

GLYMPTON ALMSHOUSES TRUST

Registered Charity Number: 203244

ACCOUNTS

YEAR ENDED 31 DECEMBER 2022

GLYMPTON ALMSHOUSES TRUST
ACCOUNTS FOR THE YEAR ENDED 31 DECEMBER 2022
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GLYMPTON ALMSHOUSES TRUST

ACCOUNTS FOR THE YEAR ENDED 31 DECEMBER 2022

LEGAL AND ADMINISTRATIVE DETAILS

Charity Name: Glympton Almshouses Trust

Registered Charity No: 203244

Office Address: Brickhill House
Kingham
Chipping Norton
Oxfordshire
OX7 6UL

Trustees: Chairman Lt. Col. Peter Browne
Secretary Mrs. Sally Browne
Mr. Sandy Douglas
Rev. Stephen Jones
Mrs. Joan Moss
Mr. Ben Wilson

PROFESSIONAL ADVISERS

Bankers: The Cooperative Bank
P O Box 101
1 Balloon Street
Manchester
M60 4EP

Independent Examiner: Mr. David Hards ACA
Colesbourne Consulting Limited
Bittum Field House
Colesbourne
Cheltenham
GL53 9NS

GLYMPTON ALMSHOUSES TRUST

TRUSTEES' REPORT FOR THE YEAR ENDED 31 DECEMBER 2022

History, objectives and activities

The charitable trust was established on 16 June 1952 by the granting of the freehold title to approximately one-third of an acre of land upon which the four apartments collectively known as Alan Good House, or Glympton Almshouses, were built. The Trust is responsible for their maintenance and administration.

The "Scheme" was updated on 18 December 2001, as approved by the Charity Commissioners.

The objects of the charity are:

- (a) the provision of housing accommodation for the beneficiaries; and
- (b) such charitable purposes for the benefit of the residents as the trustees decide.

Management and governance arrangements

The Scheme provides that there shall be one ex officio, one nominated and five co-opted trustees. The ex officio trustee will be the Incumbent of the Benefice of Wootton with Glympton and Kiddington, unless he/she is unwilling to act, in which case this appointment will remain vacant until the office holder is replaced. The nominated trustee must be appointed by the Glympton Parish Meeting, with each appointment being for a period of four years. The co-opted trustees must be appointed by the trustees in special meeting. The Charity Commissioners Scheme dated 18 December 2001 specified the term of the co-opted trustees (not exceeding four years) appointed at that time, with each appointment thereafter being a term of four years. At their first ordinary meeting each year the trustees must elect one of their number to be Chairman. No trustee can have any personal interest in the charity.

The trustees must hold at least two ordinary meetings in each twelve month period. The chairman, or any two trustees may call a special meeting at any time. No business may be transacted at a meeting unless three trustees are present, and all decisions are made by a majority vote.

The chairman is responsible for the induction of any trustee.

The trustees identify risks to which the charity may be exposed, including risks to the charity's financial position. These are kept under review and systems established to address any significant risks identified.

The trustees set out below held office during the whole of the period from 1 January 2022 to the date of this report, unless otherwise stated:

Chairman	Lt. Col. Peter Browne	Co-opted
Secretary	Mrs Sally Browne	Co-opted
	Mr Sandy Douglas	Co-opted
	Rev. Stephen Jones	Ex-Officio
	Mrs Joan Moss	Nominate
	Mr Ben Wilson	Co-opted

GLYMPTON ALMSHOUSES TRUST

TRUSTEES' REPORT FOR THE YEAR ENDED 31 DECEMBER 2022

Achievements and performance

Melinda Christensen, the beneficiary of Flat 4, decided to surrender her occupancy and moved out at the end of November. Apart from Flat 4 remaining empty in December, the Almshouses have been fully occupied throughout the year. Miss Siobhan Gregson, a 65 year old single lady with limited financial means, was appointed as a beneficiary and moved into Flat 4 on 1st March, 2023.

Double glazed windows of the same design as the existing leaded windows, were installed in Flat 3 in June, 2022 at a cost of £9,300, the costs of which were debited from the Designated Maintenance Reserve. It is intended to fit them to Flat 4 this summer, with the two remaining flats to be completed in 2024 and 2025.

The guest flat and common areas were redecorated during the year at a cost of £3,547.

An Electricity Inspection Condition Report was carried out of all the flats and the common area and graded Satisfactory. Minor repairs to upgrade the installation to current standards were carried out. The Certificate is valid for 5 years.

A Quinquennial Inspection of the fabric of the building was carried out by Peter Preston, an architect, of Manifest Design Workshop Ltd, and no major issues were identified.

The Trustees were compelled to increase the heating cost element of the Weekly Maintenance Contribution (WMC) paid by the residents from £28.03 per week to £45.77 per week with effect from 1st May, 2022, due to the exceptional increase in the cost of central heating oil, which was budgeted at 44.66p per litre for the year but rose to a peak of 129.95p per litre in March, 2022. Even this increase in the rate of WMC was not quite sufficient to cover the full cost paid by the Trust for heating but the Trustees decided to underwrite the shortfall of £183. A further increase in the rate of the heating element of the WMC from £45.77 to £57.90 was introduced on 1st January, 2023 to take account of the continued high prices for central heating oil, electricity and water, bringing the overall rate of WMC, including the rental element, to £179.76 per week. The recent decline in central heating oil costs has allowed the Trustees to reduce the heating element of the WMC to £53.96 with effect from 1st April, 2023, bringing the overall rate of WMC down to £175.82 per week. The Trustees will continue to keep energy costs under review and adjust the rate of WMC, up or down, as necessary.

Financial review, investment policy and reserves

The net surplus before the unrealised deficit on investments, was £798 (2021 – deficit of £361). The decrease in the market value of investments for the year was £3,332 (2021 – increase of £9,797), which was all transferred to the Investment Revaluation Reserve. At the end of the financial year the Trust's total funds carried forward were £146,036 (2021 - £148,569).

The trustees recognise the need to set aside reserves for future maintenance of the Almshouses. To this end the trustees are setting aside such funds every year, as they feel able. The adequacy of the level of these reserves and the charity's reserve policy are monitored by the trustees annually.

It is the charity's policy to invest any surplus funds in secure investments such as the National Association of Almshouses Charity's Investment Funds and its National Savings account.

GLYMPTON ALMSHOUSES TRUST

TRUSTEES' REPORT FOR THE YEAR ENDED 31 DECEMBER 2022

Statement of trustees' responsibilities

Charity law requires the trustees to prepare accounts for each financial year which show a true and fair view of the state of affairs of the charity and its financial activities for that period. In preparing those accounts, the trustees are required to:

- select suitable accounting policies and then apply them consistently;
- make judgements and estimates that are reasonable and prudent;
- state whether applicable accounting standards and statements of recommended practice have been followed, subject to any departures disclosed and explained in the accounts; and
- prepare the accounts on the going concern basis unless it is inappropriate to presume that the charity will continue in operational existence

The trustees are responsible for keeping proper accounting records which disclose with reasonable accuracy at any time the financial position of the charity and to enable them to ensure that the accounts 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.

Independent Examiner

Following the Housing Corporation's consent to the charity's deregistration in 2005, the Trustees decided to dispense with the need, and expense, of an audit. Instead they obtain an independent examination of the financial statements. The current Independent Examiner is Mr. David Hards of Colesbourne Consulting Limited

Signed on behalf of the trustees

P. J. Browne

Date: *28th September, 2023*

Chairman

**INDEPENDENT EXAMINER'S REPORT TO THE TRUSTEES OF
GLYMPTON ALMSHOUSES TRUST ON THE ACCOUNTS FOR THE YEAR
ENDED 31 DECEMBER 2022**

I report on the accounts of the Trust for the year ended 31 December 2022, which are set out on pages 1 to 16.

Respective responsibilities of trustees and examiner

The charity's trustees are responsible for the preparation of the accounts. They consider that an audit is not required for this year under section 144(2) of the Charities Act 2011 (the 2011 Act) and that an independent examination is needed.

It is my responsibility to:

- examine the accounts under section 145 of the 2011 Act;
- follow the procedures laid down in the General Directions given by the Charity Commission under section 145(5)(b) of the 2011 Act; and
- state whether particular matters have come to my attention.

Basis of independent examiner's report

My examination was carried out in accordance with General Directions given by the Charity Commission. An examination includes a review of the accounting records kept by the charity and a comparison of the accounts presented with those records. It also includes consideration of any unusual items or disclosures in the accounts, and seeking explanations from the trustees concerning any such matters. The procedures undertaken do not provide all the evidence that would be required in an audit and consequently no opinion is given as to whether the accounts present a "true and fair view" and the report is limited to those matters set out in the statement below.

Independent examiner's statement

In the course of my examination, no matter has come to my attention:

- (1) which gives me reasonable cause to believe that, in any material respect, the requirements:
- to keep accounting records in accordance with section 130 of the 2011 Act; and
 - to prepare accounts which accord with the accounting records and comply with the accounting requirements of the 2011 Act;

have not been met; or

- (2) to which, in my opinion, attention should be drawn in order to enable a proper understanding of the accounts to be reached.

Signed:  _____

Date: 28/9/2023

Mr. David Hards ACA
for and on behalf of Colesbourne Consulting Limited
Bittum Field House, Colesbourne, Cheltenham, GL53 9N

GLYMPTON ALMSHOUSES TRUST
STATEMENT OF FINANCIAL ACTIVITIES
FOR THE YEAR ENDED 31 DECEMBER 2022

		<u>Unrestricted</u>	<u>Expendable</u>	<u>Total</u>	<u>Total</u>
		<u>Funds</u>	<u>Endowment</u>		
			<u>Fund</u>		
	<u>Notes</u>	<u>£</u>	<u>£</u>	<u>2022</u>	<u>2021</u>
				<u>£</u>	<u>£</u>
<u>Income</u>					
Income from:					
Charitable Activities	3	30,581	-	30,581	25,581
Investment Income	3	4,254	21	4,274	3,339
Total Income		34,834	21	34,855	28,920
<u>Expenditure:</u>					
Charitable Activities	4	33,297	21	33,318	28,597
Governance costs	5	739	-	739	684
Total Expenditure		34,036	21	34,057	29,281
Net income before other recognised gains	12	798	0	798	(361)
Unrealised surplus / (deficit) on Investments	8 & 11	(3,274)	(58)	(3,332)	9,797
Net movement in funds		(2,476)	(58)	(2,533)	9,436
Total funds brought forward		146,713	1,856	148,569	139,133
Total funds carried forward		144,237	1,798	146,036	148,569

GLYMPTON ALMSHOUSES TRUST
BALANCE SHEET
AS AT 31 DECEMBER 2022

		<u>Unrestricted</u>	<u>Expendable</u>	<u>Total</u>	<u>Total</u>
		<u>Funds</u>	<u>Endowment</u>		
			<u>Fund</u>	<u>2022</u>	<u>2021</u>
	<u>Notes</u>	<u>£</u>	<u>£</u>	<u>£</u>	<u>£</u>
FIXED ASSETS					
Tangible Fixed Assets	7	12,962	-	12,962	13,418
Investments	8	114,345	1,798	116,143	113,491
		<u>127,307</u>	<u>1,798</u>	<u>129,105</u>	<u>126,909</u>
CURRENT ASSETS					
Debtors	9	1,288	-	1,288	1,406
Cash at bank and in hand		25,001	-	25,001	28,161
		<u>26,289</u>	<u>-</u>	<u>26,289</u>	<u>29,567</u>
CREDITORS : due within one year	10	(1,375)	-	(1,375)	(3,764)
NET CURRENT ASSETS		<u>24,914</u>	<u>-</u>	<u>24,914</u>	<u>25,803</u>
TOTAL ASSETS LESS CURRENT LIABILITIES		152,221	1,798	154,019	152,712
CREDITORS: falling due after one year	10	-	-	-	(4,143)
NET ASSETS		<u>152,221</u>	<u>1,798</u>	<u>154,019</u>	<u>148,569</u>
FUNDS OF THE CHARITY					
Investment Revaluation Reserve	11	27,450	680	28,129	31,460
Designated Maintenance Reserve	12	94,811	-	94,811	90,836
Income & Expenditure Account	12	12,678	-	12,678	25,155
Expendable Endowment Reserve	12	-	1,118	1,118	1,118
TOTAL FUNDS		<u>134,939</u>	<u>1,798</u>	<u>136,736</u>	<u>148,569</u>

These accounts were approved by the Trustees on and signed on their behalf by:

Signed: P. J. Rume
Chairman

Signed: Sally Broune
Secretary

GLYMPTON ALMSHOUSES TRUST

NOTES TO THE ACCOUNTS FOR THE YEAR ENDED 31 DECEMBER 2022

1 Basis of preparation

Basis of accounting

These accounts are prepared following the historic cost convention (except that investments are shown at market value) in accordance with Accounting and Reporting by Charities: 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), with FRS 102 and with the requirements of the Charities Act 2011.

Change in basis of accounting

There has been no change to the accounting policies (valuation rules and methods of accounting) since last year.

Changes to previous accounts

No changes have been made to the accounts figures for previous years.

2 Accounting policies

INCOME

Recognition of income

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

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

Income with related expenditure

Where income has related expenditure (as with fundraising or contract income) the income and related expenditure are reported gross in the SoFA.

Grants and donations

Grants and donations are only included in the SoFA when the charity has unconditional entitlement to the income.

Tax reclaims on donations and gifts

Income from tax reclaims are included in the SoFA at the same time as the gift to which they relate.

Contractual income and performance related grants

This is only included in the SoFA once the related goods or services have been delivered.

Gifts in kind

Gifts in kind are accounted for at a reasonable estimate of their value to the charity or the amount actually realised. Gifts in kind for sale or distribution are included in the accounts as gifts only when sold or distributed by the charity. Gifts in kind for use by the charity are included in the SoFA as income when receivable.

Donated services and facilities

These are only included in income (with an equivalent amount in expenditure) where the benefit to the charity is reasonably quantifiable, measurable and material. The value placed on such income is the estimated value to the charity of the service or facility received.

Volunteer help

The value of any volunteer help received is not included in the accounts but is described in the trustees' annual report.

Investment income

This is included in the accounts when receivable.

GLYMPTON ALMSHOUSES TRUST

NOTES TO THE ACCOUNTS FOR THE YEAR ENDED 31 DECEMBER 2022

2 Accounting policies (continued)

EXPENDITURE AND LIABILITIES

Liability recognition

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

Support costs

Support costs include central functions and have been allocated to the Trust's main activity (Note 4).

Governance costs

Include costs of the preparation and examination of statutory accounts, the cost of trustees meetings and cost of any legal advice to trustees on governance or constitutional matters (see Note 5).

Taxation

Glympton Almshouses Trust is a registered charity and accordingly is exempt from taxation on its income and gains where they are applied for charitable purposes.

ASSETS

Housing properties

Glympton Almshouses were constructed in the mid 20th Century and there is no record of the original cost and no value is attributed thereto. The Housing Properties costs in these accounts relate to improvements carried out which were funded by a Housing Corporation Grant, a loan from the Cooperative Bank plc and from the charity's own resources. The net cost arrived at after having deducted the Social Housing Grant is depreciated at 2% per annum on a straight-line basis.

Social Housing Grant

Social Housing Grant (SHG) is paid by the Housing Corporation to reduce the cost of development and is, therefore, shown as a deduction from the cost of Housing Properties in the Balance Sheet. SHG is repayable under certain circumstances, primarily following the sale of a property, but will normally be restricted to the net proceeds of sale.

Investments

Investments are shown at market value. Movements in the market value of investments are taken to the Revaluation Reserve and disclosed in the SoFA. When the Revaluation Reserve becomes exhausted any further falls in the market value of investments are reflected in the Income and Expenditure Account (see Notes 8, 11 and 12).

Investments

Investments are shown at market value. Movements in the market value of investments are taken to the Revaluation Reserve and disclosed in the SoFA. When the Revaluation Reserve becomes exhausted any further falls in the market value of investments are reflected in the Income and Expenditure Account (see Notes 8, 11 and 12).

CASH FLOW STATEMENT

In accordance with FRS 102 SORP this Charity is not required to produce a Cash Flow Statement.

GLYMPTON ALMSHOUSES TRUST
NOTES TO THE ACCOUNTS FOR THE YEAR ENDED 31 DECEMBER 2022

3 Analysis of income

	<u>Total</u> <u>2022</u> <u>£</u>	<u>Total</u> <u>2021</u> <u>£</u>
Investment income		
Interest receivable	21	51
Dividends from Income Shares (Note 8)	71	67
Accumulated Dividends (Note 8)	4,184	3,221
	<u>4,275</u>	<u>3,339</u>
 Income from charitable activities		
Maintenance contributions from residents	30,580	25,536
Guest room rental	-	45
	<u>30,580</u>	<u>25,581</u>

4 Analysis of expenditure on charitable activities

	<u>Total</u> <u>2022</u> <u>£</u>	<u>Total</u> <u>2021</u> <u>£</u>
Maintenance	21,773	17,904
Council Tax	-	60
Cleaning & Gardening	132	597
Insurance	1,146	1,143
Heating Oil	7,959	4,503
Heating & Water Rebate	(1,292)	1,292
Electricity	595	545
Water & Sewerage	1,210	1,054
Personal Alarm and Fire Equip.	629	439
Pest Control	-	84
Telephone	177	171
Depreciation	456	456
Gifts to Residents	205	-
Bank charges	55	-
Loan Interest	273	349
	<u>33,318</u>	<u>28,597</u>

5 Analysis of expenditure on Governance costs

	<u>Total</u> <u>2022</u> <u>£</u>	<u>Total</u> <u>2021</u> <u>£</u>
NAA subscription	146	142
Independent Housing Ombudsman subs.	18	17
Independent Examination Fee	575	525
	<u>739</u>	<u>684</u>

The Independent Examiner's fee included the preparation and reporting upon the accounts.

GLYMPTON ALMSHOUSES TRUST
NOTES TO THE ACCOUNTS FOR THE YEAR ENDED 31 DECEMBER 2021

6 Trustees expenses and emoluments and staff

	<u>Total</u> <u>2022</u> <u>£</u>	<u>Total</u> <u>2021</u> <u>£</u>
Number of trustees who were paid expenses	-	-
Nature of the expenses reimbursed	N/A	N/A
Total amount of expenses reimbursed	N/A	N/A

No trustee received any emoluments from the charity in the year (2021 – None). The Trust does not employ any staff (2021 – None).

7 Tangible fixed assets

	<u>Housing</u> <u>Properties</u> <u>2022</u> <u>£</u>	<u>Housing</u> <u>Propertie</u> <u>s</u> <u>2021</u> <u>£</u>
Cost:		
At 1 January and 31 December	107,573	107,573
Social Housing Grant:		
At 1 January and 31 December	(84,769)	(84,769)
Cost less Social Housing Grant:	22,804	22,804
Depreciation:		
At 1 January	(8,930)	(8,474)
Charge for the year	(456)	(456)
At 31 December	(9,386)	(8,930)
Net Book Value at 31 December	13,418	13,874

As referred to in Notes 2 & 10, the Trustees took a loan of £40,000 in 2001 from the Cooperative Bank plc in order to finance the refurbishment of Alan Good House, the Trust's property. This loan was repaid in the year.

GLYMPTON ALMSHOUSES TRUST
NOTES TO THE ACCOUNTS FOR THE YEAR ENDED 31 DECEMBER 2022

8 Fixed assets investments

	<u>NAACIF</u> <u>Income</u> <u>Shares</u>	<u>NAACIF</u> <u>Accumulation</u> <u>Shares</u>	<u>Total</u> <u>2022</u> <u>£</u>	<u>Total</u> <u>2021</u> <u>£</u>
Market value:				
As at 1 January	1,856	111,635	113,491	98,674
Additions	-	1,800	1,800	1,800
Accumulated income	-	4,184	4,184	3,221
Revaluation adjustment	(58)	(3,274)	(3,332)	9,796
At 31 December	<u>1,798</u>	<u>114,345</u>	<u>116,143</u>	<u>113,491</u>

Investments comprise the following:

	<u>Total</u> <u>2022</u> <u>£</u>	<u>Total</u> <u>2021</u> <u>£</u>
1,083 Accumulation Shares in NAACIF (2021 – 1,066)	114,345	111,635
2,036 Income Shares in NAACIF (2021– 2,036)	1,798	1,856
	<u>116,143</u>	<u>113,491</u>

Historic information of the original cost is not available.

The Income Shares in NAACIF represent the expendable endowment fund established upon the creation of the Trust. The income and capital in this fund can be used by the Trustees to defray any costs incurred in repairing, maintaining and insuring the Almshouses, and any other incidental costs and expenses of the Trust. Consequently, the dividend income in the year from these shares (see Note 3) was paid into the unrestricted bank account and put towards the trust's expenditure on its charitable activities (Note 4).

The Accumulation Shares in NAACIF represent part of the unrestricted funds of the trust.

9 Debtors

	<u>Total</u> <u>2022</u> <u>£</u>	<u>Total</u> <u>2021</u> <u>£</u>
Amounts falling due within one year		
Prepayments and accrued income	<u>1,288</u>	<u>1,406</u>

GLYMPTON ALMSHOUSES TRUST
NOTES TO THE ACCOUNTS FOR THE YEAR ENDED 31 DECEMBER 2022

10 Creditors

	<u>Total</u> <u>2022</u> £	<u>Total</u> <u>2021</u> £
Amounts falling due within one year		
Loan (secured)	-	956
Other creditors and accruals	1,407	2,809
	<u>1,407</u>	<u>3,765</u>

Amounts falling due after more than one year

Loan (secured)	<u>-</u>	<u>4,143</u>
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In 2001 a loan of £40,000 was taken from the Cooperative Bank plc by the Trustees, in order to finance the refurbishment of Alan Good House, the Trust's property. This loan was secured by a first legal mortgage over that property, accrued interest at 1.125% over base and was repayable by monthly instalments until May 2026. In May 2014, an additional £12,000 of the capital value of this loan was repaid by the Trust. On 10th November 2022, the remaining balance of £4,284 was repaid. £50 was charged for the release of the title deeds.

11 Investment Revaluation Reserves

	<u>Unrestricted</u> <u>Funds</u> £	<u>Expendable</u> <u>Endowment</u> <u>Fund</u> £	<u>Total</u> <u>2022</u> £	<u>Total</u> <u>2021</u> £
At 1 January	30,722	739	31,461	21,663
Revaluation adjustment this year	(3,274)	(58)	(3,332)	9,798
At 31 December	<u>27,448</u>	<u>681</u>	<u>28,129</u>	<u>31,461</u>

12 Other Reserves

	<u>Designated</u> <u>Maintenance</u> <u>Reserve</u> £	<u>Income &</u> <u>Expenditure</u> <u>Account</u> £	<u>Expendable</u> <u>Endowment</u> <u>Fund</u> £	<u>Total</u> <u>2022</u> £	<u>Total</u> <u>2021</u> £
At 1 January	90,836	25,155	1,118	117,109	117,470
Surplus/(deficit) this year	(9,300)	798	-	(8,502)	(361)
	<u>81,536</u>	<u>25,953</u>	<u>1,118</u>	<u>108,607</u>	<u>117,109</u>
Transfers in the year	13,275	(13,275)	-	-	-
At 31 December	<u>94,811</u>	<u>12,678</u>	<u>1,118</u>	<u>108,607</u>	<u>117,109</u>

The Designated Maintenance Reserve and the Income & Expenditure Account are part of the Trust's Unrestricted Funds.

13 Capital Commitments and Contingent Liabilities

There were no capital commitments or contingent liabilities at 31 December 2022 and 2021.

