

CHARITY REGISTRATION NUMBER: 202802 & 202801

Great Torrington Almshouse, Town and Lands Charity
Financial Statements
31 March 2023

WESTCOTTS (SW) Ltd
Chartered Accountants & Statutory Auditor
47 Boutport Street
Barnstaple
Devon
EX31 1SQ

Great Torrington Almshouse, Town and Lands Charity

Financial Statements.

Period from 1 October 2021 to 31 March 2023

	Pages
Trustees' annual report	1 to 5
Independent auditor's report to the members	6 to 9
Statement of financial activities	10
Statement of financial position	11
Notes to the financial statements	12 to 24

Great Torrington Almshouse, Town and Lands Charity

Trustees' Annual Report

Period from 1 October 2021 to 31 March 2023

The trustees present their report and the financial statements of the charity for the period ended 31 March 2023.

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

Ms K Allin (vice chair)	
Mr P Cockman (chair)	
Mr M Darch	
Mr B M Davies	(Retired 19 November 2022)
Mr M A Hoare	(Appointed 1 May 2022)
Ms K M Owen	(Appointed 1 May 2022)
Mr R Rumbold	
Mrs Z Fordham-Moore	
Ms H Hallam	(Appointed 1 December 2021)
Ms L J Kimber	(Appointed 1 March 2022)
Mrs S Lambert	
Mr S Blake	
Mr D M Smith	(Appointed 1 December 2021)
Mr R Brewer	(Retired 21 October 2021)
Dr R Hedinsson	

Auditor	Westcotts (SW) Ltd Chartered Accountants & Statutory Auditor 47 Boutport Street Barnstaple Devon EX31 1SQ
----------------	--------------------------------------------------------------------------------------------------------------------------

Bankers	CCLA Investment Management Ltd Senator House 85 Queen Victoria Street London EC4V 4ET National Westminster Bank plc 41 High Street Barnstaple Devon
----------------	---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------

Great Torrington Almshouse, Town and Lands Charity

Trustees' Annual Report *(continued)*

Period from 1 October 2021 to 31 March 2023

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)*

Period from 1 October 2021 to 31 March 2023

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. When older property becomes available, the Trustees assess the property's suitability and decide whether to modernise or dispose and replace with modern housing stock. In this current year one property in Calf St was totally refurbished and the remaining houses in the street will be refurbished as they become vacant. The gardens behind the Calf St properties have been reconfigured to give the Charity a large plot of land which will be developed with affordable housing stock.

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.

Great Torrington Almshouse, Town and Lands Charity

Trustees' Annual Report *(continued)*

Period from 1 October 2021 to 31 March 2023

Achievements and performance *(continued)*

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.

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.

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.

Great Torrington Almshouse, Town and Lands Charity

Trustees' Annual Report *(continued)*

Period from 1 October 2021 to 31 March 2023

The trustees' annual report was approved on27.12.23..... and signed on behalf of the board of trustees by:

A handwritten signature in black ink, appearing to read 'P Cockman', written over a horizontal line.

Mr P Cockman
Chair

Great Torrington Almshouse, Town and Lands Charity

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

Period from 1 October 2021 to 31 March 2023

Opinion

We have audited the financial statements of Great Torrington Almshouse, Town and Lands Charity (the 'charity') for the period ended 31 March 2023 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 31 March 2023 and of its incoming resources and application of resources, including its income and expenditure, for the period 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

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.

Great Torrington Almshouse, Town and Lands Charity

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

Period from 1 October 2021 to 31 March 2023

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.

Great Torrington Almshouse, Town and Lands Charity

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

Period from 1 October 2021 to 31 March 2023

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 and from inspection of the charity's regulatory correspondence. 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, and other charity legislation. The charity is also subject to many 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 certain aspects of charity legislation.
- 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.

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.

Great Torrington Almshouse, Town and Lands Charity

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

Period from 1 October 2021 to 31 March 2023

- 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.

Westcotts (SW) LLP

David Cresswell BA FCA (Senior Statutory Auditor)
For and on behalf of Westcotts (SW) LLP

Chartered Accountants & Statutory Auditor
47 Boutport Street
Barnstaple
Devon
EX31 1SQ

4/1/24

Great Torrington Almshouse, Town and Lands Charity

Statement of Financial Activities

Period from 1 October 2021 to 31 March 2023

		Period from 1 Oct 21 to 31 Mar 23			Year to 30 Sep 21	
	Note	Unrestricted funds £	Restricted funds £	Endowment funds £	Total funds £	Total funds £
Income and endowments						
Investment income	4	465,151	—	—	465,151	327,416
Other income	5	7,789	—	—	7,789	6,371
Total income		<u>472,940</u>	<u>—</u>	<u>—</u>	<u>472,940</u>	<u>333,787</u>
Expenditure						
Expenditure on raising funds:						
Costs of raising donations and legacies	6	8,494	—	—	8,494	9,954
Expenditure on charitable activities	7,8	<u>526,011</u>	<u>—</u>	<u>—</u>	<u>526,011</u>	<u>177,725</u>
Total expenditure		<u>534,505</u>	<u>—</u>	<u>—</u>	<u>534,505</u>	<u>187,679</u>
Net gains on investments	11	(32)	(602)	(3,086,920)	(3,087,554)	(177,584)
Net income		<u>(61,533)</u>	<u>602</u>	<u>3,086,920</u>	<u>3,025,989</u>	<u>323,692</u>
Transfers between funds		(4,000)	4,000	—	—	—
Net movement in funds		<u>65,533</u>	<u>4,602</u>	<u>3,086,920</u>	<u>3,025,989</u>	<u>323,692</u>
Reconciliation of funds						
Total funds brought forward		<u>473,925</u>	<u>121,536</u>	<u>7,262,552</u>	<u>7,858,013</u>	<u>7,534,321</u>
Total funds carried forward		<u>408,392</u>	<u>126,138</u>	<u>10,349,472</u>	<u>10,884,002</u>	<u>7,858,013</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 12 to 24 form part of these financial statements.

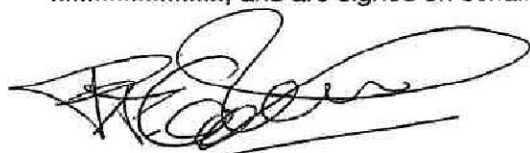
Great Torrington Almshouse, Town and Lands Charity

Statement of Financial Position

31 March 2023

	Note	31 Mar 23 £	30 Sep 21 £
Fixed assets			
Tangible fixed assets	16	592,244	600,638
Heritage assets	17	205,741	158,991
Investments	18	<u>9,888,895</u>	<u>6,845,698</u>
		10,686,880	7,605,327
Current assets			
Debtors	19	14,960	17,523
Investments	20	1,729	122
Cash at bank and in hand		<u>241,945</u>	<u>297,472</u>
		258,634	315,117
Creditors: amounts falling due within one year	21	<u>8,162</u>	<u>7,431</u>
Net current assets		250,472	307,686
Total assets less current liabilities		10,937,352	7,913,013
Creditors: amounts falling due after more than one year	22	<u>53,350</u>	<u>55,000</u>
Net assets		10,884,002	7,858,013
Funds of the charity			
Endowment funds		10,349,472	7,262,552
Restricted funds		126,138	121,536
Unrestricted funds		<u>408,392</u>	<u>473,925</u>
Total charity funds	25	10,884,002	7,858,013

These financial statements were approved by the board of trustees and authorised for issue on 27.12.23, and are signed on behalf of the board by:



Mr P Cockman
Chair

The notes on pages 12 to 24 form part of these financial statements.

Great Torrington Almshouse, Town and Lands Charity

Notes to the Financial Statements

Period from 1 October 2021 to 31 March 2023

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)*

Period from 1 October 2021 to 31 March 2023

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

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.

Great Torrington Almshouse, Town and Lands Charity

Notes to the Financial Statements *(continued)*

Period from 1 October 2021 to 31 March 2023

3. Accounting policies *(continued)*

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.

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

Great Torrington Almshouse, Town and Lands Charity

Notes to the Financial Statements *(continued)*

Period from 1 October 2021 to 31 March 2023

3. Accounting policies *(continued)*

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.

If a reliable measure of fair value is no longer available without undue cost or effort for an item of investment property, it shall be transferred to tangible assets and treated as such until it is expected that fair value will be reliably measurable on an on-going basis.

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.

Great Torrington Almshouse, Town and Lands Charity

Notes to the Financial Statements *(continued)*

Period from 1 October 2021 to 31 March 2023

3. Accounting policies *(continued)*

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.

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. Investment income

	Unrestricted Funds	Total Funds 2023	Unrestricted Funds	Total Funds 2021
	£	£	£	£
Income from investment properties	417,654	417,654	296,905	296,905
Income from CCLA investments	47,497	47,497	30,511	30,511
	<u>465,151</u>	<u>465,151</u>	<u>327,416</u>	<u>327,416</u>

Great Torrington Almshouse, Town and Lands Charity

Notes to the Financial Statements *(continued)*

Period from 1 October 2021 to 31 March 2023

5. Other income

	Unrestricted Funds	Total Funds 2023	Unrestricted Funds	Total Funds 2021
	£	£	£	£
Other income from charitable activities	<u>7,789</u>	<u>7,789</u>	<u>6,371</u>	<u>6,371</u>

6. Costs of raising donations and legacies

	Unrestricted Funds	Total Funds 2023	Unrestricted Funds	Total Funds 2021
	£	£	£	£
Investment management costs	<u>8,494</u>	<u>8,494</u>	<u>9,954</u>	<u>9,954</u>

7. Expenditure on charitable activities

	Unrestricted Funds	Total Funds 2023	Unrestricted Funds	Total Funds 2021
	£	£	£	£
Townlands	411,860	411,860	123,923	123,923
Almshouses	58,225	58,225	28,280	28,280
Support costs	<u>55,926</u>	<u>55,926</u>	<u>25,522</u>	<u>25,522</u>
	<u>526,011</u>	<u>526,011</u>	<u>177,725</u>	<u>177,725</u>

8. Expenditure on charitable activities

	Activities undertaken directly	Grant funding of activities	Support costs	Total funds 2023	Total fund 2021
	£	£	£	£	£
Townlands	196,474	215,386	23,000	434,860	140,471
Almshouses	58,225	—	25,796	84,021	33,434
Governance costs	—	—	7,130	7,130	3,820
	<u>254,699</u>	<u>215,386</u>	<u>55,926</u>	<u>526,011</u>	<u>177,725</u>

9. Analysis of support costs

	Townlands	Almshouses	Total 2023	Total 2021
	£	£	£	£
General office	6,134	689	6,823	4,381
Finance costs	110	—	110	80
Other establishment	7,062	—	7,062	2,865
Other costs	5,918	—	5,918	8,925
Legal and professional fees	10,906	—	10,906	5,032
Insurance	—	25,107	25,107	4,239
	<u>30,130</u>	<u>25,796</u>	<u>55,926</u>	<u>25,522</u>

Great Torrington Almshouse, Town and Lands Charity

Notes to the Financial Statements *(continued)*

Period from 1 October 2021 to 31 March 2023

10. Analysis of grants

	Period from 1 Oct 21 to 31 Mar 23 £	Year to 30 Sep 21 £
Grants to institutions		
Grants to institutions	129,904	36,077
Total grants	<u>129,904</u>	<u>36,077</u>

11. Net gains on investments

	Unrestricted Funds £	Restricted Funds £	Endowment Funds £	Total Funds 2023 £
Gains/(losses) on investment property	—	—	3,125,986	3,125,986
Gains/(losses) on investment assets	32	602	(39,066)	(38,432)
	<u>32</u>	<u>602</u>	<u>3,086,920</u>	<u>3,087,554</u>

	Unrestricted Funds £	Restricted Funds £	Endowment Funds £	Total Funds 2021 £
Gains/(losses) on investment property	—	—	—	—
Gains/(losses) on investment assets	—	16,661	160,923	177,584
	<u>—</u>	<u>16,661</u>	<u>160,923</u>	<u>177,584</u>

12. Net income

Net income is stated after charging/(crediting):

	31 Mar 23 £	30 Sep 21 £
Depreciation of tangible fixed assets	<u>8,394</u>	<u>5,596</u>

13. Auditors remuneration

	Period from 1 Oct 21 to 31 Mar 23 £	Year to 30 Sep 21 £
Fees payable for the audit of the financial statements	<u>3,565</u>	<u>1,910</u>

Great Torrington Almshouse, Town and Lands Charity

Notes to the Financial Statements *(continued)*

Period from 1 October 2021 to 31 March 2023

14. Staff costs

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

	Period from 1 Oct 21 to 31 Mar 23 £	Year to 30 Sep 21 £
Wages and salaries	82,905	58,635
Social security costs	—	146
Employer contributions to pension plans	2,301	1,076
	<u>85,206</u>	<u>59,857</u>

The average head count of employees during the period was 5 (2021: 4). The average number of full-time equivalent employees during the period is analysed as follows:

	31 Mar 23 No.	30 Sep 21 No.
Number of staff	<u>5</u>	<u>4</u>

No employee received employee benefits of more than £60,000 during the year (2021: 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 £	Equipment £	Total £
Cost			
At 1 October 2021 and 31 March 2023	<u>639,810</u>	<u>25,339</u>	<u>665,149</u>
Depreciation			
At 1 October 2021	39,172	25,339	64,511
Charge for the period	<u>8,394</u>	<u>—</u>	<u>8,394</u>
At 31 March 2023	<u>47,566</u>	<u>25,339</u>	<u>72,905</u>
Carrying amount			
At 31 March 2023	<u>592,244</u>	<u>—</u>	<u>592,244</u>
At 30 September 2021	<u>600,638</u>	<u>—</u>	<u>600,638</u>

Tangible fixed assets held at valuation

Great Torrington Almshouse, Town and Lands Charity

Notes to the Financial Statements *(continued)*

Period from 1 October 2021 to 31 March 2023

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 £
Cost or valuation	
At 1 October 2021	158,991
Additions	46,750
Revaluation	205,741
At 31 March 2023	
Accumulated depreciation	
At 1 October 2021 and 31 March 2023	—
Carrying amount	
At 31 March 2023	205,741
At 30 September 2021	158,991

18. Investments

	Investment properties £	Other investments £	Total £
Cost or valuation			
At 1 October 2021	5,352,173	1,493,525	6,845,698
Additions	—	4,000	4,000
Fair value movements	3,079,236	(40,039)	3,039,197
At 31 March 2023	<u>8,431,409</u>	<u>1,457,486</u>	<u>9,888,895</u>
Impairment			
At 1 October 2021 and 31 March 2023	—	—	—
Carrying amount			
At 31 March 2023	<u>8,431,409</u>	<u>1,457,486</u>	<u>9,888,895</u>
At 30 September 2021	<u>5,352,173</u>	<u>1,493,525</u>	<u>6,845,698</u>

All investments shown above are held at valuation.

Great Torrington Almshouse, Town and Lands Charity

Notes to the Financial Statements *(continued)*

Period from 1 October 2021 to 31 March 2023

18. Investments *(continued)*

Investment properties

The investment properties for both the Town Lands and Almshouse charities were valued by Adrian Hardwick MNAEA and countersigned by Peter McHugh FRICS from Webbers Estate Agents in the year. The historical cost of these properties as a group is unknown, therefore the historic cost of these investments cannot be provided.

19. Debtors

	31 Mar 23	30 Sep 21
	£	£
Other debtors	<u>14,960</u>	<u>17,523</u>

20. Investments

	31 Mar 23	30 Sep 21
	£	£
CCLA Investments	<u>1,729</u>	<u>122</u>

21. Creditors: amounts falling due within one year

	31 Mar 23	30 Sep 21
	£	£
Other creditors	<u>8,162</u>	<u>7,431</u>

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

	31 Mar 23	30 Sep 21
	£	£
Accruals and deferred income	<u>53,350</u>	<u>55,000</u>

23. Deferred income

	31 Mar 23	30 Sep 21
	£	£
At 1 Oct 21	55,000	–
Amount released to income	(1,650)	–
Amount deferred in period	–	55,000
At 31 Mar 23	<u>53,350</u>	<u>55,000</u>

24. 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 £2,301 (2021: £1,076).

Great Torrington Almshouse, Town and Lands Charity

Notes to the Financial Statements *(continued)*

Period from 1 October 2021 to 31 March 2023

25. Analysis of charitable funds

Unrestricted funds

	At 1 Oct 2021 £	Income £	Expenditure £	Transfers £	Gains and losses £	At 31 Mar 2023 £
Fixed Assets fund	240,638	—	(8,394)	—	—	232,244
General Funds	233,287	472,940	(526,111)	(4,000)	32	176,148
	<u>473,925</u>	<u>472,940</u>	<u>(534,505)</u>	<u>(4,000)</u>	<u>32</u>	<u>3,530,378</u>

	At 1 Oct 2020 £	Income £	Expenditure £	Transfers £	Gains and losses £	At 30 Sep 2021 £
Fixed Assets fund	246,234	—	(5,596)	—	—	240,638
General Funds	276,693	333,787	(182,083)	(195,110)	—	233,287
	<u>522,927</u>	<u>333,787</u>	<u>(187,679)</u>	<u>(195,110)</u>	<u>—</u>	<u>473,925</u>

Transfer between funds

During the period ended 31 March 2023 the charity made investment additions of £4,000 with the amount being paid for from the general fund.

Restricted funds

	At 1 Oct 2021 £	Income £	Expenditure £	Transfers £	Gains and losses £	At 31 Mar 2023 £
Almshouse - Extraordinary Repair Fund	121,536	—	—	4,000	602	126,138

	At 1 Oct 2020 £	Income £	Expenditure £	Transfers £	Gains and losses £	At 30 Sep 2021 £
Almshouse - Extraordinary Repair Fund	100,875	—	—	4,000	16,661	121,536

Great Torrington Almshouse, Town and Lands Charity

Notes to the Financial Statements *(continued)*

Period from 1 October 2021 to 31 March 2023

25. Analysis of charitable funds *(continued)*

Endowment funds

	At 1 Oct 2021 £	Income £	Expenditure £	Transfers £	Gains and losses £	At 31 Mar 2023 £
Town Lands - Endowed Investment Fund	5,599,342	—	—	—	2,132,760	7,732,102
Town Lands - Endowed Historic Property Fund	158,991	—	—	—	46,750	205,741
Almshouses - Investment Fund	151,368	—	—	—	(4,739)	146,629
Almshouses - Investment Property Fund	992,851	—	—	—	912,149	1,905,000
Almshouses - Property Fund	360,000	—	—	—	—	360,000
	<u>7,262,552</u>	<u>—</u>	<u>—</u>	<u>—</u>	<u>3,086,920</u>	<u>10,349,472</u>
	At 1 Oct 2020 £	Income £	Expenditure £	Transfers £	Gains and losses £	At 30 Sep 2021 £
Town Lands - Endowed Investment Fund	5,264,771	—	—	191,110	143,461	5,599,342
Town Lands - Endowed Historic Property Fund	158,991	—	—	—	—	158,991
Almshouses - Investment Fund	133,906	—	—	—	17,462	151,368
Almshouses - Investment Property Fund	992,851	—	—	—	—	992,851
Almshouses - Property Fund	360,000	—	—	—	—	360,000
	<u>6,910,519</u>	<u>—</u>	<u>—</u>	<u>191,110</u>	<u>160,923</u>	<u>7,262,552</u>

Great Torrington Almshouse, Town and Lands Charity

Notes to the Financial Statements *(continued)*

Period from 1 October 2021 to 31 March 2023

26. Analysis of net assets between funds

	Unrestricted Funds £	Restricted Funds £	Endowment Funds £	Total Funds 2023 £
Tangible fixed assets	232,244	—	360,000	592,244
Heritage assets	—	—	205,741	205,741
Investments	—	126,138	9,762,757	9,888,895
Current assets	237,660	—	20,974	258,634
Creditors less than 1 year	(8,162)	—	—	(8,162)
Creditors greater than 1 year	(53,350)	—	—	(53,350)
Net assets	408,392	126,138	10,349,472	10,884,002

	Unrestricted Funds £	Restricted Funds £	Endowment Funds £	Total Funds 2021 £
Tangible fixed assets	240,638	—	360,000	600,638
Heritage assets	—	—	158,991	158,991
Investments	—	121,536	6,724,160	6,845,696
Current assets	233,287	—	19,401	252,688
Creditors less than 1 year	—	—	—	—
Creditors greater than 1 year	—	—	—	—
Net assets	473,925	121,536	7,262,552	7,858,013

27. Related parties

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

The charity made payments of £31,385 (2021 - £NIL) to St Michael's All Angels Church. Rev P Bevan and Mr H Martin are trustees of both charities.

The charity made payment of £10,500 (2021 - £NIL) to Tarka Valley Railway. Mr H Martin is a trustee of both charities.

Great Torrington Almshouse, Town and Lands Charity
Formally known as Great Torrington Almshouse, Town Lands and Poors Charities
Charity Number 202802 202801

The Town Lands And Poors Charities
Income and expenditure account
For the period ended 31st March 2023

	Period ended 31 March 2023	2021
Income		
Rents received	310,366	227,192
Garage rents	1,726	1,151
Field rents	<u>2,007</u>	<u>1,097</u>
	314,099	229,440
Other Income		
COIF income	41,835	26,874
Other income	<u>5,242</u>	<u>1,858</u>
	47,077	28,732
	<u>361,176</u>	<u>258,172</u>
Expenditure		
Property maintenance	114,708	23,537
Insurance	<u>8,494</u>	<u>9,954</u>
	123,202	33,491
Grants		
St Michaels Church	48,585	-
Plough Arts Centre	15,000	5,000
Public purposes	38,669	5,002
Education	-	12,000
Sick and aged distribution	27,650	14,075
Other Charities	<u>85,482</u>	<u>7,591</u>
	215,386	43,668
Other overheads		
Bad debt	-	-
Depreciation property equipment	8,394	5,596
Light and heat	2,486	1,168
Office costs	2,687	1,572
Professional fees	7,341	7,324
Salaries	59,644	41,900
Stationery, postage & office equipment	-	299
Steward's Expenses (Travelling)	24	-
Sundries	5,710	4,351
Telephone	1,817	806
Utilities for empty properties	<u>2,582</u>	<u>310</u>
	90,685	63,326
Total Expenses	<u>429,273</u>	<u>140,485</u>
(Deficit)/Surplus for the year	<u>- 68,097</u>	<u>117,687</u>

Great Torrington Almshouse, Town and Lands Charity
Formally known as Great Torrington Almshouse, Town Lands and Poors Charities
Charity Number 202802 202801

The Almshouse Charity
Income and expenditure account
For the period ended 31st March 2023

	Period ended 31 March 2023		2021	
Income				
Rents received	101,955		65,465	
COIF income	5,662		3,637	
Field rents	1,600		2,000	
Other income	<u>2,547</u>		<u>4,513</u>	
		111,764		75,615
Expenditure				
Almshouse association	383		-	
Empty property costs	17,554		11,777	
Insurance	25,107		4,239	
IT Licence/Service Agreements	1,776		250	
Light and heat	-		528	
Office costs	64		86	
Other costs	602		1,983	
Professional fees	4,066		1,793	
Property maintenance - Almshouses	28,553		7,420	
Salaries	25,562		17,957	
Stationery/Postage & photocopies	597		317	
Steward's Travelling & expenses	6		-	
Sundry expenses (TV licence & training)	184		-	
Telephone	<u>778</u>		<u>844</u>	
		105,232		47,194
(Deficit)/Surplus for the year		<u><u>6,532</u></u>		<u><u>28,421</u></u>