

### **Opinion**

We have audited the financial statements of Great Torrington Almshouse, Town and Lands Charity (the 'charity') for the year ended 30 September 2020 which comprise the statement of financial activities, statement of financial position 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 30 September 2020 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 Charities Act 2011.

### **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**

We have nothing to report in respect of the following matters in relation to which the ISAs (UK) require us to report to you where:

- the trustees' use of the going concern basis of accounting in the preparation of the financial statements is not appropriate; or
- the trustees have not disclosed in the financial statements any identified material uncertainties that may cast significant doubt about the charity's ability to continue to adopt the going concern basis of accounting for a period of at least twelve months from the date when the financial statements are authorised for issue.

# **Great Torrington Almshouse, Town and Lands Charity**

## **Independent Auditor's Report to the Members of Great Torrington Almshouse, Town and Lands Charity (continued)**

**Year ended 30 September 2020**

### **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.

### **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 Charities Act 2011 requires us to report to you if, in our opinion:

- the information given in the trustees' report is inconsistent in any material respect with the financial statements; or
- adequate accounting records have not been kept; or
- the financial statements are not in agreement with the accounting records and returns; or
- we have not received all the information and explanations we require for our audit.

### **Responsibilities of trustees**

As explained more fully in the trustees' responsibilities statement, the trustees are responsible for the preparation of the financial statements and for being satisfied that they give a true and fair view, and for such internal control as 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.



# **Great Torrington Almshouse, Town and Lands Charity**

## **Independent Auditor's Report to the Members of Great Torrington Almshouse, Town and Lands Charity (continued)**

**Year ended 30 September 2020**

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 section 144 of the Charities Act 2011 and regulations made under section 154 of that Act. 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.

*Thomas Westcott*

Thomas Westcott  
Chartered Accountants & Statutory Auditors  
47 Boutport Street  
Barnstaple  
Devon  
EX31 1SQ

26/10/21

# Great Torrington Almshouse, Town and Lands Charity

## Statement of Financial Activities

Year ended 30 September 2020

|   |      | 2020                    |                       |                      | 2019             |
|---|------|-------------------------|-----------------------|----------------------|------------------|
|   | Note | Unrestricted funds<br>£ | Restricted funds<br>£ | Endowment funds<br>£ | Total funds<br>£ |
| <b>Income and endowments</b>            |      |                         |                       |                      |                  |
| Investment income                       | 4    | 301,263                 | —                     | —                    | 301,263          |
| Other income                            | 5    | 2,630                   | —                     | —                    | 2,630            |
| <b>Total income</b>                     |      | <u>303,893</u>          | <u>—</u>              | <u>—</u>             | <u>303,893</u>   |
| <b>Expenditure</b>                      |      |                         |                       |                      |                  |
| Expenditure on raising funds:           |      |                         |                       |                      |                  |
| Costs of raising donations and legacies | 6    | 9,573                   | —                     | —                    | 9,573            |
| Expenditure on charitable activities    | 7,8  | 205,426                 | —                     | —                    | 205,426          |
| <b>Total expenditure</b>                |      | <u>214,999</u>          | <u>—</u>              | <u>—</u>             | <u>204,715</u>   |
| Net gains on investments                | 11   | —                       | (6,470)               | (47,528)             | (53,998)         |
| <b>Net income</b>                       |      | <u>88,894</u>           | <u>6,470</u>          | <u>47,528</u>        | <u>142,892</u>   |
| Transfers between funds                 |      | (8,180)                 | 4,031                 | 4,149                | —                |
| <b>Net movement in funds</b>            |      | <u>80,714</u>           | <u>10,501</u>         | <u>51,677</u>        | <u>200,671</u>   |
| <b>Reconciliation of funds</b>          |      |                         |                       |                      |                  |
| Total funds brought forward             |      | 442,213                 | 90,374                | 6,858,842            | 7,391,429        |
| <b>Total funds carried forward</b>      |      | <u>522,927</u>          | <u>100,875</u>        | <u>6,910,519</u>     | <u>7,391,429</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 11 to 23 form part of these financial statements.

# Great Torrington Almshouse, Town and Lands Charity

## Statement of Financial Position

30 September 2020

|   | Note | 2020<br>£        | 2019<br>£        |
|---|------|------------------|------------------|
| <b>Fixed assets</b>                                   |      |                  |                  |
| Tangible fixed assets                                 | 16   | 606,234          | 611,830          |
| Heritage assets                                       | 17   | 158,991          | 158,991          |
| Investments   | 18   | 6,473,002        | 6,410,825        |
|   |      | <u>7,238,227</u> | <u>7,181,646</u> |
| <b>Current assets</b>                                 |      |                  |                  |
| Debtors   | 19   | 4,486            | 4,951            |
| Investments   | 20   | 122              | 122              |
| Cash at bank and in hand                              |      | 300,967          | 214,191          |
|   |      | <u>305,575</u>   | <u>219,264</u>   |
| <b>Creditors: amounts falling due within one year</b> | 21   | <u>9,481</u>     | <u>9,481</u>     |
| <b>Net current assets</b>                             |      | <u>296,094</u>   | <u>209,783</u>   |
| <b>Total assets less current liabilities</b>          |      | <u>7,534,321</u> | <u>7,391,429</u> |
| <b>Funds of the charity</b>                           |      |                  |                  |
| Endowment funds                                       |      | 6,910,519        | 6,858,842        |
| Restricted funds                                      |      | 100,875          | 90,374           |
| Unrestricted funds                                    |      | 522,927          | 442,213          |
| <b>Total charity funds</b>                            | 22   | <u>7,534,321</u> | <u>7,391,429</u> |

These financial statements were approved by the board of trustees and authorised for issue on 18.10.2021 and are signed on behalf of the board by:



Mr R Rumbold  
Trustee

The notes on pages 11 to 23 form part of these financial statements.



# **Great Torrington Almshouse, Town and Lands Charity**

## **Notes to the Financial Statements**

**Year ended 30 September 2020**

### **1. General information**

The charity is a public benefit entity and a registered charity in England and Wales and is unincorporated. The address of the principal office is 25 South Street, Great Torrington, Devon, EX38 8AA.

### **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 Charities Act 2011.

### **3. Accounting policies**

#### **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 investment properties 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.

#### **Disclosure exemptions**

The charity has taken advantage of the exemptions in the Charities SORP (FRS102) as it is classed as a small charity including the requirement to prepare a cashflow statement.

#### **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.

# **Great Torrington Almshouse, Town and Lands Charity**

## **Notes to the Financial Statements *(continued)***

**Year ended 30 September 2020**

### **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.

Endowment funds are to be held indefinitely as there is no power to convert the capital to income.

#### **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.

#### **Resources expended**

Expenditure is recognised on an accrual basis as a liability is incurred. Expenditure includes any VAT which cannot be fully recovered, and is reported as part of the expenditure to which it relates.

Costs of generating funds comprise the costs associated with attracting voluntary income.

Charitable expenditure comprises those costs incurred by the charity in the delivery of its activities and services for its beneficiaries. It includes both costs that can be allocated directly to such activities and those costs of an indirect nature necessary to support them.

Support costs are those costs incurred directly in support of expenditure on the objects of the charity and include project management.

# **Great Torrington Almshouse, Town and Lands Charity**

## **Notes to the Financial Statements *(continued)***

**Year ended 30 September 2020**

### **3. Accounting policies *(continued)***

#### **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 buildings - Straight line over 50 years  
Fixtures, fitting and equipment - Straight line over 4 years

#### **Heritage assets**

Heritage assets measured under the cost model are recognised initially recorded at acquisition cost, and subsequently stated at cost less any accumulated depreciation and impairment losses.

Heritage assets measured under the revaluation model are recorded at fair value less any accumulated impairment losses.

Where information on the cost or value of an asset is not available and cannot be obtained at a cost which is commensurate with the benefits to users of the financial statements, the asset shall not be recognised in the statement of financial position.

#### **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.

#### **Investment property**

Investment property is initially recorded at cost, which includes purchase price and any directly attributable expenditure.

Investment property is revalued to its fair value at each reporting date and any changes in fair value are recognised in income or expenditure.

# Great Torrington Almshouse, Town and Lands Charity

## Notes to the Financial Statements *(continued)*

Year ended 30 September 2020

### 3. Accounting policies *(continued)*

#### 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.

For the purposes of impairment testing, when it is not possible to estimate the recoverable amount of an individual asset, an estimate is made of the recoverable amount of the cash-generating unit to which the asset belongs. The cash-generating unit is the smallest identifiable group of assets that includes the asset and generates cash inflows that largely independent of the cash inflows from other assets or groups of assets.

For impairment testing of goodwill, the goodwill acquired in a business combination is, from the acquisition date, allocated to each of the cash-generating units that are expected to benefit from the synergies of the combination, irrespective of whether other assets or liabilities of the charity are assigned to those units.

#### 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.

Other financial instruments, including derivatives, are initially recognised at fair value, unless payment for an asset is deferred beyond normal business terms or financed at a rate of interest that is not a market rate, in which case the asset is measured at the present value of the future payments discounted at a market rate of interest for a similar debt instrument.

Other financial instruments are subsequently measured at fair value, with any changes recognised in profit or loss, with the exception of hedging instruments in a designated hedging relationship (see hedge accounting policy). For all equity instruments regardless of significance, and other financial assets that are individually significant, these are assessed individually for impairment. Other financial assets are either assessed individually or grouped on the basis of similar credit risk characteristics.

Any reversals of impairment are recognised immediately, to the extent that the reversal does not result in a carrying amount of the financial asset that exceeds what the carrying amount would have been had the impairment not previously been recognised.

# Great Torrington Almshouse, Town and Lands Charity

## Notes to the Financial Statements *(continued)*

Year ended 30 September 2020

### 4. Investment income

|                                   | Unrestricted<br>Funds | Total Funds<br>2020   | Unrestricted<br>Funds | Total Funds<br>2019 |
|-----------------------------------|-----------------------|-----------------------|-----------------------|---------------------|
|                                   | £                     | £                     | £                     | £                   |
| Income from investment properties | 271,352               | <b>271,352</b>        | 284,857               | 284,857             |
| Income from CCLA investments      | 29,911                | <b>29,911</b>         | 29,323                | 29,323              |
|                                   | <u>301,263</u>        | <u><b>301,263</b></u> | <u>314,180</u>        | <u>314,180</u>      |

### 5. Other income

|   | Unrestricted<br>Funds | Total Funds<br>2020 | Unrestricted<br>Funds | Total Funds<br>2019 |
|---|-----------------------|---------------------|-----------------------|---------------------|
|   | £                     | £                   | £                     | £                   |
| Other income from charitable activities | <u>2,630</u>          | <u><b>2,630</b></u> | <u>7,220</u>          | <u>7,220</u>        |

### 6. Costs of raising donations and legacies

|                             | Unrestricted<br>Funds | Total Funds<br>2020 | Unrestricted<br>Funds | Total Funds<br>2019 |
|-----------------------------|-----------------------|---------------------|-----------------------|---------------------|
|                             | £                     | £                   | £                     | £                   |
| Investment management costs | <u>9,573</u>          | <u><b>9,573</b></u> | <u>8,793</u>          | <u>8,793</u>        |

### 7. Expenditure on charitable activities by fund type

|               | Unrestricted<br>Funds | Total Funds<br>2020   | Unrestricted<br>Funds | Total Funds<br>2019 |
|---------------|-----------------------|-----------------------|-----------------------|---------------------|
|               | £                     | £                     | £                     | £                   |
| Townlands     | 158,577               | <b>158,577</b>        | 149,105               | 149,105             |
| Almshouses    | 26,773                | <b>26,773</b>         | 28,522                | 28,522              |
| Support costs | <u>20,076</u>         | <u><b>20,076</b></u>  | <u>18,295</u>         | <u>18,295</u>       |
|               | <u>205,426</u>        | <u><b>205,426</b></u> | <u>195,922</u>        | <u>195,922</u>      |

### 8. Expenditure on charitable activities by activity type

|                  | Activities<br>undertaken<br>directly | Grant funding<br>of activities | Support costs | Total funds<br>2020   | Total fund<br>2019 |
|------------------|--------------------------------------|--------------------------------|---------------|-----------------------|--------------------|
|                  | £                                    | £                              | £             | £                     | £                  |
| Townlands        | 79,304                               | 79,273                         | 11,120        | <b>169,697</b>        | 159,676            |
| Almshouses       | 26,773                               | —                              | 3,754         | <b>30,527</b>         | 31,956             |
| Governance costs | —                                    | —                              | 5,202         | <b>5,202</b>          | 4,290              |
|                  | <u>106,077</u>                       | <u>79,273</u>                  | <u>20,076</u> | <u><b>205,426</b></u> | <u>195,922</u>     |

# Great Torrington Almshouse, Town and Lands Charity

## Notes to the Financial Statements *(continued)*

Year ended 30 September 2020

### 9. Analysis of support costs

|                             | Townlands     | Almshouses   | Total 2020    | Total 2019    |
|-----------------------------|---------------|--------------|---------------|---------------|
|                             | £             | £            | £             | £             |
| General office              | 3,339         | 922          | 4,261         | 3,813         |
| Finance costs               | 59            | —            | 59            | 62            |
| Other establishment         | 1,266         | —            | 1,266         | 648           |
| Other costs                 | 3,069         | —            | 3,069         | 4,306         |
| Legal and professional fees | 3,387         | —            | 3,387         | 2,650         |
| Insurance                   | —             | 2,832        | 2,832         | 2,526         |
|                             | <u>11,120</u> | <u>3,754</u> | <u>14,874</u> | <u>14,005</u> |

### 10. Analysis of grants

|                               | 2020          | 2019          |
|-------------------------------|---------------|---------------|
|                               | £             | £             |
| <b>Grants to institutions</b> |               |               |
| Grants to institutions        | <u>56,225</u> | <u>46,680</u> |
| Total grants                  | <u>56,225</u> | <u>46,680</u> |

### 11. Net gains on investments

|                                     | Restricted Funds | Endowment Funds | Total Funds   |
|-------------------------------------|------------------|-----------------|---------------|
|                                     | £                | £               | 2020          |
| Gains/(losses) on investment assets | <u>6,470</u>     | <u>47,528</u>   | <u>53,998</u> |
|                                     | Restricted Funds | Endowment Funds | Total Funds   |
|                                     | £                | £               | 2019          |
| Gains/(losses) on investment assets | <u>8,470</u>     | <u>75,516</u>   | <u>83,986</u> |

### 12. Net income

Net income is stated after charging/(crediting):

|                                       | 2020         | 2019         |
|---------------------------------------|--------------|--------------|
|                                       | £            | £            |
| Depreciation of tangible fixed assets | <u>5,596</u> | <u>5,596</u> |

### 13. Auditors remuneration

|  | 2020         | 2019         |
|--|--------------|--------------|
|  | £            | £            |
| Fees payable for the audit of the financial statements | <u>2,601</u> | <u>2,145</u> |

# Great Torrington Almshouse, Town and Lands Charity

## Notes to the Financial Statements *(continued)*

Year ended 30 September 2020

### 14. Staff costs

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

|                    | 2020          | 2019          |
|--------------------|---------------|---------------|
|                    | £             | £             |
| Wages and salaries | <u>55,453</u> | <u>54,267</u> |

The average head count of employees during the year was 4 (2019: 4). The average number of full-time equivalent employees during the year is analysed as follows:

|                 | 2020     | 2019     |
|-----------------|----------|----------|
|                 | No.      | No.      |
| Number of staff | <u>4</u> | <u>4</u> |

No employee received employee benefits of more than £60,000 during the year (2019: Nil).

### 15. Trustee remuneration and expenses

No remuneration or expenses have been paid to any of the trustees during the year.

### 16. Tangible fixed assets

|  | Land and buildings<br>£ | Equipment<br>£ | Total<br>£     |
|--|-------------------------|----------------|----------------|
| <b>Cost</b>                                    |                         |                |                |
| <b>At 1 October 2019 and 30 September 2020</b> | <u>639,810</u>          | <u>25,339</u>  | <u>665,149</u> |
| <b>Depreciation</b>                            |                         |                |                |
| At 1 October 2019                              | 27,980                  | 25,339         | <b>53,319</b>  |
| Charge for the year                            | 5,596                   | —              | <b>5,596</b>   |
| <b>At 30 September 2020</b>                    | <u>33,576</u>           | <u>25,339</u>  | <u>58,915</u>  |
| <b>Carrying amount</b>                         |                         |                |                |
| <b>At 30 September 2020</b>                    | <u>606,234</u>          | <u>—</u>       | <u>606,234</u> |
| At 30 September 2019                           | <u>611,830</u>          | <u>—</u>       | <u>611,830</u> |

# Great Torrington Almshouse, Town and Lands Charity

## Notes to the Financial Statements *(continued)*

Year ended 30 September 2020

### 17. Heritage assets

The charity holds heritage assets, which are tangible fixed assets of historical, artistic or scientific importance that are held to advance preservation and conservation objectives of the charity. Newly purchased heritage assets are capitalised and included at cost including any incidental expenses of acquisition.

Where heritage assets were acquired in past accounting periods and not capitalised, it can be difficult or costly to attribute a cost or value to them. In such cases, these assets are excluded from the balance sheet if reliable cost information is not available and conventional valuation approaches lack sufficient reliability or significant costs are involved in the reconstruction or analysis of past accounting records or in valuation, which are onerous compared with the additional benefit derived by users of the accounts in assessing the trustees' stewardship of the assets.

The very long expected lives of heritage assets, due to their nature, value and need to be protected and preserved means that depreciation is not material and is, therefore not provided.

|   | Paintings<br>£ |
|---|----------------|
| <b>Cost or valuation</b>                |                |
| At 1 October 2019 and 30 September 2020 | <b>158,991</b> |
| <b>Accumulated depreciation</b>         |                |
| At 1 October 2019 and 30 September 2020 | —              |
| <b>Carrying amount</b>                  |                |
| At 30 September 2020                    | <b>158,991</b> |
| At 30 September 2019                    | 158,991        |

### 18. Investments

|   | Investment<br>properties<br>£ | Other<br>investments<br>£ | Total<br>£       |
|---|-------------------------------|---------------------------|------------------|
| <b>Cost or valuation</b>                |                               |                           |                  |
| At 1 October 2019                       | 5,156,882                     | 1,253,943                 | <b>6,410,825</b> |
| Additions                               | 4,179                         | 4,000                     | <b>8,179</b>     |
| Fair value movements                    | —                             | 53,998                    | <b>53,998</b>    |
| <b>At 30 September 2020</b>             | <b>5,161,061</b>              | <b>1,311,941</b>          | <b>6,473,002</b> |
| <b>Impairment</b>                       |                               |                           |                  |
| At 1 October 2019 and 30 September 2020 |                               | —                         | —                |
| <b>Carrying amount</b>                  |                               |                           |                  |
| At 30 September 2020                    | <b>5,161,061</b>              | <b>1,311,941</b>          | <b>6,473,002</b> |
| At 30 September 2019                    | 5,156,882                     | 1,253,943                 | 6,410,825        |

All investments shown above are held at valuation.



# Great Torrington Almshouse, Town and Lands Charity

## Notes to the Financial Statements *(continued)*

Year ended 30 September 2020

### 18. Investments *(continued)*

#### Investment properties

The investments properties and both the Town Lands and Almshouse charities were valued by Robert Hicks FRICS FAAV in August 2011. The Trustees have determined that the value of the Investment Properties at 30 September 2020 was unchanged from the previous year. The historical cost of these properties as a group is unknown, therefore the historic cost of these investments cannot be provided.

### 19. Debtors

|               | 2020         | 2019         |
|---------------|--------------|--------------|
|               | £            | £            |
| Other debtors | <u>4,486</u> | <u>4,951</u> |

### 20. Investments

|                  | 2020       | 2019       |
|------------------|------------|------------|
|                  | £          | £          |
| CCLA Investments | <u>122</u> | <u>122</u> |

### 21. Creditors: amounts falling due within one year

|                 | 2020         | 2019         |
|-----------------|--------------|--------------|
|                 | £            | £            |
| Other creditors | <u>9,481</u> | <u>9,481</u> |

# Great Torrington Almshouse, Town and Lands Charity

## Notes to the Financial Statements *(continued)*

Year ended 30 September 2020

### 22. Analysis of charitable funds

#### Unrestricted funds

|                   | At<br>1 Oct 2019<br>£ | Income<br>£    | Expenditure<br>£ | Transfers<br>£ | Gains and<br>losses<br>£ | At<br>30 Sep 2020<br>£ |
|-------------------|-----------------------|----------------|------------------|----------------|--------------------------|------------------------|
| Fixed Assets fund | 251,831               | –              | (5,596)          | (1)            | –                        | <b>246,234</b>         |
| General Funds     | 190,382               | 303,893        | (209,403)        | (8,179)        | –                        | <b>276,693</b>         |
|                   | <u>442,213</u>        | <u>303,893</u> | <u>(214,999)</u> | <u>(8,180)</u> | <u>–</u>                 | <u><b>522,927</b></u>  |

|                   | At<br>1 Oct 2018<br>£ | Income<br>£    | Expenditure<br>£ | Transfers<br>£  | Gains and<br>losses<br>£ | At<br>30 Sep 2019<br>£ |
|-------------------|-----------------------|----------------|------------------|-----------------|--------------------------|------------------------|
| Fixed Assets fund | 257,427               | –              | (5,596)          | –               | –                        | 251,831                |
| General Funds     | 83,675                | 321,400        | (199,119)        | (15,574)        | –                        | 190,382                |
|                   | <u>341,102</u>        | <u>321,400</u> | <u>(204,715)</u> | <u>(15,574)</u> | <u>–</u>                 | <u>442,213</u>         |

#### Restricted funds

|   | At<br>1 Oct 2019<br>£ | Income<br>£ | Expenditure<br>£ | Transfers<br>£ | Gains and<br>losses<br>£ | At<br>30 Sep 2020<br>£ |
|---|-----------------------|-------------|------------------|----------------|--------------------------|------------------------|
| Almshouse -<br>Extraordinary<br>Repair Fund | 90,374                | –           | –                | 4,031          | 6,470                    | <b>100,875</b>         |

|   | At<br>1 Oct 2018<br>£ | Income<br>£ | Expenditure<br>£ | Transfers<br>£ | Gains and<br>losses<br>£ | At<br>30 Sep 2019<br>£ |
|---|-----------------------|-------------|------------------|----------------|--------------------------|------------------------|
| Almshouse -<br>Extraordinary<br>Repair Fund | 77,904                | –           | –                | 4,000          | 8,470                    | 90,374                 |

# Great Torrington Almshouse, Town and Lands Charity

## Notes to the Financial Statements *(continued)*

Year ended 30 September 2020

### 22. Analysis of charitable funds *(continued)*

#### Endowment funds

|   | At<br>1 Oct 2019<br>£ | Income<br>£ | Expenditure<br>£ | Transfers<br>£ | Gains and<br>losses<br>£ | At<br>30 Sep 2020<br>£ |
|---|-----------------------|-------------|------------------|----------------|--------------------------|------------------------|
| Town Lands -<br>Endowed<br>Investment Fund        | 5,241,225             | —           | —                | (19,005)       | 42,551                   | 5,264,771              |
| Town Lands -<br>Endowed Historic<br>Property Fund | 158,990               | —           | —                | 1              | —                        | 158,991                |
| Almshouses -<br>Investment Fund                   | 108,829               | —           | —                | 20,100         | 4,977                    | 133,906                |
| Almshouses -<br>Investment<br>Property Fund       | 989,802               | —           | —                | 3,049          | —                        | 992,851                |
| Almshouses -<br>Property Fund                     | 359,996               | —           | —                | 4              | —                        | 360,000                |
|   | <u>6,858,842</u>      | <u>—</u>    | <u>—</u>         | <u>4,149</u>   | <u>47,528</u>            | <u>6,910,519</u>       |
|   | At<br>1 Oct 2018<br>£ | Income<br>£ | Expenditure<br>£ | Transfers<br>£ | Gains and<br>losses<br>£ | At<br>30 Sep 2019<br>£ |
| Town Lands -<br>Endowed<br>Investment Fund        | 5,165,641             | —           | —                | 8,172          | 67,412                   | 5,241,225              |
| Town Lands -<br>Endowed Historic<br>Property Fund | 158,990               | —           | —                | —              | —                        | 158,990                |
| Almshouses -<br>Investment Fund                   | 100,725               | —           | —                | —              | 8,104                    | 108,829                |
| Almshouses -<br>Investment<br>Property Fund       | 986,400               | —           | —                | 3,402          | —                        | 989,802                |
| Almshouses -<br>Property Fund                     | 359,996               | —           | —                | —              | —                        | 359,996                |
|   | <u>6,771,752</u>      | <u>—</u>    | <u>—</u>         | <u>11,574</u>  | <u>75,516</u>            | <u>6,858,842</u>       |

# Great Torrington Almshouse, Town and Lands Charity

## Notes to the Financial Statements *(continued)*

Year ended 30 September 2020

### 23. Analysis of net assets between funds

|                       | Unrestricted<br>Funds<br>£ | Restricted<br>Funds<br>£ | Endowment<br>Funds<br>£ | Total Funds<br>2020<br>£ |
|-----------------------|----------------------------|--------------------------|-------------------------|--------------------------|
| Tangible fixed assets | 246,234                    | –                        | 360,000                 | 606,234                  |
| Heritage assets       | –                          | –                        | 158,991                 | 158,991                  |
| Investments           | –                          | 100,875                  | 6,372,126               | 6,473,001                |
| Current assets        | 276,693                    | –                        | 19,402                  | 296,095                  |
| <b>Net assets</b>     | <b>522,927</b>             | <b>100,875</b>           | <b>6,910,519</b>        | <b>7,534,321</b>         |

  

|                       | Unrestricted<br>Funds<br>£ | Restricted<br>Funds<br>£ | Endowment<br>Funds<br>£ | Total Funds<br>2019<br>£ |
|-----------------------|----------------------------|--------------------------|-------------------------|--------------------------|
| Tangible fixed assets | 251,831                    | –                        | 359,996                 | 611,827                  |
| Heritage assets       | –                          | –                        | 158,991                 | 158,991                  |
| Investments           | –                          | 90,374                   | 6,320,659               | 6,411,033                |
| Current assets        | 190,382                    | –                        | 19,196                  | 209,578                  |
| <b>Net assets</b>     | <b>442,213</b>             | <b>90,374</b>            | <b>6,858,842</b>        | <b>7,391,429</b>         |

### 24. Post balance sheet events

After the closure of the 2020 financial year, there were no events that could have significant effects on the company's financial statements.

However, it should be noted that, at the date of preparation of the financial statements, the instability factor relating to the health emergency due to the spread of Coronavirus should not be underestimated.

The company has started the activity of reviewing the scenario and evaluating the management actions to mitigate the impact to the business. The Company has adopted initiatives to safeguard the health of its people and actions aimed at maintaining operational activity. The repercussions on any adjustments to the financial statements are currently not determinable in light of the volatility of the scenario and the continuous evolution of the market, these will be reflected in the 2021 results.

# **Great Torrington Almshouse, Town and Lands Charity**

## **Notes to the Financial Statements *(continued)***

**Year ended 30 September 2020**

### **25. Related parties**

The Lands and Poor Charity made grants to the following organisations with which it shares trustees/officials:

The charity made payments of £2,250 (2019 - £4,000) to Great Torrington Buildings Preservation Trust. Mr R Rumbold and Mr B Davies are trustees of both charities.

The charity made payments of £20,000 (2019 - £4,902) to St Michael's All Angels Church. Rev P Bevan and Mr H Martin are trustees of both charities.

The charity made payment of £1,250 (2019 - £3,750) to Tarka Valley Railway. Mr H Martin is a trustee of both charities.

The charity made payment of £5,000 (2019 - £2,000) to Torrington Methodist Church. Mr R Rumbold is the treasurer.

The charity made payments of £1,000 (2019 - £500) to Torrington Heritage Museum. Mr H Martin is a trustee of both charities.