

Charity registration number: 203399

# Dartmouth United Charities

Annual Report and Financial Statements

for the Year Ended 30 April 2023

## **Dartmouth United Charities**

### **Contents (continued)**

Reference and Administrative Details	1
Trustees' Report	2 to 5
Statement of Trustees' Responsibilities	6
Independent Auditors' Report	7 to 10
Statement of Financial Activities	11 to 12
Balance Sheet	13
Cash Flow Statement	14
Notes to the Financial Statements	15 to 28

## **Dartmouth United Charities**

### **Reference and Administrative Details**

<b>Nominative Trustees</b>	Ms V de Galleani Mr M Rowley
<b>Publically Nominated Trustees</b>	Mr R Springett Mrs J Cawley, Chair Mrs B Fleet Mr B French Mr M Tremlett Mr G Hardy Ms L Osgood, Vice Chair
<b>Principal Office</b>	38 Victoria Road Dartmouth Devon TQ6 9SA
<b>Charity Registration Number</b>	203399
<b>Solicitors</b>	Foot Anstey LLP 2 Glass Wharf Bristol BS2 0FR
<b>Bankers</b>	National Westminster Bank plc Paignton 15 Victoria St Paignton Devon TQ4 5DE
<b>Auditor</b>	Thompson Jenner LLP 1 Colleton Crescent Exeter Devon EX2 4DG

# **Dartmouth United Charities**

## **Trustees' Report**

The Trustees present their annual report, together with the audited financial statements of the Dartmouth United Charities (the charity) for the year ended 30 April 2023. The Trustees confirm that the Annual Report and the financial statements comply with the current statutory requirements, the requirements of the charity's governing document and have been prepared 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) (effective 1 January 2019) - (Charities SORP (FRS 102)), the Financial Reporting Standard applicable in the UK and Republic of Ireland (FRS 102) and the Charities Act 2011.

### **OBJECTIVES AND ACTIVITIES**

#### **a. PUBLIC BENEFIT**

The charity's purposes and activities as defined in its governing document, and outlined above, are intended to serve the people of Dartmouth. The charity provides almshouse accommodation to poor persons of good character who have lived in Dartmouth for two years prior to their appointment. In exceptional circumstances persons can be appointed from outside the town if they have strong links to the area. The charity also provides grants and donations to organisations or resident individuals in Dartmouth who are in need, hardship or distress.

The trustees confirm that they have complied with the requirements of section 17 of the Charities Act 2011 to have due regard to the public benefit guidance published by the Charity Commission for England and Wales.

#### **b. ACTIVITIES FOR ACHIEVING OBJECTIVES**

The priority of the charity is to continue to upgrade and maintain its existing almshouse properties to a high standard for the benefit of the charity and its residents, all of whom are local people who have met the criteria of the charity's scheme.

The charity is increasing its almshouse provision by acquisition of properties or land to build new almshouses if appropriate sites become available. Additions to the portfolio are brought up to the charity's high standards of accommodation before they become available to new residents.

#### **c. GRANT MAKING POLICIES**

Grant requests are individually assessed to ensure compliance with the scheme.

### **ACHIEVEMENTS AND PERFORMANCE**

#### **a. REVIEW OF ACTIVITIES**

The charity had a surplus before revaluations for the year of £311,701 (2022: £264,088) after charging residential property repairs of £50,559 (2022: £33,740). There was a decrease in the valuation of its charity sector unit trusts of £4,679. (2022: increase of £3,784).

The general income reserve was £200,000 (2022: £200,000).

The Victoria Road properties were revalued in 2017, and given a valuation of £2,370,000 which represents the Trustees' best estimate of the market value. This, along with the market value of 3 further family almshouses purchased in 2018, 2021 and 2022, have been incorporated into these accounts.

The properties owned by the charity are shown as freehold property as these assets are being used for the activities of the charity and are not held solely to generate a return.

## **Dartmouth United Charities**

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

During the past year the Charities have purchased a further family almshouse bringing our total to 9 family houses and 19 almshouse apartments for individual (predominantly older) residents. Our only two bedroom flat was converted to a refurbished one bedroom flat and a new DUC office more conveniently located to the flats in Victoria Road. We also took the opportunity to refurbish 3 flats that became vacant during the year to bring them up to modern standards. We receive a high number of applicants for the family houses and so are concentrating on adding to our stock when there is an opportunity to do so. The families appointed are grateful to have the opportunity to reduce their outgoings, start saving and have a stable home whilst they have dependent children. Our more mature residents have peace of mind knowing they have the support of our warden and a call 24 alarm.

In 2022-23 we gave over £91,000 of grants to local residents and organisations who support them in order to relieve hardship, need and distress. These included a fund for disadvantaged pupils at Dartmouth Academy; support worker salaries for Dartmouth Caring; service delivery costs for South Hams Citizens Advice to come to Dartmouth; 10 roller disco events put on by Dartmouth Youth Group; mental health software subscription for St John the Baptist Primary School along with essential items such as fridges, beds and flooring and training courses for individuals. As ever, the recipients are always extremely grateful for the support they receive.

#### **FINANCIAL REVIEW**

##### **a. GOING CONCERN**

After making appropriate enquiries, the Trustees have a reasonable expectation that the charity has adequate resources to continue in operational existence for the foreseeable future. For this reason they continue to adopt the going concern basis in preparing the financial statements.

##### **b. PRINCIPAL RISKS AND UNCERTAINTIES**

The Trustees actively review the major risks which the charity faces on a regular basis and believe that maintaining reserves at current levels, combined with an annual review of the controls over key financial systems, will provide sufficient resources in the event of adverse conditions. The Trustees have also examined other operational and business risks faced by the charity and confirm that they have established systems to mitigate the significant risks.

Trustees have put in place insurance cover to minimise the risks arising from their ownership of land and buildings. The cover is reviewed periodically to ensure buildings are fully insured.

##### **c. RESERVES POLICY**

It is the policy of the charity to maintain funds at a level which would equate to at least 12 months expenditure, being £50,000 to £200,000. The current free reserves are £200,000. This provides sufficient funds to cover management, administration and support costs.

##### **d. MATERIAL INVESTMENTS POLICY**

The Trust Deed authorises the Trustees to make and hold investments using the general funds of the charity. The Trustees have considered the most appropriate policy for investing funds is the ownership and management of residential properties and the provision of charitable benefits to the residents. Reserve funds are invested in specialised investment funds, designed for the charity sector to generate both income and capital growth. The market value of the investments funds was £261,538 (2022: £264,772) at the year end.

## **Dartmouth United Charities**

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

#### **STRUCTURE, GOVERNANCE AND MANAGEMENT**

##### **a. CONSTITUTION**

The charity is an unincorporated Trust currently being administered under a scheme of arrangement made by the Charity Commission on 28 April 1953 and as amended in 1980 and 1988, with the power to use its income for the following purposes:

1. To defray the costs of the administration and management of the charity.
2. To administer and manage the property of the charity.
3. To use the properties of the charity for the provision of accommodation for those in some form of need.
4. *To make donations or grants of money or provide items, services or facilities to individuals resident in Dartmouth who are in conditions of need, hardship or distress or by way of donations to organisation which undertake to provide such items, services or facilities for such persons.*

##### **b. METHOD OF APPOINTMENT OR ELECTION OF TRUSTEES**

The management of the charity is the responsibility of the Trustees who are co-opted through public advertisement or nominated under the terms of the Trust Deed.

Appointment of Trustees is prescribed by the governing document of the charity. The Trustees are authorised to appoint Trustees to fill vacancies arising through resignation or the death of an existing Trustee.

The current Trustees are shown on page 1 along with others who have resigned since the 2022 accounts were approved. Mrs J Cawley was re-elected Chair of Trustees in January 2023.

##### **c. POLICIES ADOPTED FOR THE INDUCTION AND TRAINING OF TRUSTEES**

Existing Trustees are already familiar with the practical works of the charity. Newly appointed trustees participate in a programme of induction and training to become familiar with the charity and the context within which it operates. These cover the obligations of Trustees, both individually and as members of the Board, the framework of the charity, the current financial position as set out in the latest accounts and future plans and developments.

##### **d. PAY POLICY FOR SENIOR STAFF**

There is a sub-committee of Trustees which had delegated authority from the Board to conduct an annual pay review for all staff and agree the outcome of the review.

##### **e. ORGANISATIONAL STRUCTURE AND DECISION MAKING**

The Trustees meet quarterly and are responsible for the strategic direction and policies of the charity.

The Trustees delegate the day to day responsibility for the management to the manager.

The manager, who is responsible for ensuring that the charity delivers the services specified and the day to day operational management, also attends meetings but has no voting rights.

All Trustees give their time voluntarily and receive no remuneration or other benefits.

##### **f. RISK MANAGEMENT**

The Trustees have assessed the major risks to which the charity is exposed, in particular those related to the operations and finances of the charity, and are satisfied that systems and procedures are in place to mitigate the charity's exposure to the major risks.

## **Dartmouth United Charities**

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

The Trustees are responsible for keeping proper 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 Charity (Accounts and Reports) Regulations 2008 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.

#### **INFORMATION ON FUNDRAISING PRACTICES**

The DUC does not carry out any fundraising activities either directly or through the use of a commercial participator or professional fundraiser.

#### **Disclosure of information to auditor**

Each trustee has taken steps that they ought to have taken as a trustee in order to make themselves aware of any relevant audit information and to establish that the charity's auditor is aware of that information. The trustees confirm that there is no relevant information that they know of and of which they know the auditor is unaware.

## Dartmouth United Charities

### Statement of Trustees' Responsibilities


The trustees are responsible for preparing the trustees' report and the financial statements in accordance with the United Kingdom Accounting Standards (United Kingdom Generally Accepted Accounting Practice) and applicable law and regulations.

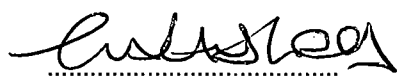
The law applicable to charities requires the trustees to prepare financial statements for each financial year which give a true and fair view of the state of affairs of the charity and of the incoming resources and application of resources of the charity for that period. In preparing these financial statements, the trustees are required to:

- select suitable accounting policies and then apply them consistently;
- observe the methods and principles in the Charities SORP;
- make judgements and estimates that are reasonable and prudent;
- state whether applicable accounting standards have been followed, subject to any material departures disclosed and explained in the financial statements; and
- 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 proper accounting records that 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 Charities (Accounts and Reports) Regulations 2008, and the provisions of the constitution. The trustees 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.

Approved by the trustees of the charity on 2-10-23 and signed on its behalf by:

  
.....  
Mrs J Cawley  
Trustee

  
.....  
Ms L Osgood  
Trustee



## **Dartmouth United Charities**

### **Independent Auditor's Report to the Members of Dartmouth United Charities**

#### **Opinion**

We have audited the financial statements of Dartmouth United Charities (the 'charity') for the year ended 30 April 2023, which comprise the Statement of Financial Activities, Balance Sheet, Cash Flow Statement, and Notes to the Financial Statements, including a summary of significant accounting policies. The financial reporting framework that has been applied in their preparation is United Kingdom Accounting Standards, comprising Charities SORP - FRS 102 'The Financial Reporting Standard applicable in the UK and Republic of Ireland' and applicable law (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 April 2023 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; and
- 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 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 original financial statements were 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.

#### **Other information**

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

## **Dartmouth United Charities**

### **Independent Auditor's Report to the Members of Dartmouth United Charities (continued)**

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 our 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 where the Charities (Accounts and Report) Regulations 2008 requires us to report to you if, in our opinion:

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

#### **Responsibilities of trustees**

As explained more fully in the Statement of Trustees' Responsibilities (set out on page 6), 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 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.

## **Dartmouth United Charities**

### **Independent Auditor's Report to the Members of Dartmouth United Charities (continued)**

#### **The extent to which the audit was considered capable of detecting irregularities including fraud**

Our approach to identifying and assessing the risks of material misstatement in respect of irregularities, including fraud and non-compliance with laws and regulations, was as follows:

- the engagement partner ensured that the engagement team collectively had the appropriate competence, capabilities and skills to identify or recognise non-compliance with applicable laws and regulations;
- we identified the laws and regulations applicable to the company through discussions with directors and other management, and from our knowledge and experience of the charity and property sectors;
- we focused on specific laws and regulations which we considered may have a direct material effect on the financial statements or the operations of the company, including the Companies Act 2006, Charities Act 2011, taxation legislation, data protection, anti-bribery, employment law and health and safety legislation;
- we assessed the extent of compliance with the laws and regulations identified above through making enquiries of management, reviewing licenses, certificates and relevant correspondence including the inspection of legal correspondence; and
- identified laws and regulations were communicated within the audit team regularly and the team remained alert to instances of non-compliance throughout the audit.

We assessed the susceptibility of the company's financial statements to material misstatement, including obtaining an understanding of how fraud might occur, by:

- making enquiries of management as to where they considered there was susceptibility to fraud, their knowledge of actual, suspected and alleged fraud; and
- considering the internal controls in place to mitigate risks of fraud and non-compliance with laws and regulations.

To address the risk of fraud through management bias and override of controls, we:

- performed analytical procedures to identify any unusual or unexpected relationships;
- tested journal entries to identify unusual transactions;
- assessed whether judgements and assumptions made in determining the accounting estimates were indicative of potential bias; and
- investigated the rationale behind significant or unusual transactions.

In response to the risk of irregularities and non-compliance with laws and regulations, we designed procedures which included, but were not limited to:

- agreeing financial statement disclosures to underlying supporting documentation;
- enquiring of management as to actual and potential litigation and claims; and
- reviewing correspondence with HMRC, relevant regulators and the company's legal advisors.

There are inherent limitations in our audit procedures described above. The more removed that laws and regulations are from financial transactions, the less likely it is that we would become aware of non-compliance. Auditing standards also limit the audit procedures required to identify non-compliance with laws and regulations to enquiry of the directors and other management and the inspection of regulatory and legal correspondence, if any.

## **Dartmouth United Charities**

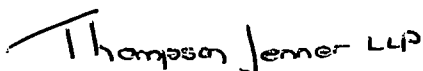
### **Independent Auditor's Report to the Members of Dartmouth United Charities (continued)**

Material misstatements that arise due to fraud can be harder to detect than those that arise from error as they may involve deliberate concealment or collusion.

A further description of our responsibilities is available on the Financial Reporting Council's website at: [www.frc.org.uk/auditorsresponsibilities](http://www.frc.org.uk/auditorsresponsibilities). This description forms part of our auditor's report.

#### **Use of our report**

This report is made solely to the charity trustees, 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 trustees those matters we are required to state to trustees in an auditors' 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 its trustees as a body, for our audit work, for this report, or for the opinions we have formed.



.....  
Mr David Tucker (Senior Statutory Auditor)  
For and on behalf of Thompson Jenner LLP, Statutory Auditor

1 Colleton Crescent  
Exeter  
Devon  
EX2 4DG

Date: 27/10/23

# Dartmouth United Charities

## Statement of Financial Activities for the Year Ended 30 April 2023

	Note	Unrestricted £	Endowment £	Total 2023 £
<b>Income and Endowments from:</b>				
Donations and legacies	2	359,916	-	359,916
Charitable activities	3	156,055	-	156,055
Investment income	4	21,689	-	21,689
Total income		537,660	-	537,660
<b>Expenditure on:</b>				
Charitable activities	5, 6, 7, 8	(225,959)	-	(225,959)
Total expenditure		(225,959)	-	(225,959)
Net income		311,701	-	311,701
<b>Other recognised gains and losses</b>				
Net gains on investments	14	(4,679)	-	(4,679)
Net movement in funds		307,022	-	307,022
<b>Reconciliation of funds</b>				
Total funds brought forward		3,335,093	1,680,000	5,015,093
Total funds carried forward	18	3,642,115	1,680,000	5,322,115

The notes on pages 15 to 28 form an integral part of these financial statements.

## Dartmouth United Charities

### Statement of Financial Activities for the Year Ended 30 April 2023 (continued)

	Note	Unrestricted £	Endowment £	Total 2022 £
<b>Income and Endowments from:</b>				
Donations and legacies	2	328,938	-	328,938
Charitable activities	3	136,961	-	136,961
Investment income	4	<u>8,394</u>	<u>-</u>	<u>8,394</u>
Total income		<u>474,293</u>	<u>-</u>	<u>474,293</u>
<b>Expenditure on:</b>				
Charitable activities	5, 6, 7, 8	<u>(210,205)</u>	<u>-</u>	<u>(210,205)</u>
Total expenditure		<u>(210,205)</u>	<u>-</u>	<u>(210,205)</u>
Net income		264,088	-	264,088
<b>Other recognised gains and losses</b>				
Net gains on investments	14	<u>3,784</u>	<u>-</u>	<u>3,784</u>
Net movement in funds		267,872	-	267,872
<b>Reconciliation of funds</b>				
Total funds brought forward		<u>3,067,221</u>	<u>1,680,000</u>	<u>4,747,221</u>
Total funds carried forward	18	<u>3,335,093</u>	<u>1,680,000</u>	<u>5,015,093</u>

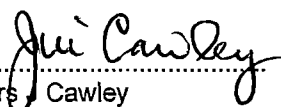
All of the charity's activities derive from continuing operations during the above two periods.


The notes on pages 15 to 28 form an integral part of these financial statements.

**Dartmouth United Charities**  
**(Registration number: 203399)**  
**Balance Sheet as at 30 April 2023**

	Note	2023 £	2022 £
<b>Fixed assets</b>			
Tangible assets	13	4,232,859	3,900,849
Investments	14	<u>261,538</u>	<u>264,772</u>
		<u>4,494,397</u>	<u>4,165,621</u>
<b>Current assets</b>			
Debtors	15	9,837	10,481
Cash at bank and in hand	16	<u>830,539</u>	<u>845,738</u>
		840,376	856,219
<b>Creditors: Amounts falling due within one year</b>	17	<u>(12,658)</u>	<u>(6,747)</u>
<b>Net current assets</b>		<u>827,718</u>	<u>849,472</u>
<b>Net assets</b>		<u>5,322,115</u>	<u>5,015,093</u>
<b>Funds of the charity:</b>			
Endowment		1,680,000	1,680,000
Unrestricted		<u>3,642,115</u>	<u>3,335,093</u>
<b>Total funds</b>	18	<u>5,322,115</u>	<u>5,015,093</u>

The financial statements on pages 11 to 28 were approved by the trustees, and authorised for issue on 2.10.23 and signed on their behalf by:

  
 .....  
 Mrs J. Cawley  
 Trustee

  
 .....  
 Ms L. Osgood  
 Trustee

# Dartmouth United Charities

## Cash Flow Statement for the Year Ended 30 April 2023

	Note	2023 £	2022 £
<b>Cash flows from operating activities</b>			
Net cash income		307,022	267,872
<b>Adjustments to cash flows from non-cash items</b>			
Investment income	4	(21,689)	(8,394)
Revaluation of investments	14	<u>4,679</u>	<u>(3,784)</u>
		290,012	255,694
<b>Working capital adjustments</b>			
Decrease in debtors	15	644	2,328
Increase/(decrease) in creditors	17	2,720	(2,609)
Increase in deferred income		<u>3,191</u>	<u>689</u>
Net cash flows from operating activities		<u>296,567</u>	<u>256,102</u>
<b>Cash flows from investing activities</b>			
Interest receivable and similar income	4	21,689	8,394
Purchase of tangible fixed assets	13	(332,010)	(416,952)
Purchase of investments	14	<u>(1,445)</u>	<u>(1,445)</u>
Net cash flows from investing activities		<u>(311,766)</u>	<u>(410,003)</u>
Net decrease in cash and cash equivalents		(15,199)	(153,901)
Cash and cash equivalents at 1 May		<u>845,738</u>	<u>999,639</u>
Cash and cash equivalents at 30 April		<u><u>830,539</u></u>	<u><u>845,738</u></u>

All of the cash flows are derived from continuing operations during the above two periods.

The notes on pages 15 to 28 form an integral part of these financial statements.



## **Dartmouth United Charities**

### **Notes to the Financial Statements for the Year Ended 30 April 2023**

#### **1 Accounting policies**

##### **Statement of compliance**

The financial statements have been prepared 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) (effective 1 January 2019) - (Charities SORP (FRS 102)), the Financial Reporting Standard applicable in the UK and Republic of Ireland (FRS 102) and the Charities Act 2011.

##### **Basis of preparation**

Dartmouth United Charities meets the definition of a public benefit entity under FRS 102. The accounts (financial statements) have been prepared under the historical cost convention with items recognised at cost or transaction value unless otherwise stated in the relevant note(s) to these accounts.

##### **Going concern**

The trustees consider that there are no material uncertainties about the charity's ability to continue as a going concern.

##### **Income and endowments**

Voluntary income including donations, gifts, legacies and grants that provide core funding or are of a general nature is recognised when the charity has entitlement to the income, it is probable that the income will be received and the amount can be measured with sufficient reliability.

##### **Donations and legacies**

Donations and legacies are recognised on a receivable basis when receipt is probable and the amount can be reliably measured.

##### **Grants receivable**

Grants are recognised when the charity has an entitlement to the funds and any conditions linked to the grants have been met. Where performance conditions are attached to the grant and are yet to be met, the income is recognised as a liability and included on the balance sheet as deferred income to be released.

##### **Deferred income**

Deferred income represents amounts received for future periods and is released to incoming resources in the period for which, it has been received. Such income is only deferred when:

- The donor specifies that the grant or donation must only be used in future accounting periods; or
- The donor has imposed conditions which must be met before the charity has unconditional entitlement.

##### **Investment income**

Dividends are recognised once the dividend has been declared and notification has been received of the dividend due.

## **Dartmouth United Charities**

### **Notes to the Financial Statements for the Year Ended 30 April 2023 (continued)**

#### ***Other income***

Interest on funds held on deposit is included when receivable and the amount can be measured reliably by the charity; this is normally upon notification of the interest paid or payable by the bank.

#### ***Expenditure***

All expenditure is recognised once there is a legal or constructive obligation to that expenditure, it is probable settlement is required and the amount can be measured reliably. All costs are allocated to the applicable expenditure heading that aggregate similar costs to that category. Where costs cannot be directly attributed to particular headings they have been allocated on a basis consistent with the use of resources, with central staff costs allocated on the basis of time spent, and depreciation charges allocated on the portion of the asset's use. Other support costs are allocated based on the spread of staff costs.

All expenditure is inclusive of irrecoverable VAT.

#### ***Charitable activities***

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.

#### ***Grant expenditure***

Grants payable are charged in the year when the offer is made except in those cases where the offer is conditional, such grants being recognised as expenditure when the conditions attaching are fulfilled.

#### ***Grant provisions***

Provisions for grants are made when the intention to make a grant has been communicated to the recipient but there is uncertainty about either the timing of the grant or the amount of grant payable.

#### ***Support costs***

Support costs are those costs incurred directly in support of expenditure on the objectives of the charity and include project management carried out at head office.

#### ***Governance costs***

These include the costs attributable to the charity's compliance with constitutional and statutory requirements, including audit, strategic management and trustees meetings and reimbursed expenses.

#### ***Government grants***

Government grants are recognised based on the accrual model and are measured at the fair value of the asset received or receivable. Grants are classified as relating either to revenue or to assets. Grants relating to revenue are recognised in income over the period in which the related costs are recognised. Grants relating to assets are recognised over the expected useful life of the asset. Where part of a grant relating to an asset is deferred, it is recognised as deferred income.

## **Dartmouth United Charities**

### **Notes to the Financial Statements for the Year Ended 30 April 2023 (continued)**

#### **Taxation**

The charity is considered to pass the tests set out in Paragraph 1 Schedule 6 of the Finance Act 2010 and therefore it meets the definition of a charitable company for UK corporation tax purposes. Accordingly, the charity is potentially exempt from taxation in respect of income or capital gains received within categories covered by Chapter 3 Part 11 of the Corporation Tax Act 2010 or Section 256 of the Taxation of Chargeable Gains Act 1992, to the extent that such income or gains are applied exclusively to charitable purposes.

#### **Tangible fixed assets**

Tangible fixed assets are carried at cost or valuation, net of depreciation and any provision for impairment.

#### **Depreciation and amortisation**

Freehold property is considered by the Trustees to have a high residual value and long economic life to render the annual depreciation charge immaterial.

#### **Impairment of fixed assets**

The Trustees review the freehold properties for impairment at the end of each reporting period.

#### **Fixed asset investments**

Fixed asset investments, other than programme related investments, are included at market value at the balance sheet date. Realised gains and losses on investments are calculated as the difference between sales proceeds and their market value at the start of the year, or their subsequent cost, and are charged or credited to the Statement of Financial Activities in the period of disposal.

Unrealised gains and losses represent the movement in market values during the year and are credited or charged to the Statement of Financial Activities based on the market value at the year end.

#### **Trade debtors**

Trade debtors are amounts due from customers for merchandise sold or services performed in the ordinary course of business.

Trade debtors are recognised initially at the transaction price. They are subsequently measured at amortised cost using the effective interest method, less provision for impairment. A provision for the impairment of trade debtors is established when there is objective evidence that the charity will not be able to collect all amounts due according to the original terms of the receivables.

#### **Cash and cash equivalents**

Cash and cash equivalents comprise cash on hand and call deposits, and other short-term highly liquid investments that are readily convertible to a known amount of cash and are subject to an insignificant risk of change in value.

## Dartmouth United Charities

### Notes to the Financial Statements for the Year Ended 30 April 2023 (continued)

#### Trade creditors

Trade creditors are obligations to pay for goods or services that have been acquired in the ordinary course of business from suppliers. Accounts payable are classified as current liabilities if the Trade creditor does not have an unconditional right, at the end of the reporting period, to defer settlement of the creditor for at least twelve months after the reporting date. If there is an unconditional right to defer settlement for at least twelve months after the reporting date, they are presented as non-current liabilities.

Trade creditors are recognised initially at the transaction price and subsequently measured at amortised cost using the effective interest method.

#### Fund structure

General funds are unrestricted funds that are available for use at the trustees's discretion in furtherance of the objectives of the charity.

Designated funds are unrestricted funds set aside for specific purposes at the discretion of the trustees. The aim and use of each designated fund is set out in the notes to the financial statements.

#### Financial instruments

The charity only has financial assets and financial liabilities of a kind that qualify as basic financial instruments. Basic financial instruments are initially recognised at transaction value and subsequently measured at their settlement value with the exception of bank loans which are subsequently measured at amortised cost using the effective interest method.

## 2 Income from donations and legacies

	Unrestricted		
	General	Total	Total
	£	2023	2022
		£	£
Donations and legacies;			
The Dartmouth Trust	359,916	359,916	304,396
Grants, including capital grants;			
Government grants	-	-	1,542
Grants from companies	-	-	23,000
	<u>359,916</u>	<u>359,916</u>	<u>328,938</u>

## Dartmouth United Charities

### Notes to the Financial Statements for the Year Ended 30 April 2023 (continued)

#### 3 Income from charitable activities

	Unrestricted funds General £	Total 2023 £	Total 2022 £
Contributions paid by residents	145,050	145,050	125,561
Car parking	8,995	8,995	9,030
Guest suite	1,365	1,365	1,630
Laundry income	645	645	740
	<u>156,055</u>	<u>156,055</u>	<u>136,961</u>

#### 4 Investment income

	Unrestricted funds General £	Total 2023 £	Total 2022 £
Interest receivable on bank deposits	13,685	13,685	599
Other income from fixed asset investments	8,004	8,004	7,795
	<u>21,689</u>	<u>21,689</u>	<u>8,394</u>

#### 5 Direct Costs

	Total 2023 £	Total 2022 £
Call 24	1,135	1,507
Cleaning and removal costs	413	468
Television licences	544	524
Property and contents insurance	5,936	5,402
Health and safety	2,768	6,598
Gas and electric	15,183	10,709
Water charges	5,232	4,780
	<u>31,211</u>	<u>29,988</u>

## Dartmouth United Charities

### Notes to the Financial Statements for the Year Ended 30 April 2023 (continued)

#### 6 Support Costs

	Total 2023 £	Total 2022 £
Legal and professional fees	11,095	10,458
Advertising	-	454
Sundry expenses	545	2,383
Staff training	380	75
Subscriptions to Almshouses Association	343	319
Trustee indemnity insurance	278	272
Property repairs and refurbishments	50,559	33,740
Wages and salaries	31,879	26,845
	<u>95,079</u>	<u>74,546</u>

#### 7 Governance Costs

	Unrestricted funds 2023 £	Endowment funds 2023 £	Total funds 2023 £	Total funds 2022 £
Governance Auditors' remuneration	2,600	-	2,600	2,600
Governance Auditors' non audit costs	1,810	-	1,810	1,810
Governance expense - wages and salaries	3,542	-	3,542	2,983
	<u>7,952</u>	<u>-</u>	<u>7,952</u>	<u>7,393</u>

## Dartmouth United Charities

### Notes to the Financial Statements for the Year Ended 30 April 2023 (continued)

#### 8 Grant-making

##### Analysis of grants

	2023 £	2022 £
<b>Analysis</b>		
Individuals donations	8,640	4,930
Citizens Advice South Hams	14,768	16,490
Dartmouth Caring	50,000	60,000
Dartmouth Academy	6,800	8,020
St Johns School Friends and Governors	1,589	-
The Flavel	2,232	-
Dartmouth Preschool	3,688	-
Dartmouth Youth Group	4,000	-
Dartmouth Community Chest	-	840
Youth Genesis	-	7,998
	<u>91,717</u>	<u>98,278</u>

#### 9 Net incoming/outgoing resources

Net incoming resources for the year include:

	2023 £	2022 £
Audit fees	2,600	2,600
Other non-audit services	<u>1,810</u>	<u>1,990</u>

#### 10 Trustees remuneration and expenses

No trustees, nor any persons connected with them, have received any remuneration from the charity during the year.

No trustees have received any reimbursed expenses or any other benefits from the charity during the year.

## Dartmouth United Charities

### Notes to the Financial Statements for the Year Ended 30 April 2023 (continued)

#### 11 Staff costs

The aggregate payroll costs were as follows:

	2023 £	2022 £
<b>Staff costs during the year were:</b>		
Wages and salaries	<u>35,421</u>	<u>29,828</u>

The monthly average number of persons (including senior management / leadership team) employed by the charity during the year expressed as full time equivalents was as follows:

	2023 No	2022 No
Employees	<u>3</u>	<u>3</u>

The charity considers the Trustees to be the members of key management personnel. During the year the key management personnel received compensation of £nil. (2022: £nil).

No employee received emoluments of more than £60,000 during the year

#### 12 Taxation

The charity is a registered charity and is therefore exempt from taxation.

#### 13 Tangible fixed assets

	Land and buildings £	Properties under construction £	Total £
<b>Cost</b>			
At 1 May 2022	3,900,849	-	3,900,849
Additions	<u>295,495</u>	<u>36,515</u>	<u>332,010</u>
At 30 April 2023	4,196,344	36,515	4,232,859
<b>Depreciation</b>			
At 30 April 2023	<u>-</u>	<u>-</u>	<u>-</u>
<b>Net book value</b>			
At 30 April 2023	<u>4,196,344</u>	<u>36,515</u>	<u>4,232,859</u>
At 30 April 2022	<u>3,900,849</u>	<u>-</u>	<u>3,900,849</u>



## Dartmouth United Charities

### Notes to the Financial Statements for the Year Ended 30 April 2023 (continued)

#### 14 Fixed asset investments

##### Other investments

	Listed investments £	Total £
<b>Cost or Valuation</b>		
At 1 May 2022	264,772	264,772
Revaluation	(4,679)	(4,679)
Additions	<u>1,445</u>	<u>1,445</u>
At 30 April 2023	<u>261,538</u>	<u>261,538</u>
<b>Net book value</b>		
At 30 April 2023	<u>261,538</u>	<u>261,538</u>
At 30 April 2022	<u>264,772</u>	<u>264,772</u>

The investments are held in a mixed portfolio.

#### 15 Debtors

	2023 £	2022 £
Trade debtors	1,432	654
Prepayments and accrued income	<u>8,405</u>	<u>9,827</u>
	<u>9,837</u>	<u>10,481</u>

#### 16 Cash and cash equivalents

	2023 £	2022 £
Cash on hand	101	17
Cash at bank	<u>830,438</u>	<u>845,721</u>
	<u>830,539</u>	<u>845,738</u>

## Dartmouth United Charities

### Notes to the Financial Statements for the Year Ended 30 April 2023 (continued)

#### 17 Creditors: amounts falling due within one year

	2023 £	2022 £
Trade creditors	3,525	77
Other creditors	870	1,598
Accruals	8,263	5,072
	<u>12,658</u>	<u>6,747</u>

# Dartmouth United Charities

## Notes to the Financial Statements for the Year Ended 30 April 2023 (continued)

### 18 Funds

	Balance at 1 May 2022 £	Incoming resources £	Resources expended £	Transfers	Other recognised gains/(losses) £	Balance at 30 April 2023 £
<b>Unrestricted funds</b>						
<b>General</b>						
Income Account	200,000	537,660	(225,959)	(307,022)	(4,679)	200,000
<b>Other</b>						
Extraordinary repair	83,968	-	-	14,526	-	98,494
Cyclical maintenance fund	12,890	-	-	-	-	12,890
New property	817,386	-	-	(39,514)	-	777,872
Realised capital reserve	100,227	-	-	-	-	100,227
Unrealised revaluation reserve	300,112	-	-	-	-	300,112
Property reserve	<u>1,820,510</u>	<u>-</u>	<u>-</u>	<u>332,010</u>	<u>-</u>	<u>2,152,520</u>
	<u>3,135,093</u>	<u>-</u>	<u>-</u>	<u>307,022</u>	<u>-</u>	<u>3,442,115</u>
<b>Total unrestricted funds</b>	<b>3,335,093</b>	<b>537,660</b>	<b>(225,959)</b>	<b>-</b>	<b>(4,679)</b>	<b>3,642,115</b>
<b>Endowment funds</b>						
<b>Permanent</b>						
Endowment funds	<u>1,680,000</u>	<u>-</u>	<u>-</u>	<u>-</u>	<u>-</u>	<u>1,680,000</u>
<b>Total funds</b>	<u><u>5,015,093</u></u>	<u><u>537,660</u></u>	<u><u>(225,959)</u></u>	<u><u>-</u></u>	<u><u>(4,679)</u></u>	<u><u>5,322,115</u></u>

## **Dartmouth United Charities**

### **Notes to the Financial Statements for the Year Ended 30 April 2023 (continued)**

The extraordinary repair fund is for the purpose of providing for the extraordinary repair, improvement or rebuilding of the almshouses belonging to the charity.

The new property reserve has been set aside in order to fund the purchase of properties to be used by the charity to fulfil its objectives. The charity has identified a new build opportunity for which the new property reserve has been allocated.

The realised capital reserve represents the net proceeds of funds from the sale of properties.

The unrealised revaluation reserve represents the movement in value of the properties that are not endowment, based on their open market value compared to their net book value.

The property reserve represents the historical cost of non-endowed properties.

The income account represents the excess of incoming funds over outgoing resources accumulated by the charity.

The endowment funds represent the market value of the properties held by the charity that were endowed to them to be used to meet the objectives of the charity. Income and expenditure is disclosed within unrestricted funds as any surplus is available for general purposes.

## Dartmouth United Charities

### Notes to the Financial Statements for the Year Ended 30 April 2023 (continued)

	Balance at 1 May 2021 £	Incoming resources £	Resources expended £	Transfers £	Other recognised gains/(losses) £	Balance at 30 April 2022 £
<b>Unrestricted funds</b>						
<i><b>General</b></i>						
Income Account	200,000	451,293	(210,205)	(244,872)	3,784	200,000
<i><b>Other</b></i>						
Extraordinary repair	69,442	-	-	14,526	-	83,968
Cyclical maintenance fund	-	-	-	12,890	-	12,890
New property	993,883	-	-	(176,497)	-	817,386
Realised capital reserve	100,227	-	-	-	-	100,227
Unrealised revaluation reserve	300,112	-	-	-	-	300,112
Property reserve	<u>1,403,557</u>	<u>23,000</u>	<u>-</u>	<u>393,953</u>	<u>-</u>	<u>1,820,510</u>
	<u>2,867,221</u>	<u>23,000</u>	<u>-</u>	<u>244,872</u>	<u>-</u>	<u>3,135,093</u>
<b>Total unrestricted funds</b>	3,067,221	474,293	(210,205)	-	3,784	3,335,093
<b>Endowment funds</b>						
<i><b>Permanent</b></i>						
Endowment funds	<u>1,680,000</u>	<u>-</u>	<u>-</u>	<u>-</u>	<u>-</u>	<u>1,680,000</u>
<b>Total funds</b>	<u><u>4,747,221</u></u>	<u><u>474,293</u></u>	<u><u>(210,205)</u></u>	<u><u>-</u></u>	<u><u>3,784</u></u>	<u><u>5,015,093</u></u>

## Dartmouth United Charities

### Notes to the Financial Statements for the Year Ended 30 April 2023 (continued)

#### 19 Analysis of net assets between funds

	Unrestricted funds		Endowment funds	Total funds
	General	Other	Permanent	at 30 April
	£	£	£	2023
Tangible fixed assets	-	2,552,859	1,680,000	4,232,859
Fixed asset investments	-	261,538	-	261,538
Current assets	212,658	627,718	-	840,376
Current liabilities	(12,658)	-	-	(12,658)
Total net assets	<u>200,000</u>	<u>3,442,115</u>	<u>1,680,000</u>	<u>5,322,115</u>

	Unrestricted funds		Endowment funds	Total funds
	General	Other	Permanent	at 30 April
	£	£	£	2022
Tangible fixed assets	-	2,220,849	1,680,000	3,900,849
Fixed asset investments	-	264,772	-	264,772
Current assets	206,747	649,472	-	856,219
Current liabilities	(6,747)	-	-	(6,747)
Total net assets	<u>200,000</u>	<u>3,135,093</u>	<u>1,680,000</u>	<u>5,015,093</u>

#### 20 Related party transactions

During the year the charity made the following related party transactions:

##### The Dartmouth Trust

Ms L Osgood was also trustees of The Dartmouth Trust during the year. Dartmouth United Charities received income from The Dartmouth Trust that amounted to £359,917 (2022: £305,938). The Dartmouth Trust also charged £35,420 (2022: £29,828) for wages and £1,082 (2022: £3,187) for other expenses that were paid on behalf of Dartmouth United Charities.

At the balance sheet date the amount due to/from The Dartmouth Trust was £Nil (2022 - £Nil).

#### 21 Controlling party

The charity is controlled by the Trustees.