

# THE FOUNDATION OF EDWARD STOREY

England & Wales · Charity number 203653

## Details

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Other names	STOREY'S CHARITY
Status	Registered
Legal form	Other
Registered	1962-04-30
Register	<a href="#">View on the Charity Commission register</a>

## Contact

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Address	Foundation Of Edward Storey Storeys House Mount Pleasant Cambridge CB3 0BZ
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Website	<a href="http://www.edwardstorey.org.uk">www.edwardstorey.org.uk</a>

## Activities

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**Objects:** (A) THE PROVISION OF HOUSING ACCOMMODATION FOR BENEFICIARIES, WITH THE FOLLOWING DISTINCTIONS:(I) THE PROPERTIES NUMBERED 1 AND 2 IN PART 1 OF THE SCHEDULE TO THIS SCHEME SHALL BE USED FOR THE PROVISION OF ACCOMMODATION FOR CLERGY WIDOWS BENEFICIARIES; AND(II) THE PROPERTIES NUMBERED 3 AND 4 IN PART 1 OF THE SCHEDULE TO THIS SCHEME SHALL BE USED FOR THE PROVISION OF ACCOMMODATION FOR PARISH BENEFICIARIES;(III) THE PROPERTY NUMBERED 5 IN PART 1 OF THE SCHEDULE TO THIS SCHEME SHALL BE USED FOR THE PROVISION OF ACCOMMODATION FOR CHESTERTON BENEFICIARIES; AND(IV) THE PROPERTY NUMBERED 6 IN PART 1 OF THE SCHEDULE TO THIS SCHEME SHALL BE USED FOR THE PROVISION OF ACCOMMODATION FOR CHERRY HINTON BENEFICIARIES.PROVIDED THAT IF IT IS NOT POSSIBLE TO FILL A VACANCY IN ANY OF THE HOMES WITH THE APPROPRIATE CLASS OF BENEFICIARY UNDER SUB-CLAUSES (I) AND (II) ABOVE, THE TRUSTEES MAY ALLOW SOMEONE WHO IS SUITABLY QUALIFIED AS A BENEFICIARY UNDER ONE OF THOSE SUB-CLAUSES TO BE ACCOMMODATED IN ANY OF THE PROPERTIES NUMBERED 1 TO 4 IN PART 1 OF THE SCHEDULE TO THIS SCHEME.PROVIDED THAT IF IT IS NOT POSSIBLE TO FILL A VACANCY IN ANY OF THE HOMES WITH THE APPROPRIATE CLASS OF BENEFICIARY UNDER SUB-CLAUSE (IV) ABOVE, THE TRUSTEES MAY ALLOW SOMEONE WHO IS SUITABLY QUALIFIED AS A BENEFICIARY UNDER SUB-CLAUSE (III) TO BE ACCOMMODATED IN ANY OF THE PROPERTIES NUMBERED 6 IN PART 1 OF THE SCHEDULE TO THIS SCHEME. (B) SUCH CHARITABLE PURPOSES FOR THE BENEFIT OF THE RESIDENTS AS THE TRUSTEES DECIDE;(C) THE RELIEF OF WOMEN RESIDENT IN CAMBRIDGESHIRE WHO ARE IN NEED, HARDSHIP OR DISTRESS;(D) THE RELIEF OF CLERGY WIDOWS BENEFICIARIES WHO ARE IN NEED, HARDSHIP OR DISTRESS.(2) THE LAND IDENTIFIED IN PART 1 OF THE SCHEDULE TO THIS SCHEME OR ANY REPLACEMENT LAND ACQUIRED BY WAY OF PURCHASE OR EXCHANGE MUST BE RETAINED BY THE TRUSTEES FOR USE FOR THE OBJECTS OF THE CHARITY FOR THOSE RESPECTIVE BENEFICIARIES, AS DESCRIBED IN CLAUSE 4(1)(A)(I), (II) AND (III).(3) SPECIAL TRUST ("THE NEWTON'S TRUST")THE OBJECTS OF THE SPECIAL TRUST ARE TO:HELP WIDOWS, WIDOWERS, DIVORCED OR SEPARATED SPOUSES OF CLERGY, AND CHILDREN/UNMARRIED DAUGHTERS OF DECEASED CLERGY, WHO ARE IN NEED, HARDSHIP OR DISTRESS. PREFERENCE SHALL BE GIVEN, IN THE FOLLOWING ORDER, TO THOSE APPLYING WHERE THE CLERGY:(A) HOLD OR HAVE HELD OFFICE IN THE CATHEDRAL CHURCH OF LICHFIELD(B) SERVE OR HAVE SERVED IN THE DIOCESES OF LICHFIELD OR COVENTRY(C) SERVE OR HAVE SERVED IN THE CHURCH OF ENGLAND GENERALLY(D) SERVE OR HAVE SERVED IN THE CHURCH IN WALES OR THE SCOTTISH EPISCOPAL CHURCH.

**Activities:** Almshouse provision and grant making

## Classification

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- **How:** Makes Grants To Individuals, Provides Buildings/facilities/open Space, Provides Services
- **What:** The Prevention Or Relief Of Poverty, Accommodation/housing
- **Who:** Elderly/old People, Other Defined Groups

## Geography

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- **Area of benefit:** CITY OF CAMBRIDGE
- Throughout England And Wales

## Finances

Period end	Income	Expenditure	Assets	Employees
2025-03-31	£1,609,805	£1,368,068	£21,661,088	11
2024-03-31	£1,385,624	£1,050,571	£21,500,050	10
2023-03-31	£1,221,587	£968,363	£20,268,320	11
2022-03-31	£1,157,913	£747,422	£20,850,559	11
2021-03-31	£1,421,217	£1,526,315	£19,272,260	33

## Trustees

Name	Role	Appointed
<b>DR Antony Warren</b>	Chair	2014-07-03
CAROL LYON		2018-09-20
Helen Ruth Bond		2019-03-21
Martin Pierce		2023-07-20
Nicola Malthouse-Hobbs		2026-01-22
PATRICIA GAIL CLYNE CERT ED		
Richard Newman		2021-06-10
The Ven Hugh McCurdy		2025-05-08

**THE FOUNDATION OF EDWARD STOREY**

England & Wales - Charity number 203653

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# Accounts

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**THE FOUNDATION OF EDWARD STOREY  
TRUSTEES' REPORT AND FINANCIAL STATEMENTS  
FOR THE YEAR ENDED 31 MARCH 2025**

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THE FOUNDATION OF EDWARD STOREY

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CONTENTS

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	Page
<b>Reference and Administrative Details of the Charity, its Trustees and Advisers</b>	1
<b>Trustees' Report</b>	2 - 10
<b>Independent Auditors' Report on the Financial Statements</b>	11 - 14
<b>Statement of Financial Activities</b>	15
<b>Balance Sheet</b>	16
<b>Statement of Cash Flows</b>	17
<b>Notes to the Financial Statements</b>	18 - 38

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## THE FOUNDATION OF EDWARD STOREY

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### REFERENCE AND ADMINISTRATIVE DETAILS OF THE CHARITY, ITS TRUSTEES AND ADVISERS FOR THE YEAR ENDED 31 MARCH 2025

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<b>Trustees</b>	Mrs J M Womack MA, Vice Chair, University Trustee Mrs C Lyon MSc MInstF(Dip), University Trustee Dr A R Warren MA BM BCh, Chair, University Trustee Mrs H R Bond OBE BA LL M FRSA, University Trustee Mrs S Young B.Ed, Co-opted Trustee Mrs P G Clyne Cert. Ed, Co-opted Trustee Mr R Newman BSc (Hons), Co-opted Trustee Mr M Pierce MA, Co-opted Trustee
<b>Charity registered number</b>	203653
<b>Principal office</b>	Storey's House Mount Pleasant Cambridge CB3 0BZ
<b>Clerk to the Trustees and Chief Executive Officer</b>	Mr P Huckstep BSc (Hons) MRICS MCIH
<b>Independent auditors</b>	Price Bailey LLP Chartered Accountants Tennyson House Cambridge Business Park Cambridge CB4 0WZ
<b>Bankers</b>	Barclays Bank PLC 9-11 St Andrew's Street Cambridge CB2 3AA

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## THE FOUNDATION OF EDWARD STOREY

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### TRUSTEES' REPORT FOR THE YEAR ENDED 31 MARCH 2025

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#### INTRODUCTION

The Trustees present their annual report and the audited financial statements of the Foundation for the year ended 31 March 2025. The Trustees confirm that this report and financial statements comply with the current statutory requirements, the requirements of the Charity's governing document and the provisions of the Statement of Recommended Practice (SORP), 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).

The Foundation of Edward Storey (the Foundation) was established under the will and trust of Edward Storey who died in 1693. As is to be expected, it has changed and evolved considerably over subsequent years to address the challenges that each new generation brings, whilst trying to stay true to the original wishes of its benefactor. This is a balance the Foundation still seeks today, as it aims to ensure it can continue to meet the needs of its beneficiaries now and into the future. From its original 10 almshouses, the Foundation has grown and diversified to now provide 92 flats and bungalows for older people, with more planned, as well as a small grants programme for those facing hardship or distress.

Despite an external environment that remains challenging, the Foundation is still financially strong, benefiting from the access to significant resources with which to help plan and shape its future. A five-year strategy, agreed in 2020 and updated last year, seeks to ensure we continue to use these resources effectively, both in the short, medium and longer term, in order to safeguard our future, and maximise our impact in the furtherance of our charitable objects.

The Foundation's vision is "to be a source of support for our beneficiaries to live in comfort and security". Its stated mission is "to provide help and support to eligible beneficiaries through the provision of housing and financial assistance, in order to make a positive and meaningful difference to people's lives". A dedicated and highly skilled staff team, working in tandem with an experienced and committed Board of Trustees seek to deliver this vision, underpinned by a culture of shared values such as trust, compassion, teamwork, and openness.

#### OBJECTIVES AND ACTIVITIES FOR THE PUBLIC BENEFIT

The Charities Act 2011 defines a charitable purpose explicitly as one that falls within the 13 descriptions of purposes and is for the public benefit. The Trustees have considered the Charity Commission's guidance on the operation of public benefit under the Charities Act 2011 and believe that the requirements have been met under the Foundation's Objects and Activities as described throughout this report. In particular 'The prevention or relief of poverty' and 'The relief of those in need, by reason of youth, age, ill-health, disability, financial hardship or other disadvantage'.

The objectives of the Charity are:

- (a) the provision of accommodation for beneficiaries who are in need, hardship or distress and who are women resident in the County of Cambridgeshire (parish beneficiaries), women closely associated with the work of the Church of England (clergy widow beneficiaries), men and women resident in the City of Cambridge (Chesterton beneficiaries) and poor persons resident in the parish of Cherry Hinton (Cherry Hinton beneficiaries);
- (b) such charitable purposes for the benefit of the residents as the Trustees decide;
- (c) the relief of women resident in the County of Cambridgeshire who are in need, hardship or distress;
- (d) the relief of clergy widow beneficiaries who are in need, hardship or distress.
- (e) to help widows, widowers, divorced or separated spouses of clergy, and children/unmarried daughters of deceased clergy, who are in need, hardship or distress.

#### ACHIEVEMENTS, PERFORMANCE & IMPACT

##### Overview of the year

The Foundation's strategic direction places the provision of affordable housing for older people in need at the heart of its mission. In recognising this as its primary purpose, the Foundation seeks to frame its approach to the relief of need, hardship and distress accordingly.

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## THE FOUNDATION OF EDWARD STOREY

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### TRUSTEES' REPORT (CONTINUED) FOR THE YEAR ENDED 31 MARCH 2025

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Over the last year the Foundation has:

- continued to improve services; repair and upgrade our properties; update operational policies and procedures and further enhance governance arrangements over the year.
- maintained high occupancy rates
- managed operating cost to achieve surpluses in excess of budget
- updated its Charitable Scheme
- acquired a further 2 bungalows in Cherry Hinton
- obtained planning permission and developed detailed designs for the construction of an additional 16 sheltered flats
- welcomed 12 new beneficiaries as residents
- completed fire safety improvements at Storey's House
- upgraded warden call systems at Storey's House and Chesterton
- developed approaches to sustainability
- re appointed Mrs Joanna Womack and Mrs Ruth Bond as Trustees
- appointed a new Assistant Warden

#### **Accommodation**

The Foundation's principal charitable objective is the provision of almshouse accommodation for beneficiaries in need, hardship or distress. This is currently fulfilled by 92 units of sheltered housing spread across five sites in Cambridge City (Storey's House, Mount Pleasant, Chesterton and Cherry Hinton) and South Cambridgeshire (Vicarage Close, Melbourn).

The views of our residents are important to us in understanding how successfully we are delivering our vision. Comprehensive surveys were undertaken in 2022 and 2023 which show that, across all sites, the Foundation achieved an average satisfaction score of 9 out of 10. Most recently, we surveyed residents who were new to the Foundation, all of whom considered their home a good place to live, that it represented good value for money and that they would recommend the Foundation to a friend or relative.

In addition, research carried out by the Housing Learning and Improvement Network on behalf of the Almshouse Association, suggests that living in an Almshouse can of itself:

- lower the likelihood of residential care admissions
- reduce the likelihood of the use of domiciliary care
- reduce ambulance call outs linked to falls
- reduce the length of stay and delayed discharges from hospital
- reduce GP and A&E visits
- improve health and social wellbeing
- promote healthy ageing
- increase life expectancy.

The accommodation has a steady demand and annual occupancy for the year was 98% (2023/24: 98.3%). The average void turnaround time was 46.5 days (2023/24: 44.2). These figures compare favourably with most housing sector benchmarks of similar properties. Over the year, the Foundation was able to improve the lives of 12 (2023/24: 6) new beneficiaries by offering them safe, secure affordable accommodation which better met their needs.

All sites made an operating surplus before major repairs whilst keeping charges affordable.

In March 2025, as part of the merger with Cherry Hinton Almshouse Charity (CHAC), the Foundation acquired two additional almshouses. These are values in the accounts at their net book value, £108,000. In accordance with accounting practice this acquisition is shown as a donation (see Note 3).

#### **Buildings and Maintenance**

The Foundation seeks to maintain its property to a high standard of repair and has robust monitoring systems in place to help support this. During the period, 324 responsive repair jobs were carried out (2023/24: 333), of which 80.8% were completed within 7 days and 97.2% were fixed first time (2023/24: 82% and 96.76% respectively). The average time taken to complete a repair was 7.5 days compared to 6.2 days in 2023/24.

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**THE FOUNDATION OF EDWARD STOREY**

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**TRUSTEES' REPORT (CONTINUED)  
FOR THE YEAR ENDED 31 MARCH 2025**

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Periodic and statutory inspection and maintenance of lifts, boilers and plant equipment have all been undertaken along with other important health and safety checks, such as water sampling and testing for legionella infection. In addition, the recommendations of the independent Fire Risk Assessments conducted across the Foundation's various schemes in 2022 have been completed.

A number of property upgrades were also undertaken, the details of which are shown in the table below:

<i>Work carried out during 2024-25</i>	Storey's House	New Court	Cannon Court	Mount Pleasant	Vicarage Close
New kitchens installed	0	0	0	0	0
New bathrooms installed	1	2	0	0	0
New gas boilers installed	<del>0</del>	0	<del>0</del>	<del>0</del>	0
New electric boilers installed	<del>0</del>	<del>0</del>	<del>0</del>	0	<del>0</del>
Lounge heating improvements	<del>0</del>	<del>0</del>	<del>0</del>	<del>0</del>	0
Whole property refurbishments	0	1	0	0	0

Planned maintenance and major works are scheduled against a five-year rolling programme, the costs of which are incorporated into the annual budget setting process. Throughout the year, the cost of responsive repairs and small maintenance projects undertaken totalled £65,370 (2023/24: £57,011). Expenditure on extraordinary repairs and cyclical maintenance including the upgrades above comprised £141,979 (2023/24: £231,025) of these £37,072 (2023/24: £33,697) related to upgrades at Chesterton which were met out of permanent endowment, as permitted by the Charity Commission on the merger with the Wray, Jackenett, Merrill and Elie Trust.

**Grant Giving – see note 7 to the Accounts**

In line with the Foundation's strategic focus 'in need' grants awarded under the Parish Branch were restricted to beneficiaries living in its sheltered housing. Annual grants continued to be paid to 12 (2023/24: 12) existing beneficiaries, as were Christmas gifts to residents.

The Clergy Widow Branch grant giving in this period comprised in need grants to 19 (2023/24: 14) individuals with the highest, being £2,500, (2023/24: £5,500) and the lowest £300 (2023/24: £355). In addition, there were 27 (2023/24: 29) Clergy Widow beneficiaries of annual grants who received monthly payments during the year.

The Newton Branch awarded grants to 3 individuals (2023/24: 5) with the highest being £3,100 (2023/24: £2,295) and the lowest £600 (2023/24: 500). In addition, there were 3 Newton Branch beneficiaries (2023/24: 3) of annual grants who received monthly payments during the year and 1 annuitant (2023/24: 1).

**FINANCIAL OVERVIEW**

The accounts record a net surplus before investment gains of £241,737 for the year (2023/24: net surplus of £335,053). After accounting for the net losses on investments, of £80,699 (2023/24: investment gains of £896,677), there is a net movement in funds for the year of £161,038 (2023/24: £1,231,730).

The overall surplus on the General Reserve Fund was £570,739 (2023/24: £614,315) before making transfers to the reserve accounts and not including gains or losses on the investments.

The largest charge to operational costs is that of the payroll. Trustees review wages and salaries annually to ensure that they remain both competitive and fair by granting, as a minimum, a living wage pay increase. Trustees consider the importance of rewarding staff for their excellent work and loyalty and seek to balance this with affordability and market conditions.

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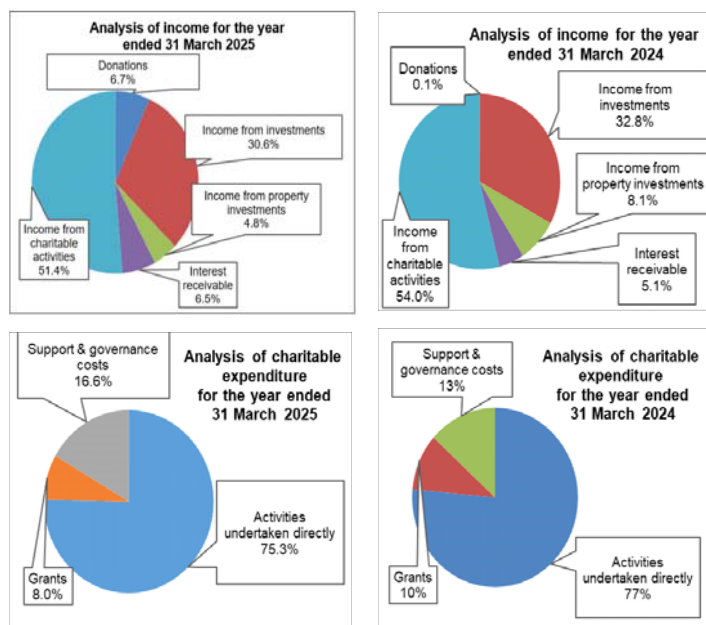
## THE FOUNDATION OF EDWARD STOREY

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### TRUSTEES' REPORT (CONTINUED) FOR THE YEAR ENDED 31 MARCH 2025

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In addition to residents' fees and charges and other operational income, the Foundation benefits from investment income from managed funds and legacy bequests but does not undertake fundraising activities. A breakdown of the principal sources of funding is shown in the graphs below.



#### INVESTMENT POLICY AND PROCEDURE

All investments are carried at their fair value. Investment in equities and fixed interest securities are all traded in quoted public markets, primarily the London Stock Exchange. Holdings in common investment funds, unit trusts and open-ended investment companies are at the bid price. The basis of fair value for quoted investments is equivalent to the market value, using the bid price. Asset sales and purchases are recognised at the date of trade at cost (that is their transaction value).

The Foundation's investments are diversified and include a range of funds comprising UK and Overseas equities, property, fixed interest and bonds. The Board of Trustees has determined that the Foundation should be viewed as a perpetual institution. Therefore, investments that have the potential to generate substantial and long-term total returns that offset, and if possible, exceed, inflation will be important to pursue.

The objectives of the Foundation's investments are to:

- create sufficient total financial return to enable the Foundation (together with its non-investment resources) to carry out its purposes effectively and for the long term;
- maintain and, if possible, enhance the real value of the invested funds;
- achieve the above with a 'medium' level of risk\*;
- adopt an appropriate stance on ethical investment.

\*As defined by the European Securities & Markets Authority (ESMA) model.

The Foundation does not make use of derivatives and similar complex financial instruments as it takes the view that investments are held for their long-term growth and annual income. The Foundation has no material investment holdings in markets subject to exchange controls or trading restrictions.

Having established balanced portfolios of unit trusts, the Trustees are not involved in detailed investment management. They do not currently delegate their discretion in relation to their investment function and make all investment decisions themselves; two of the Trustees having long experience of investment matters. They monitor the performance of their portfolios regularly and have access to advice as necessary.

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## THE FOUNDATION OF EDWARD STOREY

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### TRUSTEES' REPORT (CONTINUED) FOR THE YEAR ENDED 31 MARCH 2025

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Net unrealised losses of £80,700 (2023/24: gains £896,677) were recognised from the revaluation of investment funds at the end of the accounting period.

#### **Reserves policy**

Historically, Trustees have aimed to maintain free reserves in unrestricted funds at a level which, when invested alongside the Permanent Endowment Fund, would provide income sufficient to cover costs for the coming twelve-month period, which included subsidising the large operating deficit at Edward House and supporting a more expansive grants programme.

With the decision to cease care home operations, scale back grant giving and focus on the management of its property assets, the Foundation's reserves policy has been revised to better support its strategic objectives. It aims to achieve a balance between current expenditure and the need to maintain significant reserves for the purposes detailed below:

- 1) Free Reserves – All of the Foundation's Almshouse schemes generate an operating surplus, excluding major repairs. It is considered prudent however for an element of free reserves of somewhere between 12-18 months of operating expenses to be held in order to guard against hostile operating conditions resulting in large unfavourable variances to income or costs. The General Funds carried forward at 31 March 2025 totalled £1,440,138 (£2,031,557 at 31 March 2024).
- 2) Major Repairs – The level of reserves for major repair work should, as a minimum, be in line with the budget set for the next financial year, plus the estimated costs for the following 6 months (18 months in total) as advised by the Foundation's surveyors. This is held in the Extraordinary Repairs and Cyclical Maintenance Fund and amounted to £632,578 at 31 March 2025 (£545,277 at 31 March 2024).
- 3) Capital Reserves – the Foundation has recognised the growing challenges associated with an ageing property portfolio and the increasing risks around obsolescence. It also recognises that one of the most effective ways of meeting need is through the provision of high-quality affordable homes. Trustees consider it important therefore to build sufficient financial capacity within the Foundation's Capital Fund to future proof, and where possible, expand the existing almshouse estate. The Capital Reserve Fund balance carried forward at 31 March 2025 was £5,630,872 (£4,964,863 at 31 March 2024).

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

The Foundation was established by the will of Edward Storey and is now governed by The Scheme of the Charity Commission for England and Wales dated 23rd March 2009 which replaced earlier schemes and amendments. This scheme itself was subject to some minor amendment on 31 December 2018 following the merger with the Newton Trust. Further administrative changes were made in July 2021 to reduce Trustee Terms of Office to 3 years and to introduce maximum length of service for new Trustees in recognition of the importance of regular refreshment and renewal of the Board. The Scheme has been further updated by the Charity Commission in January 2025 to accommodate the merger with the Cherry Hinton Almshouse Charity.

The Foundation's Scheme provides for four 'nominated' members of the Trustees' Board to be appointed by the Council of the University of Cambridge. Trustees have the power to co-opt not less than three and not more than five other Trustees to the Board from society in general, taking into account the needs of the Foundation. Trustees are normally expected to complete at least one three-year term of office.

The Foundation has adopted the Charity Governance Code and undertakes regular reviews against compliance.

The Trustees are responsible for setting out the general policy of the Charity. Day-to-day operational management is delegated to the Chief Executive Officer who is also the Clerk to the Trustees. A formal Scheme of Delegation was approved by the Board of Trustees in November 2018 and reviewed in September 2022.

The Board has delegated specific responsibilities to three standing subcommittees, the Finance and General Purposes Committee, the Residential Services and Grants Committee and the Development Committee. These Committees assist the Board in ensuring the effectiveness of the Foundation's operations and that they are in accordance with the corporate objectives, strategies and the annual budget.

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## THE FOUNDATION OF EDWARD STOREY

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### TRUSTEES' REPORT (CONTINUED) FOR THE YEAR ENDED 31 MARCH 2025

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The Foundation is not affiliated to any other charity or organisation but subscribes to the Almshouse Association and the National Council for Voluntary Organisations. A representative also attends the Annual General Meeting of the Diocesan Bishops' Visitors.

Trustees have an established recruitment and induction policy induction programme to assist in succession planning and to ensure that new Trustees clearly understand their duties and responsibilities. The Foundation encourages and supports Trustees in meeting any training needs.

During the year, Trustees attended 28 formal meetings relating to their governance of the Foundation. Trustee attendance at meetings was 76%. For convenience many committee meetings are held virtually, whilst main Board meetings are face to face. In addition, Trustees have continued to play an important role in the day-to-day working of the Foundation by interviewing prospective residents, approving grant applications, supporting staff and by providing expertise across a range of disciplines.

#### QUALITY ASSURANCE

The Trustees have adopted a seven-point approach to ensure quality in the operational practice of the Foundation. These points are:

- (a) the detailed assessment as to the suitability of potential residents
- (b) a continuous focus on and review of the needs of current residents
- (c) maintaining accommodation to a high standard
- (d) comprehensive policies, procedures and codes of practice
- (e) a planned programme of staff training and assessment
- (f) established routines of monitoring and reporting
- (g) formal meetings for reviews and validation

#### RISK MANAGEMENT

The Foundation continues to carry out regular assessments of its 'business risks' and has prepared a response to risk exposure in the various areas of the charity. These include financial, operational, strategic and governance risks, each of which has been quantified and prioritised according to well established severity, likelihood, and mitigation methodology.

The Foundation's Risk Register was formally reviewed and updated in November 2024. With existing controls in place, most of the risk scores remain unchanged from last year. The Business Risk Analysis identified three risks as being high. These are, in the main, driven by the Edward House redevelopment and are not considered to be matters of material concern. Seven risks have been identified as medium and will continue to be actively managed. The remaining risks are generally considered to be low and will be monitored as appropriate. The Foundation's top three risks are shown in the table below.

Risk category	Risk name	Risk status	Principal sources of assurance	Further Mitigation
Financial	Insufficient funds to deliver strategic objectives.	High	Significant reserves and investment income; High value assets; Good budgetary control; Most areas of business generate an operating surplus; Good financial planning; Revised reserves policy.	Continue to build up capital reserves to meet long term asset management challenges.
Strategy	Inefficient use of resources	High	Good Strategic Planning; Scheme of Delegation; Development Committee with close links to F&GP.	Effective project management, procurement and reporting.
Operational	Over-reliance on 3rd parties	High	Foundation well resourced; Tendering process followed for large projects; Development Committee with close links to F&GP; Multi skilled Maintenance Officer.	Effective project management, procurement and reporting.

More generally, comprehensive controls are in place to mitigate risks, including an effective governance

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## THE FOUNDATION OF EDWARD STOREY

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### TRUSTEES' REPORT (CONTINUED) FOR THE YEAR ENDED 31 MARCH 2025

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framework, documented Policies and Procedures, a Scheme of Delegation, routine inspections and programmes of planned maintenance, regular Trustee oversight and scrutiny, various sources of external assurance and detailed Business Continuity arrangements. Trustees receive an annual assurance report from the Clerk setting out in detail the Foundation's risk management framework resulting in the following Statement of Internal Control being approved.

#### **Statement of Internal Control**

The Board has overall responsibility for establishing, maintaining, and reviewing the effectiveness of the system of internal control. The system of internal control is designed to manage risk and provide reasonable (not absolute) assurance that key business objectives and expected outcomes will be achieved. It also exists to give reasonable assurance about the preparation and reliability of financial and operational information, the safeguarding of the Foundation's assets and interests, and compliance with relevant legislation, law and regulations. The Board recognises that no system of internal control can provide absolute assurance or eliminate all risk.

The Foundation's assurance framework is designed to provide sufficient, continuous and reliable assurance on organisational stewardship and the management of the major risks to organisational success and delivery of value for money. In meeting its responsibilities, the Board has adopted a risk-based approach to internal control, which is embedded within the normal management and governance processes. Executive responsibility has been clearly defined for the identification, evaluation and control of significant risks. The Clerk, Senior Management Team and Board carry out evaluations of the risks which impact on the Foundation's ability to meet key business objectives. Risk assessments are carried out and are aligned to the business planning process. The Clerk is responsible for reporting to the Board any significant changes affecting key risks or the breakdown of internal control.

The Board retains responsibility for a defined range of issues covering strategic, operational, financial and compliance issues. The Board has formally adopted the Charity Governance Code and has incorporated many of its principles and recommended good practice. The governance environment is supported by a framework of policies and procedures with which employees are required to comply, covering issues such as delegated authority, segregation of duties, health and safety, data protection, safeguarding and whistleblowing. Financial reporting procedures include detailed budgets for the year ahead which are reviewed and approved by the Board. The Board confirms that there is an ongoing process for identifying, evaluating, and managing significant risks faced by the Foundation. The Board has reviewed the effectiveness of the systems of internal control, including the agreed sources of assurance and confirm they are appropriate for that purpose. The Board is satisfied there is sufficient evidence to confirm that adequate systems of internal control existed and operated throughout the year. No significant weaknesses were identified which would have resulted in material misstatement or loss that would have required disclosure in the financial statements.

#### **FUNDRAISING STANDARDS CA162A**

The Foundation does not carry out any fundraising activities; its income comes from maintenance fees, investment dividends and interest. We are therefore not registered with the Fundraising Regulator. We do not fundraise, neither directly, by using third parties or through volunteers. Consequently, there have been no compliance issues, and no fundraising complaints during the year (2023/24: none). We will not accept a donation if we believe it is unlawful to accept it or if accepting it is to the detriment of the charity's achievement of its purpose.

#### **PLANS FOR THE FUTURE**

The revised interim strategy contains the following ten strategic objectives to be achieved by the end of 2026:

- Obtain full planning consent for the construction of 16 new 1 bed apartments.
- Develop suitable funding and delivery mechanisms and engage appropriate contractors.
- Effectively manage construction phase to achieve successful handover.
- Develop strategies/policies for the allocation, management, and marketing of new flats.
- Ensure, as far as is possible, that existing accommodation continues to provide safe, secure and affordable homes that people want to live in.
- Continue taking necessary steps to increase reserves, whilst also exploring options for utilising permanent endowment.

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## THE FOUNDATION OF EDWARD STOREY

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### TRUSTEES' REPORT (CONTINUED) FOR THE YEAR ENDED 31 MARCH 2025

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- Seek to maintain or improve upon current satisfaction levels across all the Foundation's sites.
- Develop an agreed set of environmental principles as a precursor to a more comprehensive Sustainability Plan.
- Seek increased opportunities for the role of technology across the Foundation's activities to include updating our website, reviewing warden call systems and the use of assisted living/smart home adaptations.
- Use the Edward House Development as a catalyst to increase awareness of the Foundation and its work.

#### KEY MANAGEMENT PERSONNEL REMUNERATION

The Trustees consider the Board of Trustees and the Chief Executive (who also acts as Clerk to the Trustees) as comprising the key management personnel of the Foundation in charge of directing and controlling the Foundation and running and operating the Foundation on a day-to-day basis. All Trustees give of their time freely and no Trustee remuneration was paid in the accounting period. Details of Trustee expenses and related party transactions are disclosed in notes 8 and 23 to the accounts.

Trustees are required to disclose all relevant interests and register them with the Chief Executive and, in accordance with the Foundation's policy, withdraw from decisions where a conflict of interest arises.

The pay of the Foundation's Chief Executive Officer was set on recruitment in 2018 by reference to the local employment market. The rates of staff pay are reviewed annually by Trustees with reference to the University of Cambridge and other similar local and national charities/organisations, as well as the current rate of inflation. Generally, the same percentage increase is applied to all staff, including the Chief Executive. The Foundation became accredited as a Living Wage Employer in May 2023.

#### 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 & Wales 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 2019 (FRS102);
- make judgments and accounting estimates that are reasonable and prudent;
- state whether applicable UK Accounting Standards have been followed, subject to any material departures disclosed and explained in the financial statements;
- prepare the financial statements on the going concern basis unless it is inappropriate to presume that the charity will continue in operation.

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.

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THE FOUNDATION OF EDWARD STOREY

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TRUSTEES' REPORT (CONTINUED)  
FOR THE YEAR ENDED 31 MARCH 2025

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**PROVISION OF INFORMATION TO AUDITOR**

Each of the persons who are Trustees at the time when this Trustees' report is approved has confirmed that:

- so far as that Trustee is aware, there is no relevant audit information of which the company's auditors are unaware, and
- they have taken all the steps that ought to have been taken as a Trustee in order to be aware of any information needed by the company's auditors in connection with preparing their report and to establish that the company's auditors are aware of that information.

This report was approved by the Trustees on 07 Nov 2025 and signed on their behalf by:



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Antony Warren (Nov 7, 2025, 5:19pm)

Dr A R Warren MA BM BCh, Chair

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## THE FOUNDATION OF EDWARD STOREY

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### INDEPENDENT AUDITORS' REPORT TO THE TRUSTEES OF THE FOUNDATION OF EDWARD STOREY

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#### Opinion

We have audited the financial statements of The Foundation of Edward Storey (the 'charity') for the year ended 31 March 2025 which comprise the Statement of Financial Activities, the Balance Sheet, the Statement of Cash Flows 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 Financial Reporting Standard 102 'The Financial Reporting Standard applicable in the UK and Republic of Ireland' (United Kingdom Generally Accepted Accounting Practice).

The financial statements have been prepared in accordance with Accounting and Reporting by Charities preparing their accounts in accordance with the Financial Reporting Standards applicable in the UK and Republic of Ireland (FRS 102) in preference to the Accounting and Reporting by Charities: Statement of Recommended Practice issued on 1 April 2005 which is referred to in the extant regulations but has been withdrawn.

This has been done in order for the accounts to provide a true and fair view in accordance with the Generally Accepted Accounting Practice effective for reporting periods beginning on or after 1 January 2015.

In our opinion the financial statements:

- give a true and fair view of the state of the charity's affairs as at 31 March 2025 and of its incoming resources and application of resources 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 Auditors' 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 United Kingdom, including the Financial Reporting Council'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.

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## THE FOUNDATION OF EDWARD STOREY

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### INDEPENDENT AUDITORS' REPORT TO THE TRUSTEES OF THE FOUNDATION OF EDWARD STOREY (CONTINUED)

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#### **Other information**

The other information comprises the information included in the Annual Report other than the financial statements and our Auditors' Report thereon. The Trustees are responsible for the other information contained within the Annual Report. 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. 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 course of 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 this gives rise to a material misstatement in the financial statements themselves. 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**

We have nothing to report in respect of the following matters where the Charities (Accounts and Reports) Regulations 2008 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
- sufficient 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 which 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.

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## THE FOUNDATION OF EDWARD STOREY

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### INDEPENDENT AUDITORS' REPORT TO THE TRUSTEES OF THE FOUNDATION OF EDWARD STOREY (CONTINUED)

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#### **Auditors' responsibilities for the audit of the financial statements**

We have been appointed as auditor under section 144 of the Charities Act 2011 and report in accordance with the Act and relevant regulations made or having effect thereunder.

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 Auditors' 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 gained an understanding of the legal and regulatory framework applicable to the charity and how it operates and considered the risk of the charity not complying with the applicable laws and regulations including fraud in particular those that could have a material impact on the financial statements. This included those regulations directly related to the financial statements. In relation to the charity this included employment law, financial reporting and health & safety.

The risks were discussed with the audit team and we remained alert to any indications of non-compliance throughout the audit. We carried out specific procedures to address the risks identified. These included the following:

- We reviewed systems and procedures to identify potential areas of management override risk. In particular, we carried out testing of journal entries and other adjustments for appropriateness.
- We reviewed minutes of Trustee Board meetings and agreed the financial statement disclosures to underlying supporting documentation.
- We have made enquiries of management and officers of the charity regarding laws and regulations applicable to the organisation and we reviewed the risk management processes and procedures in place.
- We have reviewed any correspondence with the Charity Commission and reviewed the procedures in place for the reporting of incidents to the Trustee Board including serious incident reporting of any such matters if necessary.

A further description of our responsibilities for the audit of the financial statements is located 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 Auditors' Report.

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THE FOUNDATION OF EDWARD STOREY

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INDEPENDENT AUDITORS' REPORT TO THE TRUSTEES OF THE FOUNDATION OF EDWARD STOREY  
(CONTINUED)

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**Use of our report**

This report is made solely to the charity's trustees, as a body, in accordance with Part 4 of the Charities (Accounts and Reports) Regulations 2008. Our audit work has been undertaken so that we might state to the charity's trustees those matters we are required to state to them 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.

*Price Bailey LLP*

**Price Bailey LLP**

Chartered Accountants  
Statutory Auditors

Tennyson House

Cambridge Business Park

Cambridge

CB4 0WZ

Date: 20 November 2025

Price Bailey LLP are eligible to act as auditors in terms of section 1212 of the Companies Act 2006.

**THE FOUNDATION OF EDWARD STOREY**

**STATEMENT OF FINANCIAL ACTIVITIES  
FOR THE YEAR ENDED 31 MARCH 2025**

	Note	Endowment funds 2025 £	Restricted funds 2025 £	Unrestricted funds 2025 £	Total funds 2025 £	Total funds 2024 £
<b>Income and endowments from:</b>						
Donations and legacies	3	-	108,000	150	108,150	760
Charitable activities	4	-	-	826,940	826,940	748,056
Investments	5	-	-	674,715	674,715	636,808
<b>Total income and endowments</b>		-	108,000	1,501,805	1,609,805	1,385,624
<b>Expenditure on:</b>						
Charitable activities		37,073	-	1,330,995	1,368,068	1,050,571
<b>Total expenditure</b>		37,073	-	1,330,995	1,368,068	1,050,571
<b>Net (expenditure)/income before net (losses)/gains on investments</b>						
		(37,073)	108,000	170,810	241,737	335,053
Net (losses)/gains on investments		(78,994)	-	(1,705)	(80,699)	896,677
<b>Net movement in funds</b>		(116,067)	108,000	169,105	161,038	1,231,730
<b>Reconciliation of funds:</b>						
Total funds brought forward		13,894,174	-	7,605,876	21,500,050	20,268,320
Net movement in funds		(116,067)	108,000	169,105	161,038	1,231,730
<b>Total funds carried forward</b>		13,778,107	108,000	7,774,981	21,661,088	21,500,050

The Statement of Financial Activities includes all gains and losses recognised in the year.

The notes on pages 18 to 38 form part of these financial statements.

**THE FOUNDATION OF EDWARD STOREY**

**BALANCE SHEET  
AS AT 31 MARCH 2025**

	Note	2025 £	2024 £
<b>Fixed assets</b>			
Tangible assets	9	1,202,538	1,321,385
Investments	10	17,145,034	20,011,013
		18,347,572	21,332,398
<b>Current assets</b>			
Stocks	11	599	236
Debtors	12	174,314	153,029
Short term investments (formerly shown in long term investments)	13	3,133,562	-
Cash at bank and in hand		144,591	111,636
		3,453,066	264,901
<b>Current liabilities</b>			
Creditors: amounts falling due within one year	14	(139,550)	(97,249)
<b>Net current assets</b>		3,313,516	167,652
<b>Total net assets</b>		21,661,088	21,500,050
<b>Charity funds</b>			
Endowment funds	15	13,778,107	13,894,174
Restricted funds	15	108,000	-
Unrestricted funds	15	7,774,981	7,605,876
<b>Total funds</b>		21,661,088	21,500,050

The financial statements were approved and authorised for issue by the Trustees and signed on their behalf by:

Dr AR Warren MA BM BCh, Chair

Date: 7 November 2025

  
Antony Warren  
(1:08am)

The notes on pages 18 to 38 form part of these financial statements.

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THE FOUNDATION OF EDWARD STOREY

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STATEMENT OF CASH FLOWS  
FOR THE YEAR ENDED 31 MARCH 2025

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	2025 £	2024 £
<b>Cash flows from operating activities</b>		
Net cash used in operating activities	(292,782)	(236,585)
	<hr/>	<hr/>
<b>Cash flows from investing activities</b>		
Dividends, interests and rents from investments	674,716	566,605
Purchase of tangible fixed assets	(694)	-
Proceeds of investments	-	-
Net purchase / sale of investments	(348,285)	(288,028)
	<hr/>	<hr/>
<b>Net cash provided by investing activities</b>	<b>325,737</b>	<b>278,577</b>
	<hr/>	<hr/>
<b>Net cash provided by financing activities</b>	<b>-</b>	<b>-</b>
	<hr/>	<hr/>
<b>Change in cash and cash equivalents in the year</b>	<b>32,955</b>	<b>41,992</b>
Cash and cash equivalents at the beginning of the year	111,636	69,644
	<hr/>	<hr/>
<b>Cash and cash equivalents at the end of the year</b>	<b>144,591</b>	<b>111,636</b>
	<hr/> <hr/>	<hr/> <hr/>

The notes on pages 18 to 38 form part of these financial statements

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## THE FOUNDATION OF EDWARD STOREY

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### NOTES TO THE FINANCIAL STATEMENTS FOR THE YEAR ENDED 31 MARCH 2025

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#### 1. General information

The Foundation of Edward Storey is an unincorporated charity which is registered in England & Wales. The principal office is Storey's House, Mount Pleasant, Cambridge, CB3 0BZ.

#### 2. Accounting policies

##### 2.1 Basis of preparation of financial statements

The financial statements have been prepared in accordance with the Charities SORP (FRS 102) - 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) and the Charities Act 2011.

The financial statements have been prepared to give a 'true and fair' view and have departed from the Charities (Accounts and Reports) Regulations 2008 only to the extent required to provide a 'true and fair' view. This departure has involved following the Charities SORP (FRS 102) published in October 2019 rather than the Accounting and Reporting by Charities: Statement of Recommended Practice effective from 1 April 2015 which has since been withdrawn.

The Foundation of Edward Storey meets the definition of a public benefit entity under FRS 102. Assets and liabilities are initially recognised at historical cost or transaction value unless otherwise stated in the relevant accounting policy.

The financial statements are stated in GBP which is the functional currency of the charity.

The level of rounding is to the nearest GBP.

There were no significant estimates or judgments made by management in preparing these financial statements.

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## THE FOUNDATION OF EDWARD STOREY

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### NOTES TO THE FINANCIAL STATEMENTS FOR THE YEAR ENDED 31 MARCH 2025

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#### 2. Accounting policies (continued)

##### 2.2 Fund accounting

General funds are unrestricted funds which are available for use at the discretion of the Trustees in furtherance of the general objectives of the Charity and which have not been designated for other purposes.

Designated funds comprise unrestricted funds that have been set aside by the Trustees for particular purposes. The aim and use of each designated fund is set out in the notes to the financial statements.

Restricted funds are funds which are to be used in accordance with specific restrictions imposed by donors or which have been raised by the Charity for particular purposes. The costs of raising and administering such funds are charged against the specific fund. The aim and use of each restricted fund is set out in the notes to the financial statements.

Investment income, gains and losses are allocated to the appropriate fund.

The funds are dealt with in accordance with the current charitable scheme.

The nature and purpose of the main funds of the Foundation are set out below and details of the movements on the funds are given in the notes that follow.

The permanent endowment funds represent the funds arising out of property originally endowed to the Foundation, supplemented by the funds acquired on the merger with The Wray Jackenett Merrill and Elie Trust and those acquired on the merger with Newton Trust. Under the Scheme, the objects of the charity are to provide housing accommodation, charitable benefits for residents and pensions and relief in need for qualifying clergy widows' beneficiaries, parish beneficiaries and persons in need, hardship or distress.

Clergy widows' beneficiaries are any of the following who are in need, hardship or distress: widows of clergymen of the Church of England, dependants, spouses or former spouses of clergymen of the Church of England, women clergy of the Church of England, women deacons and deaconesses of the Church of England, women missionaries of the Church of England and other women closely involved in the work of the Church of England.

Parish beneficiaries are women who are in need, hardship or distress resident in the County of Cambridgeshire with a preference for those resident in the ancient parishes of Holy Trinity, Cambridge, St Giles, Cambridge, the ecclesiastical parish of Holy Trinity with St Andrew the Great, Cambridge and the parish of the Ascension, Cambridge.

Persons in hardship or distress are those resident in the City of Cambridge, Cambridgeshire with a preference for those resident in the ecclesiastical parishes of Holy Trinity and St. Mary the Great with St. Michael and All Angels.

Under the scheme, funds are not appropriated to specific branches or to classes of beneficiary. The trustees are required to apply the charity's income from endowment and reserve funds, firstly in meeting the proper costs of administering the charity and of managing its property and in making such annual payments to reserve funds, including Cyclical Maintenance and Extraordinary Repair Funds, as they consider necessary. Having met such costs, the trustees are required to apply the remaining income in furthering the objects of the charity, firstly for the benefit of residents, secondly for the relief of clergy widows' beneficiaries and parish beneficiaries, thirdly for the relief of other women in need, hardship or distress resident in the County of Cambridgeshire and fourthly for the relief of other persons in need, hardship or distress resident in the City of Cambridge,

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## THE FOUNDATION OF EDWARD STOREY

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### NOTES TO THE FINANCIAL STATEMENTS FOR THE YEAR ENDED 31 MARCH 2025

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#### 2. Accounting policies (continued)

##### 2.2 Fund accounting (continued)

Cambridgeshire.

The General Endowment Fund is a restricted capital fund, however income earned from this fund, together with income earned on the General Reserve fund, is permitted to be expended at the discretion of the trustees to enable the charity to meet its objectives. Accordingly such income is classified as unrestricted. The funds for Cyclical Maintenance and Extraordinary Repairs and Capital Reserve represent unrestricted reserve funds designated by the trustees for the given purpose.

##### 2.3 Going concern

The Trustees have a reasonable expectation that the charity has adequate resources to continue in operational existence for the foreseeable future. Accordingly, the financial statements continue to be prepared on the going concern basis.

The Trustees have prepared budgets, forecasts and cashflows which show that the charity will continue to trade for 12 months from the date of signing these financial statements.

Therefore, the Trustees continue to adopt the going concern basis in preparing these financial statements.

##### 2.4 Income

All income is recognised once the Charity has entitlement to the income, it is probable that the income will be received and the amount of income receivable can be measured reliably.

Donated gifts in kind are included at valuation and recognised as income when the charity has control over the item, any conditions associated with the donated item have been met, the receipt of economic benefit from the use of the charity of the item is probable and that economic benefit can be measured reliably.

Contributions from residents are recognised in the period to which the provision of accommodation relates.

Income from donations, legacies and fundraising is recognised on receipt or on notification to entitlement if earlier.

Investment income is recognised in the period in which the charity becomes entitled to the 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.

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## THE FOUNDATION OF EDWARD STOREY

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### NOTES TO THE FINANCIAL STATEMENTS FOR THE YEAR ENDED 31 MARCH 2025

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#### 2. Accounting policies (continued)

##### 2.5 Expenditure

Expenditure is recognised once there is a legal or constructive obligation to transfer economic benefit to a third party, it is probable that a transfer of economic benefits will be required in settlement and the amount of the obligation can be measured reliably.

Expenditure is classified by activity. The costs of each activity are made up of the total of direct costs and shared costs, including support costs involved in undertaking each activity. Direct costs attributable to a single activity are allocated directly to that activity. Shared costs which contribute to more than one activity and support costs which are not attributable to a single activity are apportioned between those activities on a basis consistent with the use of resources. Central staff costs are allocated on the basis of time spent, and depreciation charges allocated on the portion of the asset's use.

All expenditure is recognised on an accruals basis and has been allocated to expense headings on a direct cost basis.

Support costs are those costs incurred directly in support of expenditure on the objects of the charity. Governance costs are those incurred in connection with administration of the charity and compliance with constitutional and statutory requirements.

Grants and pensions payable are charged to the financial statements as they are payable. Provision is made for grants payable after they are approved by the Trustees and communicated to the recipient.

Some grants are issued with repayment terms, which are contractually agreed with the recipient. These repayable grants and interest-free loans are classified as debtors. When recovery becomes highly unlikely such grants are written off as grants payable.

Redundancy and termination costs are recognised as an expense in the Statement of Financial Activities and a liability on the Balance Sheet immediately at the point the charity is demonstrably committed to either:

- Terminate the employment of an employee or group of employees before normal retirement date; or
- Provide termination benefits as a result of an offer made in order to encourage voluntary redundancy.

The charity is considered to be demonstrably committed only when it has a detailed formal plan for the termination and is without realistic possibility of withdrawal from the plan.

Expenditure on charitable activities is incurred on directly undertaking the activities which further the Charity's objectives, as well as any associated support costs.

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## THE FOUNDATION OF EDWARD STOREY

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### NOTES TO THE FINANCIAL STATEMENTS FOR THE YEAR ENDED 31 MARCH 2025

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#### 2. Accounting policies (continued)

##### 2.6 Tangible fixed assets and depreciation

Tangible fixed assets are initially recognised at cost. After recognition, under the cost model, tangible fixed assets are measured at cost less accumulated depreciation and any accumulated impairment losses. All costs incurred to bring a tangible fixed asset into its intended working condition are included in the measurement of cost.

General repair work to maintain the current conditions of the properties is expensed as incurred. Capital expenditure on operational property is capitalised. Capital expenditure on operational property is defined as any capital expenditure incurred which results in the generation of revenue over and above any existing revenue earned.

Depreciation is charged so as to allocate the cost of tangible fixed assets less their residual value over their estimated useful lives, using the straight-line method, with the exception of land for which no depreciation is provided.

Depreciation is provided on the following bases:

Operational Property	- 2-8% per annum on cost of buildings
Equipment	- 25% per annum on cost

##### 2.7 Investments

Investments are a form of basic financial instrument. All investments are carried at their fair value. Investment in equities and fixed interest securities are all traded in quoted public markets. Holdings in common investment funds, unit trusts and open-ended investment companies are at bid price. The basis of fair value for quoted investments is equivalent to market value, using bid price. Asset sales and purchases are recognised at the date of trade at cost. All gains and losses are taken to the Statement of Financial Activities as they arise. Unrealised gains and losses are calculated as the difference between the fair value at the year end and their carrying value and are included in the Statement of Financial Activities. There were no realised gains during the year.

Investments held as fixed assets are shown at cost less provision for impairment.

##### 2.8 Current asset investments

Current asset investments are short term highly liquid investments and are held at fair value. These include cash on deposit and cash equivalents with a maturity of less than one year.

##### 2.9 Stocks

Stocks are valued at the lower of cost and net realisable value after making due allowance for obsolete and slow-moving stocks.

##### 2.10 Debtors

Trade and other debtors are recognised at the settlement amount after any trade discount offered. Prepayments are valued at the amount prepaid net of any trade discounts due.

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## THE FOUNDATION OF EDWARD STOREY

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### NOTES TO THE FINANCIAL STATEMENTS FOR THE YEAR ENDED 31 MARCH 2025

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#### 2. Accounting policies (continued)

##### 2.11 Cash at bank and in hand

Cash at bank and in hand includes cash and short-term highly liquid investments with a short maturity of three months or less from the date of acquisition or opening of the deposit or similar account.

##### 2.12 Creditors and provisions

Liabilities are recognised when there is an obligation at the Balance Sheet date as a result of a past event, it is probable that a transfer of economic benefit will be required in settlement, and the amount of the settlement can be estimated reliably.

Liabilities are recognised at the amount that the Charity anticipates it will pay to settle the debt or the amount it has received as advanced payments for the goods or services it must provide.

##### 2.13 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 fixed assets which are valued at amortised cost and investments which are valued at fair value at the balance sheet date using the closing quoted market price which is considered to be the fair value. The historical cost of investments is shown in note 10.

##### 2.14 Pensions

The Charity operates a defined contribution pension scheme and the pension charge represents the amounts payable by the Charity to the fund in respect of the year.

##### 2.15 Significant Accounting Estimates and Judgements

No significant judgements, accounting policies or estimates have been made by management in applying the charity's accounting policies.

#### 3. Income from donations and legacies

	Restricted funds 2025 £	Unrestricted funds 2025 £	Total funds 2025 £
Donations (restricted fund - CHAC)	108,000	150	108,150
	<u>          </u>	<u>          </u>	<u>          </u>
		Unrestricted funds 2024 £	Total funds 2024 £
Donations		760	760
		<u>          </u>	<u>          </u>

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THE FOUNDATION OF EDWARD STOREY

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NOTES TO THE FINANCIAL STATEMENTS  
FOR THE YEAR ENDED 31 MARCH 2025

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3. Income from donations and legacies (continued)

4. Income from charitable activities

	Unrestricted funds 2025 £	Total funds 2025 £
Fees from residents	826,940	826,940

	Unrestricted funds 2024 £	Total funds 2024 £
Fees from residents	748,056	748,056

5. Investment income

	Unrestricted funds 2025 £	Total funds 2025 £
Income from property investments	77,292	77,292
Income from listed investments	492,399	492,399
Interest receivable	105,024	105,024
	<u>674,715</u>	<u>674,715</u>

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**THE FOUNDATION OF EDWARD STOREY**

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**NOTES TO THE FINANCIAL STATEMENTS  
FOR THE YEAR ENDED 31 MARCH 2025**

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**5. Investment income (continued)**

	Unrestricted funds 2024 £	Total funds 2024 £
Income from property investments	112,226	112,226
Income from listed investments	454,378	454,378
Interest receivable	70,204	70,204
	<u>636,808</u>	<u>636,808</u>

**6. Analysis of charitable expenditure**

	Activities undertaken directly 2025 £	(Note 7) Grants 2025 £	Support costs 2025 £	Total funds 2025 £
Running expenses of almshouses and care facilities	1,030,724	109,746	98,951	1,239,421
Governance costs	-	-	128,647	128,647
	<u>1,030,724</u>	<u>109,746</u>	<u>227,598</u>	<u>1,368,068</u>

	Activities undertaken directly 2024 £	(Note 7) Grants 2024 £	Support costs 2024 £	Total funds 2024 £
Running expenses of almshouses and care facilities	803,283	107,239	99,564	1,010,086
Governance costs	-	-	40,485	40,485
	<u>803,283</u>	<u>107,239</u>	<u>140,049</u>	<u>1,050,571</u>

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**THE FOUNDATION OF EDWARD STOREY**

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**NOTES TO THE FINANCIAL STATEMENTS  
FOR THE YEAR ENDED 31 MARCH 2025**

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**6. Analysis of charitable expenditure (continued)**

**Analysis of direct costs**

	Charitable Activities 2025 £	Total funds 2025 £
Staff costs	301,483	301,483
Depreciation	46,448	46,448
Miscellaneous	5,372	5,372
Establishment costs	666,752	666,752
Stationery, postage and telephone	1,447	1,447
Activities and trips	5,245	5,245
Other staff costs	4,190	4,190
Residents' services	(1,360)	(1,360)
Advertising	1,147	1,147
	1,030,724	1,030,724
	Charitable Activities 2024 £	Total funds 2024 £
Staff costs	278,799	278,799
Depreciation	48,237	48,237
Miscellaneous	2,428	2,428
Establishment costs	453,947	453,947
Stationery, postage and telephone	1,528	1,528
Activities and trips	6,440	6,440
Other staff costs	4,382	4,382
Residents' services	6,002	6,002
Advertising	1,520	1,520
	803,283	803,283

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**THE FOUNDATION OF EDWARD STOREY**

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**NOTES TO THE FINANCIAL STATEMENTS  
FOR THE YEAR ENDED 31 MARCH 2025**

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**6. Analysis of charitable expenditure (continued)**

**Analysis of support costs**

	Other 2025 £	Governance 2025 £	Total funds 2025 £
Wages and salaries	79,728	-	79,728
Legal and professional fees	-	114,549	114,549
Audit and accountancy fees	-	14,098	14,098
Insurance	6,060	-	6,060
Computer maintenance and equipment	5,367	-	5,367
Stationery, postage and telephone	4,226	-	4,226
Sundry expenses	3,570	-	3,570
	<u>98,951</u>	<u>128,647</u>	<u>227,598</u>

In both 2025 and 2024 support costs relate to overhead expenses and are apportioned 100% to charitable activities, staff time is apportioned to support costs based upon time spent on activities. Legal and professional fees reflect expenditure on the Edward House project.

	Other 2024 £	Governance 2024 £	Total funds 2024 £
Wages and salaries	74,569	-	74,569
Legal and professional fees	-	27,645	27,645
Audit and accountancy fees	-	12,840	12,840
Recruitment costs	312	-	312
Insurance	6,004	-	6,004
Computer maintenance and equipment	12,350	-	12,350
Stationery, postage and telephone	2,532	-	2,532
Sundry expenses	3,797	-	3,797
	<u>99,564</u>	<u>40,485</u>	<u>140,049</u>

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THE FOUNDATION OF EDWARD STOREY

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NOTES TO THE FINANCIAL STATEMENTS  
FOR THE YEAR ENDED 31 MARCH 2025

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7. Analysis of grants

	2025 £	2024 £
Parish grants	16,555	9,505
Clergy widow grants	31,046	28,295
Newton Grants	5,701	7,171
Parish Annual grants	16,244	17,679
Clergy Widow annual grants	35,055	39,754
Newton annual grants	5,145	4,835
	<u>109,746</u>	<u>107,239</u>

Grants were made in the year to 106 individuals (2024: 106) and no institutions (2024: nil) with a total value of £53,302 (2024: £44,971).

Annual grants totaling £56,444 (2024: £62,268) were given in the year to 39 individuals (2024: 45).

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THE FOUNDATION OF EDWARD STOREY

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NOTES TO THE FINANCIAL STATEMENTS  
FOR THE YEAR ENDED 31 MARCH 2025

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8. Staff costs

	2025 £	2024 £
Wages and salaries	326,150	303,031
Social security costs	26,720	23,673
Contribution to defined contribution pension schemes	28,341	26,664
	<u>381,211</u>	<u>353,368</u>

The average number of persons employed by the Charity during the year was as follows:

	2025 No.	2024 No.
Administration	4	4
Operational	7	6
	<u>11</u>	<u>10</u>

The number of employees whose employee benefits (excluding employer pension costs) exceeded £60,000 was:

	2025 No.	2024 No.
In the band £70,001 - £80,000	-	1
In the band £80,001 - £90,000	1	-

The Trustees consider the Board of Trustees and the Chief Executive (who also acts as Clerk to the Trustees) as comprising the key management personnel of the Foundation in charge of directing and controlling the Foundation and running and operating the Foundation on a day-to-day basis. All Trustees give of their time freely and no Trustee remuneration were paid in the accounting period (2024: none). Expenses were re-imbursed to Dr Warren during the year totaling £40 in relation to travel costs (2024: Dr Warren £36).

Cost of Charity Trustees Indemnity insurance for the year was £806 (2024: £806).

Total remuneration of 1 member of key management personnel during the year was £93,944 including employers national insurance and pension contributions (2024: 1 member of key management personnel £87,854).

**THE FOUNDATION OF EDWARD STOREY**

**NOTES TO THE FINANCIAL STATEMENTS  
FOR THE YEAR ENDED 31 MARCH 2025**

**9. Tangible fixed assets**

	Freehold property £	Office equipment £	Total £
<b>Cost or valuation</b>			
At 1 April 2024	2,944,090	51,234	2,995,324
Additions	108,000	694	108,694
Disposals	(392,405)	(760)	(393,165)
At 31 March 2025	<u>2,659,685</u>	<u>51,168</u>	<u>2,710,853</u>
<b>Depreciation</b>			
At 1 April 2024	1,622,705	51,234	1,673,939
Charge for the year	46,276	86	46,362
On disposals	(211,226)	(760)	(211,986)
At 31 March 2025	<u>1,457,755</u>	<u>50,560</u>	<u>1,508,315</u>
<b>Net book value</b>			
At 31 March 2025	<u>1,201,930</u>	<u>608</u>	<u>1,202,538</u>
At 31 March 2024	<u>1,321,385</u>	<u>-</u>	<u>1,321,385</u>

**10. Fixed asset investments**

	Listed investments £	Other fixed asset investments £	Total £
<b>Cost or valuation</b>			
At 1 April 2024	17,225,735	2,785,278	20,011,013
Additions	-	348,284	348,284
Revaluations	(80,701)	-	(80,701)
Transfers to short term investments	-	(3,133,562)	(3,133,562)
At 31 March 2025	<u>17,145,034</u>	<u>-</u>	<u>17,145,034</u>

All investments are carried at their fair value. Historical cost of the listed securities is £12,350,836 (2024: £12,350,836).

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THE FOUNDATION OF EDWARD STOREY

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NOTES TO THE FINANCIAL STATEMENTS  
FOR THE YEAR ENDED 31 MARCH 2025

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11. Stocks

	2025 £	2024 £
Cleaning, catering and maintenance stocks	599	236

12. Debtors

	2025 £	2024 £
<b>Due within one year</b>		
Trade debtors	9,746	6,732
Other debtors	148,130	126,662
Loans to beneficiaries	3,600	4,792
Prepayments and accrued income	12,838	14,843
	<u>174,314</u>	<u>153,029</u>

13. Current asset investments

	2025 £	2024 £
Cash investments	3,133,562	-

Current asset investments includes cash on deposit which will be spent on the upcoming build project. This is a reclassification; the funds were previously shown in long term investments.

14. Creditors: Amounts falling due within one year

	2025 £	2024 £
Trade creditors	93,727	52,640
Grant commitments	-	1,518
Other taxation and social security	7,457	6,886
Other creditors	14,154	12,770
Accruals	24,212	23,435
	<u>139,550</u>	<u>97,249</u>

**THE FOUNDATION OF EDWARD STOREY**

**NOTES TO THE FINANCIAL STATEMENTS  
FOR THE YEAR ENDED 31 MARCH 2025**

**15. Statement of funds**

**Statement of funds - current year**

	Balance at 1 April 2024 £	Income £	Expenditure £	Transfers in/out £	Gains/ (Losses) £	Balance at 31 March 2025 £
<b>Unrestricted funds</b>						
<b>Designated funds</b>						
Extraordinary repairs and cyclical maintenance fund	545,277	-	(104,906)	192,207	-	632,578
Capital reserve fund	4,964,863	-	(295,023)	961,032	-	5,630,872
Sheridan Brown legacy	62,296	-	-	-	7,214	69,510
Stella Barnes legacy	1,883	-	-	-	-	1,883
	<u>5,574,319</u>	<u>-</u>	<u>(399,929)</u>	<u>1,153,239</u>	<u>7,214</u>	<u>6,334,843</u>
<b>General funds</b>						
General Funds - all funds	<u>2,031,557</u>	<u>1,501,805</u>	<u>(931,066)</u>	<u>(1,153,239)</u>	<u>(8,919)</u>	<u>1,440,138</u>
<b>Total Unrestricted funds</b>	<u>7,605,876</u>	<u>1,501,805</u>	<u>(1,330,995)</u>	<u>-</u>	<u>(1,705)</u>	<u>7,774,981</u>
<b>Permanent endowment funds</b>						
Wray Fund	652,901	-	(37,073)	-	(2,866)	612,962
FES Fund	12,698,728	-	-	-	(55,748)	12,642,980
Newton Trust Fund	542,545	-	-	-	(20,380)	522,165
	<u>13,894,174</u>	<u>-</u>	<u>(37,073)</u>	<u>-</u>	<u>(78,994)</u>	<u>13,778,107</u>

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THE FOUNDATION OF EDWARD STOREY

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NOTES TO THE FINANCIAL STATEMENTS  
FOR THE YEAR ENDED 31 MARCH 2025

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15. Statement of funds (continued)

	Balance at 1 April 2024 £	Income £	Expenditure £	Transfers in/out £	Gains/ (Losses) £	Balance at 31 March 2025 £
<b>Restricted funds</b>						
Restricted Fund - CHAC	-	108,000	-	-	-	108,000
<b>Total of funds</b>	<u>21,500,050</u>	<u>1,609,805</u>	<u>(1,368,068)</u>	<u>-</u>	<u>(80,699)</u>	<u>21,661,088</u>

**THE FOUNDATION OF EDWARD STOREY**

**NOTES TO THE FINANCIAL STATEMENTS  
FOR THE YEAR ENDED 31 MARCH 2025**

**15. Statement of funds (continued)**

**Statement of funds - prior year**

	Balance at 1 April 2023 £	Income £	Expenditure £	Transfers in/out £	Gains/ (Losses) £	Balance at 31 March 2024 £
<b>Unrestricted funds</b>						
<b>Designated funds</b>						
Extraordinary repairs and cyclical maintenance fund	742,950	-	(197,703)	30	-	545,277
Capital reserve fund	5,008,829	-	(48,238)	4,273	-	4,964,864
Sheridan Brown legacy	59,528	-	-	-	2,767	62,295
Stella Barnes legacy	1,883	-	-	-	-	1,883
	<u>5,813,190</u>	<u>-</u>	<u>(245,941)</u>	<u>4,303</u>	<u>2,767</u>	<u>5,574,319</u>
<b>General funds</b>						
General Funds - all funds	<u>1,340,577</u>	<u>1,385,624</u>	<u>(771,309)</u>	<u>(4,303)</u>	<u>80,968</u>	<u>2,031,557</u>
<b>Total Unrestricted funds</b>	<u>7,153,767</u>	<u>1,385,624</u>	<u>(1,017,250)</u>	<u>-</u>	<u>83,735</u>	<u>7,605,876</u>
<b>Permanent endowment funds</b>						
Wray Fund	646,508	-	(33,321)	-	39,714	652,901
FES Fund	11,963,800	-	-	-	734,928	12,698,728
Newton Trust Fund	504,245	-	-	-	38,300	542,545
	<u>13,114,553</u>	<u>-</u>	<u>(33,321)</u>	<u>-</u>	<u>812,942</u>	<u>13,894,174</u>

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THE FOUNDATION OF EDWARD STOREY

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NOTES TO THE FINANCIAL STATEMENTS  
FOR THE YEAR ENDED 31 MARCH 2025

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15. Statement of funds (continued)

<b>Total of funds</b>	<u>20,268,320</u>	<u>1,385,624</u>	<u>(1,050,571)</u>	<u>-</u>	<u>896,677</u>	<u>21,500,050</u>
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16. Statement of Funds (continued)

**Extraordinary repairs and cyclical maintenance fund:** This fund represents estimated costs, as advised by the Foundation's property managers, in relation to major repairs works.

**Capital reserve fund:** Provides for future capital expansion.

**Sheridan Brown legacy:** This legacy was gifted for general use by the charity.

**Stella Barnes legacy:** This legacy has been designated for the purpose of maintaining the Olga Ball garden and wooden seat.

**Wray Permanent Endowment fund:** This fund was incorporated on the merger with Wray Jackenett Merrill and Elie Trust in 2009. The capital can only be spent on improvements to the Chesterton Properties.

**FES Permanent Endowment fund:** This fund is invested with the aim of maintaining the capital (which cannot be spent) whilst providing a contribution towards the continued operation of Edward House and also the Grant funding operation of the Charity.

**Newton Trust Permanent Endowment fund:** This fund was incorporated on the merger with the Newton Trust in 2019 and the income generated is allocated towards the Grant funding operation of the Charity.

The transfer from the extraordinary repairs and cyclical maintenance fund represents designated amounts for repairs in the year.

**CHAC:** This restricted fund represents properties transferred from Cherry Hinton Almshouse Charity which are restricted for use and cannot be sold.

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**THE FOUNDATION OF EDWARD STOREY**

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**NOTES TO THE FINANCIAL STATEMENTS  
FOR THE YEAR ENDED 31 MARCH 2025**

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**17. Analysis of net assets between funds**

**Analysis of net assets between funds - current year**

	Permanent endowment funds 2025 £	Restricted funds 2025 £	Unrestricted funds 2025 £	Total funds 2025 £
Tangible fixed assets	-	108,000	1,094,538	1,202,538
Fixed asset investments	13,778,107	-	3,366,927	17,145,034
Current assets	-	-	3,453,066	3,453,066
Creditors due within one year	-	-	(139,550)	(139,550)
<b>Total</b>	<u>13,778,107</u>	<u>108,000</u>	<u>7,774,981</u>	<u>21,661,088</u>

**Analysis of net assets between funds - prior year**

	Permanent endowment funds 2024 £	Unrestricted funds 2024 £	Total funds 2024 £
Tangible fixed assets	-	1,321,385	1,321,385
Fixed asset investments	13,894,174	6,116,839	20,011,013
Current assets	-	264,901	264,901
Creditors due within one year	-	(97,249)	(97,249)
<b>Total</b>	<u>13,894,174</u>	<u>7,605,876</u>	<u>21,500,050</u>

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**THE FOUNDATION OF EDWARD STOREY**

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**NOTES TO THE FINANCIAL STATEMENTS  
FOR THE YEAR ENDED 31 MARCH 2025**

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**18. Reconciliation of net movement in funds to net cash flow from operating activities**

	2025 £	2024 £
Net income for the year (as per Statement of Financial Activities)	161,038	1,231,730
<b>Adjustments for:</b>		
Depreciation charges	46,362	48,238
Dividends, interests and rents from investments	(674,716)	(566,604)
Loss on the sale of fixed assets	181,179	-
(Increase)/decrease in stocks	(363)	169
Increase in debtors	(21,285)	(12,699)
Increase/(decrease) in creditors	42,301	(40,742)
Losses/(gains) on fixed asset investments	80,702	(896,677)
Transfer of fixed assets	(108,000)	-
<b>Net cash used in operating activities</b>	<u>(292,782)</u>	<u>(236,585)</u>

**19. Analysis of cash and cash equivalents**

	2025 £	2024 £
Cash in hand	144,591	111,636
<b>Total cash and cash equivalents</b>	<u>144,591</u>	<u>111,636</u>

**20. Analysis of changes in net debt**

	At 1 April 2024 £	Cash flows £	At 31 March 2025 £
Cash at bank and in hand	111,636	32,955	144,591
Liquid investments	-	3,133,562	3,133,562
	<u>111,636</u>	<u>3,166,517</u>	<u>3,278,153</u>

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## THE FOUNDATION OF EDWARD STOREY

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### NOTES TO THE FINANCIAL STATEMENTS FOR THE YEAR ENDED 31 MARCH 2025

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#### 21. Pension commitments

The charity operates a defined contributions pension scheme. The assets of the scheme are held separately from those of the charity in an independently administered fund. The pension cost charge represents contributions payable by the charity to the fund and amounted to £28,341 (2024: £26,664). Contributions totaling £3,790 (2024: £3,529) were payable to the fund at the balance sheet date and included in creditors.

#### 22. Capital Commitments

In the year, the charity entered in to a contract for the performance of architectural work. The amounts confirmed for payment in the next financial year is £92,239 (2024: £Nil) and therefore we have disclosed this as a capital commitment within the accounts.

#### 23. Related party transactions

There were no related party transactions in the year (2024 - none).

#### 24. Post balance sheet events

During the year, the Charity received the assets of an existing Charity, Cherry Hinton Almshouse Charity. As noted within the fixed assets, the Charity received some restricted fixed asset additions from CHAC prior to the year end. They have further received an investment portfolio with a value of £117,293 on 16th April 2025. Final cash funds of £246,456 were received on the full closure of the Cherry Hinton Almshouse Charity.

**THE FOUNDATION OF EDWARD STOREY**

England & Wales - Charity number 203653

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# Accounts

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Charity number: 203653

**THE FOUNDATION OF EDWARD STOREY  
TRUSTEES' REPORT AND FINANCIAL STATEMENTS  
FOR THE YEAR ENDED 31 MARCH 2024**

**THE FOUNDATION OF EDWARD STOREY**

**CONTENTS**

	Page
<b>Reference and Administrative Details of the Charity, its Trustees and Advisers</b>	1
<b>Trustees' Report</b>	2 - 11
<b>Independent Auditors' Report on the Financial Statements</b>	12 - 14
<b>Statement of Financial Activities</b>	15
<b>Balance Sheet</b>	16
<b>Statement of Cash Flows</b>	17
<b>Notes to the Financial Statements</b>	18 - 35

## THE FOUNDATION OF EDWARD STOREY

### REFERENCE AND ADMINISTRATIVE DETAILS OF THE CHARITY, ITS TRUSTEES AND ADVISERS FOR THE YEAR ENDED 31 MARCH 2024

<b>Trustees</b>	Mrs J M Womack MA, Vice Chair, University Trustee Mrs C Lyon MSc MInstF(Dip), University Trustee Dr A R Warren MA BM BCh, Chair, University Trustee Mrs H R Bond OBE BA LLM FRSA, University Trustee Mrs S Young B.Ed, Co-opted Trustee Mrs P G Clyne Cert. Ed, Co-opted Trustee Dr I J Lewis BSc (Eng) PhD, Co-opted Trustee (resigned 18 May 2023) Mr R Newman BSc (Hons), Co-opted Trustee Mr M Pierce, Co-opted Trustee (appointed 20 July 2023)
<b>Charity registered number</b>	203653
<b>Principal office</b>	Storey's House Mount Pleasant Cambridge CB3 0BZ
<b>Clerk to the Trustees and Chief Executive Officer</b>	Mr P Huckstep BSc (Hons) MRICS MCIH
<b>Independent auditors</b>	Price Bailey LLP Chartered Accountants Tennyson House Cambridge Business Park Cambridge CB4 0WZ
<b>Bankers</b>	Barclays Bank PLC 9-11 St Andrew's Street Cambridge CB2 3AA

## THE FOUNDATION OF EDWARD STOREY

### TRUSTEES' REPORT FOR THE YEAR ENDED 31 MARCH 2024

The Trustees present their annual report and the audited financial statements of the Foundation for the year ended 31 March 2024. The Trustees confirm that this report and financial statements comply with the current statutory requirements, the requirements of the Charity's governing document and the provisions of the Statement of Recommended Practice (SORP), 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).

The Foundation of Edward Storey (the Foundation) was established under the will and trust of Edward Storey who died in 1693. As is to be expected, it has changed and evolved considerably over subsequent years to address the challenges that each new generation brings, whilst trying to stay true to the original wishes of its benefactor. This is a balance the Foundation still seeks today, as it aims to ensure it can continue to meet the needs of its beneficiaries now and into the future. From its original 10 almshouses, the Foundation has grown and diversified to provide 90 flats and bungalows for older people, with more planned, as well as an assorted grants programme for those facing hardship or distress.

Despite an external environment that remains challenging, the Foundation continues to be in good health, benefitting from the access to significant resources with which to help plan and shape its future. A five-year strategy, agreed in 2020 and updated this year, seeks to ensure we continue to use our resources effectively, both in the short, medium and longer term, in order to safeguard our future, and maximize our impact in the furtherance of our charitable objects.

The Foundation's vision is "to be a source of support for our beneficiaries to live in comfort and security". Its stated mission is "to provide help and support to eligible beneficiaries through the provision of housing and financial assistance, in order to make a positive and meaningful difference to people's lives". A dedicated and highly skilled staff team, working in tandem with an experienced and committed Board of Trustees seek to deliver this vision, underpinned by a culture of shared values such as trust, compassion, teamwork, and openness.

#### OBJECTIVES AND ACTIVITIES FOR THE PUBLIC BENEFIT

The Charities Act 2011 defines a charitable purpose explicitly as one that falls within 13 descriptions of purposes and is for the public benefit. The Trustees have considered the Charity Commission's guidance on the operation of public benefit under the Charities Act 2011 and believe that the requirements have been met under the Foundation's Objects and Activities as described throughout this report. In particular 'The prevention or relief of poverty' and 'The relief of those in need, by reason of youth, age, ill-health, disability, financial hardship or other disadvantage'.

The objectives of the Charity are:

- (a) the provision of accommodation for beneficiaries who are in need, hardship or distress and who are women resident in the County of Cambridgeshire (parish beneficiaries), women closely associated with the work of the Church of England (clergy widow beneficiaries) or men and women resident in the City of Cambridge (Chesterton beneficiaries);
- (b) such charitable purposes for the benefit of the residents as the Trustees decide;
- (c) the relief of women resident in the County of Cambridgeshire who are in need, hardship or distress;
- (d) the relief of clergy widow beneficiaries who are in need, hardship or distress.
- (e) to help widows, widowers, divorced or separated spouses of clergy, and children/unmarried daughters of deceased clergy, who are in need, hardship or distress.

#### ACHIEVEMENTS, PERFORMANCE & IMPACT

##### *Overview of the year*

The Foundation's strategic direction places the provision of affordable housing for older people in need at the centre of its mission. In recognising this as its primary purpose, the Foundation seeks to frame its approach to the relief of need, hardship and distress accordingly. Over the last year the Foundation has:

- Replaced front doors and closers to all flats
- Completed comprehensive upgrade of fire safety at Storey's House

## THE FOUNDATION OF EDWARD STOREY

### TRUSTEES' REPORT (CONTINUED) FOR THE YEAR ENDED 31 MARCH 2024

- Reviewed our approach to Equality, Diversity and Inclusion
- Produced a first Annual Report for residents
- Reviewed our Investment and Reserves Policy
- Successfully completed our 2020-25 five-year strategy ahead of schedule
- Approved a further 3-year Interim Strategy to 2026
- Appointed a new Trustee
- Applied for planning permission for the construction of an additional 16 sheltered homes
- Continued to pursue a merger opportunity which will provide a further 2 bungalows in Cherry Hinton, as well as a significant capital receipt
- Maintained high occupancy rates
- Managed our operating cost to achieve surpluses in excess of budget
- Continued to improve services; repair and upgrade our properties; update operational policies and procedures and further enhance governance arrangements over the year.

#### *Accommodation*

The Foundation's principal charitable objective is the provision of almshouse accommodation for beneficiaries in need, hardship or distress. This is currently fulfilled by 90 units of sheltered housing spread across four sites in Cambridge City (Storey's House, Mount Pleasant and Chesterton) and South Cambridgeshire (Vicarage Close, Melbourn).

Following the successful survey of our residents at Storey's House during the previous year, this was repeated at our other sites in August to help gauge how successfully the Foundation is fulfilling its vision. 94% of these residents felt that their home meets their current needs with 100% feeling safe and secure. 100% of respondents considered their home to be a good place to live and there was generally a strong sense of community. In addition, research carried out by the Housing Learning and Improvement Network on behalf of the Almshouse Association, provides evidence that living in almshouse accommodation can of itself:

- Lower the likelihood of residential care admissions
- Reduce the likelihood of the use of domiciliary care
- Reduce ambulance call outs linked to falls
- Reduce the length of stay and delayed discharges from hospital
- Reduce GP and A&E visits
- Improve health and social wellbeing
- Promote healthy ageing
- Increase life expectancy.

The accommodation has a steady demand and average occupancy for the current year was 98.3% which is the same as for 2022/23. The average void turnaround time was 44.2 days which is an improvement upon the 68 days reported for 2022/23. Both figures compare favourably with most housing sector benchmarks of similar properties. Over the year, the Foundation was able to improve the lives of 6 (2022/23 7) new beneficiaries by offering them accommodation which better met their needs.

All four sites made an operating surplus before major repairs whilst keeping charges affordable.

#### *Buildings and Maintenance*

The Foundation seeks to maintain its property to a high standard of repair and has robust monitoring systems in place to help support this. During the period, 333 responsive repair jobs were carried out (2022/23, 335), of which 82% were completed within 7 days and 96.7% were fixed first time (2022/23, 74.6% and 97.6% respectively). The average time taken to complete a repair was 6.22 days compared to 11.02 days in 2022/23.

Periodic and statutory inspection and maintenance of lifts, boilers and plant equipment have all been undertaken along with other important health and safety checks, such as water sampling and testing for legionella infection. In addition, good progress has been made in implementing the recommendations of the independent Fire Risk Assessments conducted across the Foundation's various schemes in 2022.



THE FOUNDATION OF EDWARD STOREY

TRUSTEES' REPORT (CONTINUED)  
FOR THE YEAR ENDED 31 MARCH 2024

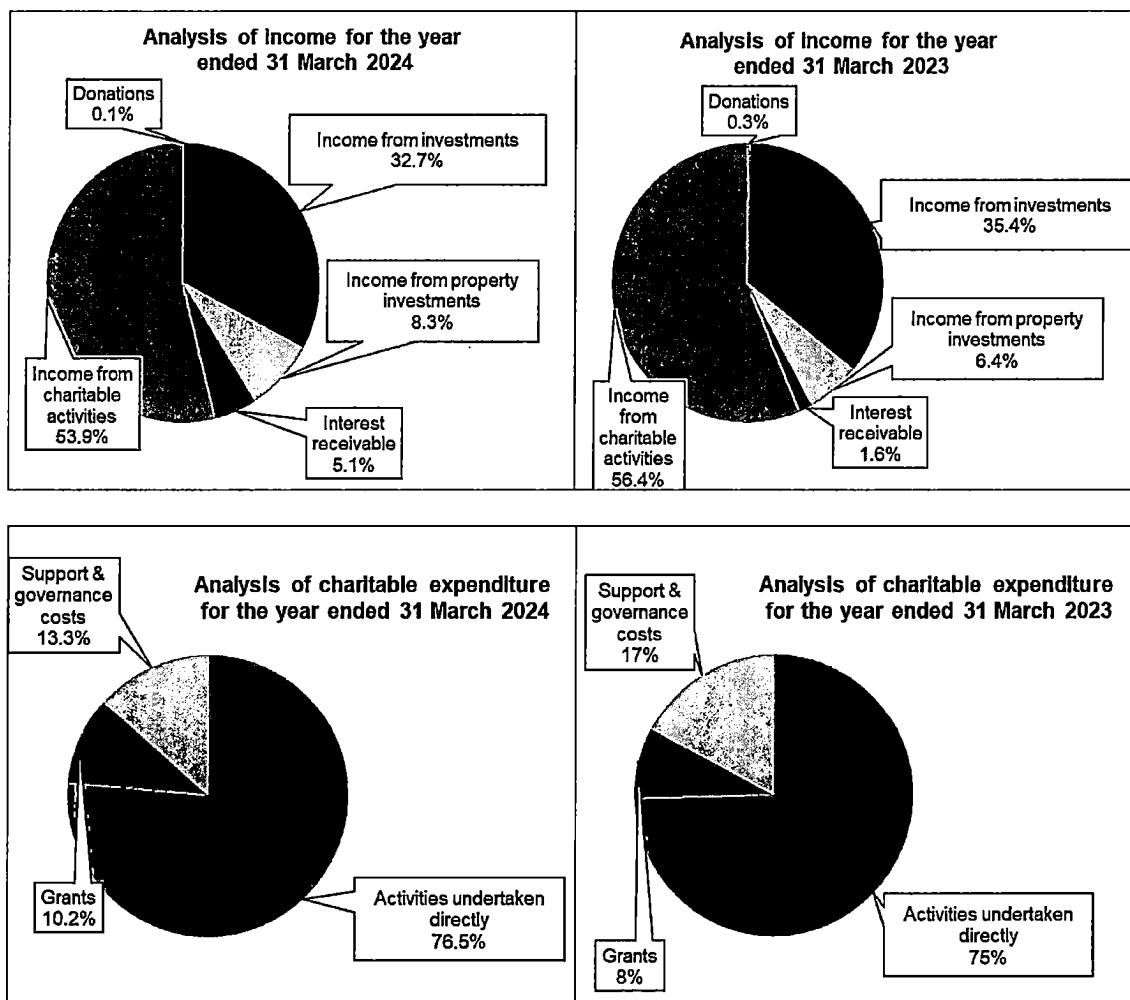
FINANCIAL OVERVIEW

The accounts record a net surplus before investment gains of £335,053 for the year (2022/23 net surplus of £253,224). After accounting for the net gains on investments, of £896,677 (2022/23 investment losses of £835,463), there is a net movement in funds for the year of £1,231,7230 (2022/23: £582,239).

The overall surplus on the General Reserve Fund was £614,315 (2022/23 £465,569) before making transfers to the reserve accounts and not including gains or losses on the investments.

The largest charge to operational costs is that of the payroll. Trustees review wages and salaries annually to ensure that they remain both competitive and fair by granting, as a minimum, a living wage pay increase. Trustees consider the importance of rewarding staff for their excellent work and loyalty and seek to balance this with affordability and market conditions.

In addition to rental and other operational income, the Foundation benefits from investment income from managed funds and legacy bequests and does not undertake fundraising activities. A breakdown of the principal sources of funding is shown in the graphs below.



## THE FOUNDATION OF EDWARD STOREY

### TRUSTEES' REPORT (CONTINUED) FOR THE YEAR ENDED 31 MARCH 2024

#### INVESTMENT POLICY AND PROCEDURE

All investments are carried at their fair value. Investment in equities and fixed interest securities are all traded in quoted public markets, primarily the London Stock Exchange. Holdings in common investment funds, unit trusts and open-ended investment companies are at the bid price. The basis of fair value for quoted investments is equivalent to the market value, using the bid price. Asset sales and purchases are recognised at the date of trade at cost (that is their transaction value).

The Foundation's investments are diversified and include a range of funds comprising UK and Overseas equities, property, fixed interest and bonds. The Board of Trustees has determined that the Foundation should be viewed as a perpetual institution. Therefore, investments that have the potential to generate substantial and long-term total returns that offset, and if possible, exceed, inflation will be important to pursue.

The objectives of the Foundation's investments are to:

- create sufficient total financial return to enable the Foundation (together with its non-investment resources) to carry out its purposes effectively and for the long term;
- maintain and, if possible, enhance the real value of the invested funds;
- achieve the above with a 'medium' level of risk\*;
- adopt an appropriate stance on ethical investment.

*\*As defined by the European Securities & Markets Authority (ESMA) model.*

The Foundation does not make use of derivatives and similar complex financial instruments as it takes the view that investments are held for their long-term growth and annual income. The Foundation has no material investment holdings in markets subject to exchange controls or trading restrictions.

Having established balanced portfolios of unit trusts, the Trustees are not involved in detailed investment management. They do not currently delegate their discretion in relation to their investment function and make all investment decisions themselves; two of the Trustees having long experience of investment matters. They monitor the performance of their portfolios regularly and have access to advice as necessary.

Net unrealised gains of £896,677 (2022/23: losses £835,463) were recognised from the revaluation of investment funds at the end of the accounting period.

#### RESERVES POLICY

Historically, Trustees have aimed to maintain free reserves in unrestricted funds at a level which, when invested alongside the FES Permanent Endowment Fund, would provide income sufficient to cover costs for the coming twelve-month period, which included subsidising the large operating deficit at Edward House and supporting the Parish Grants programme.

With the decision to cease care home operations and to scale back Parish Grant giving, the Foundation's reserves policy was revised to better support its strategic objectives. This was further refined in January. It aims to achieve a balance between current expenditure and the need to maintain reserves for the purposes detailed below:

- 1) Free Reserves – All of the Foundation's Almshouse schemes generate an operating surplus, excluding major repairs. It is considered prudent however for an element of free reserves of somewhere between 12-18 months of operating expenses to be held in order to guard against hostile operating conditions resulting in large unfavourable variances to income or costs. The General Funds carried forward at 31 March 2024 totalled £2,031,557 (£1,340,577 at 31 March 2023).
- 2) Major Repairs – The level of reserves for major repair work should, as a minimum, be in line with the budget set for the next financial year, plus the estimated costs for the following 6 months (18 months in total) as advised by the Foundation's property managers. This is held in the Extraordinary Repairs and Cyclical Maintenance Fund and amounted to £545,277 at 31 March 2024 (£742,950 at 31 March 2023).

## THE FOUNDATION OF EDWARD STOREY

### TRUSTEES' REPORT (CONTINUED) FOR THE YEAR ENDED 31 MARCH 2024

- 3) Capital Reserves – the Foundation recognises the growing challenges associated with an ageing property portfolio and the increasing risks around obsolescence. It also recognises that one of the most effective ways of meeting need is through the provision of high-quality affordable homes. It is important therefore to build sufficient financial capacity within the Foundation's Capital Fund to future proof, and where possible, expand the existing almshouse estate. Current cost estimates suggest that approximately £12 -15 million may be required to replace or significantly upgrade accommodation over the medium term. The Capital Reserve Fund balance carried forward at 31 March 2024 was £4,964,864 (£5,008,829 at 31 March 2023).

#### STRUCTURE, GOVERNANCE AND MANAGEMENT

The Foundation was established by the will of Edward Storey and is now governed by The Scheme of the Charity Commission for England and Wales dated 23rd March 2009 which replaced earlier schemes and amendments. This scheme itself was subject to some minor amendment on 31 December 2018 following the merger with the Newton Trust. Further administrative changes were made in July 2021 to reduce Trustee Terms of Office to 3 years and to introduce maximum length of service for new Trustees in recognition of the importance of regular refreshment and renewal of the Board.

The Foundation's Scheme provides for four 'nominated' members of the Trustees' Board to be appointed by the Council of the University of Cambridge. Trustees have the power to co-opt not less than three and not more than five other Trustees to the Board from society in general, taking into account the needs of the Foundation. Trustees are normally expected to complete at least one three-year term of office.

The Foundation has adopted the Charity Governance Code and undertakes regular reviews against compliance. The Trustees are responsible for setting out the general policy of the Charity. Day-to-day operational management is delegated to the Chief Executive Officer who is also the Clerk to the Trustees. A formal Scheme of Delegation was approved by the Board of Trustees in November 2018 and reviewed in September 2022.

The Board has delegated specific responsibilities to three standing subcommittees, the Finance and General Purposes Committee, the Residential Services and Grants Committee and the Development Committee. These Committees assist the Board in ensuring the effectiveness of the Foundation's operations and that they are in accordance with the corporate objectives, strategies and the annual budget.

The Foundation is not affiliated to any other charity or organisation but subscribes to the Almshouse Association and the National Council for Voluntary Organisations. A representative also attends the Annual General Meeting of the Diocesan Bishops' Visitors.

Trustees have established a comprehensive selection and induction programme to ensure that new Trustees clearly understand their duties and responsibilities and are able to assess their own training needs. The Foundation encourages and supports Trustees in meeting their training needs, once determined.

During the year, Trustees attended 19 formal meetings relating to their governance of the Foundation. Trustee attendance at meetings was 102% (due to some Trustees also attending subcommittees which they do not formally sit on). For convenience many committee meetings are held virtually, whilst main Board meetings are face to face. In addition, Trustees have continued to play an important role in the day-to-day working of the Foundation by interviewing prospective residents, approving grant applications, supporting staff and by providing expertise across a range of disciplines.

#### QUALITY ASSURANCE

The Trustees have adopted a six-point approach to ensure quality in the operational practice of the Foundation. These points are:

- (a) the detailed assessment as to the suitability of potential residents
- (b) a continuous focus on and review of the needs of current residents
- (c) maintaining accommodation to a high standard
- (d) a planned programme of staff training and assessment
- (e) established routines of monitoring and reporting
- (f) formal meetings for reviews and validation

THE FOUNDATION OF EDWARD STOREY

TRUSTEES' REPORT (CONTINUED)  
FOR THE YEAR ENDED 31 MARCH 2024

RISK MANAGEMENT

The Foundation continues to carry out regular assessments of its 'business risks' and has prepared a response to risk exposure in the various areas of the charity. These include financial, operational, strategic and governance risks, each of which has been quantified and prioritised according to well established severity, likelihood, and mitigation procedures.

The Foundation's Risk Register was formally reviewed and updated in November. With existing controls in place, the Business Risk Analysis identified four risks as being high. These are, in the main, driven by the Edward House redevelopment and are not considered to be matters of concern. The Foundation's top four risks are shown in the table below.

<b>Risk category</b>	<b>Risk name</b>	<b>Risk status</b>	<b>Principal sources of assurance</b>	<b>Further Mitigation</b>
Financial	Insufficient funds to deliver strategic objectives	High	Significant reserves and investment income; High value assets; Good budgetary control; Most areas of business generate an operating surplus; Good financial planning; Revised reserves policy.	<i>Continue to build up capital reserves to meet long term asset management challenges.</i>
Strategy	Inefficient use of resources	High	Good Strategic Planning; Scheme of Delegation; Development Committee with close links to F&GP.	<i>Effective project management and procurement.</i>
Operational	Over-reliance on 3rd parties	High	Foundation well resourced; Tendering process followed for large projects; Development Committee with close links to F&GP; Multi skilled Maintenance Officer.	<i>Effective project management and procurement.</i>
Financial	Deteriorating economic climate	High	Significant reserves and investment income; High value assets; Diversified portfolio invested for the long term; Prudent budget setting; Good budgetary control; High levels of Trustee oversight.	<i>Regular monitoring and review through the F&amp;GP</i>

## THE FOUNDATION OF EDWARD STOREY

### TRUSTEES' REPORT (CONTINUED) FOR THE YEAR ENDED 31 MARCH 2024

More generally, comprehensive controls are in place to mitigate risks, including an effective governance framework, documented Policies and Procedures, a Scheme of Delegation, routine inspections and programmes of planned maintenance, regular Trustee oversight and scrutiny, various sources of external assurance and detailed Business Continuity arrangements. Trustees receive an annual assurance report from the Clerk setting out in detail the Foundation's risk management framework resulting in the following Statement of Internal Control being approved.

#### *Statement of Internal Control*

The Board has overall responsibility for establishing, maintaining, and reviewing the effectiveness of the system of internal control. The system of internal control is designed to manage risk and provide reasonable (not absolute) assurance that key business objectives and expected outcomes will be achieved. It also exists to give reasonable assurance, about the preparation and reliability of financial and operational information, the safeguarding of the Foundations assets and interests and compliance with relevant legislation, law and regulations. The Board recognises that no system of internal control can provide absolute assurance or eliminate all risk.

The Foundation's assurance framework is designed to provide sufficient, continuous and reliable assurance on organisational stewardship and the management of the major risks to organisational success and delivery of value for money. In meeting its responsibilities, the Board has adopted a risk-based approach to internal control, which is embedded within the normal management and governance processes. Executive responsibility has been clearly defined for the identification, evaluation and control of significant risks. The Clerk, Senior Management Team and Board carry out evaluations of the risks which impact on the Foundation's ability to meet key business objectives. Risk assessments are carried out and are aligned to the business planning process. The Clerk is responsible for reporting to the Board any significant changes affecting key risks or the breakdown of internal control.

The Board retains responsibility for a defined range of issues covering strategic, operational, financial and compliance issues. The Board has formally adopted the Charity Governance Code and has incorporated many of its principles and recommended good practice. The governance environment is supported by a framework of policies and procedures with which employees are required to comply, covering issues such as delegated authority, segregation of duties, health and safety, data protection, safeguarding and whistleblowing. Financial reporting procedures include detailed budgets for the year ahead which are reviewed and approved by the Board. The Board confirms that there is an ongoing process for identifying, evaluating, and managing significant risks faced by the Foundation. The Board has reviewed the effectiveness of the systems of internal control, including the agreed sources of assurance and confirm they are appropriate for that purpose. The Board is satisfied there is sufficient evidence to confirm that adequate systems of internal control existed and operated throughout the year. No significant weaknesses were identified which would have resulted in material misstatement or loss that would have required disclosure in the financial statements.

#### FUNDRAISING STANDARDS CA162A

The Foundation does not carry out any fundraising activities; its income comes from maintenance fees, investment dividends and interest. We are therefore not registered with the Fundraising Regulator. Since we do not fundraise, whether directly, by using third parties or through volunteers, there have been no compliance issues, and no fundraising complaints during the year (2022/23: none). We will not accept a donation if we believe it is unlawful to accept it or if accepting it is to the detriment of the charity's achievement of its purpose.

#### PLANS FOR THE FUTURE

The revised interim strategy contains the following ten strategic objectives to be achieved by the end of 2026:

- Obtain full planning consent for the construction of 16 new 1 bed apartments.
- Develop suitable funding and delivery mechanisms and engage appropriate contractors.
- Effectively manage construction phase to achieve successful handover.
- Develop strategies/policies for the allocation, management, and marketing of new flats.
- Ensure, as far as is possible, that existing accommodation continues to provide safe, secure and affordable homes that people want to live in.

## THE FOUNDATION OF EDWARD STOREY

### TRUSTEES' REPORT (CONTINUED) FOR THE YEAR ENDED 31 MARCH 2024

- Continue taking necessary steps to increase reserves, whilst also exploring options for utilising permanent endowment.
- Seek to maintain or improve upon current satisfaction levels across all the Foundation's sites.
- Develop an agreed set of environmental principles as a precursor to a more comprehensive Sustainability Plan.
- Seek increased opportunities for the role of technology across the Foundation's activities to include updating our website, reviewing warden call systems and the use of assisted living/smart home adaptations.
- Use the Edward House Development (proposed objective 4) as a catalyst to increase awareness of the Foundation and its work.

#### KEY MANAGEMENT PERSONNEL REMUNERATION

The Trustees consider the Board of Trustees and the Chief Executive (who also acts as Clerk to the Trustees) as comprising the key management personnel of the Foundation in charge of directing and controlling the Foundation and running and operating the Foundation on a day-to-day basis. All Trustees give of their time freely and no Trustee remuneration was paid in the accounting period. Details of Trustee expenses and related party transactions are disclosed in notes 8 and 21 to the accounts.

Trustees are required to disclose all relevant interests and register them with the Chief Executive and, in accordance with the Foundation's policy, withdraw from decisions where a conflict of interest arises.

The pay of the Foundation's Chief Executive Officer was set on recruitment in 2018 by reference to the local employment market. The rates of staff pay are reviewed annually by Trustees with reference to the University of Cambridge and other similar local and national charities/organisations, as well as the current rate of inflation. Generally, the same percentage increase is applied to all staff, including the Chief Executive. The Foundation became accredited as a Living Wage Employer in May 2023.

#### 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 & Wales 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 2019 (FRS102);
- make judgments and accounting estimates that are reasonable and prudent;
- state whether applicable UK Accounting Standards have been followed, subject to any material departures disclosed and explained in the financial statements;
- prepare the financial statements on the going concern basis unless it is inappropriate to presume that the charity will continue in operation.

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.

THE FOUNDATION OF EDWARD STOREY

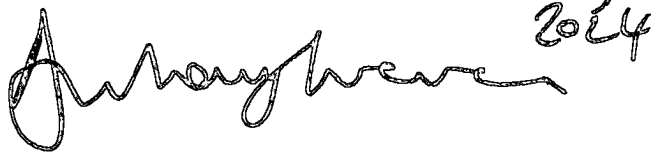
TRUSTEES' REPORT (CONTINUED)  
FOR THE YEAR ENDED 31 MARCH 2024

PROVISION OF INFORMATION TO AUDITOR

Each of the persons who are Trustees at the time when this Trustees' report is approved has confirmed that:

- so far as that Trustee is aware, there is no relevant audit information of which the company's auditors are unaware, and
- they have taken all the steps that ought to have been taken as a Trustee in order to be aware of any information needed by the company's auditors in connection with preparing their report and to establish that the company's auditors are aware of that information.

This report was approved by the Trustees on *18 July*



and signed on their behalf by:

Dr A R Warren MA BM BCh, Chair

## THE FOUNDATION OF EDWARD STOREY

### INDEPENDENT AUDITORS' REPORT TO THE TRUSTEES OF THE FOUNDATION OF EDWARD STOREY

#### Opinion

We have audited the financial statements of The Foundation of Edward Storey (the 'charity') for the year ended 31 March 2024 which comprise the Statement of Financial Activities, the Balance Sheet, the Statement of Cash Flows 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 Financial Reporting Standard 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 2024 and of its incoming resources and application of resources 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 Auditors' 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 United Kingdom, including the Financial Reporting Council'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.

#### Other information

The other information comprises the information included in the Annual Report other than the financial statements and our Auditors' Report thereon. The Trustees are responsible for the other information contained within the Annual Report. 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. 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 course of 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 this gives rise to a material misstatement in the financial statements themselves. 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.

## THE FOUNDATION OF EDWARD STOREY

### INDEPENDENT AUDITORS' REPORT TO THE TRUSTEES OF THE FOUNDATION OF EDWARD STOREY (CONTINUED)

#### Matters on which we are required to report by exception

We have nothing to report in respect of the following matters where the Charities (Accounts and Reports) Regulations 2008 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
- sufficient 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 which 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.

#### Auditors' responsibilities for the audit of the financial statements

We have been appointed as auditor under section 144 of the Charities Act 2011 and report in accordance with the Act and relevant regulations made or having effect thereunder.

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 Auditors' 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 gained an understanding of the legal and regulatory framework applicable to the charity and how it operates and considered the risk of the charity not complying with the applicable laws and regulations including fraud in particular those that could have a material impact on the financial statements. This included those regulations directly related to the financial statements. In relation to the charity this included employment law, financial reporting and health & safety.

The risks were discussed with the audit team and we remained alert to any indications of non-compliance throughout the audit. We carried out specific procedures to address the risks identified. These included the following:

- We reviewed systems and procedures to identify potential areas of management override risk. In particular, we carried out testing of journal entries and other adjustments for appropriateness.
- We reviewed minutes of Trustee Board meetings and agreed the financial statement disclosures to underlying supporting documentation.

THE FOUNDATION OF EDWARD STOREY

INDEPENDENT AUDITORS' REPORT TO THE TRUSTEES OF THE FOUNDATION OF EDWARD STOREY  
(CONTINUED)

- We have made enquiries of management and officers of the charity regarding laws and regulations applicable to the organisation and we reviewed the risk management processes and procedures in place.
- We have reviewed any correspondence with the Charity Commission and reviewed the procedures in place for the reporting of incidents to the Trustee Board including serious incident reporting of any such matters if necessary.

A further description of our responsibilities for the audit of the financial statements is located 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 Auditors' Report.

**Use of our report**

This report is made solely to the charity's trustees, as a body, in accordance with Part 4 of the Charities (Accounts and Reports) Regulations 2008. Our audit work has been undertaken so that we might state to the charity's trustees those matters we are required to state to them 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.

*Price Bailey LLP*

**Price Bailey LLP**

Chartered Accountants  
Statutory Auditors

Tennyson House

Cambridge Business Park

Cambridge

CB4 0WZ

Date: 2 August 2024

Price Bailey LLP are eligible to act as auditors in terms of section 1212 of the Companies Act 2006.

THE FOUNDATION OF EDWARD STOREY

STATEMENT OF FINANCIAL ACTIVITIES  
FOR THE YEAR ENDED 31 MARCH 2024

	Note	Permanent Endowment funds 2024 £	Unrestricted funds 2024 £	Total funds 2024 £	Total funds 2023 £
<b>Income and endowments from:</b>					
Donations and legacies	3	-	760	760	3,250
Charitable activities	4	-	748,056	748,056	688,612
Investments	5	-	636,808	636,808	529,725
<b>Total income and endowments</b>		-	1,385,624	1,385,624	1,221,587
<b>Expenditure on:</b>					
Charitable activities		33,321	1,017,250	1,050,571	968,363
<b>Total expenditure</b>		33,321	1,017,250	1,050,571	968,363
<b>Net (expenditure)/income before net gains/(losses) on investments</b>		(33,321)	368,374	335,053	253,224
Net gains/(losses) on investments		812,942	83,735	896,677	(835,463)
<b>Total income / (expenditure) for the year</b>		779,621	452,109	1,231,730	(582,239)
<b>Reconciliation of funds:</b>					
Total funds brought forward		13,114,553	7,153,767	20,268,320	20,850,559
Net movement in funds		779,621	452,109	1,231,730	(582,239)
<b>Total funds carried forward</b>		13,894,174	7,605,876	21,500,050	20,268,320

The Statement of Financial Activities includes all gains and losses recognised in the year.

The notes on pages 18 to 35 form part of these financial statements.

THE FOUNDATION OF EDWARD STOREY

BALANCE SHEET  
AS AT 31 MARCH 2024

	Note	2024 £	2023 £
<b>Fixed assets</b>			
Tangible assets	9	1,321,385	1,369,622
Investments	10	20,011,013	18,826,308
		<u>21,332,398</u>	<u>20,195,930</u>
<b>Current assets</b>			
Stocks	11	236	405
Debtors	12	153,029	140,334
Cash at bank and in hand		111,636	69,644
		<u>264,901</u>	<u>210,383</u>
Creditors: amounts falling due within one year	13	(97,249)	(137,993)
<b>Net current assets</b>		<u>167,652</u>	<u>72,390</u>
<b>Total net assets</b>		<u><u>21,500,050</u></u>	<u><u>20,268,320</u></u>
<b>Charity funds</b>			
Endowment funds	14	13,894,174	13,114,553
Unrestricted funds	14	7,605,876	7,153,767
<b>Total funds</b>		<u><u>21,500,050</u></u>	<u><u>20,268,320</u></u>

The financial statements were approved and authorised for issue by the Trustees and signed on their behalf by:

Date: 18 July 2024   
The notes on pages 18 to 35 form part of these financial statements. 

THE FOUNDATION OF EDWARD STOREY

STATEMENT OF CASH FLOWS  
FOR THE YEAR ENDED 31 MARCH 2024

	2024 £	2023 £
<b>Cash flows from operating activities</b>		
Net cash used in operating activities	(236,585)	(128,905)
<b>Cash flows from investing activities</b>		
Dividends, interests and rents from investments	566,605	510,569
Net purchase / sale of investments	(288,028)	(420,910)
<b>Net cash provided by investing activities</b>	278,577	89,659
<b>Cash flows from financing activities</b>		
<b>Net cash provided by financing activities</b>	-	-
<b>Change in cash and cash equivalents in the year</b>	41,992	(39,246)
Cash and cash equivalents at the beginning of the year	69,644	108,890
<b>Cash and cash equivalents at the end of the year</b>	111,636	69,644

The notes on pages 18 to 35 form part of these financial statements

## THE FOUNDATION OF EDWARD STOREY

### NOTES TO THE FINANCIAL STATEMENTS FOR THE YEAR ENDED 31 MARCH 2024

#### 1. General information

The Foundation of Edward Storey is an unincorporated charity which is registered in England & Wales. The principal office is Storey's House, Mount Pleasant, Cambridge, CB3 0BZ.

#### 2. Accounting policies

##### 2.1 Basis of preparation of financial statements

The financial statements have been prepared in accordance with the Charities SORP (FRS 102) - 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) and the Charities Act 2011.

The financial statements have been prepared to give a 'true and fair' view and have departed from the Charities (Accounts and Reports) Regulations 2008 only to the extent required to provide a 'true and fair' view. This departure has involved following the Charities SORP (FRS 102) published in October 2019 rather than the Accounting and Reporting by Charities: Statement of Recommended Practice effective from 1 April 2015 which has since been withdrawn.

The Foundation of Edward Storey meets the definition of a public benefit entity under FRS 102. Assets and liabilities are initially recognised at historical cost or transaction value unless otherwise stated in the relevant accounting policy.

The financial statements are stated in GBP which is the functional currency of the charity.

The level of rounding is to the nearest GBP.

There were no significant estimates or judgements made by management in preparing these financial statements.

## THE FOUNDATION OF EDWARD STOREY

### NOTES TO THE FINANCIAL STATEMENTS FOR THE YEAR ENDED 31 MARCH 2024

#### 2. Accounting policies (continued)

##### 2.2 Fund accounting

General funds are unrestricted funds which are available for use at the discretion of the Trustees in furtherance of the general objectives of the Charity and which have not been designated for other purposes.

Designated funds comprise unrestricted funds that have been set aside by the Trustees for particular purposes. The aim and use of each designated fund is set out in the notes to the financial statements.

Investment income, gains and losses are allocated to the appropriate fund.

The funds are dealt with in accordance with the current charitable scheme.

The nature and purpose of the main funds of the Foundation are set out below and details of the movements on the funds are given in the notes that follow.

The permanent endowment funds represent the funds arising out of property originally endowed to the Foundation, supplemented by the funds acquired on the merger with The Wray Jackenett Merrill and Elie Trust and those acquired on the merger with Newton Trust. Under the Scheme, the objects of the charity are to provide housing accommodation, charitable benefits for residents and pensions and relief in need for qualifying clergy widows' beneficiaries, parish beneficiaries and persons in need, hardship or distress.

Clergy widows' beneficiaries are any of the following who are in need, hardship or distress: widows of clergymen of the Church of England, dependants, spouses or former spouses of clergymen of the Church of England, women clergy of the Church of England, women deacons and deaconesses of the Church of England, women missionaries of the Church of England and other women closely involved in the work of the Church of England.

Parish beneficiaries are women who are in need, hardship or distress resident in the County of Cambridgeshire with a preference for those resident in the ancient parishes of Holy Trinity, Cambridge, St Giles, Cambridge, the ecclesiastical parish of Holy Trinity with St Andrew the Great, Cambridge and the parish of the Ascension, Cambridge.

Persons in hardship or distress are those resident in the City of Cambridge, Cambridgeshire with a preference for those resident in the ecclesiastical parishes of Holy Trinity and St. Mary the Great with St. Michael and All Angels.

Under the scheme, funds are not appropriated to specific branches or to classes of beneficiary. The trustees are required to apply the charity's income from endowment and reserve funds, firstly in meeting the proper costs of administering the charity and of managing its property and in making such annual payments to reserve funds, including Cyclical Maintenance and Extraordinary Repair Funds, as they consider necessary. Having met such costs, the trustees are required to apply the remaining income in furthering the objects of the charity, firstly for the benefit of residents, secondly for the relief of clergy widows' beneficiaries and parish beneficiaries, thirdly for the relief of other women in need, hardship or distress resident in the County of Cambridgeshire and fourthly for the relief of other persons in need, hardship or distress resident in the City of Cambridge, Cambridgeshire.

The General Endowment Fund is a restricted capital fund, however income earned from this fund, together with income earned on the General Reserve fund, is permitted to be expended at the discretion of the trustees to enable the charity to meet its objectives. Accordingly such income is classified as unrestricted. The funds for Cyclical Maintenance and Extraordinary Repairs and Capital Reserve represent unrestricted reserve funds designated by the trustees for the given purpose.

## THE FOUNDATION OF EDWARD STOREY

### NOTES TO THE FINANCIAL STATEMENTS FOR THE YEAR ENDED 31 MARCH 2024

#### 2. Accounting policies (continued)

##### 2.3 Going concern

The Trustees have a reasonable expectation that the charity has adequate resources to continue in operational existence for the foreseeable future. Accordingly, the financial statements continue to be prepared on the going concern basis.

The Trustees have prepared budgets, forecasts and cashflows which show that the charity will continue to trade for 12 months from the date of signing these financial statements.

Therefore, the Trustees continue to adopt the going concern basis in preparing these financial statements.

##### 2.4 Income

All income is recognised once the Charity has entitlement to the income, it is probable that the income will be received and the amount of income receivable can be measured reliably.

Donated gifts in kind are included at valuation and recognised as income when the charity has control over the item, any conditions associated with the donated item have been met, the receipt of economic benefit from the use of the charity of the item is probable and that economic benefit can be measured reliably.

Contributions from residents are recognised in the period to which the provision of accommodation relates.

Income from donations, legacies and fundraising is recognised on receipt or on notification to entitlement if earlier.

Investment income is recognised in the period in which the charity becomes entitled to the 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.

## THE FOUNDATION OF EDWARD STOREY

### NOTES TO THE FINANCIAL STATEMENTS FOR THE YEAR ENDED 31 MARCH 2024

#### 2. Accounting policies (continued)

##### 2.5 Expenditure

Expenditure is recognised once there is a legal or constructive obligation to transfer economic benefit to a third party, it is probable that a transfer of economic benefits will be required in settlement and the amount of the obligation can be measured reliably.

Expenditure is classified by activity. The costs of each activity are made up of the total of direct costs and shared costs, including support costs involved in undertaking each activity. Direct costs attributable to a single activity are allocated directly to that activity. Shared costs which contribute to more than one activity and support costs which are not attributable to a single activity are apportioned between those activities on a basis consistent with the use of resources. Central staff costs are allocated on the basis of time spent, and depreciation charges allocated on the portion of the asset's use.

All expenditure is recognised on an accruals basis and has been allocated to expense headings on a direct cost basis.

Support costs are those costs incurred directly in support of expenditure on the objects of the charity. Governance costs are those incurred in connection with administration of the charity and compliance with constitutional and statutory requirements.

Grants and pensions payable are charged to the financial statements as they are payable. Provision is made for grants payable after they are approved by the Trustees and communicated to the recipient.

Some grants are issued with repayment terms, which are contractually agreed with the recipient. These repayable grants and interest-free loans are classified as debtors. When recovery becomes highly unlikely such grants are written off as grants payable.

Redundancy and termination costs are recognised as an expense in the Statement of Financial Activities and a liability on the Balance Sheet immediately at the point the charity is demonstrably committed to either:

- Terminate the employment of an employee or group of employees before normal retirement date; or
- Provide termination benefits as a result of an offer made in order to encourage voluntary redundancy.

The charity is considered to be demonstrably committed only when it has a detailed formal plan for the termination and is without realistic possibility of withdrawal from the plan.

Expenditure on charitable activities is incurred on directly undertaking the activities which further the Charity's objectives, as well as any associated support costs.

##### 2.6 Tangible fixed assets and depreciation

Tangible fixed assets are initially recognised at cost. After recognition, under the cost model, tangible fixed assets are measured at cost less accumulated depreciation and any accumulated impairment losses. All costs incurred to bring a tangible fixed asset into its intended working condition are included in the measurement of cost.

General repair work to maintain the current conditions of the properties is expensed as incurred. Capital expenditure on operational property is capitalised. Capital expenditure on operational property is defined as any capital expenditure incurred which results in the generation of revenue over and above any existing revenue earned.

## THE FOUNDATION OF EDWARD STOREY

### NOTES TO THE FINANCIAL STATEMENTS FOR THE YEAR ENDED 31 MARCH 2024

#### 2. Accounting policies (continued)

##### 2.6 Tangible fixed assets and depreciation (continued)

Depreciation is charged so as to allocate the cost of tangible fixed assets less their residual value over their estimated useful lives, using the straight-line method, with the exception of land for which no depreciation is provided.

Depreciation is provided on the following bases:

Operational Property	- 2-8% per annum on cost of buildings
Equipment	- 25% per annum on cost

##### 2.7 Investments

Investments are a form of basic financial instrument. All investments are carried at their fair value. Investment in equities and fixed interest securities are all traded in quoted public markets. Holdings in common investment funds, unit trusts and open-ended investment companies are at bid price. The basis of fair value for quoted investments is equivalent to market value, using bid price. Asset sales and purchases are recognised at the date of trade at cost. All gains and losses are taken to the Statement of Financial Activities as they arise. Unrealised gains and losses are calculated as the difference between the fair value at the year end and their carrying value and are included in the Statement of Financial Activities. There were no realised gains during the year.

Investments held as fixed assets are shown at cost less provision for impairment.

##### 2.8 Stocks

Stocks are valued at the lower of cost and net realisable value after making due allowance for obsolete and slow-moving stocks.

##### 2.9 Debtors

Trade and other debtors are recognised at the settlement amount after any trade discount offered. Prepayments are valued at the amount prepaid net of any trade discounts due.

##### 2.10 Cash at bank and in hand

Cash at bank and in hand includes cash and short-term highly liquid investments with a short maturity of three months or less from the date of acquisition or opening of the deposit or similar account.

##### 2.11 Creditors and provisions

Liabilities are recognised when there is an obligation at the Balance Sheet date as a result of a past event, it is probable that a transfer of economic benefit will be required in settlement, and the amount of the settlement can be estimated reliably.

Liabilities are recognised at the amount that the Charity anticipates it will pay to settle the debt or the amount it has received as advanced payments for the goods or services it must provide.

**THE FOUNDATION OF EDWARD STOREY**

**NOTES TO THE FINANCIAL STATEMENTS  
FOR THE YEAR ENDED 31 MARCH 2024**

**2. Accounting policies (continued)**

**2.12 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 fixed assets which are valued at amortised cost and investments which are valued at fair value at the balance sheet date using the closing quoted market price which is considered to be the fair value. The historical cost of investments is shown in note 10.

**2.13 Pensions**

The Charity operates a defined contribution pension scheme and the pension charge represents the amounts payable by the Charity to the fund in respect of the year.

**2.14 Significant Accounting Estimates and Judgements**

No significant judgements, accounting policies or estimates have been made by management in applying the charity's accounting policies.

**3. Income from donations and legacies**

	Unrestricted funds 2024 £	Total funds 2024 £
Donations	760	760
	760	760

	Unrestricted funds 2023 £	Total funds 2023 £
Donations	3,250	3,250
	3,250	3,250

**4. Income from charitable activities**

	Unrestricted funds 2024 £	Total funds 2024 £
Fees from residents	748,056	748,056
	748,056	748,056

THE FOUNDATION OF EDWARD STOREY

NOTES TO THE FINANCIAL STATEMENTS  
FOR THE YEAR ENDED 31 MARCH 2024

4. Income from charitable activities (continued)

	Unrestricted funds 2023 £	Total funds 2023 £
Fees from residents	688,612	688,612

5. Investment income

	Unrestricted funds 2024 £	Total funds 2024 £
Income from property investments	112,226	112,226
Income from listed investments	454,378	454,378
Interest receivable	70,204	70,204
	<u>636,808</u>	<u>636,808</u>

	Unrestricted funds 2023 £	Total funds 2023 £
Income from property investments	77,823	77,823
Income from listed investments	432,746	432,746
Interest receivable	19,156	19,156
	<u>529,725</u>	<u>529,725</u>

THE FOUNDATION OF EDWARD STOREY

NOTES TO THE FINANCIAL STATEMENTS  
FOR THE YEAR ENDED 31 MARCH 2024

6. Analysis of charitable expenditure

	Activities undertaken directly 2024 £	(Note 7) Grants 2024 £	Support costs 2024 £	Total funds 2024 £
Running expenses of almshouses and care facilities	803,283	107,239	99,564	1,010,086
Governance costs	-	-	40,485	40,485
	<u>803,283</u>	<u>107,239</u>	<u>140,049</u>	<u>1,050,571</u>

	Activities undertaken directly 2023 £	(Note 7) Grants 2023 £	Support costs 2023 £	Total funds 2023 £
Running expenses of almshouses and care facilities	722,303	79,209	91,349	892,861
Governance costs	-	-	75,502	75,502
	<u>722,303</u>	<u>79,209</u>	<u>166,851</u>	<u>968,363</u>

Analysis of direct costs

	Charitable Activities 2024 £	Total funds 2024 £
Staff costs	278,799	278,799
Depreciation	48,237	48,237
Miscellaneous	2,428	2,428
Establishment costs	453,947	453,947
Stationery, postage and telephone	1,528	1,528
Activities and trips	6,440	6,440
Other staff costs	4,382	4,382
Residents' services	6,002	6,002
Advertising	1,520	1,520
	<u>803,283</u>	<u>803,283</u>

**THE FOUNDATION OF EDWARD STOREY**

**NOTES TO THE FINANCIAL STATEMENTS  
FOR THE YEAR ENDED 31 MARCH 2024**

**6. Analysis of charitable expenditure (continued)**

**Analysis of direct costs (continued)**

	Charitable Activities 2023 £	Total funds 2023 £
Staff costs	275,665	275,665
Depreciation	49,236	49,236
Miscellaneous	5,565	5,565
Establishment costs	375,790	375,790
Stationery, postage and telephone	1,495	1,495
Activities and trips	4,920	4,920
Other staff costs	2,477	2,477
Residents' services	5,977	5,977
Advertising	1,178	1,178
	<b>722,303</b>	<b>722,303</b>

**Analysis of support costs**

	Other 2024 £	Governance 2024 £	Total funds 2024 £
Wages and salaries	74,569	-	74,569
Legal and professional fees fees	-	27,645	27,645
Audit and accountancy fees	-	12,840	12,840
Recruitment	312	-	312
Insurance	6,004	-	6,004
Computer maintenance and equipment	12,350	-	12,350
Stationery, postage and telephone	2,532	-	2,532
Sundry expenses	3,797	-	3,797
	<b>99,564</b>	<b>40,485</b>	<b>140,049</b>

In both 2024 and 2023 support costs relate to overhead expenses and are apportioned 100% to charitable activities, staff time is apportioned to support costs based upon time spent on activities.

**THE FOUNDATION OF EDWARD STOREY**

**NOTES TO THE FINANCIAL STATEMENTS  
FOR THE YEAR ENDED 31 MARCH 2024**

**6. Analysis of charitable expenditure (continued)**

**Analysis of support costs (continued)**

	Other 2023 £	Governance 2023 £	Total funds 2023 £
Wages and salaries	70,420	-	70,420
Legal and professional fees	-	62,873	62,873
Audit and accountancy fees	-	12,629	12,629
Insurance	5,293	-	5,293
Computer maintenance and equipment	10,355	-	10,355
Stationery, postage and telephone	3,072	-	3,072
Sundry expenses	2,209	-	2,209
	<u>91,349</u>	<u>75,502</u>	<u>166,851</u>

**7. Analysis of grants**

	2024 £	2023 £
Parish grants	9,505	7,530
Clergy widow grants	28,295	16,153
Newton Grants	7,171	1,379
Parish Annual grants	17,679	18,524
Clergy Widow annual grants	39,754	31,796
Newton annual grants	4,835	3,827
	<u>107,239</u>	<u>79,209</u>

Grants were made in the year to 106 individuals (2023: 102) and no institutions (2023: nil) with a total value of £44,971 (2023: £25,062).

Annual grants totalling £62,267 (2023: £54,147) were given in the year to 45 individuals (2023: 42).

**THE FOUNDATION OF EDWARD STOREY**

**NOTES TO THE FINANCIAL STATEMENTS  
FOR THE YEAR ENDED 31 MARCH 2024**

**8. Staff costs**

	2024 £	2023 £
Wages and salaries	303,031	297,352
Social security costs	23,673	23,863
Contribution to defined contribution pension schemes	26,664	24,870
	353,368	346,085
	353,368	346,085

The average number of persons employed by the Charity during the year was as follows:

	2024 No.	2023 No.
Administration	4	4
Operational	6	7
	10	11
	10	11

The number of employees whose employee benefits (excluding employer pension costs) exceeded £60,000 was:

	2024 No.	2023 No.
In the band £60,001 - £70,000	-	1
In the band £70,001 - £80,000	1	-

The Trustees consider the Board of Trustees and the Chief Executive (who also acts as Clerk to the Trustees) as comprising the key management personnel of the Foundation in charge of directing and controlling the Foundation and running and operating the Foundation on a day-to-day basis. All Trustees give of their time freely and no Trustee remuneration were paid in the accounting period (2023: none). Expenses were re-imbursed to Dr Warren during the year totalling £36 (2023: Dr Warren £60).

Cost of Charity Trustees Indemnity insurance for the year was £806 (2023: £806).

Total remuneration of 1 member of key management personnel during the year was £87,854 including employers national insurance and pension contributions (2023: 1 member of key management personnel £83,575).

THE FOUNDATION OF EDWARD STOREY

NOTES TO THE FINANCIAL STATEMENTS  
FOR THE YEAR ENDED 31 MARCH 2024

9. Tangible fixed assets

	Freehold property £	Office equipment £	Total £
<b>Cost or valuation</b>			
At 1 April 2023	2,944,089	108,912	3,053,001
Disposals	-	(57,678)	(57,678)
At 31 March 2024	<u>2,944,089</u>	<u>51,234</u>	<u>2,995,323</u>
<b>Depreciation</b>			
At 1 April 2023	1,574,467	108,912	1,683,379
Charge for the year	48,237	-	48,237
On disposals	-	(57,678)	(57,678)
At 31 March 2024	<u>1,622,704</u>	<u>51,234</u>	<u>1,673,938</u>
<b>Net book value</b>			
At 31 March 2024	<u>1,321,385</u>	<u>-</u>	<u>1,321,385</u>
At 31 March 2023	<u>1,369,622</u>	<u>-</u>	<u>1,369,622</u>

10. Fixed asset investments

	Listed securities £	Cash held for investments £	Total £
<b>Cost or valuation</b>			
At 1 April 2023	16,329,058	2,497,250	18,826,308
Additions	-	288,028	288,028
Revaluations	896,677	-	896,677
At 31 March 2024	<u>17,225,735</u>	<u>2,785,278</u>	<u>20,011,013</u>

All investments are carried at their fair value. Historical cost of the listed securities is £12,350,836 (2023: £12,350,836).

THE FOUNDATION OF EDWARD STOREY

NOTES TO THE FINANCIAL STATEMENTS  
FOR THE YEAR ENDED 31 MARCH 2024

11. Stocks

	2024 £	2023 £
Cleaning, catering and maintenance stocks	236	405

12. Debtors

	2024 £	2023 £
<b>Due within one year</b>		
Trade debtors	6,732	4,251
Other debtors	126,662	117,871
Loans to beneficiaries	4,792	6,134
Prepayments and accrued income	14,843	12,078
	<u>153,029</u>	<u>140,334</u>

13. Creditors: Amounts falling due within one year

	2024 £	2023 £
Trade creditors	52,640	83,623
Grant commitments	1,518	5,404
Other taxation and social security	6,886	7,501
Other creditors	12,770	18,432
Accruals	23,435	23,033
	<u>97,249</u>	<u>137,993</u>

THE FOUNDATION OF EDWARD STOREY

NOTES TO THE FINANCIAL STATEMENTS  
FOR THE YEAR ENDED 31 MARCH 2024

14. Statement of funds

Statement of funds - current year

	Balance at 1 April 2023 £	Income £	Expenditure £	Transfers in/out £	Gains/ (Losses) £	Balance at 31 March 2024 £
<b>Unrestricted funds</b>						
<b>Designated funds</b>						
Extraordinary repairs and cyclical maintenance fund	742,950	-	(197,703)	30	-	545,277
Capital reserve fund	5,008,829	-	(48,238)	4,273	-	4,964,864
Sheridan Brown legacy	59,528	-	-	-	2,767	62,295
Stella Barnes legacy	1,883	-	-	-	-	1,883
	<u>5,813,190</u>	<u>-</u>	<u>(245,941)</u>	<u>4,303</u>	<u>2,767</u>	<u>5,574,319</u>
<b>General funds</b>						
General Funds - all funds	<u>1,340,577</u>	<u>1,385,624</u>	<u>(771,309)</u>	<u>(4,303)</u>	<u>80,968</u>	<u>2,031,557</u>
<b>Total Unrestricted funds</b>	<u>7,153,767</u>	<u>1,385,624</u>	<u>(1,017,250)</u>	<u>-</u>	<u>83,735</u>	<u>7,605,876</u>
<b>Permanent endowment funds</b>						
Wray Fund	646,508	-	(33,321)	-	39,714	652,901
FES Fund	11,963,800	-	-	-	734,928	12,698,728
Newton Trust Fund	504,245	-	-	-	38,300	542,545
	<u>13,114,553</u>	<u>-</u>	<u>(33,321)</u>	<u>-</u>	<u>812,942</u>	<u>13,894,174</u>
<b>Total of funds</b>	<u><u>20,268,320</u></u>	<u><u>1,385,624</u></u>	<u><u>(1,050,571)</u></u>	<u><u>-</u></u>	<u><u>896,677</u></u>	<u><u>21,500,050</u></u>

THE FOUNDATION OF EDWARD STOREY

NOTES TO THE FINANCIAL STATEMENTS  
FOR THE YEAR ENDED 31 MARCH 2024

14. Statement of funds (continued)

Statement of funds - prior year

	Balance at 1 April 2022 £	Income £	Expenditure £	Transfers in/out £	Gains/ (Losses) £	Balance at 31 March 2023 £
<b>Unrestricted funds</b>						
<b>Designated funds</b>						
Extraordinary repairs and cyclical maintenance fund	527,375	-	(99,008)	314,583	-	742,950
Capital reserve fund	5,099,732	-	(49,236)	(41,667)	-	5,008,829
Sheridan Brown legacy	59,991	-	-	-	(462)	59,529
Stella Barnes legacy	1,883	-	-	-	-	1,883
	<u>5,688,981</u>	<u>-</u>	<u>(148,244)</u>	<u>272,916</u>	<u>(462)</u>	<u>5,813,191</u>
<b>General funds</b>						
General Funds - all funds	<u>1,220,033</u>	<u>1,221,587</u>	<u>(756,018)</u>	<u>(272,916)</u>	<u>(72,110)</u>	<u>1,340,576</u>
<b>Total Unrestricted funds</b>	<u>6,909,014</u>	<u>1,221,587</u>	<u>(904,262)</u>	<u>-</u>	<u>(72,572)</u>	<u>7,153,767</u>
<b>Permanent endowment funds</b>						
Wray Fund	751,902	-	(64,101)	-	(41,293)	646,508
FES Fund	12,659,007	-	-	-	(695,207)	11,963,800
Newton Trust Fund	530,636	-	-	-	(26,391)	504,245
	<u>13,941,545</u>	<u>-</u>	<u>(64,101)</u>	<u>-</u>	<u>(762,891)</u>	<u>13,114,553</u>
<b>Total of funds</b>	<u>20,850,559</u>	<u>1,221,587</u>	<u>(968,363)</u>	<u>-</u>	<u>(835,463)</u>	<u>20,268,320</u>

**THE FOUNDATION OF EDWARD STOREY**

**NOTES TO THE FINANCIAL STATEMENTS  
FOR THE YEAR ENDED 31 MARCH 2024**

**14. Statement of funds (continued)**

**15. Statement of Funds (continued)**

**Extraordinary repairs and cyclical maintenance fund:** This fund represents estimated costs, as advised by the Foundation's property managers, in relation to major repairs works.

**Capital reserve fund:** Provides for future capital expansion.

**Sheridan Brown legacy:** This legacy was gifted for general use by the charity.

**Stella Barnes legacy:** This legacy has been designated for the purpose of maintaining the Olga Ball garden and wooden seat.

**Wray Permanent Endowment fund:** This fund was incorporated on the merger with Wray Jackenett Merrill and Elie Trust in 2009. The capital can only be spent on improvements to the Chesterton Properties.

**FES Permanent Endowment fund:** This fund is invested with the aim of maintaining the capital (which cannot be spent) whilst providing a contribution towards the continued operation of Edward House and also the Grant funding operation of the Charity.

**Newton Trust Permanent Endowment fund:** This fund was incorporated on the merger with the Newton Trust in 2019 and the income generated is allocated towards the Grant funding operation of the Charity.

The transfer from the extraordinary repairs and cyclical maintenance fund represents designated amounts for repairs in the year.

**16. Analysis of net assets between funds**

**Analysis of net assets between funds - current period**

	Permanent endowment funds 2024 £	Unrestricted funds 2024 £	Total funds 2024 £
Tangible fixed assets	-	1,321,385	1,321,385
Fixed asset investments	13,894,174	6,116,839	20,011,013
Current assets	-	264,901	264,901
Creditors due within one year	-	(97,249)	(97,249)
<b>Total</b>	<b>13,894,174</b>	<b>7,605,876</b>	<b>21,500,050</b>

THE FOUNDATION OF EDWARD STOREY

NOTES TO THE FINANCIAL STATEMENTS  
FOR THE YEAR ENDED 31 MARCH 2024

16. Analysis of net assets between funds (continued)

Analysis of net assets between funds - prior period

	Permanent endowment funds 2023 £	Unrestricted funds 2023 £	Total funds 2023 £
Tangible fixed assets	-	1,369,622	1,369,622
Fixed asset investments	13,114,553	5,711,755	18,826,308
Current assets	-	210,383	210,383
Creditors due within one year	-	(137,993)	(137,993)
<b>Total</b>	<b>13,114,553</b>	<b>7,153,767</b>	<b>20,268,320</b>

17. Reconciliation of net movement in funds to net cash flow from operating activities

	2024 £	2023 £
Net income/expenditure for the period (as per Statement of Financial Activities)	1,231,730	(582,239)
<b>Adjustments for:</b>		
Depreciation charges	48,238	49,237
Dividends, interests and rents from investments	(566,604)	(510,569)
Decrease in stocks	169	68
Increase in debtors	(12,699)	(1,949)
Increase/(decrease) in creditors	(40,742)	81,084
(Gains)/ losses on fixed asset investments	(896,677)	835,463
<b>Net cash used in operating activities</b>	<b>(236,585)</b>	<b>(128,905)</b>

18. Analysis of cash and cash equivalents

	2024 £	2023 £
Cash in hand	111,636	69,644
<b>Total cash and cash equivalents</b>	<b>111,636</b>	<b>69,644</b>

THE FOUNDATION OF EDWARD STOREY

NOTES TO THE FINANCIAL STATEMENTS  
FOR THE YEAR ENDED 31 MARCH 2024

19. Analysis of changes in net debt

	At 1 April 2023	Cash flows	At 31 March 2024
	£	£	£
Cash at bank and in hand	69,644	41,992	111,636
	<u>69,644</u>	<u>41,992</u>	<u>111,636</u>

20. Pension commitments

The charity operates a defined contributions pension scheme. The assets of the scheme are held separately from those of the charity in an independently administered fund. The pension cost charge represents contributions payable by the charity to the fund and amounted to £26,664 (2023: £24,870). Contributions totalling £3,529 (2023: £3,320) were payable to the fund at the balance sheet date and included in creditors.

21. Related party transactions

There were no related party transactions in the year (2023 - none).

**THE FOUNDATION OF EDWARD STOREY**

England & Wales - Charity number 203653

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# Accounts

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**THE FOUNDATION OF EDWARD STOREY  
TRUSTEES' REPORT AND FINANCIAL STATEMENTS  
FOR THE YEAR ENDED 31 MARCH 2023**

# THE FOUNDATION OF EDWARD STOREY

## CONTENTS

	Page
<b>Reference and Administrative Details of the Charity, its Trustees and Advisers</b>	1
<b>Trustees' Report</b>	2 - 11
<b>Independent Auditors' Report on the Financial Statements</b>	12 - 14
<b>Statement of Financial Activities</b>	15
<b>Balance Sheet</b>	16
<b>Statement of Cash Flows</b>	17
<b>Notes to the Financial Statements</b>	18 - 35

## THE FOUNDATION OF EDWARD STOREY

### REFERENCE AND ADMINISTRATIVE DETAILS OF THE CHARITY, ITS TRUSTEES AND ADVISERS FOR THE YEAR ENDED 31 MARCH 2023

<b>Trustees</b>	Mrs J M Womack MA, Vice Chair, University Trustee Mrs C Lyon MSc MInstF(Dip), University Trustee Dr A R Warren MA BM BCh, Chair, University Trustee Mrs H R Bond OBE BA LL M FRSA, University Trustee Mrs S Young B.Ed, Co-opted Trustee Mrs P G Clyne Cert. Ed, Co-opted Trustee Dr I J Lewis BSc (Eng) PhD, Co-opted Trustee (resigned 18 May 2023) Mr R Newman BSc (Hons), Co-opted Trustee
<b>Charity registered number</b>	203653
<b>Principal office</b>	Storey's House Mount Pleasant Cambridge CB3 0BZ
<b>Clerk to the Trustees and Chief Executive Officer</b>	Mr P Huckstep BSc (Hons) MRICS MCIH
<b>Independent auditors</b>	Price Bailey LLP Chartered Accountants Tennyson House Cambridge Business Park Cambridge CB4 0WZ
<b>Bankers</b>	Barclays Bank PLC 9-11 St Andrew's Street Cambridge CB2 3AA

## THE FOUNDATION OF EDWARD STOREY

### TRUSTEES' REPORT FOR THE YEAR ENDED 31 MARCH 2023

The Trustees present their annual report and the audited financial statements of the Foundation for the year ended 31 March 2023. The Trustees confirm that this report and financial statements comply with the current statutory requirements, the requirements of the Charity's governing document and the provisions of the Statement of Recommended Practice (SORP), 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).

The Foundation of Edward Storey (the Foundation) was established under the will and trust of Edward Storey who died in 1693. As is to be expected, it has changed and evolved considerably over subsequent years to address the challenges that each new generation brings, whilst trying to stay true to the original wishes of its benefactor. This is a balance the Foundation still seeks today, as it aims to ensure it can continue to meet the needs of its beneficiaries now and into the future. From its original 10 almshouses, the Foundation has grown and diversified to provide 90 flats and bungalows for older people, with more planned, as well as an assorted grants programme for those facing hardship or distress.

Despite an external environment that remains challenging, the Foundation continues to be in good health, benefitting from the access to significant resources with which to help plan and shape its future. A five-year strategy agreed in 2020 seeks to ensure it continues to use its resources effectively, both in the short, medium and longer term, in order to safeguard its future, and maximize its impact in the furtherance of its charitable objects.

The Foundation's vision is "to be a source of support for our beneficiaries to live in comfort and security". Its stated mission is "to provide help and support to eligible beneficiaries through the provision of housing and financial assistance, in order to make a positive and meaningful difference to people's lives". A dedicated and highly skilled staff team, working in tandem with an experienced and committed Board of Trustees seek to deliver this vision, underpinned by a culture of shared values such as trust, compassion, teamwork, and openness.

#### OBJECTIVES AND ACTIVITIES FOR THE PUBLIC BENEFIT

The objectives of the Charity are: -

- (a) the provision of accommodation for beneficiaries who are in need, hardship or distress and who are women resident in the County of Cambridgeshire (parish beneficiaries), women closely associated with the work of the Church of England (clergy widow beneficiaries) or men and women resident in the City of Cambridge (Chesterton beneficiaries);
- (b) such charitable purposes for the benefit of the residents as the Trustees decide;
- (c) the relief of women resident in the County of Cambridgeshire who are in need, hardship or distress;
- (d) the relief of clergy widow beneficiaries who are in need, hardship or distress.
- (e) to help widows, widowers, divorced or separated spouses of clergy, and children/unmarried daughters of deceased clergy, who are in need, hardship or distress.

The Charities Act 2011 defines a charitable purpose explicitly as one that falls within 13 descriptions of purposes and is for the public benefit. The Trustees have considered the Charity Commission's guidance on the operation of public benefit under the Charities Act 2011 and believe that the requirements have been met under the Foundation's Objects and Activities as described throughout this report. In particular 'The prevention or relief of poverty' and 'The relief of those in need, by reason of youth, age, ill-health, disability, financial hardship or other disadvantage'.

#### ACHIEVEMENTS, PERFORMANCE & IMPACT

##### *Overview of the year*

The Foundation's five-year strategy places the provision of affordable housing for older people in need at the centre of its mission. In recognising this as its primary purpose, the Foundation seeks to frame its approach to the relief of need, hardship and distress accordingly. Over the last year the Foundation has:

- Enhanced the focus on its almshouse accommodation and its residents, introducing new terms of reference for its Resident Services and Grants Committee.

## THE FOUNDATION OF EDWARD STOREY

### TRUSTEES' REPORT (CONTINUED) FOR THE YEAR ENDED 31 MARCH 2023

- Reviewed its overall service offer in the wake of the closure of its care home.
- Developed detailed plans for the construction of an additional 16 sheltered homes.
- Progressed a merger opportunity which will provide a further 2 bungalows in Cherry Hinton, as well as a significant capital receipt.
- Minimized void rates.
- Renewed our long-term gas and electricity contracts.
- Managed its operating cost to achieve surpluses in excess of budget.
- Increased contributions to reserves in line with new Reserves Policy and strategic aims.
- Continued to improve its services; repair and upgrade its properties; update its operational policies and procedures and further enhance its governance arrangements over the year.

#### *Accommodation*

The Foundation's principal charitable objective is the provision of almshouse accommodation for beneficiaries in need, hardship or distress. This is currently fulfilled by 90 units of sheltered housing spread across four sites in Cambridge City (Storey's House, Mount Pleasant and Chesterton) and South Cambridgeshire (Vicarage Close, Melbourn).

In June 2022 a survey was undertaken at our main site, Storey's House/Mount Pleasant, to help gauge how successfully the Foundation is fulfilling its vision. 98% of residents felt that their home meets their current needs with 93% feeling safe and secure. 93% of respondents considered Storey's House/ Mount Pleasant was a good place to live and there was a strong sense of community. In addition, research carried out by the Housing Learning and Improvement Network on behalf of the almshouse association, provides evidence that simply living in almshouse accommodation can of itself:

- Lower the likelihood of residential care admissions.
- Reduce the likelihood of the use of domiciliary care.
- Reduce ambulance call outs linked to falls.
- Reduce the length of stay and delayed discharges from hospital.
- Reduce GP and A&E visits.
- Improve health and social wellbeing.
- Promote healthy ageing.
- Increase life expectancy.

The accommodation has a steady demand and average occupancy for the current year was 98.3% (2021/22, 98.0%). The average void turnaround time was 68 days (2021/22 76.5 days). Both figures represent an improvement on the previous year and compare favourably with most housing sector benchmarks. Over the year, the Foundation was able to improve the lives of 7 new beneficiaries by offering them accommodation which better met their needs.

All four sites made an operating surplus before major repairs whilst keeping its charges genuinely affordable.

#### *Buildings and Maintenance*

The Foundation seeks to maintain its property to a high standard of repair and carefully and has robust monitoring systems in place to help support this. During the period, 335 responsive repair jobs were carried out (2021/22, 438), of which 74.6% were completed within 7 days and 97.6% were fixed first time (2021/22, 69.5% and 97.9% respectively). The average time taken to complete a repair was 11.02 days (2021/22 10.34 days). Periodic and statutory inspection and maintenance of lifts, boilers and plant equipment have all been undertaken along with other important health and safety checks, such as water sampling and testing for legionella infection. In addition, Fire Risk Assessments were updated across the Foundations various schemes in 2022 by an independent external assessor and good progress has been made in implementing many of the recommendations. A number of property upgrades were also completed, the details of which are shown in the following table:



## THE FOUNDATION OF EDWARD STOREY

### TRUSTEES' REPORT (CONTINUED) FOR THE YEAR ENDED 31 MARCH 2023

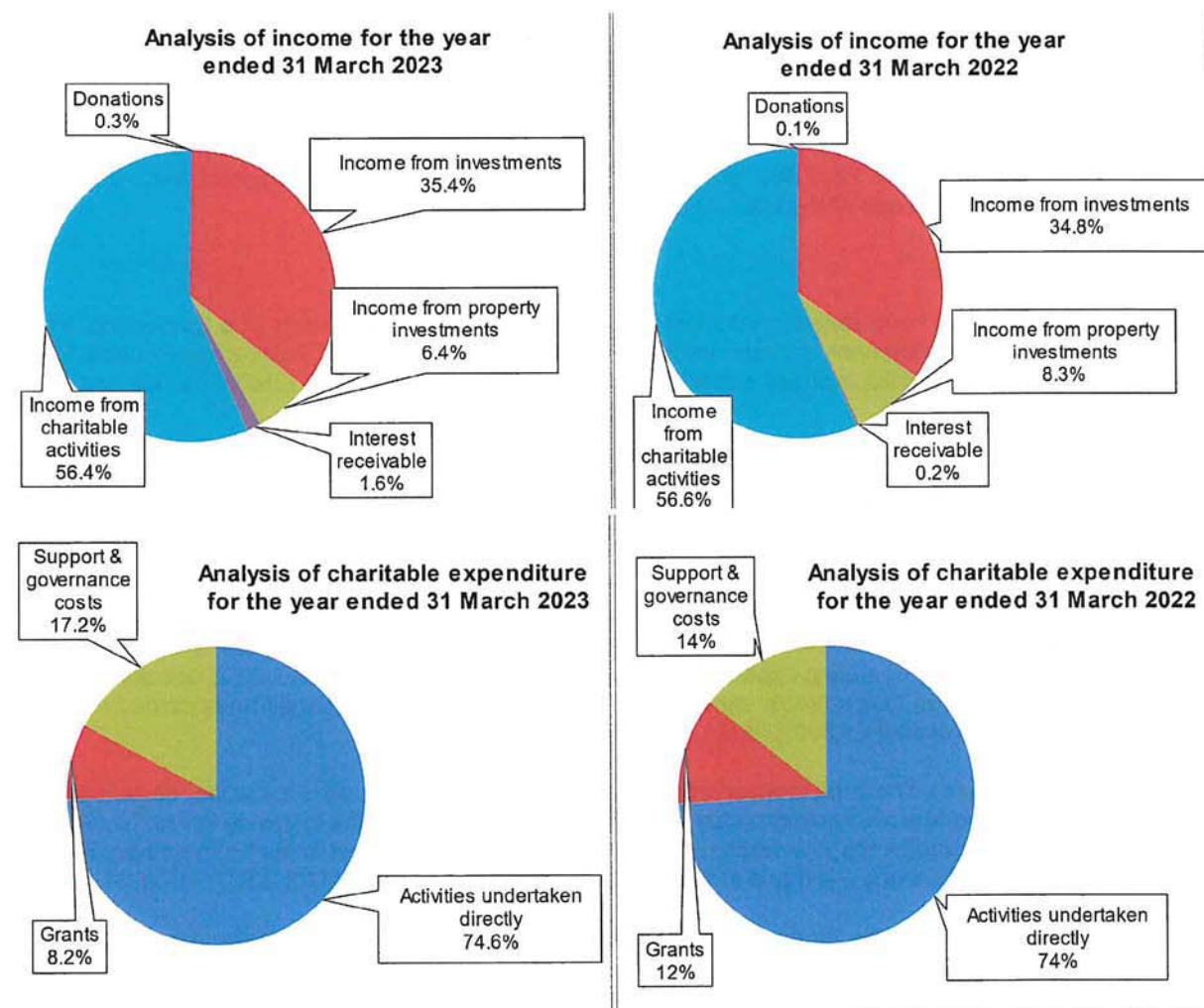
#### FINANCIAL OVERVIEW

The accounts record a net surplus before investment gains of £253,224 for the year (2021/22 net surplus of £410,491). After deducting the net losses on investments, of £835,463 (2021/22 investment gains of £1,167,808), there is a net movement in funds for the year of £582,239 (2021/22: £1,578,299).

The overall surplus on the General Reserve Fund was £465,569 (2022/22 £527,219) before making transfers to the reserve accounts and not including gains or losses on the investments.

The largest charge to operational costs is that of the payroll. Trustees review wages and salaries annually to ensure that they remain both competitive and fair by granting, as a minimum, a living wage pay increase. Trustees consider the importance of rewarding staff for their excellent work and loyalty and seek to balance this with affordability and market conditions.

In addition to rental and other operational income, the Foundation benefits from investment income from managed funds and legacy bequests and does not undertake fundraising activities. A breakdown of the principal sources of funding is shown in the graphs below.



#### INVESTMENT POLICY AND PERFORMANCE

All investments are carried at their fair value. Investment in equities and fixed interest securities are all traded in quoted public markets, primarily the London Stock Exchange. Holdings in common investment funds, unit trusts

## THE FOUNDATION OF EDWARD STOREY

### TRUSTEES' REPORT (CONTINUED) FOR THE YEAR ENDED 31 MARCH 2023

and open-ended investment companies are at the bid price. The basis of fair value for quoted investments is equivalent to the market value, using the bid price. Asset sales and purchases are recognised at the date of trade at cost (that is their transaction value).

The Foundation operates an investment policy that provides for a degree of diversification of holdings within different funds and has invested in a number of CIFs in order to minimise its exposure to volatility in the market and seek low risk investments where possible. As the Foundation is reliant on distribution yield in part to finance its work this leads to greater exposure to risk from the combination of uncertain international markets and volatility in yields, however liquidity risk is considered to be low as all assets are traded and the commitment to intervention by central banks and market regulators has continued to provide for orderly trading in the markets. The Foundation does not make use of derivatives and similar complex financial instruments as it takes the view that investments are held for their long-term growth and annual income. The Foundation has no material investment holdings in markets subject to exchange controls or trading restrictions.

The Trustees aim to achieve an income from investments which increases at least in line with costs, and a capital performance which at least matches inflation, all consistent with prudent levels of risk. They seek to achieve this via their portfolios of broadly balanced unit trusts.

Having established balanced portfolios of unit trusts, the Trustees are not involved in detailed investment management. They do not currently delegate their discretion in relation to their investment function and make all investment decisions themselves; two of the Trustees having long experience of investment matters. They monitor the performance of their portfolios regularly and have access to advice as necessary.

Net unrealised losses of £835,463 (2021/22: gains £1,167,808) were recognised from the revaluation of investment funds at the end of the accounting period.

#### RESERVES POLICY

Historically, Trustees have aimed to maintain free reserves in unrestricted funds at a level which, when invested alongside the FES Permanent Endowment Fund, would provide income sufficient to cover costs for the coming twelve-month period, which included subsidising the large operating deficit at Edward House and supporting the Parish Grants programme.

With the decision to close Edward House, and to scale back Parish Grant giving the Foundation's reserves policy was revised in September 2020 to better support the strategic objectives set out in the new five-year plan. It aims to achieve a balance between current expenditure and the need to maintain reserves for the purposes detailed below:

- 1) Free Reserves - All of the Foundation's Almshouse schemes generate an operating surplus, excluding major repairs. It is considered prudent however for an element of free reserves of somewhere between 12-18 months of operating expenses to be held in order to guard against hostile operating conditions resulting in large unfavourable variances to income or costs. The General Funds carried forward at 31 March 2023 totalled £1,340,576 (£1,220,037 at 31 March 2022).
- 2) Major Repairs - The level of reserves for major repair work should, as a minimum, be in line with the budget set for the next financial year, plus the estimated costs for the following 6 months (18 months in total) as advised by the Foundation's property managers. This is held in the Extraordinary Repairs and Cyclical Maintenance Fund and amounted to £742,950 at 31 March 2023 (£527,375 at 31 March 2022).
- 3) Capital Reserves - the Strategic Plan 2020-2025 recognises the growing challenges associated with an ageing property portfolio and the increasing risks around obsolescence. It also recognises that one of the most effective ways of meeting need is through the provision of high-quality affordable homes. It is important therefore to build sufficient financial capacity within the Foundation's Capital Fund to future proof, and where possible, expand the existing almshouse estate. Current cost estimates suggest that approximately £12 -15 million may be required to replace or upgrade accommodation over the medium term. The Capital Reserve Fund balance carried forward at 31 March 2023 was £5,008,829 (£5,099,730 at 31 March 2022).

## THE FOUNDATION OF EDWARD STOREY

### TRUSTEES' REPORT (CONTINUED) FOR THE YEAR ENDED 31 MARCH 2023

#### STRUCTURE, GOVERNANCE AND MANAGEMENT

The Foundation was established by the will of Edward Storey and is now governed by The Scheme of the Charity Commission for England and Wales dated 23rd March 2009 which replaced earlier schemes and amendments. This scheme itself was subject to some minor amendment on 31 December 2018 following the merger with the Newton Trust. Further administrative changes were made in July 2021 to reduce Trustee Terms of Office to 3 years and to introduce maximum length of service for new Trustees in recognition of the importance of regular refreshment and renewal of the Board.

The Foundation's Scheme provides for four 'nominated' members of the Trustees' Board to be appointed by the Council of the University of Cambridge. Trustees have the power to co-opt not less than three and not more than five other Trustees to the Board from society in general, taking into account the needs of the Foundation. Trustees are normally expected to complete at least one three-year term of office.

The Foundation has adopted the Charity Governance Code and undertakes regular reviews against compliance. Amongst other things, the Code recommends that if a Trustee has served for more than nine years, their reappointment is:

- *subject to a particularly rigorous review and takes into account the need for progressive refreshing of the board.*
- *explained in the Trustees' annual report.*

Sue Young was re-appointed as a Trustee from July 2022 for a further 3 years, having previously served for 36 years. The appointment was carefully considered by the Board of Trustees at their meeting on 12 May 2022 giving due weight to the overall balance and performance of the Board and the skills and knowledge required.

The Trustees are responsible for setting out the general policy of the Charity. Day-to-day operational management is delegated to the Chief Executive Officer who is also the Clerk to the Trustees. A formal scheme of delegations was approved by the Board of Trustees in November 2018 and reviewed in September 2022.

The Board has delegated specific responsibilities to three standing subcommittees, the Finance and General Purposes Committee, the Residential Services and Grants Committee and the Development Committee. These Committees assist the Board in ensuring the effectiveness of the Foundation's operations and that they are in accordance with the corporate objectives, strategies and the annual budget.

The Foundation is not affiliated to any other charity or organisation but subscribes to the Almshouse Association, the National Council for Voluntary Organisations and also to the Association of Charity Officers. A representative also attends the Annual General Meeting of the Diocesan Bishops' Visitors.

Trustees have established a comprehensive selection and induction programme to ensure that new Trustees clearly understand their duties and responsibilities and are able to assess their own training needs. The Foundation encourages and supports Trustees in meeting their training needs, once determined.

During the year, Trustees attended 18 formal meetings relating to their governance of the Foundation. Trustee attendance at meetings was 95%. For convenience many committee meetings are held virtually, whilst main Board meetings are face to face. In addition, Trustees have continued to play an important role in the day-to-day working of the Foundation by interviewing prospective residents, approving grant applications, supporting staff and by providing expertise across a range of disciplines.

#### QUALITY ASSURANCE

The Trustees have adopted a six-point approach to ensure quality in the operational practice of the Foundation. These points are: -

- (a) the detailed assessment as to the suitability of potential residents
- (b) a continuous focus on and review of the needs of current residents
- (c) maintaining accommodation to a high standard
- (d) a planned programme of staff training and assessment
- (e) established routines of monitoring and reporting
- (f) formal meetings for reviews and validation

THE FOUNDATION OF EDWARD STOREY

TRUSTEES' REPORT (CONTINUED)  
FOR THE YEAR ENDED 31 MARCH 2023

RISK MANAGEMENT

The Foundation continues to carry out regular assessments of its 'business risks' and has prepared a response to risk exposure in the various areas of the charity. These include financial, operational, strategic and governance risks, each of which has been quantified and prioritised according to well established severity, likelihood, and mitigation procedures.

The Foundation's Risk Register was formally reviewed and updated in September 2021. With existing controls in place, the Business Risk Analysis identified five risks as high. These are, in the main, driven by the Edward House redevelopment and specific repair issues and are not considered to be matters of concern. The Foundation's top five risks are shown in the table below.

Risk category	Risk name	Risk status	Principal sources of assurance	Further Mitigation
Financial	Insufficient funds to deliver strategic objectives	High	Significant reserves and investment income; High value assets; Good budgetary control; Most areas of business generate an operating surplus; 5-year budget; Revised reserves policy.	<i>Continue to build up capital reserves to meet long term asset management challenges.</i>
Strategy	Inefficient use of resources	High	5-year Strategic Plan, revised in 2020; Scheme of delegation; Development Committee with close links to F&GP.	<i>Effective project management and procurement.</i>
Operational	Over-reliance on 3rd parties	High	Foundation well resourced; Tendering process followed for large projects; Development Committee with close links to F&GP; Multi skilled Maintenance Officer.	<i>Effective project management and procurement.</i>
Operational	Major Incident	High	Business Continuity and Pandemic Plan; Policies & procedures in place; Range of additional COVID-19 related measures introduced; Computers replaced in 2018; Increased use of Cloud and Microsoft Teams; 5 year rolling maintenance schedule.	<i>Complete replacement of Storey's House main fuse board.</i>
Financial	Deteriorating economic climate	High	Significant reserves and investment income; High value assets; Diversified portfolio invested for the long term; Prudent budget setting; Good budgetary control; High levels of Trustee oversight.	<i>Regular monitoring and review through the F&amp;GP</i>

## THE FOUNDATION OF EDWARD STOREY

### TRUSTEES' REPORT (CONTINUED) FOR THE YEAR ENDED 31 MARCH 2023

More generally, comprehensive controls are in place to mitigate risks, including an effective governance framework, documented Policies and Procedures, a Scheme of Delegation, routine inspections and programmes of planned maintenance, regular Trustee oversight and scrutiny, various sources of external assurance and detailed Business Continuity arrangements. Trustees receive an annual assurance report from the Clerk setting out in detail the Foundation's risk management framework resulting in the following Statement of Internal Control being approved:

#### *Statement of Internal Control*

The Board has overall responsibility for establishing, maintaining, and reviewing the effectiveness of the system of internal control. The system of internal control is designed to manage risk and provide reasonable (not absolute) assurance that key business objectives and expected outcomes will be achieved. It also exists to give reasonable assurance, about the preparation and reliability of financial and operational information, the safeguarding of the Foundations assets and interests and compliance with relevant legislation, law and regulations. The Board recognises that no system of internal control can provide absolute assurance or eliminate all risk.

The Foundation's assurance framework is designed to provide sufficient, continuous and reliable assurance on organisational stewardship and the management of the major risks to organisational success and delivery of value for money. In meeting its responsibilities, the Board has adopted a risk-based approach to internal control, which is embedded within the normal management and governance processes. Executive responsibility has been clearly defined for the identification, evaluation and control of significant risks. The Clerk, Senior Management Team and Board carry out evaluations of the risks which impact on the Foundation's ability to meet key business objectives. Risk assessments are carried out and are aligned to the business planning process. The Clerk is responsible for reporting to the Board any significant changes affecting key risks or the breakdown of internal control.

The Board retains responsibility for a defined range of issues covering strategic, operational, financial and compliance issues. The Board has formally adopted the Charity Governance Code and has incorporated many of its principles and recommended good practice. The governance environment is supported by a framework of policies and procedures with which employees are required to comply, covering issues such as delegated authority, segregation of duties, health and safety, data protection, safeguarding and whistleblowing. Financial reporting procedures include detailed budgets for the year ahead which are reviewed and approved by the Board. The Board confirms that there is an ongoing process for identifying, evaluating, and managing significant risks faced by the Foundation. The Board has reviewed the effectiveness of the systems of internal control, including the agreed sources of assurance and confirm they are appropriate for that purpose. The Board is satisfied there is sufficient evidence to confirm that adequate systems of internal control existed and operated throughout the year. No significant weaknesses were identified which would have resulted in material misstatement or loss that would have required disclosure in the financial statements.

#### FUND-RAISING STANDARDS CA162A

The Foundation does not raise funds from the public. We are not registered with the Fundraising Regulator. As the Trust does not fundraise, there were no fundraising complaints during the year (2022: none).

#### PLANS FOR THE FUTURE

The current five- year strategy contains the following ten strategic objectives to be completed by 2025:

- Ensure operational activity is fully aligned with the Charitable Scheme in respect of the use of income and capital.
- Seek to increase year on year contributions to Capital Reserves in order to facilitate the future upgrading and expansion of current almshouse accommodation, and to minimize any future borrowing requirements.
- Commence steps to withdraw from the residential care home market resulting in the planned closure of Edward House.
- Phase out the direct provision of wider Parish Grants in order to focus on other strategic priorities.
- Rationalise and consolidate non-core assets to support future upgrading and expansion of current almshouse accommodation, and to minimize any future borrowing requirements.

## THE FOUNDATION OF EDWARD STOREY

### TRUSTEES' REPORT (CONTINUED) FOR THE YEAR ENDED 31 MARCH 2023

- Undertake option appraisals/ feasibility studies in respect of the repurposing of the Edward House site to provide additional almshouse accommodation.
- Bring forward detailed plans and proposals for the potential upgrading and expansion of current almshouse accommodation across other sites.
- Explore alternative models of using income and capital for the benefit of residents whilst also ensuring the long-term sustainability of assets.
- Further develop our thinking around equality and the provision of mixed sex accommodation through the undertaking of appropriate research and consultation.
- Formally adopt and seek compliance with the Charity Governance Code.

#### KEY MANAGEMENT PERSONNEL REMUNERATION

The Trustees consider the Board of Trustees and the Chief Executive (who also acts as Clerk to the Trustees) as comprising the key management personnel of the Foundation in charge of directing and controlling the Foundation and running and operating the Foundation on a day-to-day basis. All Trustees give of their time freely and no Trustee remuneration was paid in the accounting period. Details of Trustee expenses and related party transactions are disclosed in notes 8 and 21 to the accounts.

Trustees are required to disclose all relevant interests and register them with the Chief Executive and, in accordance with the Foundation's policy, withdraw from decisions where a conflict of interest arises. The pay of the Foundation's Chief Executive Officer was set on recruitment in 2018 by reference to the local employment market. The rates of staff pay are reviewed by Trustees annually and, generally, the same percentage increase is applied to all staff, including the Chief Executive.

#### 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 & Wales 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 2019 (FRS102);
- make judgments and accounting estimates that are reasonable and prudent;
- state whether applicable UK Accounting Standards have been followed, subject to any material departures disclosed and explained in the financial statements;
- prepare the financial statements on the going concern basis unless it is inappropriate to presume that the charity will continue in operation.

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.

THE FOUNDATION OF EDWARD STOREY

TRUSTEES' REPORT (CONTINUED)  
FOR THE YEAR ENDED 31 MARCH 2023

PROVISION OF INFORMATION TO AUDITOR

Each of the persons who are Trustees at the time when this Trustees' report is approved has confirmed that:

- so far as that Trustee is aware, there is no relevant audit information of which the company's auditors are unaware, and
- they have taken all the steps that ought to have been taken as a Trustee in order to be aware of any information needed by the company's auditors in connection with preparing their report and to establish that the company's auditors are aware of that information.

This report was approved by the Trustees on *20/7/2023* and signed on their behalf by:



**Dr A R Warren MA BM BCh**  
(Chair of Trustees)

## THE FOUNDATION OF EDWARD STOREY

### INDEPENDENT AUDITORS' REPORT TO THE TRUSTEES OF THE FOUNDATION OF EDWARD STOREY

#### Opinion

We have audited the financial statements of The Foundation of Edward Storey (the 'charity') for the year ended 31 March 2023 which comprise the Statement of Financial Activities, the Balance Sheet, the Statement of Cash Flows 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 Financial Reporting Standard 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 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 Auditors' 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 United Kingdom, including the Financial Reporting Council'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.

#### Other information

The other information comprises the information included in the Annual Report other than the financial statements and our Auditors' Report thereon. The Trustees are responsible for the other information contained within the Annual Report. 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. 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 course of 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 this gives rise to a material misstatement in the financial statements themselves. 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.

## THE FOUNDATION OF EDWARD STOREY

### INDEPENDENT AUDITORS' REPORT TO THE TRUSTEES OF THE FOUNDATION OF EDWARD STOREY (CONTINUED)

#### **Matters on which we are required to report by exception**

We have nothing to report in respect of the following matters where the Charities (Accounts and Reports) Regulations 2008 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
- sufficient 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 which 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.

#### **Auditors' responsibilities for the audit of the financial statements**

We have been appointed as auditor under section 144 of the Charities Act 2011 and report in accordance with the Act and relevant regulations made or having effect thereunder.

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 Auditors' 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 gained an understanding of the legal and regulatory framework applicable to the charity and how it operates and considered the risk of the charity not complying with the applicable laws and regulations including fraud in particular those that could have a material impact on the financial statements. This included those regulations directly related to the financial statements. In relation to the charity this included employment law, financial reporting and health & safety.

The risks were discussed with the audit team and we remained alert to any indications of non-compliance throughout the audit. We carried out specific procedures to address the risks identified. These included the following:

- We reviewed systems and procedures to identify potential areas of management override risk. In particular, we carried out testing of journal entries and other adjustments for appropriateness.
- We reviewed minutes of Trustee Board meetings and agreed the financial statement disclosures to underlying supporting documentation.

THE FOUNDATION OF EDWARD STOREY

INDEPENDENT AUDITORS' REPORT TO THE TRUSTEES OF THE FOUNDATION OF EDWARD STOREY  
(CONTINUED)

- We have made enquiries of management and officers of the charity regarding laws and regulations applicable to the organisation and we reviewed the risk management processes and procedures in place.
- We have reviewed any correspondence with the Charity Commission and reviewed the procedures in place for the reporting of incidents to the Trustee Board including serious incident reporting of any such matters if necessary.

A further description of our responsibilities for the audit of the financial statements is located 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 Auditors' Report.

**Use of our report**

This report is made solely to the charity's trustees, as a body, in accordance with Part 4 of the Charities (Accounts and Reports) Regulations 2008. Our audit work has been undertaken so that we might state to the charity's trustees those matters we are required to state to them 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.



**Price Bailey LLP**

Chartered Accountants  
Statutory Auditors

Tennyson House

Cambridge Business Park

Cambridge

CB4 0WZ

Date: 22 August 2023

Price Bailey LLP are eligible to act as auditors in terms of section 1212 of the Companies Act 2006.

THE FOUNDATION OF EDWARD STOREY

STATEMENT OF FINANCIAL ACTIVITIES  
FOR THE YEAR ENDED 31 MARCH 2023

	Note	Permanent Endowment funds 2023 £	Unrestricted funds 2023 £	Total funds 2023 £	Total funds 2022 £
<b>Income and endowments from:</b>					
Donations and legacies	3	-	3,250	3,250	825
Charitable activities	4	-	688,612	688,612	655,533
Investments	5	-	529,725	529,725	501,555
<b>Total income and endowments</b>		-	1,221,587	1,221,587	1,157,913
<b>Expenditure on:</b>					
Charitable activities		64,101	904,262	968,363	747,422
<b>Total expenditure</b>		64,101	904,262	968,363	747,422
<b>Net (expenditure)/income before net (losses)/gains on investments</b>		(64,101)	317,325	253,224	410,491
Net (losses)/gains on investments		(762,891)	(72,572)	(835,463)	1,167,808
<b>Total (expenditure) / income for the year</b>		(826,992)	244,753	(582,239)	1,578,299
<b>Reconciliation of funds:</b>					
Total funds brought forward		13,941,545	6,909,014	20,850,559	19,272,260
Net movement in funds		(826,992)	244,753	(582,239)	1,578,299
<b>Total funds carried forward</b>		13,114,553	7,153,767	20,268,320	20,850,559

The Statement of Financial Activities includes all gains and losses recognised in the year.

The notes on pages 18 to 35 form part of these financial statements.

THE FOUNDATION OF EDWARD STOREY

BALANCE SHEET  
AS AT 31 MARCH 2023

	Note	2023 £	2022 £
<b>Fixed assets</b>			
Tangible assets	9	1,369,622	1,418,860
Investments	10	18,826,308	19,240,861
		<u>20,195,930</u>	<u>20,659,721</u>
<b>Current assets</b>			
Stocks	11	405	473
Debtors	12	140,334	138,385
Cash at bank and in hand		69,644	108,890
		<u>210,383</u>	<u>247,748</u>
Creditors: amounts falling due within one year	13	(137,993)	(56,910)
<b>Net current assets</b>		<u>72,390</u>	<u>190,838</u>
<b>Total net assets</b>		<u><u>20,268,320</u></u>	<u><u>20,850,559</u></u>
<b>Charity funds</b>			
Endowment funds	14	13,114,553	13,941,545
Unrestricted funds	14	7,153,767	6,909,014
<b>Total funds</b>		<u><u>20,268,320</u></u>	<u><u>20,850,559</u></u>

The financial statements were approved and authorised for issue by the Trustees and signed on their behalf by:

  
.....  
**Dr A R Warren MA BM Bch**  
(Chair of Trustees)

Date: 20/07/2023

The notes on pages 18 to 35 form part of these financial statements.

THE FOUNDATION OF EDWARD STOREY

STATEMENT OF CASH FLOWS  
FOR THE YEAR ENDED 31 MARCH 2023

	2023 £	2022 £
<b>Cash flows from operating activities</b>		
Net cash used in operating activities	(128,905)	(85,575)
	<hr/>	<hr/>
<b>Cash flows from investing activities</b>		
Dividends, interests and rents from investments	510,569	501,555
Net purchase / sale of investments	(420,910)	(368,919)
	<hr/>	<hr/>
<b>Net cash provided by investing activities</b>	89,659	132,636
	<hr/>	<hr/>
<b>Cash flows from financing activities</b>		
<b>Change in cash and cash equivalents in the year</b>	(39,246)	47,061
Cash and cash equivalents at the beginning of the year	108,890	61,829
	<hr/>	<hr/>
<b>Cash and cash equivalents at the end of the year</b>	<u>69,644</u>	<u>108,890</u>

The notes on pages 18 to 35 form part of these financial statements

## THE FOUNDATION OF EDWARD STOREY

### NOTES TO THE FINANCIAL STATEMENTS FOR THE YEAR ENDED 31 MARCH 2023

#### 1. General information

The Foundation of Edward Storey is an unincorporated charity which is registered in England & Wales. The principal office is Storey's House, Mount Pleasant, Cambridge, CB3 0BZ.

#### 2. Accounting policies

##### 2.1 Basis of preparation of financial statements

The financial statements have been prepared in accordance with the Charities SORP (FRS 102) - 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) and the Charities Act 2011.

The financial statements have been prepared to give a 'true and fair' view and have departed from the Charities (Accounts and Reports) Regulations 2008 only to the extent required to provide a 'true and fair' view. This departure has involved following the Charities SORP (FRS 102) published in October 2019 rather than the Accounting and Reporting by Charities: Statement of Recommended Practice effective from 1 April 2005 which has since been withdrawn.

The Foundation of Edward Storey meets the definition of a public benefit entity under FRS 102. Assets and liabilities are initially recognised at historical cost or transaction value unless otherwise stated in the relevant accounting policy.

The financial statements are stated in GBP which is the functional currency of the charity.

The level of rounding is to the nearest GBP.

There were no significant estimates or judgements made by management in preparing these financial statements.

## THE FOUNDATION OF EDWARD STOREY

### NOTES TO THE FINANCIAL STATEMENTS FOR THE YEAR ENDED 31 MARCH 2023

#### 2. Accounting policies (continued)

##### 2.2 Fund accounting

General funds are unrestricted funds which are available for use at the discretion of the Trustees in furtherance of the general objectives of the Charity and which have not been designated for other purposes.

Designated funds comprise unrestricted funds that have been set aside by the Trustees for particular purposes. The aim and use of each designated fund is set out in the notes to the financial statements.

Investment income, gains and losses are allocated to the appropriate fund.

The funds are dealt with in accordance with the current charitable scheme.

The nature and purpose of the main funds of the Foundation are set out below and details of the movements on the funds are given in the notes that follow.

The permanent endowment funds represent the funds arising out of property originally endowed to the Foundation, supplemented by the funds acquired on the merger with The Wray Jackenett Merrill and Elie Trust and those acquired on the merger with Newton Trust. Under the Scheme, the objects of the charity are to provide housing accommodation, charitable benefits for residents and pensions and relief in need for qualifying clergy widows' beneficiaries, parish beneficiaries and persons in need, hardship or distress.

Clergy widows' beneficiaries are any of the following who are in need, hardship or distress: widows of clergymen of the Church of England, dependants, spouses or former spouses of clergymen of the Church of England, women clergy of the Church of England, women deacons and deaconesses of the Church of England, women missionaries of the Church of England and other women closely involved in the work of the Church of England.

Parish beneficiaries are women who are in need, hardship or distress resident in the County of Cambridgeshire with a preference for those resident in the ancient parishes of Holy Trinity, Cambridge, St Giles, Cambridge, the ecclesiastical parish of Holy Trinity with St Andrew the Great, Cambridge and the parish of the Ascension, Cambridge.

Persons in hardship or distress are those resident in the City of Cambridge, Cambridgeshire with a preference for those resident in the ecclesiastical parishes of Holy Trinity and St. Mary the Great with St. Michael and All Angels.

Under the scheme, funds are not appropriated to specific branches or to classes of beneficiary. The trustees are required to apply the charity's income from endowment and reserve funds, firstly in meeting the proper costs of administering the charity and of managing its property and in making such annual payments to reserve funds, including Cyclical Maintenance and Extraordinary Repair Funds, as they consider necessary. Having met such costs, the trustees are required to apply the remaining income in furthering the objects of the charity, firstly for the benefit of residents, secondly for the relief of clergy widows' beneficiaries and parish beneficiaries, thirdly for the relief of other women in need, hardship or distress resident in the County of Cambridgeshire and fourthly for the relief of other persons in need, hardship or distress resident in the City of Cambridge, Cambridgeshire.

The General Endowment Fund is a restricted capital fund, however income earned from this fund, together with income earned on the General Reserve fund, is permitted to be expended at the discretion of the trustees to enable the charity to meet its objectives. Accordingly such income is classified as unrestricted. The funds for Cyclical Maintenance and Extraordinary Repairs and Capital Reserve represent unrestricted reserve funds designated by the trustees for the given purpose.

## THE FOUNDATION OF EDWARD STOREY

### NOTES TO THE FINANCIAL STATEMENTS FOR THE YEAR ENDED 31 MARCH 2023

#### 2. Accounting policies (continued)

##### 2.3 Going concern

The Trustees have a reasonable expectation that the charity has adequate resources to continue in operational existence for the foreseeable future. Accordingly, the financial statements continue to be prepared on the going concern basis.

The Trustees have prepared budgets, forecasts and cashflows which show that the charity will continue to trade for 12 months from the date of signing these financial statements.

Therefore, the Trustees continue to adopt the going concern basis in preparing these financial statements.

##### 2.4 Income

All income is recognised once the Charity has entitlement to the income, it is probable that the income will be received and the amount of income receivable can be measured reliably.

Donated gifts in kind are included at valuation and recognised as income when the charity has control over the item, any conditions associated with the donated item have been met, the receipt of economic benefit from the use of the charity of the item is probable and that economic benefit can be measured reliably.

Contributions from residents are recognised in the period to which the provision of accommodation relates.

Income from donations, legacies and fundraising is recognised on receipt or on notification to entitlement if earlier.

Investment income is recognised in the period in which the charity becomes entitled to the 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.

## THE FOUNDATION OF EDWARD STOREY

### NOTES TO THE FINANCIAL STATEMENTS FOR THE YEAR ENDED 31 MARCH 2023

#### 2. Accounting policies (continued)

##### 2.5 Expenditure

Expenditure is recognised once there is a legal or constructive obligation to transfer economic benefit to a third party, it is probable that a transfer of economic benefits will be required in settlement and the amount of the obligation can be measured reliably.

Expenditure is classified by activity. The costs of each activity are made up of the total of direct costs and shared costs, including support costs involved in undertaking each activity. Direct costs attributable to a single activity are allocated directly to that activity. Shared costs which contribute to more than one activity and support costs which are not attributable to a single activity are apportioned between those activities on a basis consistent with the use of resources. Central staff costs are allocated on the basis of time spent, and depreciation charges allocated on the portion of the asset's use.

All expenditure is recognised on an accruals basis and has been allocated to expense headings on a direct cost basis.

Support costs are those costs incurred directly in support of expenditure on the objects of the charity. Governance costs are those incurred in connection with administration of the charity and compliance with constitutional and statutory requirements.

Grants and pensions payable are charged to the financial statements as they are payable. Provision is made for grants payable after they are approved by the Trustees and communicated to the recipient.

Some grants are issued with repayment terms, which are contractually agreed with the recipient. These repayable grants and interest-free loans are classified as debtors. When recovery becomes highly unlikely such grants are written off as grants payable.

Redundancy and termination costs are recognised as an expense in the Statement of Financial Activities and a liability on the Balance Sheet immediately at the point the charity is demonstrably committed to either:

- Terminate the employment of an employee or group of employees before normal retirement date; or
- Provide termination benefits as a result of an offer made in order to encourage voluntary redundancy.

The charity is considered to be demonstrably committed only when it has a detailed formal plan for the termination and is without realistic possibility of withdrawal from the plan.

Expenditure on charitable activities is incurred on directly undertaking the activities which further the Charity's objectives, as well as any associated support costs.

##### 2.6 Tangible fixed assets and depreciation

Tangible fixed assets are initially recognised at cost. After recognition, under the cost model, tangible fixed assets are measured at cost less accumulated depreciation and any accumulated impairment losses. All costs incurred to bring a tangible fixed asset into its intended working condition are included in the measurement of cost.

General repair work to maintain the current conditions of the properties is expensed as incurred. Capital expenditure on operational property is capitalised. Capital expenditure on operational property is defined as any capital expenditure incurred which results in the generation of revenue over and above any existing revenue earned.

## THE FOUNDATION OF EDWARD STOREY

### NOTES TO THE FINANCIAL STATEMENTS FOR THE YEAR ENDED 31 MARCH 2023

#### 2. Accounting policies (continued)

##### 2.6 Tangible fixed assets and depreciation (continued)

Depreciation is charged so as to allocate the cost of tangible fixed assets less their residual value over their estimated useful lives, using the straight-line method, with the exception of land for which no depreciation is provided.

Depreciation is provided on the following bases:

Operational Property	- 2-8% per annum on cost of buildings
Equipment	- 25% per annum on cost

##### 2.7 Investments

Investments are a form of basic financial instrument. All investments are carried at their fair value. Investment in equities and fixed interest securities are all traded in quoted public markets. Holdings in common investment funds, unit trusts and open-ended investment companies are at bid price. The basis of fair value for quoted investments is equivalent to market value, using bid price. Asset sales and purchases are recognised at the date of trade at cost. All gains and losses are taken to the Statement of Financial Activities as they arise. Unrealised gains and losses are calculated as the difference between the fair value at the year end and their carrying value and are included in the Statement of Financial Activities. There were no realised gains during the year.

Investments held as fixed assets are shown at cost less provision for impairment.

##### 2.8 Stocks

Stocks are valued at the lower of cost and net realisable value after making due allowance for obsolete and slow-moving stocks.

##### 2.9 Debtors

Trade and other debtors are recognised at the settlement amount after any trade discount offered. Prepayments are valued at the amount prepaid net of any trade discounts due.

##### 2.10 Cash at bank and in hand

Cash at bank and in hand includes cash and short-term highly liquid investments with a short maturity of three months or less from the date of acquisition or opening of the deposit or similar account.

##### 2.11 Creditors and provisions

Liabilities are recognised when there is an obligation at the Balance Sheet date as a result of a past event, it is probable that a transfer of economic benefit will be required in settlement, and the amount of the settlement can be estimated reliably.

Liabilities are recognised at the amount that the Charity anticipates it will pay to settle the debt or the amount it has received as advanced payments for the goods or services it must provide.

THE FOUNDATION OF EDWARD STOREY

NOTES TO THE FINANCIAL STATEMENTS  
FOR THE YEAR ENDED 31 MARCH 2023

2. Accounting policies (continued)

2.12 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 fixed assets which are valued at amortised cost and investments which are valued at fair value at the balance sheet date using the closing quoted market price which is considered to be the fair value. The historical cost of investments is shown in note 10.

2.13 Pensions

The Charity operates a defined contribution pension scheme and the pension charge represents the amounts payable by the Charity to the fund in respect of the year.

3. Income from donations and legacies

	Unrestricted funds 2023 £	Total funds 2023 £
Donations	3,250	3,250

	Unrestricted funds 2022 £	Total funds 2022 £
Donations	825	825

4. Income from charitable activities

	Unrestricted funds 2023 £	Total funds 2023 £
Fees from residents	688,612	688,612

THE FOUNDATION OF EDWARD STOREY

NOTES TO THE FINANCIAL STATEMENTS  
FOR THE YEAR ENDED 31 MARCH 2023

4. Income from charitable activities (continued)

	Unrestricted funds 2022 £	Total funds 2022 £
Fees from residents	655,533	655,533
	<u>655,533</u>	<u>655,533</u>

5. Investment income

	Unrestricted funds 2023 £	Total funds 2023 £
Income from property investments	77,823	77,823
Income from listed investments	432,746	432,746
Interest receivable	19,156	19,156
	<u>529,725</u>	<u>529,725</u>

	Unrestricted funds 2022 £	Total funds 2022 £
Income from property investments	95,865	95,865
Income from listed investments	402,970	402,970
Interest receivable	2,720	2,720
	<u>501,555</u>	<u>501,555</u>

THE FOUNDATION OF EDWARD STOREY

NOTES TO THE FINANCIAL STATEMENTS  
FOR THE YEAR ENDED 31 MARCH 2023

6. Analysis of charitable expenditure

	Activities undertaken directly 2023 £	(Note 7) Grants 2023 £	Support costs 2023 £	Total funds 2023 £
Running expenses of almshouses and care facilities	722,303	79,209	91,349	892,861
Governance costs	-	-	75,502	75,502
	<u>722,303</u>	<u>79,209</u>	<u>166,851</u>	<u>968,363</u>

	Activities undertaken directly 2022 £	(Note 7) Grants 2022 £	Support costs 2022 £	Total funds 2022 £
Running expenses of almshouses and care facilities	553,700	86,209	85,616	725,525
Governance costs	-	-	21,897	21,897
	<u>553,700</u>	<u>86,209</u>	<u>107,513</u>	<u>747,422</u>

Analysis of direct costs

	Charitable Activities 2023 £	Total funds 2023 £
Staff costs	275,665	275,665
Depreciation	49,236	49,236
Miscellaneous	5,565	5,565
Establishment costs	375,790	375,790
Stationery, postage and telephone	1,495	1,495
Activities and trips	4,920	4,920
Other staff costs	2,477	2,477
Residents' services	5,977	5,977
Advertising	1,178	1,178
	<u>722,303</u>	<u>722,303</u>

THE FOUNDATION OF EDWARD STOREY

NOTES TO THE FINANCIAL STATEMENTS  
FOR THE YEAR ENDED 31 MARCH 2023

6. Analysis of charitable expenditure (continued)

Analysis of direct costs (continued)

	Charitable Activities 2022 £	Total funds 2022 £
Staff costs	253,491	253,491
Depreciation	61,176	61,176
Miscellaneous	4,435	4,435
Establishment costs	212,976	212,976
Stationery, postage and telephone	1,470	1,470
Activities and trips	2,607	2,607
Other staff costs	2,666	2,666
Residents' services	14,114	14,114
Advertising	765	765
	553,700	553,700
	553,700	553,700

Analysis of support costs

	Other 2023 £	Governance 2023 £	Total funds 2023 £
Wages and salaries	70,420	-	70,420
Legal and professional fees fees	-	62,873	62,873
Audit and accountancy fees	-	12,629	12,629
Insurance	5,293	-	5,293
Computer maintenance and equipment	10,355	-	10,355
Stationery, postage and telephone	3,072	-	3,072
Sundry expenses	2,209	-	2,209
	91,349	75,502	166,851
	91,349	75,502	166,851

In both 2023 and 2022 support costs relate to overhead expenses and are apportioned 100% to charitable activities, staff time is apportioned to support costs based upon time spent on activities.

THE FOUNDATION OF EDWARD STOREY

NOTES TO THE FINANCIAL STATEMENTS  
FOR THE YEAR ENDED 31 MARCH 2023

6. Analysis of charitable expenditure (continued)

Analysis of support costs (continued)

	Other 2022 £	Governance 2022 £	Total funds 2022 £
Wages and salaries	62,554	-	62,554
Legal and professional fees	-	11,643	11,643
Audit and accountancy fees	-	10,254	10,254
Insurance	5,781	-	5,781
Computer maintenance and equipment	9,549	-	9,549
Stationery, postage and telephone	3,066	-	3,066
Sundry expenses	4,666	-	4,666
	<u>85,616</u>	<u>21,897</u>	<u>107,513</u>

7. Analysis of grants

	2023 £	2022 £
Parish grants	7,530	5,124
Clergy widow grants	17,532	26,829
Parish annual grants (pensions)	18,524	20,079
Clergy widow annual grants (pensions)	35,623	34,177
	<u>79,209</u>	<u>86,209</u>

Grants were made in the year to 102 individuals (2022: 107) and no institutions (2022: nil) with a total value of £25,062 (2022: £33,984).

Annual grants totalling £54,147 (2022: £54,256) were given in the year to 42 individuals (2022: 48).

8. Staff costs

	2023 £	2022 £
Wages and salaries	297,352	272,033
Social security costs	23,863	20,181
Contribution to defined contribution pension schemes	24,870	23,831
	<u>346,085</u>	<u>316,045</u>

THE FOUNDATION OF EDWARD STOREY

NOTES TO THE FINANCIAL STATEMENTS  
FOR THE YEAR ENDED 31 MARCH 2023

8. Staff costs (continued)

The average number of persons employed by the Charity during the year was as follows:

	2023 No.	2022 No.
Administration	4	4
Operational	7	7
	<u>11</u>	<u>11</u>

The number of employees whose employee benefits (excluding employer pension costs) exceeded £60,000 was:

	2023 No.	2022 No.
In the band £60,001 - £70,000	1	1

The Trustees consider the Board of Trustees and the Chief Executive (who also acts as Clerk to the Trustees) as comprising the key management personnel of the Foundation in charge of directing and controlling the Foundation and running and operating the Foundation on a day-to-day basis. All Trustees give of their time freely and no Trustee remuneration or expenses were paid in the accounting period (2022: none).

Total remuneration of 1 member of key management personnel during the year was £83,575 including employers national insurance and pension contributions (2022: 1 member of key management personnel £78,234).

9. Tangible fixed assets

	Freehold property £	Office equipment £	Total £
<b>Cost or valuation</b>			
At 1 April 2022	2,944,089	108,912	3,053,001
At 31 March 2023	<u>2,944,089</u>	<u>108,912</u>	<u>3,053,001</u>
<b>Depreciation</b>			
At 1 April 2022	1,526,228	107,913	1,634,141
Charge for the year	48,239	999	49,238
At 31 March 2023	<u>1,574,467</u>	<u>108,912</u>	<u>1,683,379</u>

THE FOUNDATION OF EDWARD STOREY

NOTES TO THE FINANCIAL STATEMENTS  
FOR THE YEAR ENDED 31 MARCH 2023

9. Tangible fixed assets (continued)

	Freehold property £	Office equipment £	Total £
<b>Net book value</b>			
At 31 March 2023	1,369,622	-	1,369,622
At 31 March 2022	1,417,861	999	1,418,860

10. Fixed asset investments

	Listed securities £	Cash held for investments £	Total £
<b>Cost or valuation</b>			
At 1 April 2022	17,164,520	2,076,341	19,240,861
Additions	-	420,909	420,909
Revaluations	(835,462)	-	(835,462)
At 31 March 2023	16,329,058	2,497,250	18,826,308

All investments are carried at their fair value. Historical cost of the listed securities is £12,350,836 (2022: £12,350,836).

11. Stocks

	2023 £	2022 £
Cleaning, catering and maintenance stocks	405	473

12. Debtors

	2023 £	2022 £
<b>Due within one year</b>		
Trade debtors	4,251	6,083
Other debtors	117,871	113,002
Loans to beneficiaries	6,134	7,252
Prepayments and accrued income	12,078	12,048
	140,334	138,385

THE FOUNDATION OF EDWARD STOREY

NOTES TO THE FINANCIAL STATEMENTS  
FOR THE YEAR ENDED 31 MARCH 2023

13. Creditors: Amounts falling due within one year

	2023	2022
	£	£
Trade creditors	83,623	8,090
Grant commitments	5,404	3,185
Other taxation and social security	7,501	5,926
Other creditors	18,432	21,367
Accruals	23,033	18,342
	<u>137,993</u>	<u>56,910</u>

THE FOUNDATION OF EDWARD STOREY

NOTES TO THE FINANCIAL STATEMENTS  
FOR THE YEAR ENDED 31 MARCH 2023

14. Statement of funds

Statement of funds - current year

	Balance at 1 April 2022 £	Income £	Expenditure £	Transfers in/out £	Gains/ (Losses) £	Balance at 31 March 2023 £
<b>Unrestricted funds</b>						
<b>Designated funds</b>						
Extraordinary repairs and cyclical maintenance fund	527,375	-	(99,008)	314,583	-	742,950
Capital reserve fund	5,099,732	-	(49,236)	(41,667)	-	5,008,829
Sheridan Brown legacy	59,991	-	-	-	(462)	59,529
Stella Barnes legacy	1,883	-	-	-	-	1,883
	<u>5,688,981</u>	<u>-</u>	<u>(148,244)</u>	<u>272,916</u>	<u>(462)</u>	<u>5,813,191</u>
<b>General funds</b>						
General Funds - all funds	<u>1,220,033</u>	<u>1,221,587</u>	<u>(756,018)</u>	<u>(272,916)</u>	<u>(72,110)</u>	<u>1,340,576</u>
<b>Total Unrestricted funds</b>	<u>6,909,014</u>	<u>1,221,587</u>	<u>(904,262)</u>	<u>-</u>	<u>(72,572)</u>	<u>7,153,767</u>
<b>Permanent endowment funds</b>						
Wray Fund	751,902	-	(64,101)	-	(41,293)	646,508
FES Fund	12,659,007	-	-	-	(695,207)	11,963,800
Newton Trust Fund	530,636	-	-	-	(26,391)	504,245
	<u>13,941,545</u>	<u>-</u>	<u>(64,101)</u>	<u>-</u>	<u>(762,891)</u>	<u>13,114,553</u>
<b>Total of funds</b>	<u><u>20,850,559</u></u>	<u><u>1,221,587</u></u>	<u><u>(968,363)</u></u>	<u><u>-</u></u>	<u><u>(835,463)</u></u>	<u><u>20,268,320</u></u>

THE FOUNDATION OF EDWARD STOREY

NOTES TO THE FINANCIAL STATEMENTS  
FOR THE YEAR ENDED 31 MARCH 2023

14. Statement of funds (continued)

Statement of funds - prior year

	Balance at 1 April 2021 £	Income £	Expenditure £	Transfers in/out £	Gains/ (Losses) £	Balance at 31 March 2022 £
<b>Unrestricted funds</b>						
<b>Designated funds</b>						
Extraordinary repairs and cyclical maintenance fund	501,823	-	(17,964)	43,516	-	527,375
Capital reserve fund	4,622,633	-	(61,177)	538,274	-	5,099,730
Sheridan Brown legacy	52,729	-	-	-	7,260	59,989
Stella Barnes legacy	1,883	-	-	-	-	1,883
	<u>5,179,068</u>	<u>-</u>	<u>(79,141)</u>	<u>581,790</u>	<u>7,260</u>	<u>5,688,977</u>
<b>General funds</b>						
General Funds - all funds	1,174,443	1,157,913	(630,694)	(581,790)	100,165	1,220,037
<b>Total Unrestricted funds</b>	<u>6,353,511</u>	<u>1,157,913</u>	<u>(709,835)</u>	<u>-</u>	<u>107,425</u>	<u>6,909,014</u>
<b>Permanent endowment funds</b>						
Wray Fund	729,873	-	(37,587)	-	59,616	751,902
FES Fund	11,703,099	-	-	-	955,908	12,659,007
Newton Trust Fund	485,777	-	-	-	44,859	530,636
	<u>12,918,749</u>	<u>-</u>	<u>(37,587)</u>	<u>-</u>	<u>1,060,383</u>	<u>13,941,545</u>
<b>Total of funds</b>	<u>19,272,260</u>	<u>1,157,913</u>	<u>(747,422)</u>	<u>-</u>	<u>1,167,808</u>	<u>20,850,559</u>

THE FOUNDATION OF EDWARD STOREY

NOTES TO THE FINANCIAL STATEMENTS  
FOR THE YEAR ENDED 31 MARCH 2023

14. Statement of funds (continued)

15. Statement of Funds (continued)

**Extraordinary repairs and cyclical maintenance fund:** This fund represents estimated costs, as advised by the Foundation's property managers, in relation to major repairs works.

**Capital reserve fund:** Provides for future capital expansion.

**Sheridan Brown legacy:** This legacy was gifted for general use by the charity.

**Stella Barnes legacy:** This legacy has been designated for the purpose of maintaining the Olga Ball garden and wooden seat.

**Wray Permanent Endowment fund:** This fund was incorporated on the merger with Wray Jackenett Merrill and Elie Trust in 2009. The capital can only be spent on improvements to the Chesterton Properties.

**FES Permanent Endowment fund:** This fund is invested with the aim of maintaining the capital (which cannot be spent) whilst providing a contribution towards the continued operation of Edward House and also the Grant funding operation of the Charity.

**Newton Trust Permanent Endowment fund:** This fund was incorporated on the merger with the Newton Trust in 2019 and the income generated is allocated towards the Grant funding operation of the Charity.

The transfer from the extraordinary repairs and cyclical maintenance fund represents designated amounts for repairs in the year.

16. Analysis of net assets between funds

Analysis of net assets between funds - current year

	Permanent endowment funds 2023 £	Unrestricted funds 2023 £	Total funds 2023 £
Tangible fixed assets	-	1,369,622	1,369,622
Fixed asset investments	13,114,553	5,711,755	18,826,308
Current assets	-	210,383	210,383
Creditors due within one year	-	(137,993)	(137,993)
<b>Total</b>	<b>13,114,553</b>	<b>7,153,767</b>	<b>20,268,320</b>

THE FOUNDATION OF EDWARD STOREY

NOTES TO THE FINANCIAL STATEMENTS  
FOR THE YEAR ENDED 31 MARCH 2023

16. Analysis of net assets between funds (continued)

Analysis of net assets between funds - prior year

	Permanent endowment funds 2022 £	Unrestricted funds 2022 £	Total funds 2022 £
Tangible fixed assets	-	1,418,860	1,418,860
Fixed asset investments	13,941,545	5,299,316	19,240,861
Current assets	-	247,748	247,748
Creditors due within one year	-	(56,910)	(56,910)
<b>Total</b>	<u>13,941,545</u>	<u>6,909,014</u>	<u>20,850,559</u>

17. Reconciliation of net movement in funds to net cash flow from operating activities

	2023 £	2022 £
Net income/expenditure for the year (as per Statement of Financial Activities)	(582,239)	1,578,299
<b>Adjustments for:</b>		
Depreciation charges	49,237	61,176
Dividends, interests and rents from investments	(510,569)	(501,555)
Decrease/(increase) in stocks	68	(135)
Increase in debtors	(1,949)	(11,133)
Increase/(decrease) in creditors	81,084	(44,419)
(Gains)/ losses on fixed asset investments	835,463	(1,167,808)
<b>Net cash used in operating activities</b>	<u>(128,905)</u>	<u>(85,575)</u>

18. Analysis of cash and cash equivalents

	2023 £	2022 £
Cash in hand	69,644	108,890
<b>Total cash and cash equivalents</b>	<u>69,644</u>	<u>108,890</u>

THE FOUNDATION OF EDWARD STOREY

NOTES TO THE FINANCIAL STATEMENTS  
FOR THE YEAR ENDED 31 MARCH 2023

19. Analysis of changes in net debt

	At 1 April 2022	Cash flows	At 31 March 2023
	£	£	£
Cash at bank and in hand	108,890	(39,246)	69,644
	<u>108,890</u>	<u>(39,246)</u>	<u>69,644</u>

20. Pension commitments

The charity operates a defined contributions pension scheme. The assets of the scheme are held separately from those of the charity in an independently administered fund. The pension cost charge represents contributions payable by the charity to the fund and amounted to £24,870 (2022: £23,831). Contributions totalling £3,320 (2022: £3,141) were payable to the fund at the balance sheet date and included in creditors.

21. Related party transactions

There were no related party transactions in the year (2022 - none).



**THE FOUNDATION OF EDWARD STOREY**

England & Wales - Charity number 203653

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# Accounts

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**THE FOUNDATION OF EDWARD STOREY**

**TRUSTEES' REPORT AND FINANCIAL STATEMENTS**

**FOR THE YEAR ENDED 31 MARCH 2022**

# THE FOUNDATION OF EDWARD STOREY

## CONTENTS

	Page
<b>Reference and Administrative Details of the Charity, its Trustees and Advisers</b>	1
<b>Trustees' Report</b>	2 - 10
<b>Independent Auditors' Report on the Financial Statements</b>	11 - 13
<b>Statement of Financial Activities</b>	14
<b>Balance Sheet</b>	15
<b>Statement of Cash Flows</b>	16
<b>Notes to the Financial Statements</b>	17 – 34

## THE FOUNDATION OF EDWARD STOREY

### REFERENCE AND ADMINISTRATIVE DETAILS OF THE CHARITY, ITS TRUSTEES AND ADVISERS FOR THE YEAR ENDED 31 MARCH 2022

<b>Trustees</b>	Mrs J M Womack MA, Vice Chair, University Trustee Mrs C Lyon MSc MInstF(Dip), University Trustee Dr A R Warren MA BM BCh, Chair, University Trustee Mrs H R Bond OBE BA LL M FRSA, University Trustee Mrs S Young B.Ed, Co-opted Trustee Mrs L Walser BSc PhD, Co-opted Trustee (resigned 31 <sup>st</sup> August 2021) Mrs P G Clyne Cert. Ed, Co-opted Trustee Dr I J Lewis BSc (Eng) PhD, Co-opted Trustee Mr R Newman BSc (Hons) (appointed 10 <sup>th</sup> June 2021)
<b>Charity registered number</b>	203653
<b>Principal office</b>	Storey's House Mount Pleasant Cambridge CB3 0BZ
<b>Principal operating office</b>	Storey's House Mount Pleasant Cambridge CB3 0BZ
<b>Clerk to the Trustees and Chief Executive Officer</b>	Mr P Huckstep BSc (Hons) MRICSMCIH
<b>Independent auditors</b>	Price Bailey LLP Chartered Accountants Tennyson House Cambridge Business Park Cambridge CB4 0WZ
<b>Bankers</b>	Barclays Bank PLC 9-11 St Andrew's Street Cambridge CB2 3AA

# THE FOUNDATION OF EDWARD STOREY

## TRUSTEES' REPORT FOR THE YEAR ENDED 31 MARCH 2022

### INTRODUCTION

The Foundation of Edward Storey (the Foundation) was established under the will and trust of Edward Storey who died in 1693. As is to be expected, it has changed and evolved considerably over subsequent years to address the challenges that each new generation brings, whilst trying to stay true to the original wishes of its benefactor. This is a balance the Foundation still seeks today, as it aims to ensure it can continue to meet the needs of its beneficiaries now and into the future. From its original 10 almshouses, the Foundation has grown and diversified to provide 90 units of sheltered accommodation, with more planned, as well as an assorted grants programme for those facing hardship or distress.

Despite the turbulence of the last 12 months, the Foundation remains in good health and benefits from access to significant resources with which to help plan and mould its future. A five-year strategy agreed in 2020 seeks to ensure it continues to use its resources effectively, both in the short, medium and longer term, in order to safeguard its future, and maximize its impact in the furtherance of its charitable objects.

The Foundation's vision of '*being a source of support for beneficiaries to live in comfort and security*' is underpinned by shared values such as trust, compassion, teamwork, and openness. A dedicated and highly skilled staff team, supported by an experienced and committed Board of Trustees, work together to make a positive and meaningful difference to people's lives through the provision of housing and financial assistance.

The Trustees present their annual report and the audited financial statements of the Foundation for the year ended 31 March 2022. The Trustees confirm that this report and financial statements comply with the current statutory requirements, the requirements of the Charity's governing document and the provisions of the Statement of Recommended Practice (SORP), 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).

### OBJECTIVES AND ACTIVITIES FOR THE PUBLIC BENEFIT

The Charities Act 2011 defines a charitable purpose explicitly as one that falls within 13 descriptions of purposes and is for the public benefit. The Trustees have considered the Charity Commission's guidance on the operation of public benefit under the Charities Act 2011 and believe that the requirements have been met under the Foundation's Objects and Activities as described throughout this report. In particular 'The prevention or relief of poverty' and 'The relief of those in need, by reason of youth, age, ill-health, disability, financial hardship or other disadvantage'.

The objectives of the Charity are: -

- (a) the provision of accommodation for beneficiaries who are in need, hardship or distress and who are women resident in the County of Cambridgeshire (parish beneficiaries), women closely associated with the work of the Church of England (clergy widow beneficiaries) or men and women resident in the City of Cambridge (Chesterton beneficiaries);
- (b) such charitable purposes for the benefit of the residents as the Trustees decide;
- (c) the relief of women resident in the County of Cambridgeshire who are in need, hardship or distress;
- (d) the relief of clergy widow beneficiaries who are in need, hardship or distress.
- (e) to help widows, widowers, divorced or separated spouses of clergy, and children/unmarried daughters of deceased clergy, who are in need, hardship or distress.

### ACHIEVEMENTS AND PERFORMANCE

#### Overview of the year

The Foundation's five-year strategy places the provision of affordable housing for older people in need at the centre of its activities. In recognising this as its primary purpose, the Foundation has looked to shape its approach to the relief of need, hardship and distress accordingly. Over the last year the Foundation has:

- Enhanced the focus on its almshouse accommodation and residents.
- Explored options for the provision of additional sheltered homes.
- Continued to streamline its Parish Branch grant giving.
- Ensured that its fee setting, annual budgeting and the strategic use of income and capital are better aligned to support the medium and long- term needs of the Foundation's built estate.

**THE FOUNDATION OF EDWARD STOREY  
TRUSTEES' REPORT (CONTINUED)  
FOR THE YEAR ENDED 31 MARCH 2022**

In particular, the importance of taking measures to begin future proofing and expanding the Foundation's homes has been a central theme. The closure of Edward House, the Foundation's Care Home at the end of March 2021 has started to create the financial capacity and operational space for these changes to be delivered. Feasibility studies have been undertaken and architects now appointed with the intention of creating around 16 additional flats on the site.

Whilst COVID-19 has continued to have an impact, the Foundation's strong financial position and experienced team of dedicated staff has meant it has been able to meet these challenges in a robust and effective way, with operations now largely restored to those pre pandemic.

The Foundation has continued to improve its services; repair and upgrade its properties; update its operational policies and procedures and enhance its governance arrangements over the year.

*Accommodation*

Sheltered Housing

The Foundation's principal charitable objective is the provision of almshouse accommodation for beneficiaries in need, hardship or distress. This is currently fulfilled by four sites containing 90 units of sheltered accommodation in Cambridge City (Storey's House, Mount Pleasant and Chesterton) and South Cambridgeshire (Vicarage Close, Melbourn).

This accommodation has a steady demand and average occupancy for the current year was 98% (2020/21, 96.8%) which compares favourably with most housing sector benchmarks. Importantly, the Foundation was able to help 8 people into new accommodation which better meets their needs. The average void turnaround time was 76.5 days (2020/21, 86.4 days).

All four sites made an operating surplus before major repairs.

*Buildings and Maintenance*

The Foundation seeks to maintain the Foundation's property to a high standard of repair and has this year introduced new monitoring systems to help support this. During the period, 438 responsive repair jobs were carried out, of which 69.5% were completed within 7 days and 97.9% were fixed first time. The average time taken to complete a repair was 10.34 days.

The periodic and statutory inspection and maintenance of lifts, boilers and plant equipment was undertaken along with other important health and safety matters, such as water sampling and testing for legionella infection, as well as the renewal of Fire Risk Assessments across the Foundation's various schemes. A number of property upgrades were also completed, the details of which are shown below:

<b><i>Work carried out during 2021-22</i></b>	<b>Storey's House</b>	<b>New Court</b>	<b>Cannon Court</b>	<b>Mount Pleasant</b>	<b>Vicarage Close</b>
New kitchens installed	0	0	0	0	0
New bathrooms installed	1	1	1	0	0
New gas boilers installed	X	3	0	X	0
New electric boilers installed	X	X	X	1	X
Lounge heating improvements	X	X	X	X	1
Whole property refurbishments	0	0	0	0	0

## THE FOUNDATION OF EDWARD STOREY

### TRUSTEES' REPORT (CONTINUED) FOR THE YEAR ENDED 31 MARCH 2022

Planned maintenance and major works are scheduled against a five-year rolling programme, the costs of which are incorporated into the annual budget setting process. Throughout the year, the cost of responsive repairs and small maintenance projects undertaken totalled £47,470 (2020/21 £40,542). Expenditure on the upgrades above comprised £17,964 (2020/21 £51,368) from the extraordinary repairs and cyclical maintenance fund plus partial flat refurbishments and boiler replacements at Chesterton, totalling £37,587, which were met out of permanent endowment, as permitted by the Charity Commission on the merger with the Wray, Jackenett, Merrill and Elie Trust.

*Grant Giving - see note 7 to the Accounts.*

In line with the Foundation's strategic focus 'in need' grants awarded under the Parish Branch were restricted to residents of the sheltered housing. Annual grants continued to be paid to 15 existing beneficiaries, as were Christmas gifts to residents.

The Clergy Widow Branch grant giving in this period comprised grants to 20 individuals with the highest being £1,790 and the lowest £157.90. In addition, there were 24 Clergy Widow beneficiaries of annual grants who received monthly payments during the year.

The Newtons Branch awarded grants to 5 individuals with the highest being £2,015 and the lowest £400. In addition, there were 3 Newtons Branch beneficiaries of annual grants who received monthly payments during the year and 1 annuitant.

There were no grants to institutions this year.

#### *Complaints*

There were no formal complaints during the year.

#### FINANCIAL OVERVIEW

The accounts record a net surplus before investment gains of £410,491 for the year (2020/21 net deficit of £105,098). After adding the net gains on investments, of £1,167,808 (2020/21 investment gains of £2,694,305), there is a net movement in funds for the year of £1,578,299 (2020/21: £2,589,207).

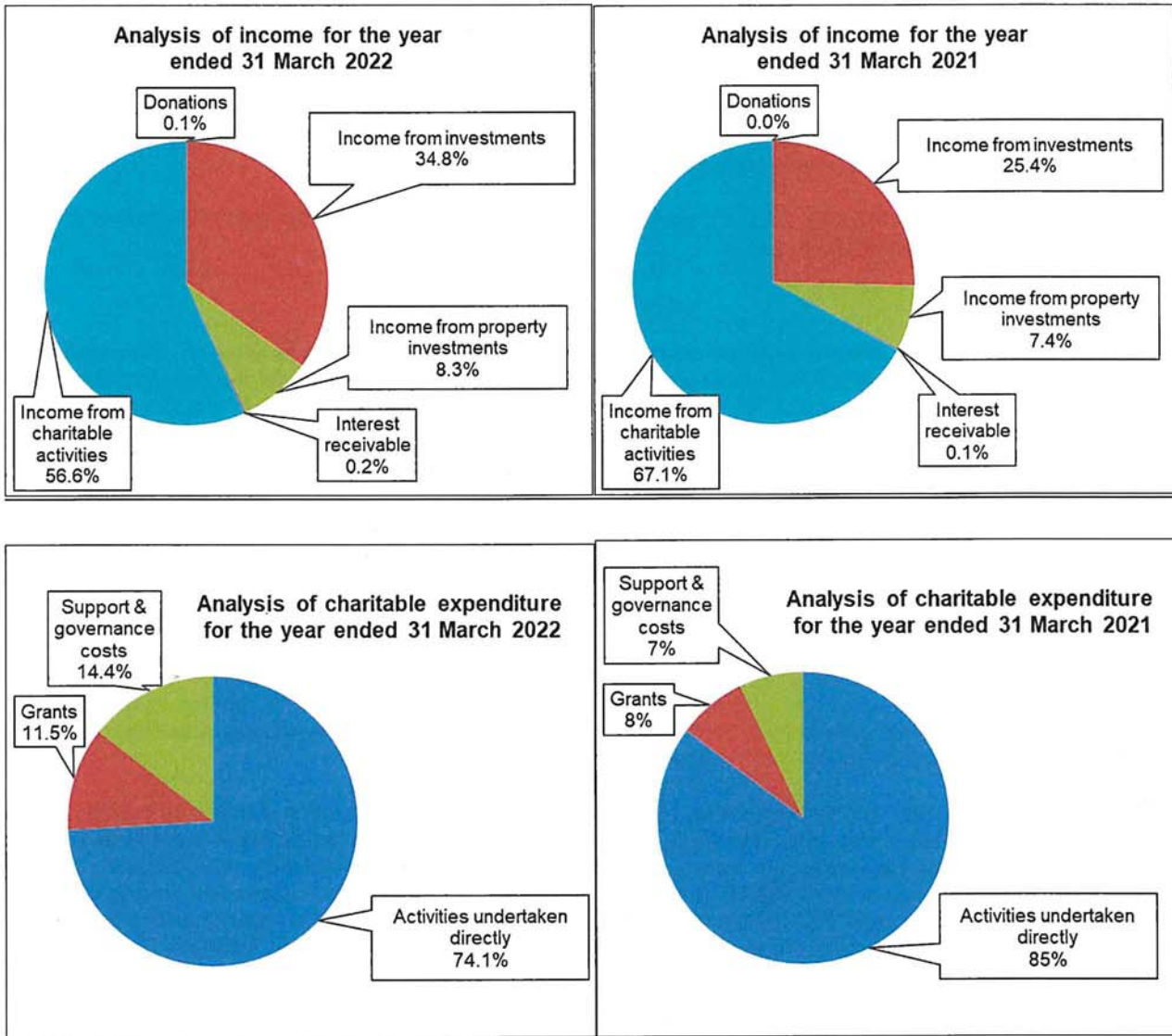
The overall surplus on the General Reserve Fund was £527,219 (2020/21 £65,730) before making transfers to the reserve accounts and not including gains or losses on the investments.

The largest charge to operational costs is that of the payroll. Trustees review wages and salaries annually to ensure that they remain both competitive and fair by granting, as a minimum, a living wage pay increase. Trustees consider the importance of rewarding staff for their excellent work and loyalty and seek to balance this with affordability and market conditions.

In addition to rental and other operational income, the Foundation benefits from investment income from managed funds and legacy bequests and does not undertake fundraising activities. A breakdown of the principal sources of funding is shown in the graph overleaf.

THE FOUNDATION OF EDWARD STOREY

TRUSTEES' REPORT (CONTINUED)  
FOR THE YEAR ENDED 31 MARCH 2022



INVESTMENT POLICY AND PERFORMANCE

All investments are carried at their fair value. Investment in equities and fixed interest securities are all traded in quoted public markets, primarily the London Stock Exchange. Holdings in common investment funds, unit trusts and open-ended investment companies are at the bid price. The basis of fair value for quoted investments is equivalent to the market value, using the bid price. Asset sales and purchases are recognised at the date of trade at cost (that is their transaction value).

The Foundation operates an investment policy that provides for a degree of diversification of holdings within different funds and has invested in a number of CIFs in order to minimise its exposure to volatility in the market and seek low risk investments where possible. As the Foundation is reliant on distribution yield in part to finance its work this leads to greater exposure to risk from the combination of uncertain international markets and volatility in yields, however liquidity risk is considered to be low as all assets are traded and the commitment to intervention by central banks and market regulators has continued to provide for orderly trading in the markets.

The Foundation does not make use of derivatives and similar complex financial instruments as it takes the view that investments are held for their long-term growth and annual income. The Foundation has no material investment holdings in markets subject to exchange controls or trading restrictions.

## THE FOUNDATION OF EDWARD STOREY

### TRUSTEES' REPORT (CONTINUED) FOR THE YEAR ENDED 31 MARCH 2022

The Trustees aim to achieve an income from investments which increases at least in line with costs, and a capital performance which at least matches inflation, all consistent with prudent levels of risk. They seek to achieve this via their portfolios of broadly balanced unit trusts.

Having established balanced portfolios of unit trusts, the Trustees are not involved in detailed investment management. They do not currently delegate their discretion in relation to their investment function and make all investment decisions themselves; two of the Trustees having long experience of investment matters. They monitor the performance of their portfolios regularly and have access to advice as necessary.

Net unrealised gains of £1,167,808 (2020/21: gains £2,694,305) were recognised from the revaluation of investment funds at the end of the accounting period.

#### RESERVES POLICY

Historically, Trustees have aimed to maintain free reserves in unrestricted funds at a level which, when invested alongside the FES Permanent Endowment Fund, would provide income sufficient to cover costs for the coming twelve-month period. Historically this was used to subsidise the large operating deficit at Edward House and to support a large Parish Grants programme. With the decision to close Edward House, and to scale back Parish Grant giving, the Foundation's reserves policy was revised in September 2020 to support the strategic objectives set out in the new five-year plan. It aims to achieve a balance between current expenditure and the need to maintain reserves for the purposes detailed below:

- 1) Free Reserves - All of the Foundation's Almshouse schemes generate an operating surplus, excluding major repairs. It is considered prudent however for an element of free reserves of somewhere between 12-18 months of operating expenses to be held in order to guard against hostile operating conditions resulting in large unfavourable variances to income or costs. The General Funds carried forward at 31 March 2022 totalled £1,220,037 (£1,174,443 at 31 March 2021).
- 2) Major Repairs - The level of reserves for major repair work should, as a minimum, be in line with the budget set for the next financial year, plus the estimated costs for the following 6 months (18 months in total) in line with the Foundation's five year plan. This is held in the Extraordinary Repairs and Cyclical Maintenance Fund and amounted to £527,375 at 31 March 2022 (£501,823 at 31 March 2021).
- 3) Capital Reserves - the Strategic Plan 2020-2025 recognises the growing challenges associated with an ageing property portfolio and the increasing risks around obsolescence. It also recognises that one of the most effective ways of meeting need is through the provision of high-quality affordable homes. It is important therefore to build sufficient financial capacity within the Foundation's Capital Fund to future proof, and where possible, expand the existing almshouse estate. Current cost estimates suggest that approximately £12 -15 million may be required to replace or upgrade accommodation over the medium term. The Capital Reserve Fund balance carried forward at 31 March 2022 was £5,099,730 (£4,622,633 at 31 March 2021).

#### STRUCTURE, GOVERNANCE AND MANAGEMENT

The Foundation was established by the will of Edward Storey and is now governed by The Scheme of the Charity Commission for England and Wales dated 23rd March 2009 which replaced earlier schemes and amendments. This scheme itself was subject to some minor amendment on 31 December 2018 following the merger with the Newtons Trust. Further administrative changes were made in July 2021 to reduce Trustee Terms of Office to 3 years and to introduce maximum length of service for new Trustees in recognition of the importance of regular refreshment and renewal of the Board

The Foundation's Scheme provides for four 'nominated' members of the Trustees' Board to be appointed by the Council of the University of Cambridge. Trustees have the power to co-opt not less than three and not more than five other Trustees to the Board from society in general, taking into account the needs of the Foundation. Trustees are normally expected to complete at least one three-year term of office.

## THE FOUNDATION OF EDWARD STOREY

### TRUSTEES' REPORT (CONTINUED) FOR THE YEAR ENDED 31 MARCH 2022

The Foundation adopted the Charity Governance Code in November 2021 and aims to be compliant by 2025. Amongst other things, the Code recommends that if a Trustee has served for more than nine years, their reappointment is:

- *subject to a particularly rigorous review and takes into account the need for progressive refreshing of the board.*
- *explained in the Trustees' annual report.*

Mrs Womack was re-appointed as a Trustee in October 2021 having previously served for 15 years. The appointment was carefully considered by the Board of Trustees at their meeting on 16 September 2021 and endorsed by Cambridge University's Advisory Committee on Committee Membership and External Nominations.

The Trustees are responsible for setting out the general policy of the Charity. Day-to-day operational management is delegated to the Chief Executive Officer who is also the Clerk to the Trustees. A formal scheme of delegations was approved by the Board of Trustees in November 2018.

The Board has delegated specific responsibilities to three standing subcommittees, the Finance and General Purposes Committee, the Residential Services and Grants Committee and the Development Committee. These Committees assist the Board in ensuring the effectiveness of the Foundation's operations and that they are in accordance with the corporate objectives, strategies and the annual budget.

The Foundation is not affiliated to any other charity or organisation but subscribes to the Almshouse Association, the National Council for Voluntary Organisations and also to the Association of Charity Officers. A representative also attends the Annual General Meeting of the Diocesan Bishops' Visitors.

Trustees have established a comprehensive selection and induction programme to ensure that new Trustees clearly understand their duties and responsibilities and are able to assess their own training needs. The Foundation encourages and supports Trustees in meeting their training needs, once determined.

During the year, Trustees attended 18 formal meetings relating to their governance of the Foundation. Trustee attendance at meetings was 95%. Due to the corona virus pandemic the majority of these meetings continue to be held virtually, although there was a return to holding main Board meetings face to face in September 2021. In addition, Trustees have continued to play an important role in the day-to-day working of the Foundation by interviewing prospective residents, approving grant applications, supporting staff and by providing expertise across a range of disciplines.

#### QUALITY ASSURANCE

The Trustees have adopted a six-point approach to ensure quality in the operational practice of the Foundation. These points are: -

- (a) the detailed assessment as to the suitability of potential residents
- (b) a continuous focus on and review of the needs of current residents
- (c) maintaining accommodation to a high standard
- (d) a planned programme of staff training and assessment
- (e) established routines of monitoring and reporting
- (f) formal meetings for reviews and validation

#### RISK MANAGEMENT

The Foundation continues to carry out regular assessments of its 'business risks' and has prepared a response to risk exposure in the various areas of the charity. These include financial, operational, strategic and governance risks, each of which has been quantified and prioritised according to well established severity, likelihood and mitigation procedures.

The Foundation's Risk Register was formally reviewed and updated in September 2021. The top 5 risks as they appear in the Business Risk Analysis are shown in the table below.

THE FOUNDATION OF EDWARD STOREY

TRUSTEES' REPORT (CONTINUED)  
FOR THE YEAR ENDED 31 MARCH 2022

Risk category	Risk name	Risk status	Principle sources of assurance	Further Mitigation
Strategy	Inefficient use of resources	Medium	5-year Strategic Plan, revised in 2020; Scheme of delegation; Trustees' oversight	<i>Delivery of 5-year plan will require detailed consideration of option appraisals and effective project management.</i>
Operational	Over-reliance on 3rd parties	Medium	Foundation well resourced; Tendering process followed for large projects	<i>Careful consideration to be given to the appointment of any 3rd parties, with clear terms of engagement and project governance</i>
Operational	Major Incident	Medium	Business Continuity and Pandemic Plan; Policies & procedures in place; Range of additional COVID-19 related measures introduced; Computers replaced in 2018; Increased use of Cloud and Microsoft Teams; 5 year rolling maintenance schedule	<i>Continued scanning and implementation of government advice</i>
Operational	Loss of reputation	Medium	Complaints procedure; Operational policies including grievance & whistleblowing; Regular feedback from residents	<i>Consideration be given to engaging appropriate specialist advice in respect of controversial or high-profile projects</i>
Financial	Insufficient funds to deliver strategic objectives	Medium	5- year strategy aimed at increasing reserves and investment income; High value assets; Good budgetary control; Most areas of business generate an operating surplus; 5-year budget	<i>Additional financial planning for development of EH site</i>

Many of these risks are currently elevated because of the Edward House development plans, for which a dedicated Sub-Committee has been established to oversee this work. More generally, comprehensive controls are in place to mitigate risks, including an effective governance framework, documented Policies and Procedures, a Scheme of Delegation, routine inspections and programmes of planned maintenance, regular Trustee oversight and scrutiny, various sources of external assurance and detailed Business Continuity arrangements. Trustees receive an annual assurance report from the Clerk setting out in detail the Foundation's risk management framework resulting in the following Statement of Internal Control being approved:

## THE FOUNDATION OF EDWARD STOREY

### TRUSTEES' REPORT (CONTINUED) FOR THE YEAR ENDED 31 MARCH 2022

#### *Statement of Internal Control*

The Board has overall responsibility for establishing, maintaining, and reviewing the effectiveness of the system of internal control. The system of internal control is designed to manage risk and provide reasonable (not absolute) assurance that key business objectives and expected outcomes will be achieved. It also exists to give reasonable assurance, about the preparation and reliability of financial and operational information, the safeguarding of the Foundations assets and interests and compliance with relevant legislation, law and regulations. The Board recognises that no system of internal control can provide absolute assurance or eliminate all risk.

The Foundation's assurance framework is designed to provide sufficient, continuous and reliable assurance on organisational stewardship and the management of the major risks to organisational success and delivery of value for money. In meeting its responsibilities, the Board has adopted a risk-based approach to internal control, which is embedded within the normal management and governance processes. Executive responsibility has been clearly defined for the identification, evaluation and control of significant risks. The Clerk, Senior Management Team and Board carry out evaluations of the risks which impact on the Foundation's ability to meet key business objectives. Risk assessments are carried out and are aligned to the business planning process. The Clerk is responsible for reporting to the Board any significant changes affecting key risks or the breakdown of internal control.

The Board retains responsibility for a defined range of issues covering strategic, operational, financial and compliance issues. The Board has formally adopted the Charity Governance Code and has incorporated many of its principles and recommended good practice. The governance environment is supported by a framework of policies and procedures with which employees are required to comply, covering issues such as delegated authority, segregation of duties, health and safety, data protection, safeguarding and whistleblowing. Financial reporting procedures include detailed budgets for the year ahead which are reviewed and approved by the Board.

The Board confirms that there is an ongoing process for identifying, evaluating, and managing significant risks faced by the Foundation. The Board has reviewed the effectiveness of the systems of internal control, including the agreed sources of assurance and confirm they are appropriate for that purpose. The Board is satisfied there is sufficient evidence to confirm that adequate systems of internal control existed and operated throughout the year. No significant weaknesses were identified which would have resulted in material misstatement or loss that would have required disclosure in the financial statements.

#### FUND-RAISING STANDARDS CA162A

The Foundation does not raise funds from the public. We are not registered with the Fundraising Regulator. As the Trust does not fundraise, there were no fundraising complaints during the year (2021: none).

#### PLANS FOR THE FUTURE

The current five- year strategy contains the following ten strategic objectives:

- Ensure operational activity is fully aligned with the Charitable Scheme in respect of the use of income and capital.
- Seek to increase year on year contributions to Capital Reserves in order to facilitate the future upgrading and expansion of current almshouse accommodation, and to minimize any future borrowing requirements.
- Commence steps to withdraw from the residential care home market resulting in the planned closure of Edward House.
- Phase out the direct provision of wider Parish Grants in order to focus on other strategic priorities.
- Rationalise and consolidate non-core assets to support future upgrading and expansion of current almshouse accommodation, and to minimize any future borrowing requirements.
- Undertake option appraisals/ feasibility studies in respect of the repurposing of the Edward House site to provide additional almshouse accommodation.
- Bring forward detailed plans and proposals for the potential upgrading and expansion of current almshouse accommodation across other sites.
- Explore alternative models of using income and capital for the benefit of residents whilst also ensuring the long-term sustainability of assets.
- Further develop our thinking around equality and the provision of mixed sex accommodation through the undertaking of appropriate research and consultation.
- Formally adopt and seek compliance with the Charity Governance Code.

# THE FOUNDATION OF EDWARD STOREY

## TRUSTEES' REPORT FOR THE YEAR ENDED 31 MARCH 2022

### KEY MANAGEMENT PERSONNEL REMUNERATION

The Trustees consider the Board of Trustees and the Chief Executive (who also acts as Clerk to the Trustees) as comprising the key management personnel of the Foundation in charge of directing and controlling the Foundation and running and operating the Foundation on a day-to-day basis. All Trustees give of their time freely and no Trustee remuneration was paid in the accounting period. Details of Trustee expenses and related party transactions are disclosed in notes 8 and 21 to the accounts.

Trustees are required to disclose all relevant interests and register them with the Chief Executive and, in accordance with the Foundation's policy, withdraw from decisions where a conflict of interest arises.

The pay of the Foundation's Chief Executive Officer was set on recruitment in 2018 by reference to the local employment market. The rates of staff pay are reviewed by Trustees annually and, generally, the same percentage increase is applied to all staff, including the Chief Executive.

### 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 & Wales 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 2019 (FRS102);
- make judgments and accounting estimates that are reasonable and prudent;
- state whether applicable UK Accounting Standards have been followed, subject to any material departures disclosed and explained in the financial statements;
- prepare the financial statements on the going concern basis unless it is inappropriate to presume that the charity will continue in operation.

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.

### PROVISION OF INFORMATION TO AUDITOR

Each of the persons who are Trustees at the time when this Trustees' report is approved has confirmed that:

- so far as that Trustee is aware, there is no relevant audit information of which the company's auditors are unaware, and
- they have taken all the steps that ought to have been taken as a Trustee in order to be aware of any information needed by the company's auditors in connection with preparing their report and to establish that the company's auditors are aware of that information.

This report was approved by the Trustees on \_\_\_\_\_ and signed on their behalf by:



Dr A R Warren MA BM BCh, Chair

21 July 2022

## THE FOUNDATION OF EDWARD STOREY

### INDEPENDENT AUDITORS' REPORT TO THE TRUSTEES OF THE FOUNDATION OF EDWARD STOREY

#### Opinion

We have audited the financial statements of The Foundation of Edward Storey (the 'charity') for the year ended 31 March 2022 which comprise the Statement of Financial Activities, the Balance Sheet, the Statement of Cash Flows 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 Financial Reporting Standard 102 'The Financial Reporting Standard applicable in the UK and Republic of Ireland' (United Kingdom Generally Accepted Accounting Practice).

The financial statements have been prepared in accordance with Accounting and Reporting by Charities preparing their accounts in accordance with the Financial Reporting Standards applicable in the UK and Republic of Ireland (FRS 102) in preference to the Accounting and Reporting by Charities: Statement of Recommended Practice issued on 1 April 2005 which is referred to in the extant regulations but has been withdrawn.

This has been done in order for the accounts to provide a true and fair view in accordance with the Generally Accepted Accounting Practice effective for reporting periods beginning on or after 1 January 2015.

In our opinion the financial statements:

- give a true and fair view of the state of the charity's affairs as at 31 March 2022 and of its incoming resources and application of resources 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 Auditors' 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 United Kingdom, including the Financial Reporting Council'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.

## THE FOUNDATION OF EDWARD STOREY

### INDEPENDENT AUDITORS' REPORT TO THE TRUSTEES OF THE FOUNDATION OF EDWARD STOREY (CONTINUED)

#### Other information

The other information comprises the information included in the Annual Report other than the financial statements and our Auditors' Report thereon. The Trustees are responsible for the other information contained within the Annual Report. 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. 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 course of 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 this gives rise to a material misstatement in the financial statements themselves. 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

We have nothing to report in respect of the following matters where the Charities (Accounts and Reports) Regulations 2008 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
- sufficient 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 which 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.

#### Auditors' responsibilities for the audit of the financial statements

We have been appointed as auditor under section 144 of the Charities Act 2011 and report in accordance with the Act and relevant regulations made or having effect thereunder.

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 Auditors' 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:

## THE FOUNDATION OF EDWARD STOREY

### INDEPENDENT AUDITORS' REPORT TO THE TRUSTEES OF THE FOUNDATION OF EDWARD STOREY (CONTINUED)

We gained an understanding of the legal and regulatory framework applicable to the charity and how it operates and considered the risk of the charity not complying with the applicable laws and regulations including fraud in particular those that could have a material impact on the financial statements. This included those regulations directly related to the financial statements. In relation to the charity this included employment law, financial reporting and health & safety.

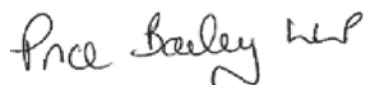
The risks were discussed with the audit team and we remained alert to any indications of non-compliance throughout the audit. We carried out specific procedures to address the risks identified. These included the following:

- We reviewed systems and procedures to identify potential areas of management override risk. In particular, we carried out testing of journal entries and other adjustments for appropriateness, and evaluating the business rationale of significant transactions to identify large or unusual transactions.
- We reviewed key authorisation procedures and decision making processes for any unusual or one-off transactions.
- We reviewed minutes of Trustee Board meetings and agreed the financial statement disclosures to underlying supporting documentation.
- We have made enquiries of management and officers of the charity regarding laws and regulations applicable to the organisation and we reviewed the risk management processes and procedures in place including a review of the Risk Register.
- We have reviewed any correspondence with the Charity Commission and reviewed the procedures in place for the reporting of incidents to the Trustee Board including serious incident reporting of any such matters if necessary.

A further description of our responsibilities for the audit of the financial statements is located 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 Auditors' Report.

#### Use of our report

This report is made solely to the charity's trustees, as a body, in accordance with Part 4 of the Charities (Accounts and Reports) Regulations 2008. Our audit work has been undertaken so that we might state to the charity's trustees those matters we are required to state to them 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.



#### Price Bailey LLP

Chartered Accountants  
Statutory Auditors

Tennyson House

Cambridge Business Park

Cambridge

CB4 0WZ

Date: 21 July 2022

Price Bailey LLP are eligible to act as auditors in terms of section 1212 of the Companies Act 2006.

THE FOUNDATION OF EDWARD STOREY

STATEMENT OF FINANCIAL ACTIVITIES  
FOR THE YEAR ENDED 31 MARCH 2022

	Note	Permanent Endowment Funds 2022 £	Unrestricted funds 2022 £	Total funds 2022 £	Total funds 2021 £
<b>Income and endowments from:</b>					
Donations and legacies	3	-	825	825	40
Charitable activities	4	-	655,533	655,533	953,092
Investments	5	-	501,555	501,555	468,085
<b>Total income and endowments</b>		-	1,157,913	1,157,913	1,421,217
<b>Expenditure on:</b>					
Charitable activities		37,587	709,835	747,422	1,526,315
<b>Total expenditure</b>		37,587	709,835	747,422	1,526,315
<b>Net (expenditure)/income before net gains on investments</b>					
		(37,587)	448,078	410,491	(105,098)
Net gains on investments		1,060,383	107,425	1,167,808	2,694,305
<b>Total income / (expenditure) for the year</b>		1,022,796	555,503	1,578,299	2,589,207
<b>Reconciliation of funds:</b>					
Total funds brought forward		12,918,749	6,353,511	19,272,260	16,683,053
Net movement in funds		1,022,796	555,503	1,578,299	2,589,207
<b>Total funds carried forward</b>		13,941,545	6,909,014	20,850,559	19,272,260

The Statement of Financial Activities includes all gains and losses recognised in the year.

The notes on pages 17 to 34 form part of these financial statements.

THE FOUNDATION OF EDWARD STOREY

BALANCE SHEET  
AS AT 31 MARCH 2022

	Note	2022 £	2021 £
<b>Fixed assets</b>			
Tangible assets	9	1,418,860	1,480,036
Investments	10	19,240,861	17,704,137
		<u>20,659,721</u>	<u>19,184,173</u>
<b>Current assets</b>			
Stocks	11	473	336
Debtors	12	138,385	127,251
Cash at bank and in hand		108,890	61,829
		<u>247,748</u>	<u>189,416</u>
Creditors: amounts falling due within one year	13	(56,910)	(101,329)
<b>Net current assets</b>		<u>190,838</u>	<u>88,087</u>
<b>Total net assets</b>		<u>20,850,559</u>	<u>19,272,260</u>
<b>Charity funds</b>			
Endowment funds	14	13,941,545	12,918,749
Unrestricted funds	14	6,909,014	6,353,511
		<u>20,850,559</u>	<u>19,272,260</u>
<b>Total funds</b>		<u>20,850,559</u>	<u>19,272,260</u>

The financial statements were approved and authorised for issue by the Trustees and signed on their behalf by:

  
.....  
**Dr A R Warren MA BM Bch**  
(Chair of Trustees)

Date: 21 July 2022

The notes on pages 17 to 34 form part of these financial statements.

THE FOUNDATION OF EDWARD STOREY

STATEMENT OF CASH FLOWS  
FOR THE YEAR ENDED 31 MARCH 2022

	Note	2022 £	2021 £
<b>Cash flows from operating activities</b>			
Net cash used in operating activities	16	(85,575)	(486,037)
<b>Cash flows from investing activities</b>			
Dividends, interests and rents from investments		501,555	468,084
Net purchase / sale of investments		(368,919)	(15,658)
<b>Net cash provided by investing activities</b>		<u>132,636</u>	<u>452,426</u>
<b>Change in cash and cash equivalents in the year</b>		47,061	(33,611)
Cash and cash equivalents at the beginning of the year		<u>61,829</u>	<u>95,440</u>
<b>Cash and cash equivalents at the end of the year</b>	18	<u>108,890</u>	<u>61,829</u>

The notes on pages 17 to 34 form part of these financial statements

# THE FOUNDATION OF EDWARD STOREY

## NOTES TO THE FINANCIAL STATEMENTS FOR THE YEAR ENDED 31 MARCH 2022

### 1. General information

The Foundation of Edward Storey is an unincorporated charity which is registered in England & Wales. The principal office is Storey's House, Mount Pleasant, Cambridge, CB3 0BZ.

### 2. Accounting policies

#### 2.1 Basis of preparation of financial statements

The financial statements have been prepared in accordance with the Charities SORP (FRS 102) - 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) and the Charities Act 2011.

The financial statements have been prepared to give a 'true and fair' view and have departed from the Charities (Accounts and Reports) Regulations 2008 only to the extent required to provide a 'true and fair' view. This departure has involved following the Charities SORP (FRS 102) published in October 2019 rather than the Accounting and Reporting by Charities: Statement of Recommended Practice effective from 1 April 2005 which has since been withdrawn.

The Foundation of Edward Storey meets the definition of a public benefit entity under FRS 102. Assets and liabilities are initially recognised at historical cost or transaction value unless otherwise stated in the relevant accounting policy.

The financial statements are stated in GBP which is the functional currency of the charity. The level of rounding is to the nearest GBP.

There were no significant estimates or judgements made by management in preparing these financial statements.

## THE FOUNDATION OF EDWARD STOREY

### NOTES TO THE FINANCIAL STATEMENTS FOR THE YEAR ENDED 31 MARCH 2022

#### 2. Accounting policies (continued)

##### 2.2 Fund accounting

General funds are unrestricted funds which are available for use at the discretion of the Trustees in furtherance of the general objectives of the Charity and which have not been designated for other purposes.

Designated funds comprise unrestricted funds that have been set aside by the Trustees for particular purposes. The aim and use of each designated fund is set out in the notes to the financial statements.

Investment income, gains and losses are allocated to the appropriate fund.

The funds are dealt with in accordance with the current charitable scheme.

The nature and purpose of the main funds of the Foundation are set out below and details of the movements on the funds are given in the notes that follow.

The permanent endowment funds represent the funds arising out of property originally endowed to the Foundation, supplemented by the funds acquired on the merger with The Wray Jackenett Merrill and Elie Trust and those acquired on the merger with Newton Trust. Under the Scheme, the objects of the charity are to provide housing accommodation, charitable benefits for residents and pensions and relief in need for qualifying clergy widows' beneficiaries, parish beneficiaries and persons in need, hardship or distress.

Clergy widows' beneficiaries are any of the following who are in need, hardship or distress: widows of clergymen of the Church of England, dependants, spouses or former spouses of clergymen of the Church of England, women clergy of the Church of England, women deacons and deaconesses of the Church of England, women missionaries of the Church of England and other women closely involved in the work of the Church of England.

Parish beneficiaries are women who are in need, hardship or distress resident in the County of Cambridgeshire with a preference for those resident in the ancient parishes of Holy Trinity, Cambridge, St Giles, Cambridge, the ecclesiastical parish of Holy Trinity with St Andrew the Great, Cambridge and the parish of the Ascension, Cambridge.

Persons in hardship or distress are those resident in the City of Cambridge, Cambridgeshire with a preference for those resident in the ecclesiastical parishes of Holy Trinity and St. Mary the Great with St. Michael and All Angels.

Under the scheme, funds are not appropriated to specific branches or to classes of beneficiary. The trustees are required to apply the charity's income from endowment and reserve funds, firstly in meeting the proper costs of administering the charity and of managing its property and in making such annual payments to reserve funds, including Cyclical Maintenance and Extraordinary Repair Funds, as they consider necessary. Having met such costs, the trustees are required to apply the remaining income in furthering the objects of the charity, firstly for the benefit of residents, secondly for the relief of clergy widows' beneficiaries and parish beneficiaries, thirdly for the relief of other women in need, hardship or distress resident in the County of Cambridgeshire and fourthly for the relief of other persons in need, hardship or distress resident in the City of Cambridge, Cambridgeshire.

The General Endowment Fund is a restricted capital fund, however income earned from this fund, together with income earned on the General Reserve fund, is permitted to be expended at the discretion of the trustees to enable the charity to meet its objectives. Accordingly such income is classified as unrestricted. The funds for Cyclical Maintenance and Extraordinary Repairs and Capital Reserve represent unrestricted reserve funds designated by the trustees for the given purpose.

## THE FOUNDATION OF EDWARD STOREY

### NOTES TO THE FINANCIAL STATEMENTS FOR THE YEAR ENDED 31 MARCH 2022

#### 2. Accounting policies (continued)

##### 2.3 Going concern

The Trustees have a reasonable expectation that the charity has adequate resources to continue in operational existence for the foreseeable future. Accordingly, the financial statements continue to be prepared on the going concern basis.

The Trustees have considered the effects of the COVID-19 pandemic, prepared budgets, forecasts and cashflows which show that the charity will continue to trade for 12 months from the date of signing these financial statements and consider there is no material impact on the charity.

Therefore, the Trustees continue to adopt the going concern basis in preparing these financial statements.

##### 2.4 Income

All income is recognised once the Charity has entitlement to the income, it is probable that the income will be received and the amount of income receivable can be measured reliably.

Donated gifts in kind are included at valuation and recognised as income when the charity has control over the item, any conditions associated with the donated item have been met, the receipt of economic benefit from the use of the charity of the item is probable and that economic benefit can be measured reliably.

Contributions from residents are recognised in the period to which the provision of accommodation relates.

Income from donations, legacies and fundraising is recognised on receipt or on notification to entitlement if earlier.

Investment income is recognised in the period in which the charity becomes entitled to the 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.

# THE FOUNDATION OF EDWARD STOREY

## NOTES TO THE FINANCIAL STATEMENTS FOR THE YEAR ENDED 31 MARCH 2022

### 2. Accounting policies (continued)

#### 2.5 Expenditure

Expenditure is recognised once there is a legal or constructive obligation to transfer economic benefit to a third party, it is probable that a transfer of economic benefits will be required in settlement and the amount of the obligation can be measured reliably.

Expenditure is classified by activity. The costs of each activity are made up of the total of direct costs and shared costs, including support costs involved in undertaking each activity. Direct costs attributable to a single activity are allocated directly to that activity. Shared costs which contribute to more than one activity and support costs which are not attributable to a single activity are apportioned between those activities on a basis consistent with the use of resources. Central staff costs are allocated on the basis of time spent, and depreciation charges allocated on the portion of the asset's use.

All expenditure is recognised on an accruals basis and has been allocated to expense headings on a direct cost basis.

Support costs are those costs incurred directly in support of expenditure on the objects of the charity. Governance costs are those incurred in connection with administration of the charity and compliance with constitutional and statutory requirements.

Grants and pensions are charged to the financial statements as they are payable. Provision is made for grants payable after they are approved by the Trustees and communicated to the recipient.

Some grants are issued with repayment terms, which are contractually agreed with the recipient. These repayable grants and interest-free loans are classified as debtors. When recovery becomes highly unlikely such grants are written off as grants payable.

Redundancy and termination costs are recognised as an expense in the Statement of Financial Activities and a liability on the Balance Sheet immediately at the point the charity is demonstrably committed to either:

- Terminate the employment of an employee or group of employees before normal retirement date; or
- Provide termination benefits as a result of an offer made in order to encourage voluntary redundancy.

The charity is considered to be demonstrably committed only when it has a detailed formal plan for the termination and is without realistic possibility of withdrawal from the plan.

Expenditure on charitable activities is incurred on directly undertaking the activities which further the Charity's objectives, as well as any associated support costs.

#### 2.6 Tangible fixed assets and depreciation

Tangible fixed assets are initially recognised at cost. After recognition, under the cost model, tangible fixed assets are measured at cost less accumulated depreciation and any accumulated impairment losses. All costs incurred to bring a tangible fixed asset into its intended working condition are included in the measurement of cost.

General repair work to maintain the current conditions of the properties is expensed as incurred. Capital expenditure on operational property is capitalised. Capital expenditure on operational property is defined as any capital expenditure incurred which results in the generation of revenue over and above any existing revenue earned.

# THE FOUNDATION OF EDWARD STOREY

## NOTES TO THE FINANCIAL STATEMENTS FOR THE YEAR ENDED 31 MARCH 2022

### 2. Accounting policies (continued)

#### 2.6 Tangible fixed assets and depreciation (continued)

Depreciation is charged so as to allocate the cost of tangible fixed assets less their residual value over their estimated useful lives, using the straight-line method, with the exception of land for which no depreciation is provided.

Depreciation is provided on the following bases:

Operational Property	- 2-8% per annum on cost of buildings
Equipment	- 25% per annum on cost

#### 2.7 Investments

Investments are a form of basic financial instrument. All investments are carried at their fair value. Investment in equities and fixed interest securities are all traded in quoted public markets. Holdings in common investment funds, unit trusts and open-ended investment companies are at bid price. The basis of fair value for quoted investments is equivalent to market value, using bid price. Asset sales and purchases are recognised at the date of trade at cost. All gains and losses are taken to the Statement of Financial Activities as they arise. Unrealised gains and losses are calculated as the difference between the fair value at the year end and their carrying value and are included in the Statement of Financial Activities. There were no realised gains during the year.

Investments held as fixed assets are shown at cost less provision for impairment.

#### 2.8 Stocks

Stocks are valued at the lower of cost and net realisable value after making due allowance for obsolete and slow-moving stocks.

#### 2.9 Debtors

Trade and other debtors are recognised at the settlement amount after any trade discount offered. Prepayments are valued at the amount prepaid net of any trade discounts due.

#### 2.10 Cash at bank and in hand

Cash at bank and in hand includes cash and short-term highly liquid investments with a short maturity of three months or less from the date of acquisition or opening of the deposit or similar account.

#### 2.11 Creditors and provisions

Liabilities are recognised when there is an obligation at the Balance Sheet date as a result of a past event, it is probable that a transfer of economic benefit will be required in settlement, and the amount of the settlement can be estimated reliably.

Liabilities are recognised at the amount that the Charity anticipates it will pay to settle the debt or the amount it has received as advanced payments for the goods or services it must provide.

# THE FOUNDATION OF EDWARD STOREY

## NOTES TO THE FINANCIAL STATEMENTS FOR THE YEAR ENDED 31 MARCH 2022

### 2. Accounting policies (continued)

#### 2.12 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 fixed assets which are valued at amortised cost and investments which are valued at fair value at the balance sheet date using the closing quoted market price which is considered to be the fair value. The historical cost of investments is shown in note 10.

#### 2.13 Pensions

The Charity operates a defined contribution pension scheme and the pension charge represents the amounts payable by the Charity to the fund in respect of the year.

### 3. Income from donations and legacies

	Unrestricted funds 2022 £	Total funds 2022 £
Donations	825	825
	<u>825</u>	<u>825</u>

	Unrestricted funds 2021 £	Total funds 2021 £
Donations	40	40
	<u>40</u>	<u>40</u>

### 4. Income from charitable activities

	Unrestricted funds 2022 £	Total funds 2022 £
Fees from residents	655,533	655,533
	<u>655,533</u>	<u>655,533</u>

THE FOUNDATION OF EDWARD STOREY

NOTES TO THE FINANCIAL STATEMENTS  
FOR THE YEAR ENDED 31 MARCH 2022

4. Income from charitable activities (continued)

	Unrestricted funds 2021 £	Total funds 2021 £
Fees from residents	953,092	953,092

5. Investment income

	Unrestricted funds 2022 £	Total funds 2022 £
Income from property investments	95,865	95,865
Income from listed investments	402,970	402,970
Interest receivable	2,720	2,720
	<u>501,555</u>	<u>501,555</u>

	Unrestricted funds 2021 £	Total funds 2021 £
Income from property investments	104,666	104,666
Income from listed investments	361,328	361,328
Interest receivable	2,091	2,091
	<u>468,085</u>	<u>468,085</u>

6. Analysis of charitable expenditure

	Activities undertaken directly 2022 £	(Note 7) Grants 2022 £	Support costs 2022 £	Total funds 2022 £
Running expenses of almshouses and care facilities	553,700	86,209	107,513	747,422

THE FOUNDATION OF EDWARD STOREY

NOTES TO THE FINANCIAL STATEMENTS  
FOR THE YEAR ENDED 31 MARCH 2022

6. Analysis of charitable expenditure (continued)

	Activities undertaken directly 2021 £	(Note 7) Grants 2021 £	Support costs 2021 £	Total funds 2021 £
Running expenses of almshouses and care facilities	<u>1,301,577</u>	<u>116,933</u>	<u>107,805</u>	<u>1,526,315</u>

Analysis of direct costs

	Charitable Activities 2022 £	Total funds 2022 £
Staff costs	253,491	253,491
Depreciation	61,176	61,176
Miscellaneous	4,435	4,435
Establishment costs	212,976	212,976
Stationery, postage and telephone	1,470	1,470
Activities and trips	2,607	2,607
Other staff costs	2,666	2,666
Residents' services	14,114	14,114
Advertising	765	765
	<u>553,700</u>	<u>553,700</u>

THE FOUNDATION OF EDWARD STOREY

NOTES TO THE FINANCIAL STATEMENTS  
FOR THE YEAR ENDED 31 MARCH 2022

6. Analysis of charitable expenditure (continued)

Analysis of direct costs (continued)

	Charitable Activities 2021 £	Total funds 2021 £
Staff costs	872,266	872,266
Depreciation	82,997	82,997
Miscellaneous	4,837	4,837
Establishment costs	244,066	244,066
Stationery, postage and telephone	4,575	4,575
Activities and trips	1,406	1,406
Other staff costs	2,239	2,239
Residents' services	88,364	88,364
Advertising	827	827
	<u>1,301,577</u>	<u>1,301,577</u>

Analysis of support costs

	Governance 2022 £	Support 2022 £	Total funds 2022 £
Wages and salaries	-	62,554	62,554
Legal and professional fees	11,643	-	11,643
Audit and accountancy fees	10,254	-	10,254
Insurance	-	5,781	5,781
Computer, maintenance and equipment	-	9,549	9,549
Stationery, postage and telephone	-	3,066	3,066
Sundry expenses	-	4,666	4,666
	<u>21,897</u>	<u>85,616</u>	<u>107,513</u>

In both 2022 and 2021 support costs relate to overhead expenses and are apportioned 100% to charitable activities, staff time is apportioned to support costs based upon time spent on activities.

THE FOUNDATION OF EDWARD STOREY

NOTES TO THE FINANCIAL STATEMENTS  
FOR THE YEAR ENDED 31 MARCH 2022

6. Analysis of charitable expenditure (continued)

Analysis of support costs (continued)

	Governance 2021 £	Support 2021 £	Total funds 2021 £
Wages and salaries	-	59,471	59,471
Legal and professional fees	7,932	-	7,932
Audit and accountancy fees	9,300	-	9,300
Insurance	-	11,399	11,399
Computer, maintenance and equipment	-	11,726	11,726
Stationery, postage and telephone	-	2,843	2,843
Sundry expenses	-	5,134	5,134
	<u>17,232</u>	<u>90,573</u>	<u>107,805</u>

7. Analysis of grants

	2022 £	2021 £
Parish grants	5,124	36,297
Clergy widow grants	26,829	27,352
Parish annual grants	20,079	22,105
Clergy widow annual grants	34,177	31,179
	<u>86,209</u>	<u>116,933</u>

Grants were made in the year to 107 individuals (2021: 115) and no institutions (2021: nil) with a total value of £33,984 (2021: £57,976). Included within the grants made are top-up grants towards Edward House residents' fees totalling £nil (2021: £24,716).

Annual grants totalling £54,256 (2021: £53,284) were given in the year to 48 individuals (2021: 43).

THE FOUNDATION OF EDWARD STOREY

NOTES TO THE FINANCIAL STATEMENTS  
FOR THE YEAR ENDED 31 MARCH 2022

8. Staff costs

	2022 £	2021 £
Wages and salaries	272,033	825,961
Social security costs	20,181	56,851
Contribution to defined contribution pension schemes	23,831	48,924
	<u>316,045</u>	<u>931,736</u>

A number of redundancies took place after full consultation and agreement by the Board of Trustees in the previous year. The total payments in 2021 were £112,427. The policy is to account for termination payments at the point at which the offer is accepted by the employee.

The average number of persons employed by the Charity during the year was as follows:

	2022 No.	2021 No.
Administration	4	5
Operational	7	28
	<u>11</u>	<u>33</u>

The number of employees whose employee benefits (excluding employer pension costs) exceeded £60,000 was:

	2022 No.	2021 No.
In the band £60,001 - £70,000	1	1

The Trustees consider the Board of Trustees and the Chief Executive (who also acts as Clerk to the Trustees) as comprising the key management personnel of the Foundation in charge of directing and controlling the Foundation and running and operating the Foundation on a day-to-day basis. All Trustees give of their time freely and no Trustee remuneration or expenses were paid in the accounting period (2021: none).

Total remuneration of 1 member of key management personnel during the year was £78,324 including employers national insurance and pension contributions (2021: 1 member of key management personnel £76,852).

**THE FOUNDATION OF EDWARD STOREY**  
**NOTES TO THE FINANCIAL STATEMENTS**  
**FOR THE YEAR ENDED 31 MARCH 2022**

**9. Tangible fixed assets**

	Freehold property £	Office equipment £	Total £
<b>Cost or valuation</b>			
At 1 April 2021	2,944,089	108,912	3,053,001
At 31 March 2022	2,944,089	108,912	3,053,001
<b>Depreciation</b>			
At 1 April 2021	1,467,381	105,584	1,572,965
Charge for the year	58,847	2,329	61,176
At 31 March 2022	1,526,228	107,913	1,634,141
<b>Net book value</b>			
At 31 March 2022	1,417,861	999	1,418,860
At 31 March 2021	1,476,708	3,328	1,480,036

**10. Fixed asset investments**

	Listed Securities £	Freehold investment property £	Cash held for investments £	Total £
<b>Cost or valuation</b>				
At 1 April 2021	15,246,712	1,396,000	1,061,425	17,704,137
Additions	750,000	-	-	750,000
Disposals	-	(1,396,000)	-	(1,396,000)
Unrealised gains/losses	1,167,808	-	-	1,167,808
Cash movement	-	-	1,014,916	1,014,916
At 31 March 2022	17,164,520	-	2,076,341	19,240,861

All investments are carried at their fair value. Historical cost of the listed securities is £12,350,836 (2021: £11,600,836).

**Investment property**

The investment properties were sold during the year.

THE FOUNDATION OF EDWARD STOREY

NOTES TO THE FINANCIAL STATEMENTS  
FOR THE YEAR ENDED 31 MARCH 2022

11. Stocks

	2022 £	2021 £
Cleaning, catering and maintenance stocks	473	336

12. Debtors

	2022 £	2021 £
<b>Due within one year</b>		
Trade debtors	6,083	9,673
Other debtors	113,002	96,646
Loans to beneficiaries	7,252	8,037
Prepayments and accrued income	12,048	12,895
	<u>138,385</u>	<u>127,251</u>

13. Creditors: Amounts falling due within one year

	2022 £	2021 £
Trade creditors	8,090	20,755
Grant commitments	3,185	10,391
Other taxation and social security	5,926	26,754
Other creditors	21,367	23,370
Accruals	18,342	20,059
	<u>56,910</u>	<u>101,329</u>

THE FOUNDATION OF EDWARD STOREY

NOTES TO THE FINANCIAL STATEMENTS  
FOR THE YEAR ENDED 31 MARCH 2022

14. Statement of funds

Statement of funds - current year

	Balance at 1 April 2021 £	Income £	Expenditure £	Transfers in/out £	Gains/ (Losses) £	Balance at 31 March 2022 £
<b>Unrestricted Funds</b>						
<b>Designated Funds</b>						
Extraordinary repairs and cyclical maintenance fund	501,823	-	(17,964)	43,516	-	527,375
Capital reserve fund	4,622,633	-	(61,177)	538,274	-	5,099,730
Sheridan Brown legacy	52,729	-	-	-	7,260	59,989
Stella Barnes legacy	1,883	-	-	-	-	1,883
	<u>5,179,068</u>	<u>-</u>	<u>(79,141)</u>	<u>581,790</u>	<u>7,260</u>	<u>5,688,977</u>
<b>General funds</b>						
General Funds – all funds	<u>1,174,443</u>	<u>1,157,913</u>	<u>(630,694)</u>	<u>(581,790)</u>	<u>100,165</u>	<u>1,220,037</u>
<b>Total Unrestricted funds</b>	<u>6,353,511</u>	<u>1,157,913</u>	<u>(709,835)</u>	<u>-</u>	<u>107,425</u>	<u>6,909,014</u>
<b>Permanent endowment funds</b>						
Wray Fund	729,873	-	(37,587)	-	59,616	751,902
FES Fund	11,703,099	-	-	-	955,908	12,659,007
Newton Fund	485,777	-	-	-	44,859	530,636
	<u>12,918,749</u>	<u>-</u>	<u>(37,587)</u>	<u>-</u>	<u>1,060,383</u>	<u>13,941,545</u>
<b>Total of funds</b>	<u><u>19,272,260</u></u>	<u><u>1,157,913</u></u>	<u><u>(747,422)</u></u>	<u><u>-</u></u>	<u><u>1,167,808</u></u>	<u><u>20,850,559</u></u>

THE FOUNDATION OF EDWARD STOREY

NOTES TO THE FINANCIAL STATEMENTS  
FOR THE YEAR ENDED 31 MARCH 2022

14. Statement of funds (continued)

Statement of funds - prior year

	Balance at 1 April 2020 £	Income £	Expenditure £	Transfers in/out £	Gains/ (Losses) £	Balance at 31 March 2021 £
<b>Unrestricted Funds</b>						
<b>Designated Funds</b>						
Extraordinary repairs and cyclical maintenance fund	599,525	-	(51,368)	(46,334)	-	501,823
Capital reserve fund	1,563,033	-	(82,997)	3,142,597	-	4,622,633
Sheridan Brown legacy	39,532	-	-	-	13,197	52,729
Stella Barnes legacy	1,883	-	-	-	-	1,883
Edward House Amenities	10,731	-	-	(10,732)	-	-
Edward House Staff Outings	3	-	-	(3)	-	-
	<u>2,214,707</u>	<u>-</u>	<u>(134,365)</u>	<u>3,085,529</u>	<u>13,197</u>	<u>5,179,068</u>
<b>General funds</b>						
General Funds – all funds	<u>3,586,357</u>	<u>1,421,217</u>	<u>(1,352,582)</u>	<u>(3,085,529)</u>	<u>604,980</u>	<u>1,174,443</u>
<b>Total</b>						
Unrestricted funds	<u>5,801,064</u>	<u>1,421,217</u>	<u>(1,486,947)</u>	<u>-</u>	<u>618,177</u>	<u>6,353,511</u>
<b>Permanent endowment funds</b>						
Wray Fund	657,057	-	(39,368)	-	112,184	729,873
FES Fund	9,811,849	-	-	-	1,891,250	11,703,099
Newton Fund	413,083	-	-	-	72,694	485,777
	<u>10,881,989</u>	<u>-</u>	<u>(39,368)</u>	<u>-</u>	<u>2,076,128</u>	<u>12,918,749</u>
<b>Total of funds</b>	<u><u>16,683,053</u></u>	<u><u>1,421,217</u></u>	<u><u>(1,526,315)</u></u>	<u><u>-</u></u>	<u><u>2,694,305</u></u>	<u><u>19,272,260</u></u>

THE FOUNDATION OF EDWARD STOREY

NOTES TO THE FINANCIAL STATEMENTS  
FOR THE YEAR ENDED 31 MARCH 2022

14. Statement of Funds (continued)

**Extraordinary repairs and cyclical maintenance fund:** This fund represents estimated costs, as advised by the Foundation's property managers, in relation to major repairs works.

The transfer from the extraordinary repairs and cyclical maintenance fund represents designated amounts for repairs in the year.

**Capital reserve fund:** Provides for future capital expansion.

**Sheridan Brown legacy:** This legacy was gifted for general use by the charity.

**Stella Barnes legacy:** This legacy has been designated for the purpose of maintaining the Olga Ball garden and wooden seat.

**Wray Permanent Endowment fund:** This fund was incorporated on the merger with Wray Jackenett Merrill and Elie Trust in 2009. The capital can only be spent on improvements to the Chesterton Properties.

**FES Permanent Endowment fund:** This fund is invested with the aim of maintaining the capital (which cannot be spent) whilst also providing a contribution towards the Grant funding operation of the Charity.

**Newton's Trust Permanent Endowment fund:** This fund was incorporated on the merger with the Newton's Trust in 2019 and the income generated is allocated towards the Grant funding operation of the Charity.

15. Analysis of net assets between funds

Analysis of net assets between funds - current year

	Permanent endowment funds 2022	Unrestricted funds 2022	Total funds 2022
	£	£	£
Tangible fixed assets	-	1,418,860	1,418,860
Fixed asset investments	13,941,545	5,299,316	19,240,861
Current assets	-	247,748	247,748
Creditors due within one year	-	(56,910)	(56,910)
<b>Total</b>	<b>13,941,545</b>	<b>6,909,014</b>	<b>20,850,559</b>

THE FOUNDATION OF EDWARD STOREY

NOTES TO THE FINANCIAL STATEMENTS  
FOR THE YEAR ENDED 31 MARCH 2022

15. Analysis of net assets between funds (continued)

Analysis of net assets between funds - prioryear

	Permanent endowment funds 2021 £	Unrestricted funds 2021 £	Total funds 2021 £
Tangible fixed assets	-	1,480,036	1,480,036
Fixed asset investments	12,918,749	4,785,388	17,704,137
Current assets	-	189,416	189,416
Creditors due within oneyear	-	(101,329)	(101,329)
<b>Total</b>	<b>12,918,749</b>	<b>6,353,511</b>	<b>19,272,260</b>

16. Reconciliation of net movement in funds to net cash flow from operating activities

	2022 £	2021 £
Net income for the year (as per Statement of Financial Activities)	1,578,299	2,589,207
<b>Adjustments for:</b>		
Depreciation charges	61,176	82,997
Dividends, interests and rents from investments	(501,555)	(468,085)
Decrease/(increase) in stocks	(135)	2,850
Decrease/(increase) in debtors	(11,133)	11,188
Decrease in creditors	(44,419)	(9,889)
(Gains)/ losses on fixed asset investments	(1,167,808)	(2,694,305)
<b>Net cash used in operating activities</b>	<b>(85,575)</b>	<b>(486,037)</b>

17. Analysis of cash and cash equivalents

	2022 £	2021 £
Cash at bank and in hand	108,890	61,829

THE FOUNDATION OF EDWARD STOREY

NOTES TO THE FINANCIAL STATEMENTS  
FOR THE YEAR ENDED 31 MARCH 2022

18. Analysis of changes in net debt

	At 1 April 2021 £	Cash flows £	At 31 March 2022 £
Cash at bank and in hand	61,829	47,061	108,890
	<u>61,829</u>	<u>47,061</u>	<u>108,890</u>

19. Pension commitments

The charity operates a defined contributions pension scheme. The assets of the scheme are held separately from those of the charity in an independently administered fund. The pension cost charge represents contributions payable by the charity to the fund and amounted to £23,831 (2021: £56,851). Contributions totalling £3,141 (2021: £6,592) were payable to the fund at the balance sheet date and included in creditors.

20. Related party transactions

There were no related party transactions in the year (2021 - none).

**THE FOUNDATION OF EDWARD STOREY**

England & Wales - Charity number 203653

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# Accounts

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Charity number: 203653

**THE FOUNDATION OF EDWARD STOREY  
TRUSTEES' REPORT AND FINANCIAL STATEMENTS  
FOR THE YEAR ENDED 31 MARCH 2021**

**THE FOUNDATION OF EDWARD STOREY**

**CONTENTS**

	Page
Reference and Administrative Details of the Charity, its Trustees and Advisers	1
Trustees' Report	2 - 10
Independent Auditors' Report on the Financial Statements	11 - 13
Statement of Financial Activities	14
Balance Sheet	15
Statement of Cash Flows	16
Notes to the Financial Statements	17 - 35

THE FOUNDATION OF EDWARD STOREY

REFERENCE AND ADMINISTRATIVE DETAILS OF THE CHARITY, ITS TRUSTEES AND ADVISERS  
FOR THE YEAR ENDED 31 MARCH 2021

<b>Trustees</b>	Mrs J M Womack MA, Vice Chair, University Trustee Mrs C Lyon Msc MinstF(Dip), University Trustee Dr A R Warren MA BM Bch, Chair, University Trustee Mrs H R Bond OBE BA LLM FRSA, University Trustee Mrs S Young B.Ed, Co-opted Trustee Mrs E Walsler BSc PhD, Co-opted Trustee Mrs P G Clyne Cert. Ed, Co-opted Trustee Dr I J Lewis BSc (Eng) PhD, Co-opted Trustee
<b>Charity registered number</b>	203653
<b>Principal office</b>	Storey's House Mount Pleasant Cambridge CB3 0BZ
<b>Principal operating office</b>	Storey's House Mount Pleasant Cambridge CB3 0BZ
<b>Clerk to the Trustees and Chief Executive Officer</b>	Mr P Huckstep BSc (Hons) MRICS MCIH
<b>Independent auditors</b>	Price Bailey LLP Chartered Accountants Tennyson House Cambridge Business Park Cambridge CB4 0WZ
<b>Bankers</b>	Barclays Bank PLC 9-11 St Andrew's Street Cambridge CB2 3AA

**THE FOUNDATION OF EDWARD STOREY**  
**TRUSTEES' REPORT**  
**FOR THE YEAR ENDED 31 MARCH 2021**

The Foundation of Edward Storey (the Foundation) was first established under the will and trust of Edward Storey who died in 1693. As is to be expected, it has changed and evolved considerably over the years to meet the challenges that each new generation brings, whilst trying to stay true to the original wishes of its benefactor. This is a balance the Foundation still seeks today as it aims to ensure it can continue to meet the needs of its beneficiaries for the next 300 years and beyond. From its original 10 almshouses the Foundation has grown and diversified to provide 90 units of sheltered accommodation, a residential care home and an assorted grants programme.

The Foundation is in good shape and is fortunate in that it has significant resources with which to help plan and mould its future. A new five-year strategy seeks to ensure it continues to use its resources effectively, both in the short, medium and longer term, in order to safeguard its future, and maximize its impact in the furtherance of its charitable objects.

The Foundation's vision of being a source of support for beneficiaries to live in comfort and security is underpinned by shared values such as trust, compassion, teamwork, and openness. A dedicated and highly skilled staff team, supported by an experienced and committed Board of Trustees, work together to make a positive and meaningful difference to people's lives through the provision of housing and financial assistance.

The Trustees present their annual report and the audited financial statements of the Foundation for the year ended 31 March 2021. The Trustees confirm that this report and financial statements comply with the current statutory requirements, the requirements of the Charity's governing document and the provisions of the Statement of Recommended Practice (SORP), 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).

#### **OBJECTIVES AND ACTIVITIES FOR THE PUBLIC BENEFIT**

The objectives of the Charity are: -

- (a) the provision of accommodation for beneficiaries who are in need, hardship or distress and who are women resident in the County of Cambridgeshire (parish beneficiaries), women closely associated with the work of the Church of England (clergy widow beneficiaries) or men and women resident in the City of Cambridge (Chesterton beneficiaries);
- (b) such charitable purposes for the benefit of the residents as the Trustees decide;
- (c) the relief of women resident in the County of Cambridgeshire who are in need, hardship or distress;
- (d) the relief of clergy widow beneficiaries who are in need, hardship or distress.
- (e) to help widows, widowers, divorced or separated spouses of clergy, and children/unmarried daughters of deceased clergy, who are in need, hardship or distress.

The Charities Act 2011 defines a charitable purpose explicitly as one that falls within 13 descriptions of purposes and is for the public benefit. The Trustees have considered the Charity Commission's guidance on the operation of public benefit under the Charities Act 2011 and believe that the requirements have been met under the Foundation's Objects and Activities as described throughout this report. In particular 'The prevention or relief of poverty' and 'The relief of those in need, by reason of youth, age, ill-health, disability, financial hardship or other disadvantage'.

#### **ACHIEVEMENTS AND PERFORMANCE**

Review of the year

The new five-year strategy was formally approved in July 2020 and places the provision of affordable housing for older people in need at the centre of the Foundation's activities. In making this its primary purpose, the Foundation will seek to rebalance its current approach to the relief of need, hardship and distress by:

- Focusing on its almshouse accommodation and residents.
- Rethinking its approach to the delivery of care and support.
- Streamlining grant giving.
- Realigning annual budgeting and the strategic use of income and capital to better underpin medium and long- term planning in respect of the Foundation's built estate.

**THE FOUNDATION OF EDWARD STOREY**  
**TRUSTEES' REPORT (CONTINUED)**  
**FOR THE YEAR ENDED 31 MARCH 2021**

In particular, the importance of taking measures to begin future proofing and possibly expanding the Foundation's homes is a central theme. To do this it will be necessary to create the financial capacity and operational space for these changes to be delivered. This in turn is a key driver of the need to reallocate resources and commence a period of increasing contributions to capital reserves.

The year was, however, undoubtedly dominated by the COVID-19 pandemic which, for a Charity with responsibilities for a registered care home as well as older persons housing, was particularly challenging and worrying. Our response necessitated developing new ways of working and an increased focus on keeping residents and employees safe. Due to its strong financial position and experienced team of dedicated staff the Foundation was able to meet these challenges in a robust and effective way, demonstrating considerable resilience during this difficult period. Investments have now increased above pre pandemic levels, and staff and residents are gradually moving back toward more normal times.

The other significant event during the year was the closure of the Care Home, Edward House. This was a consequence of the new strategic approach and, despite the demanding circumstances, was completed on 26th March 2021, with all residents having been successfully rehoused.

The Foundation continued to improve its services: repair and upgrade its properties; update its operational policies and procedures and enhance its governance arrangements in line with its Annual Plan. Other events of note were the recruitment of a new Maintenance Officer following the retirement after 24 years' service of the previous post holder. The Foundation also completed research into the comparative disadvantage of women and satisfied itself as to its continued compliance with equalities legislation.

#### *Accommodation*

##### Sheltered Housing

The Foundation's principal charitable objective is the provision of almshouse accommodation for beneficiaries in need, hardship or distress. This is currently fulfilled by four sites containing 90 units of sheltered accommodation in Cambridge City (Storey's House, Mount Pleasant and Chesterton) and South Cambridgeshire (Vicarage Close, Melbourn).

This accommodation has a steady demand and average occupancy for the current year was 96.8% (2019/20, 97.5%). The Foundation was unable to relet any properties between April and June due to national pandemic restrictions but over the year was still able to help 8 people into new accommodation which better meets their needs. Although marginally higher than last year, a 3.2 % void rate (2019/20 2.5%) for sheltered housing compares favourably to most housing sector benchmarks. All four sites made an operating surplus before major repairs.

##### Edward House Residential Care Home

Until March the Foundation also ran an 18-bed residential care home. It was however recognised that, since the home was founded, changes in the way social care is provided and paid for meant that Edward House was no longer able to help many of the people it was originally intended for. This, coupled with the increasing costs and complexity of running a small, ageing care home, regrettably led to a decision to close Edward House. Overall income for Edward House was just over £325,600 and the deficit was around £419,000 including the costs associated with closure.

##### *Buildings and Maintenance*

The Trustees seek to maintain the Foundation's property to a high standard of repair. Whilst some maintenance activity was inevitably curtailed due to the pandemic, the Foundation continued to undertake all urgent and essential repairs. The periodic inspection and maintenance of lifts, boilers and plant equipment was also sustained as was the approach to health and safety matters such as water sampling and testing for legionella infection. All planned maintenance and major works are scheduled against a five-year rolling programme, the costs of which are incorporated into the annual budget setting process.

Throughout the year, the number of small repairs and maintenance projects undertaken totalled £40,542

**THE FOUNDATION OF EDWARD STOREY**  
**TRUSTEES' REPORT (CONTINUED)**  
**FOR THE YEAR ENDED 31 MARCH 2021**

(2019/20 £77,647). Expenditure on extraordinary repairs and cyclical maintenance for the year was £51,368 (2019/20 £95,685). This included: One partial flat refurbishment, a major lift repair and boiler system repairs at Storey's House; upgrading the heating system in one of the Mount Pleasant flats; window replacement and refurbishment of two bungalows in Melbourn; replacement of four boilers at Chesterton; fire risk assessment remedial work at Edward House. In addition, the costs of one full flat refurbishment and one partial flat refurbishment at Chesterton, totalling £39,368, were met out of permanent endowment, as permitted by the Charity Commission on the merger with the Wray, Jackenett, Merrill and Elie Trust.

*Grant Giving – see note 7 to the Accounts.*

The Foundation decided to scale back its grant giving in order to focus on its long-term asset management responsibilities. This meant that far fewer 'in need' grants were awarded under the Parish Branch; these grants were restricted to residents of the sheltered housing except for a few applications which were already in process when the decision to scale back was made. Annual grants continued to be paid to 17 existing beneficiaries, as were Christmas gifts to residents.

The Clergy Widow Branch grant giving in this period comprised grants to 18 individuals with the highest being £3,000 and the lowest £300. In addition, there were 22 Clergy Widow beneficiaries of annual grants who received monthly payments during the year.

The Newtons Branch awarded grants to 3 individuals with the highest being £3,200 and the lowest £500. In addition, there were 3 Newtons Branch beneficiaries of annual grants who received monthly payments during the year and 1 annuitant.

There were no grants to institutions this year.

#### **FINANCIAL OVERVIEW**

The accounts record a net deficit before investment gains of £105,098 for the year (2019/20 net income of £158,201). After adding the net gains on investments, of £2,694,305 (2019/20 investment losses of £1,423,565), there is a net movement in funds for the year of £2,589,207 (2019/20: £1,265,364 deficit).

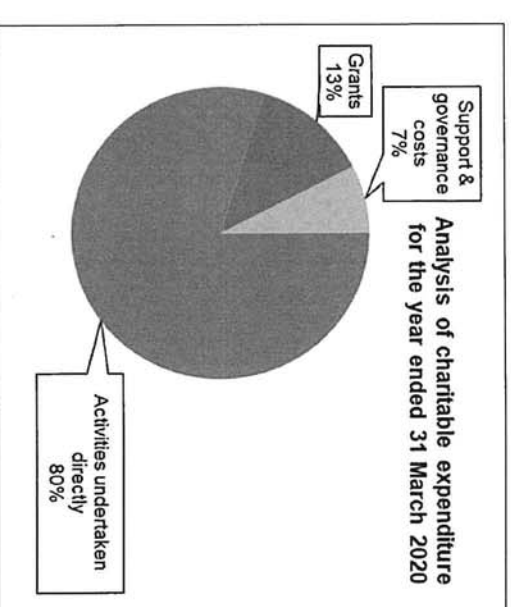
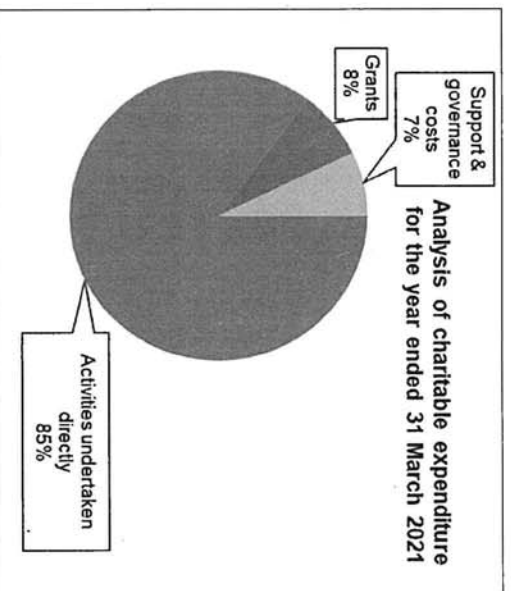
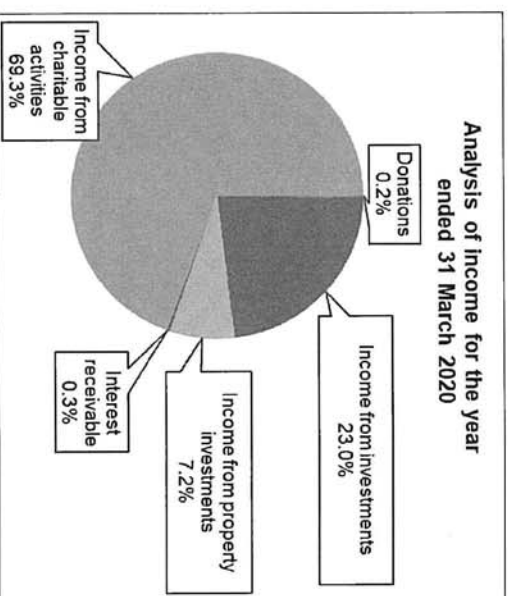
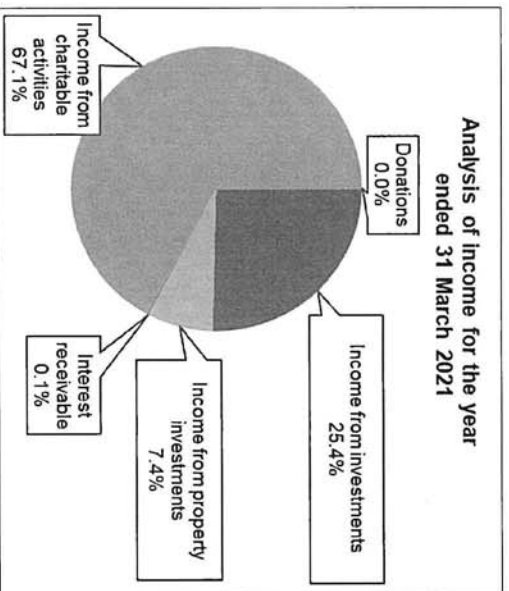
The overall surplus on the General Reserve Fund was £65,730 (2019/20 £356,813) before making transfers to the reserve accounts and not including gains or losses on the investments.

The largest charge to operational costs is that of the payroll. Trustees review wages and salaries annually to ensure that they remain both competitive and fair by granting, as a minimum, a living wage pay increase. Trustees consider the importance of rewarding staff for their excellent work and loyalty, and they aim to keep the requirement for agency staff to a minimum.

In addition to rental and other operational income, the Foundation benefits from investment income from managed funds and legacy bequests and does not undertake fundraising activities. A breakdown of the principal sources of funding is shown in the graph overleaf.

THE FOUNDATION OF EDWARD STOREY

TRUSTEES' REPORT (CONTINUED)  
FOR THE YEAR ENDED 31 MARCH 2021



INVESTMENT POLICY AND PERFORMANCE

All investments are carried at their fair value. Investment in equities and fixed interest securities are all traded in quoted public markets, primarily the London Stock Exchange. Holdings in common investment funds, unit trusts and open-ended investment companies are at the bid price. The basis of fair value for quoted investments is equivalent to the market value, using the bid price. Asset sales and purchases are recognised at the date of trade at cost (that is their transaction value).

The Foundation operates an investment policy that provides for a degree of diversification of holdings within different funds and has invested in a number of CIFs in order to minimise its exposure to volatility in the market and seek low risk investments where possible. As the Foundation is reliant on distribution yield in part to finance its work this leads to greater exposure to risk from the combination of uncertain international markets and volatility in yields, however liquidity risk is considered to be low as all assets are traded and the commitment to intervention by central banks and market regulators has continued to provide for orderly trading in the markets.

The Foundation does not make use of derivatives and similar complex financial instruments as it takes the view that investments are held for their long-term growth and annual income. The Foundation has no material investment holdings in markets subject to exchange controls or trading restrictions.

The Trustees aim to achieve an income from investments which increases at least in line with costs, and a capital performance which at least matches inflation, all consistent with prudent levels of risk. They seek to achieve this via their portfolios of broadly balanced unit trusts.

**THE FOUNDATION OF EDWARD STOREY**  
**TRUSTEES' REPORT (CONTINUED)**  
**FOR THE YEAR ENDED 31 MARCH 2021**

Having established balanced portfolios of unit trusts, the Trustees are not involved in detailed investment management. They do not currently delegate their discretion in relation to their investment function and make all investment decisions themselves; two of the Trustees having long experience of investment matters. They monitor the performance of their portfolios regularly and have access to advice as necessary.

Net unrealised gains of £2,694,305 (2019/20: loss £1,423,565) were recognised, £2,478,305 from the revaluation of investment funds plus £216,000 on revaluation of the investment properties at the end of the accounting period.

#### RESERVES POLICY

Historically, Trustees have aimed to maintain free reserves in unrestricted funds at a level which, when invested alongside the FES Permanent Endowment Fund, would provide income sufficient to cover costs for the coming twelve-month period. Primarily this was used to subsidise the large operating deficit at Edward House. The Foundation's reserves policy was revised in September 2020 to support the strategic objectives set out in the new five-year plan. It aims to achieve a balance between current expenditure and the need to maintain reserves for the purposes detailed below:

- 1) Free Reserves – All of the Foundation's Almshouse schemes generate an operating surplus, excluding major repairs. It is considered prudent however for an element of free reserves of somewhere between 12-18 months of operating expenses to be held in order to guard against hostile operating conditions resulting in large unfavourable variances to income or costs.
- 2) Major Repairs – The level of reserves for major repair work should, as a minimum, be in line with the budget set for the next financial year, plus the estimated costs for the following 6 months (18 months in total) as advised by the Foundation's property managers. This is held in the Extraordinary Repairs and Cyclical Maintenance Fund.
- 3) Capital Reserves – the Strategic Plan 2020-2025 recognises the growing challenges associated with an ageing property portfolio and the increasing risks around obsolescence. It also recognises that one of the most effective ways of meeting need is through the provision of high-quality affordable homes. It is important therefore to build sufficient financial capacity within the Foundation's Capital Fund to future proof, and where possible, expand the existing almshouse estate.

#### STRUCTURE, GOVERNANCE AND MANAGEMENT

The Foundation was established by the will of Edward Storey and is now governed by The Scheme of the Charity Commission for England and Wales dated 23rd March 2009 which replaced earlier schemes and amendments. This scheme itself was subject to some minor amendment on 31 December 2018 following the merger with the Newtons Trust.

The Foundation's Scheme provides for four 'nominated' members of the Trustees' Board to be appointed by the Council of the University of Cambridge. Trustees have the power to co-opt not less than three and not more than five other Trustees to the Board from society in general, taking into account the needs of the Foundation. Trustees are normally expected to complete at least one six-year term of office.

The Foundation has stated its aim to adopt the Charity Governance Code which, amongst other things, recommends that if a Trustee has served for more than nine years, their reappointment is:

- *subject to a particularly rigorous review and takes into account the need for progressive refreshing of the board.*
- *explained in the Trustees' annual report.*

Currently the longest serving Trustee has been with the Foundation for 34 years and 50% of Trustees have served for over the recommended nine years. Trustees have recognised the importance of regular refreshment and renewal of the Board and have now agreed to adopt changes which will introduce maximum terms of office for new Trustees.

## THE FOUNDATION OF EDWARD STOREY

### TRUSTEES' REPORT (CONTINUED) FOR THE YEAR ENDED 31 MARCH 2021

The Trustees are responsible for setting out the general policy of the Charity. Day-to-day operational management is delegated to the Chief Executive Officer who is also the Clerk to the Trustees. A formal scheme of delegations was approved by the Board of Trustees in November 2018.

The Board has delegated specific responsibilities to two standing subcommittees, the Finance and General Purposes Committee and the Residential Services and Grants Committee. These Committees assist the Board in ensuring the effectiveness of the Foundations operations and that they are in accordance with the corporate objectives, strategies and the annual budget. A further subcommittee was established in May 2021 with the specific objective of assisting the Board in the implementation of aspects of the five-year strategy relating to the development of new or refurbished almshouses.

The Foundation is not affiliated to any other charity or organisation but subscribes to the Almshouse Association, the National Council for Voluntary Organisations and also to the Association of Charity Officers. A representative also attends the Annual General Meeting of the Diocesan Bishops' Visitors.

Trustees have established a comprehensive selection and induction programme to ensure that new Trustees clearly understand their duties and responsibilities and are able to assess their own training needs. The Foundation encourages and supports Trustees in meeting their training needs, once determined.

During the year, Trustees attended sixteen formal meetings relating to their governance of the Foundation. Due to the corona virus pandemic these meetings were all held virtually. In addition, Trustees have continued to play an important role in the day-to-day working of the Foundation by interviewing prospective residents, approving grant applications and by providing expertise on a range of disciplines.

#### QUALITY ASSURANCE

The Charity continues to be fully compliant with the demands and standards of the regulatory bodies. Until its closure, officers have striven to uphold the requirements of the Care Quality Commission in respect of the management of Edward House.

The Trustees have adopted a six-point strategy to ensure quality in the operational practice of the Foundation. These points are: -

- (a) the detailed assessment as to the suitability of potential residents
- (b) a continuous focus on and review of the needs of current residents
- (c) maintaining operational accommodation to a high standard
- (d) a planned programme of staff training and assessment
- (e) an established routine of inspection and reporting
- (f) formal meetings for reviews and validation

#### RISK MANAGEMENT

The Foundation continues to carry out regular assessments of its 'business risks' and has prepared a response to risk exposure in the various areas of the charity. These include financial, operational, strategic and governance risks, each of which has been quantified and prioritised according to well established severity, likelihood and mitigation procedures.

The Foundation's Risk Register was formally reviewed and updated in July 2020 in conjunction with the approval of its new five-year strategy. The Business Risk Analysis identified the Foundation's top 6 risks as:

- Major incident.
- Human resource failings.
- Insufficient funds to deliver strategic objectives.
- Ineffective use of resources.
- Over reliance on 3rd parties.
- Loss of reputation.

Many of these risks were elevated because of the closure programme for Edward House and have now been reduced. Comprehensive controls are in place to mitigate risks, including an effective governance framework,

## THE FOUNDATION OF EDWARD STOREY

### TRUSTEES' REPORT (CONTINUED) FOR THE YEAR ENDED 31 MARCH 2021

documented Policies and Procedures, a Scheme of Delegation, routine inspections and programmes of planned maintenance, regular Trustee oversight and scrutiny, various sources of external assurance and detailed Business Continuity arrangements. Trustees receive an annual assurance report from the Clerk setting out in detail the Foundation's risk management framework resulting in the following Statement of Internal Control being approved:

#### *Statement of Internal Control*

The Board has overall responsibility for establishing, maintaining, and reviewing the effectiveness of the system of internal control. The system of internal control is designed to manage risk and provide reasonable (not absolute) assurance that key business objectives and expected outcomes will be achieved. It also exists to give reasonable assurance about the preparation and reliability of financial and operational information, the safeguarding of the Foundations assets and interests and compliance with relevant legislation, law and regulations. The Board recognises that no system of internal control can provide absolute assurance or eliminate all risk.

The Foundation's assurance framework is designed to provide sufficient, continuous and reliable assurance on organisational stewardship and the management of the major risks to organisational success and delivery of value for money. In meeting its responsibilities, the Board has adopted a risk-based approach to internal control, which is embedded within the normal management and governance processes. Executive responsibility has been clearly defined for the identification, evaluation and control of significant risks. The Clerk, Senior Management Team and Board carry out evaluations of the risks which impact on the Foundations ability to meet key business objectives. Risk assessments are carried out and are aligned to the business planning process. The Clerk is responsible for reporting to the Board any significant changes affecting key risks or the breakdown of internal control.

The Board retains responsibility for a defined range of issues covering strategic, operational, financial and compliance issues. The Board has not formally adopted the Charity Governance Code for smaller charities but has committed to do so within the next five years. It currently, however, has due regard to it and has incorporated many of its principles and recommended good practice. The governance environment is supported by a framework of policies and procedures with which employees are required to comply, covering issues such as delegated authority, segregation of duties, health and safety, data protection, safeguarding and whistleblowing. Financial reporting procedures include detailed budgets for the year ahead which are reviewed and approved by the Board.

The Board confirms that there is an ongoing process for identifying, evaluating, and managing significant risks faced by the Foundation. The Board has reviewed the effectiveness of the systems of internal control, including the agreed sources of assurance and confirm they are appropriate for that purpose. The Board is satisfied there is sufficient evidence to confirm that adequate systems of internal control existed and operated throughout the year. No significant weaknesses were identified which would have resulted in material misstatement or loss that would have required disclosure in the financial statements.

#### FUND-RAISING STANDARDS CA162A

The Foundation does not raise funds from the public. We are not registered with the Fundraising Regulator. As the Trust does not fundraise, there were no fundraising complaints during the year (2020: none).

#### PLANS FOR THE FUTURE

The current five- year strategy contains the following ten strategic objectives:

- Ensure operational activity is fully aligned with the Charitable Scheme in respect of the use of income and capital.
- Seek to increase year on year contributions to Capital Reserves in order to facilitate the future upgrading and expansion of current almshouse accommodation, and to minimize any future borrowing requirements.
- Commence steps to withdraw from the residential care home market resulting in the planned closure of Edward House.
- Phase out the direct provision of wider Parish Grants in order to focus on other strategic priorities.
- Rationalise and consolidate non-core assets to support future upgrading and expansion of current

## THE FOUNDATION OF EDWARD STOREY

### TRUSTEES' REPORT (CONTINUED) FOR THE YEAR ENDED 31 MARCH 2021

- almshouse accommodation, and to minimize any future borrowing requirements.
- Undertake option appraisals/ feasibility studies in respect of the repurposing of the Edward House site to provide additional almshouse accommodation.
- Bring forward detailed plans and proposals for the potential upgrading and expansion of current almshouse accommodation across other sites.
- Explore alternative models of using income and capital for the benefit of residents whilst also ensuring the long-term sustainability of assets.
- Further develop our thinking around equality and the provision of mixed sex accommodation through the undertaking of appropriate research and consultation.
- Formally adopt and seek compliance with the Charity Governance Code.

#### KEY MANAGEMENT PERSONNEL REMUNERATION

The Trustees consider the Board of Trustees and the Chief Executive (who also acts as Clerk to the Trustees) as comprising the key management personnel of the Foundation in charge of directing and controlling the Foundation and running and operating the Foundation on a day-to-day basis. All Trustees give of their time freely and no Trustee remuneration was paid in the accounting period. Details of Trustee expenses and related party transactions are disclosed in notes 8 and 20 to the accounts.

Trustees are required to disclose all relevant interests and register them with the Chief Executive and, in accordance with the Foundation's policy, withdraw from decisions where a conflict of interest arises.

The pay of the Foundation's Chief Executive Officer was set on recruitment in 2018 by reference to the local employment market. The rates of staff pay are reviewed by Trustees annually and, generally, the same percentage increase is applied to all staff, including the Chief Executive.

#### 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 & Wales 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 2019 (FRS102);
- make judgments and accounting estimates that are reasonable and prudent;
- state whether applicable UK Accounting Standards have been followed, subject to any material departures disclosed and explained in the financial statements;
- prepare the financial statements on the going concern basis unless it is inappropriate to presume that the charity will continue in operation.

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.

THE FOUNDATION OF EDWARD STOREY

TRUSTEES' REPORT (CONTINUED)  
FOR THE YEAR ENDED 31 MARCH 2021

PROVISION OF INFORMATION TO AUDITOR

Each of the persons who are Trustees at the time when this Trustees' report is approved has confirmed that:

- so far as that Trustee is aware, there is no relevant audit information of which the company's auditors are unaware, and
- they have taken all the steps that ought to have been taken as a Trustee in order to be aware of any information needed by the company's auditors in connection with preparing their report and to establish that the company's auditors are aware of that information.

This report was approved by the Trustees on 15<sup>th</sup> July 2021 and signed on their behalf by:

A handwritten signature in black ink, appearing to read 'Dr A R Warren', written in a cursive style.

Dr A R Warren MA BM BCh, Chair

## THE FOUNDATION OF EDWARD STOREY

### INDEPENDENT AUDITORS' REPORT TO THE TRUSTEES OF THE FOUNDATION OF EDWARD STOREY

#### Opinion

We have audited the financial statements of The Foundation of Edward Storey (the 'charity') for the year ended 31 March 2021 which comprise the Statement of Financial Activities, the Balance Sheet, the Statement of Cash Flows 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 Financial Reporting Standard 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 2021 and of its incoming resources and application of resources 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 Auditors' 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 United Kingdom, including the Financial Reporting Council'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.

#### Other information

The other information comprises the information included in the Annual Report other than the financial statements and our Auditors' Report thereon. The Trustees are responsible for the other information contained within the Annual Report. 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. 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 course of the audit, or otherwise appears to be materially misstated. If we identify such material inconsistencies or apparent material misstatements themselves, we are required to determine whether this gives rise to a material misstatement in the financial statements themselves. 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.

**THE FOUNDATION OF EDWARD STOREY**  
**INDEPENDENT AUDITORS' REPORT TO THE TRUSTEES OF THE FOUNDATION OF EDWARD STOREY**  
**(CONTINUED)**

**Matters on which we are required to report by exception**

We have nothing to report in respect of the following matters where the Charities (Accounts and Reports) Regulations 2008 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
- sufficient 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 which 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.

**Auditors' responsibilities for the audit of the financial statements**

We have been appointed as auditor under section 144 of the Charities Act 2011 and report in accordance with the Act and relevant regulations made or having effect thereunder.

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 Auditors' 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 gained an understanding of the legal and regulatory framework applicable to the charity and how it operates and considered the risk of the charity not complying with the applicable laws and regulations including fraud in particular those that could have a material impact on the financial statements. This included those regulations directly related to the financial statements. In relation to the charity this included employment law, financial reporting and health & safety.

The risks were discussed with the audit team and we remained alert to any indications of non-compliance throughout the audit. We carried out specific procedures to address the risks identified. These included the following:

- We reviewed systems and procedures to identify potential areas of management override risk. In particular, we carried out testing of journal entries and other adjustments for appropriateness, and evaluating the business rationale of significant transactions to identify large or unusual transactions.
- We reviewed key authorisation procedures and decision making processes for any unusual or one-off transactions.

THE FOUNDATION OF EDWARD STOREY

INDEPENDENT AUDITORS' REPORT TO THE TRUSTEES OF THE FOUNDATION OF EDWARD STOREY  
(CONTINUED)

- We reviewed minutes of Trustee Board meetings and agreed the financial statement disclosures to underlying supporting documentation.
- We have made enquiries of management and officers of the charitable company regarding laws and regulations applicable to the organisation and we reviewed the risk management processes and procedures in place including a review of the Risk Register.
- We have reviewed any correspondence with the Charity Commission and reviewed the procedures in place for the reporting of incidents to the Trustee Board including serious incident reporting of any such matters if necessary.

A further description of our responsibilities for the audit of the financial statements is located 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 Auditors' Report.

**Use of our report**

This report is made solely to the charity's trustees, as a body, in accordance with Part 4 of the Charities (Accounts and Reports) Regulations 2008. Our audit work has been undertaken so that we might state to the charity's trustees those matters we are required to state to them 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.



**Price Bailey LLP**

Chartered Accountants  
Statutory Auditors

Tennyson House

Cambridge Business Park

Cambridge

CB4 0WZ

Date: 19 August 2021

Price Bailey LLP are eligible to act as auditors in terms of section 1212 of the Companies Act 2006.

THE FOUNDATION OF EDWARD STOREY

STATEMENT OF FINANCIAL ACTIVITIES  
FOR THE YEAR ENDED 31 MARCH 2021

	Note	Permanent Endowment funds 2021 £	Unrestricted funds 2021 £	Total funds 2021 £	Total funds 2020 £
<b>Income and endowments from:</b>					
Donations and legacies	3	-	40	40	3,271
Charitable activities	4	-	953,092	953,092	1,191,002
Investments	5	-	468,085	468,085	523,213
<b>Total income and endowments</b>		-	1,421,217	1,421,217	1,717,486
<b>Expenditure on:</b>					
Charitable activities		39,368	1,486,947	1,526,315	1,559,285
<b>Total expenditure</b>		39,368	1,486,947	1,526,315	1,559,285
<b>Net (expenditure)/income before net gains/(losses) on investments</b>		(39,368)	(65,730)	(105,098)	158,201
Net gains/(losses) on investments		2,076,128	618,177	2,694,305	(1,423,565)
<b>Total income / (expenditure) for the year</b>		2,036,760	552,447	2,589,207	(1,265,364)
<b>Reconciliation of funds:</b>					
Total funds brought forward		10,881,989	5,801,064	16,683,053	17,948,417
Net movement in funds		2,036,760	552,447	2,589,207	(1,265,364)
<b>Total funds carried forward</b>		12,918,749	6,353,511	19,272,260	16,683,053

The Statement of Financial Activities includes all gains and losses recognised in the year.

The notes on pages 17 to 35 form part of these financial statements.

THE FOUNDATION OF EDWARD STOREY

BALANCE SHEET  
AS AT 31 MARCH 2021

		2021 £	2020 £
<b>Fixed assets</b>	Note		
Tangible assets	9	1,480,036	1,563,034
Investments	10	17,704,137	14,994,172
		<u>19,184,173</u>	<u>16,557,206</u>
<b>Current assets</b>			
Stocks	11	336	3,187
Debtors	12	127,251	138,438
Cash at bank and in hand		61,829	95,440
		<u>189,416</u>	<u>237,065</u>
Creditors: amounts falling due within one year	13	(101,329)	(111,218)
<b>Net current assets</b>		<u>88,087</u>	<u>125,847</u>
<b>Total net assets</b>		<u>19,272,260</u>	<u>16,683,053</u>
<b>Charity funds</b>			
Endowment funds	14	12,918,749	10,881,989
Unrestricted funds	14	6,353,511	5,801,064
<b>Total funds</b>		<u>19,272,260</u>	<u>16,683,053</u>

The financial statements were approved and authorised for issue by the Trustees and signed on their behalf by:



.....  
Dr A R Warren MA BM Bch  
(Chair of Trustees)

Date: 15<sup>th</sup> July 2021

The notes on pages 17 to 35 form part of these financial statements.

THE FOUNDATION OF EDWARD STOREY

STATEMENT OF CASH FLOWS  
FOR THE YEAR ENDED 31 MARCH 2021

	2021 £	2020 £
	Note	
<b>Cash flows from operating activities</b>		
Net cash used in operating activities	17 (486,037)	(501,125)
<b>Cash flows from investing activities</b>		
Dividends, interests and rents from investments	468,084	523,214
Purchase of tangible fixed assets	-	(3,996)
Net purchase / sale of investments	(15,658)	(51,742)
<b>Net cash provided by investing activities</b>	452,426	467,476
<b>Change in cash and cash equivalents in the year</b>	(33,611)	(33,649)
Cash and cash equivalents at the beginning of the year	95,440	129,089
<b>Cash and cash equivalents at the end of the year</b>	18 61,829	95,440

The notes on pages 17 to 35 form part of these financial statements

## THE FOUNDATION OF EDWARD STOREY

### NOTES TO THE FINANCIAL STATEMENTS FOR THE YEAR ENDED 31 MARCH 2021

#### 1. General information

The Foundation of Edward Storey is an unincorporated charity which is registered in England & Wales. The principal office is Storey's House, Mount Pleasant, Cambridge, CB3 0BZ.

#### 2. Accounting policies

##### 2.1 Basis of preparation of financial statements

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

The financial statements have been prepared to give a 'true and fair' view and have departed from the Charities (Accounts and Reports) Regulations 2008 only to the extent required to provide a 'true and fair' view. This departure has involved following the Charities SORP (FRS 102) published in October 2019 rather than the Accounting and Reporting by Charities: Statement of Recommended Practice effective from 1 April 2005 which has since been withdrawn.

The Foundation of Edward Storey meets the definition of a public benefit entity under FRS 102. Assets and liabilities are initially recognised at historical cost or transaction value unless otherwise stated in the relevant accounting policy.

The financial statements are stated in GBP which is the functional currency of the charity.

The level of rounding is to the nearest GBP.

There were no significant estimates or judgements made by management in preparing these financial statements.

**THE FOUNDATION OF EDWARD STOREY**  
**NOTES TO THE FINANCIAL STATEMENTS**  
**FOR THE YEAR ENDED 31 MARCH 2021**

**2. Accounting policies (continued)**

**2.2 Fund accounting**

General funds are unrestricted funds which are available for use at the discretion of the Trustees in furtherance of the general objectives of the Charity and which have not been designated for other purposes.

Designated funds comprise unrestricted funds that have been set aside by the Trustees for particular purposes. The aim and use of each designated fund is set out in the notes to the financial statements.

Investment income, gains and losses are allocated to the appropriate fund.

The funds are dealt with in accordance with the current charitable scheme.

The nature and purpose of the main funds of the Foundation are set out below and details of the movements on the funds are given in the notes that follow.

The permanent endowment funds represent the funds arising out of property originally endowed to the Foundation, supplemented by the funds acquired on the merger with The Wray Jackenett Merrill and Elie Trust and those acquired on the merger with Newton Trust. Under the Scheme, the objects of the charity are to provide housing accommodation, charitable benefits for residents and pensions and relief in need for qualifying clergy widows' beneficiaries, parish beneficiaries and persons in need, hardship or distress.

Clergy widows' beneficiaries are any of the following who are in need, hardship or distress: widows of clergymen of the Church of England, dependants, spouses or former spouses of clergymen of the Church of England, women clergy of the Church of England, women deacons and deaconesses of the Church of England, women missionaries of the Church of England and other women closely involved in the work of the Church of England.

Parish beneficiaries are women who are in need, hardship or distress resident in the County of Cambridgeshire with a preference for those resident in the ancient parishes of Holy Trinity, Cambridge, St Giles, Cambridge, the ecclesiastical parish of Holy Trinity with St Andrew the Great, Cambridge and the parish of the Ascension, Cambridge.

Persons in hardship or distress are those resident in the City of Cambridge, Cambridgeshire with a preference for those resident in the ecclesiastical parishes of Holy Trinity and St. Mary the Great with St. Michael and All Angels.

Under the scheme, funds are not appropriated to specific branches or to classes of beneficiary. The trustees are required to apply the charity's income from endowment and reserve funds, firstly in meeting the proper costs of administering the charity and of managing its property and in making such annual payments to reserve funds, including Cyclical Maintenance and Extraordinary Repair Funds, as they consider necessary. Having met such costs, the trustees are required to apply the remaining income in furthering the objects of the charity, firstly for the benefit of residents, secondly for the relief of clergy widows' beneficiaries and parish beneficiaries, thirdly for the relief of other women in need, hardship or distress resident in the County of Cambridgeshire and fourthly for the relief of other persons in need, hardship or distress resident in the City of Cambridge, Cambridgeshire.

The General Endowment Fund is a restricted capital fund, however income earned from this fund, together with income earned on the General Reserve fund, is permitted to be expended at the discretion of the trustees to enable the charity to meet its objectives. Accordingly such income is classified as unrestricted. The funds for Cyclical Maintenance and Extraordinary Repairs and Capital Reserve represent unrestricted reserve funds designated by the trustees for the given purpose.

THE FOUNDATION OF EDWARD STOREY

NOTES TO THE FINANCIAL STATEMENTS  
FOR THE YEAR ENDED 31 MARCH 2021

**2. Accounting policies (continued)**

**2.3 Going concern**

The Trustees have a reasonable expectation that the charity has adequate resources to continue in operational existence for the foreseeable future. Accordingly, the financial statements continue to be prepared on the going concern basis.

The Trustees have considered the effects of the COVID-19 pandemic, prepared budgets, forecasts and cashflows which show that the charity will continue to trade for 12 months from the date of signing these financial statements and consider there is no material impact on the charity.

Therefore, the Trustees continue to adopt the going concern basis in preparing these financial statements.

**2.4 Income**

All income is recognised once the Charity has entitlement to the income, it is probable that the income will be received and the amount of income receivable can be measured reliably.

Donated gifts in kind are included at valuation and recognised as income when the charity has control over the item, any conditions associated with the donated item have been met, the receipt of economic benefit from the use of the charity of the item is probable and that economic benefit can be measured reliably.

Contributions from residents are recognised in the period to which the provision of accommodation relates.

Income from donations, legacies and fundraising is recognised on receipt or on notification to entitlement if earlier.

Investment income is recognised in the period in which the charity becomes entitled to the 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.

**THE FOUNDATION OF EDWARD STOREY**  
**NOTES TO THE FINANCIAL STATEMENTS**  
**FOR THE YEAR ENDED 31 MARCH 2021**

**2. Accounting policies (continued)**

**2.5 Expenditure**

Expenditure is recognised once there is a legal or constructive obligation to transfer economic benefit to a third party, it is probable that a transfer of economic benefits will be required in settlement and the amount of the obligation can be measured reliably.

Expenditure is classified by activity. The costs of each activity are made up of the total of direct costs and shared costs, including support costs involved in undertaking each activity. Direct costs attributable to a single activity are allocated directly to that activity. Shared costs which contribute to more than one activity and support costs which are not attributable to a single activity are apportioned between those activities on a basis consistent with the use of resources. Central staff costs are allocated on the basis of time spent, and depreciation charges allocated on the portion of the asset's use.

All expenditure is recognised on an accruals basis and has been allocated to expense headings on a direct cost basis.

Support costs are those costs incurred directly in support of expenditure on the objects of the charity. Governance costs are those incurred in connection with administration of the charity and compliance with constitutional and statutory requirements.

Grants and pensions payable are charged to the financial statements as they are payable. Provision is made for grants payable after they are approved by the Trustees and communicated to the recipient.

Some grants are issued with repayment terms, which are contractually agreed with the recipient. These repayable grants and interest-free loans are classified as debtors. When recovery becomes highly unlikely such grants are written off as grants payable.

Redundancy and termination costs are recognised as an expense in the Statement of Financial Activities and a liability on the Balance Sheet immediately at the point the charity is demonstrably committed to either:

- Terminate the employment of an employee or group of employees before normal retirement date; or
- Provide termination benefits as a result of an offer made in order to encourage voluntary redundancy.

The charity is considered to be demonstrably committed only when it has a detailed formal plan for the termination and is without realistic possibility of withdrawal from the plan.

Expenditure on charitable activities is incurred on directly undertaking the activities which further the Charity's objectives, as well as any associated support costs.

**2.6 Tangible fixed assets and depreciation**

Tangible fixed assets are initially recognised at cost. After recognition, under the cost model, tangible fixed assets are measured at cost less accumulated depreciation and any accumulated impairment losses. All costs incurred to bring a tangible fixed asset into its intended working condition are included in the measurement of cost.

General repair work to maintain the current conditions of the properties is expensed as incurred. Capital expenditure on operational property is capitalised. Capital expenditure on operational property is defined as any capital expenditure incurred which results in the generation of revenue over and above any existing revenue earned.

**THE FOUNDATION OF EDWARD STOREY**  
**NOTES TO THE FINANCIAL STATEMENTS**  
**FOR THE YEAR ENDED 31 MARCH 2021**

**2. Accounting policies (continued)**

**2.6 Tangible fixed assets and depreciation (continued)**

Depreciation is charged so as to allocate the cost of tangible fixed assets less their residual value over their estimated useful lives, using the straight-line method, with the exception of land for which no depreciation is provided.

Depreciation is provided on the following bases:

Operational Property	- 2-8% per annum on cost of buildings
Equipment	- 25% per annum on cost

**2.7 Investments**

Investments are a form of basic financial instrument. All investments are carried at their fair value. Investment in equities and fixed interest securities are all traded in quoted public markets. Holdings in common investment funds, unit trusts and open-ended investment companies are at bid price. The basis of fair value for quoted investments is equivalent to market value, using bid price. Asset sales and purchases are recognised at the date of trade at cost. All gains and losses are taken to the Statement of Financial Activities as they arise. Unrealised gains and losses are calculated as the difference between the fair value at the year end and their carrying value and are included in the Statement of Financial Activities. There were no realised gains during the year.

Investments held as fixed assets are shown at cost less provision for impairment.

**2.8 Stocks**

Stocks are valued at the lower of cost and net realisable value after making due allowance for obsolete and slow-moving stocks.

**2.9 Debtors**

Trade and other debtors are recognised at the settlement amount after any trade discount offered. Prepayments are valued at the amount prepaid net of any trade discounts due.

**2.10 Cash at bank and in hand**

Cash at bank and in hand includes cash and short-term highly liquid investments with a short maturity of three months or less from the date of acquisition or opening of the deposit or similar account.

**2.11 Creditors and provisions**

Liabilities are recognised when there is an obligation at the Balance Sheet date as a result of a past event, it is probable that a transfer of economic benefit will be required in settlement, and the amount of the settlement can be estimated reliably.

Liabilities are recognised at the amount that the Charity anticipates it will pay to settle the debt or the amount it has received as advanced payments for the goods or services it must provide.

**2.12 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 fixed assets which are valued at amortised cost and investments which are valued at fair value at the balance sheet date using the closing quoted market price which is considered to be the fair value.

THE FOUNDATION OF EDWARD STOREY

NOTES TO THE FINANCIAL STATEMENTS  
FOR THE YEAR ENDED 31 MARCH 2021

2. Accounting policies (continued)

2.13 Pensions

The Charity operates a defined contribution pension scheme and the pension charge represents the amounts payable by the Charity to the fund in respect of the year.

3. Income from donations and legacies

	Unrestricted funds 2021 £	Total funds 2021 £
Donations	40	40
	<u>40</u>	<u>40</u>

	Unrestricted funds 2020 £	Total funds 2020 £
Donations	3,271	3,271
	<u>3,271</u>	<u>3,271</u>

4. Income from charitable activities

	Unrestricted funds 2021 £	Total funds 2021 £
Fees from residents	953,092	953,092
	<u>953,092</u>	<u>953,092</u>

	Unrestricted funds 2020 £	Total funds 2020 £
Fees from residents	1,191,002	1,191,002
	<u>1,191,002</u>	<u>1,191,002</u>

THE FOUNDATION OF EDWARD STOREY

NOTES TO THE FINANCIAL STATEMENTS  
FOR THE YEAR ENDED 31 MARCH 2021

5. Investment income

	Unrestricted funds 2021 £	Total funds 2021 £
Income from property investments	104,666	104,666
Income from listed investments	361,328	361,328
Interest receivable	2,091	2,091
	<u>468,085</u>	<u>468,085</u>
Unrestricted funds 2020 £	Total funds 2020 £	
Income from property investments	122,880	
Income from listed investments	394,549	
Interest receivable	5,784	
	<u>523,213</u>	

6. Analysis of charitable expenditure

	Activities undertaken directly 2021 £	(Note 7) Grants 2021 £	Support costs 2021 £	Total funds 2021 £
Running expenses of almshouses and care facilities	1,301,577	116,933	90,573	1,509,083
Governance costs	-	-	17,232	17,232
	<u>1,301,577</u>	<u>116,933</u>	<u>107,805</u>	<u>1,526,315</u>

THE FOUNDATION OF EDWARD STOREY

NOTES TO THE FINANCIAL STATEMENTS  
FOR THE YEAR ENDED 31 MARCH 2021

6. Analysis of charitable expenditure (continued)

	Activities undertaken directly 2020 £	(Note 7) Grants 2020 £	Support costs 2020 £	Total funds 2020 £
Running expenses of almshouses and care facilities	1,245,457	197,319	105,874	1,548,650
Governance costs	-	-	10,635	10,635
	<u>1,245,457</u>	<u>197,319</u>	<u>116,509</u>	<u>1,559,285</u>
<b>Analysis of direct costs</b>				
Staff costs			872,266	872,266
Depreciation			82,997	82,997
Miscellaneous			4,837	4,837
Establishment costs			244,066	244,066
Stationery, postage and telephone			4,575	4,575
Activities			1,406	1,406
Other staff costs			2,239	2,239
Residents' services			88,364	88,364
Advertising			827	827
			<u>1,301,577</u>	<u>1,301,577</u>
			<u>1,301,577</u>	<u>1,301,577</u>

THE FOUNDATION OF EDWARD STOREY

NOTES TO THE FINANCIAL STATEMENTS  
FOR THE YEAR ENDED 31 MARCH 2021

6. Analysis of charitable expenditure (continued)

	Charitable Activities 2020 £	Total funds 2020 £
Analysis of direct costs (continued)		
Staff costs	715,746	715,746
Depreciation	82,735	82,735
Miscellaneous	6,367	6,367
Establishment costs	325,833	325,833
Stationery, postage and telephone	4,456	4,456
Activities	9,473	9,473
Other staff costs	43,176	43,176
Residents' services	51,926	51,926
Advertising	5,745	5,745
	<u>1,245,457</u>	<u>1,245,457</u>

Analysis of support costs

	Other 2021 £	Governance 2021 £	Total funds 2021 £
Wages and salaries	59,471	-	59,471
Legal and professional fees	-	7,932	7,932
Audit and accountancy fees	-	9,300	9,300
Insurance	11,399	-	11,399
Computer maintenance and equipment	11,726	-	11,726
Stationery, postage and telephone	2,843	-	2,843
Sundry expenses	5,134	-	5,134
	<u>90,573</u>	<u>17,232</u>	<u>107,805</u>

In both 2021 and 2020 support costs relate to overhead expenses and are apportioned 100% to charitable activities, staff time is apportioned to support costs based upon time spent on activities.

THE FOUNDATION OF EDWARD STOREY

NOTES TO THE FINANCIAL STATEMENTS  
FOR THE YEAR ENDED 31 MARCH 2021

6. Analysis of charitable expenditure (continued)

Analysis of support costs (continued)	Other	Governance	Total
	2020 £	2020 £	funds 2020 £
Wages and salaries	76,904	-	76,904
Legal and professional fees	-	1,338	1,338
Audit and accountancy fees	-	9,297	9,297
Insurance	8,173	-	8,173
Computer maintenance and equipment	9,251	-	9,251
Stationery, postage and telephone	4,434	-	4,434
Sundry expenses	7,112	-	7,112
	<u>105,874</u>	<u>10,635</u>	<u>116,509</u>

7. Analysis of grants

	2021 £	2020 £
Parish grants	36,297	106,410
Clergy widow grants	27,352	36,495
Parish annual grants (pensions)	22,105	22,354
Clergy widow annual grants (pensions)	31,179	32,060
	<u>116,933</u>	<u>197,319</u>

Grants were made in the year to 115 individuals (2020: 227) and no institutions (2020: nil) with a total value of £63,649 (2020: £142,905). Included within the grants made to individuals are top-up grants towards Edward House residents' fees totalling £24,716 (2020: £30,153).

Annual grants (pensions) totalling £53,284 (2020: £54,414) were given in the year to 43 individuals (2020: 46).

THE FOUNDATION OF EDWARD STOREY

NOTES TO THE FINANCIAL STATEMENTS  
FOR THE YEAR ENDED 31 MARCH 2021

8. Staff costs

	2021 £	2020 £
Wages and salaries	825,961	688,283
Social security costs	56,851	51,735
Contribution to defined contribution pension schemes	48,924	52,633
	<u>931,736</u>	<u>792,651</u>

During the year a number of redundancies took place after full consultation and agreement by the Board of Trustees. The total payments made were £112,427 (2020: £nil). The policy is to account for termination payments at the point at which the offer is accepted by the employee.

The average number of persons employed by the Charity during the year was as follows:

	2021 No.	2020 No.
Administration	5	5
Operational	28	32
	<u>33</u>	<u>37</u>

The number of employees whose employee benefits (excluding employer pension costs) exceeded £60,000 was:

	2021 No.	2020 No.
In the band £60,001 - £70,000	1	1

9. Tangible fixed assets

	Freehold land & buildings £	Equipment, fixtures and fittings £	Total £
<b>Cost</b>			
At 1 April 2020	2,944,089	108,912	3,053,001
At 31 March 2021	<u>2,944,089</u>	<u>108,912</u>	<u>3,053,001</u>
<b>Depreciation</b>			
At 1 April 2020	1,389,301	100,667	1,489,968
Charge for the year	78,080	4,917	82,997
At 31 March 2021	<u>1,467,381</u>	<u>105,584</u>	<u>1,572,965</u>

THE FOUNDATION OF EDWARD STOREY

NOTES TO THE FINANCIAL STATEMENTS  
FOR THE YEAR ENDED 31 MARCH 2021

9. Tangible fixed assets (continued)	Freehold land & buildings £	Equipment, fixtures and fittings £	Total £
<b>Net book value</b>			
At 31 March 2021	1,476,708	3,328	1,480,036
At 31 March 2020	1,554,789	8,245	1,563,034

10. Fixed asset investments	Listed securities £	Freehold investment property £	Cash held for investments £	Total £
<b>Cost or valuation</b>				
At 1 April 2020	12,518,407	1,180,000	1,295,765	14,994,172
Additions	250,000	-	-	250,000
Revaluations	2,478,305	216,000	-	2,694,305
Movement in cash	-	-	(234,340)	(234,340)
At 31 March 2021	<u>15,246,712</u>	<u>1,396,000</u>	<u>1,061,425</u>	<u>17,704,137</u>

All investments are carried at their fair value. Historical cost of the listed securities is £11,600,836 (2020: £11,350,836).

**Listed Investments**

All investments are listed on recognised stock exchanges.

**Investment property**

The Trustees have considered the open market value of the properties as guided by Ward Howard Chartered Surveyors at the end of the current financial year and have increased the value in line with the value for which the properties were estimated and placed on the market at the year end. The properties were subsequently sold after the year end.

11. Stocks	2021 £	2020 £
Cleaning, catering and maintenance stocks	336	3,187

THE FOUNDATION OF EDWARD STOREY

NOTES TO THE FINANCIAL STATEMENTS  
FOR THE YEAR ENDED 31 MARCH 2021

12. Debtors

	2021	2020
	£	£
Due within one year		
Trade debtors	9,673	10,261
Other debtors	96,646	97,682
Loans to beneficiaries	8,037	8,819
Prepayments and accrued income	12,895	21,676
	<u>127,251</u>	<u>138,438</u>

13. Creditors: Amounts falling due within one year

	2021	2020
	£	£
Residents money	-	524
Trade creditors	20,755	17,365
Grant commitments	10,391	14,040
Other taxation and social security	26,754	14,233
Other creditors	23,370	32,377
Accruals	20,059	32,679
	<u>101,329</u>	<u>111,218</u>

THE FOUNDATION OF EDWARD STOREY

NOTES TO THE FINANCIAL STATEMENTS  
FOR THE YEAR ENDED 31 MARCH 2021

14. Statement of funds

Statement of funds - current year		Balance at 1 April 2020	Income	Expenditure	Transfers in/out	Gains/ (Losses)	Balance at 31 March 2021
		£	£	£	£	£	£
<b>Unrestricted funds</b>							
Extraordinary repairs and cyclical maintenance fund		599,525	-	(51,368)	(46,334)	-	501,823
Capital reserve fund		1,563,033	-	(82,997)	3,142,597	-	4,622,633
Sheridan Brown legacy		39,532	-	-	-	13,197	52,729
Stella Barnes legacy		1,883	-	-	-	-	1,883
Edward House Amenities		10,731	-	-	(10,731)	-	-
Edward House Staff Outings		3	-	-	(3)	-	-
<b>Designated funds</b>							
2,214,707		-	(134,365)	3,085,529	13,197	5,179,068	
<b>General funds</b>							
General Funds - all funds		3,586,357	1,421,217	(1,352,582)	(3,085,529)	604,980	1,174,443
<b>Total Unrestricted funds</b>		5,801,064	1,421,217	(1,486,947)	-	618,177	6,353,511
<b>Permanent endowment funds</b>							
Wray Fund		657,057	-	(39,368)	-	112,184	729,873
FES Fund		9,811,849	-	-	-	1,891,250	11,703,099
Newton Fund		413,083	-	-	-	72,694	485,777
		10,881,989	-	(39,368)	-	2,076,128	12,918,749

THE FOUNDATION OF EDWARD STOREY

NOTES TO THE FINANCIAL STATEMENTS  
FOR THE YEAR ENDED 31 MARCH 2021

14. Statement of funds (continued)							
	Total of funds	16,683,053	1,421,217	(1,526,315)	-	2,694,305	19,272,260
Statement of funds - prior year							
	Balance at 1 April 2019	Income	Expenditure	Transfers in/out	Gains/ (Losses)	Balance at 31 March 2020	
	£	£	£	£	£	£	£
<b>Unrestricted funds</b>							
<b>Designated funds</b>							
Extraordinary repairs and cyclical maintenance fund	581,200	-	(95,685)	114,010	-	599,525	
Capital reserve fund	1,641,772	-	(82,735)	3,996	-	1,563,033	
Sheridan Brown legacy	49,346	-	-	(9,814)	-	39,532	
Stella Barnes legacy	1,883	-	-	-	-	1,883	
Edward House Amenities	10,731	-	-	-	-	10,731	
Edward House Staff Outings	1,440	600	(2,037)	-	-	3	
	2,286,372	600	(180,457)	108,192	-	2,214,707	
<b>General funds</b>							
General Funds - all funds	3,688,391	1,716,886	(1,360,073)	(108,192)	(350,655)	3,586,357	
<b>Total Unrestricted funds</b>	5,974,763	-	(1,540,530)	-	(350,655)	5,801,064	
<b>Permanent endowment funds</b>							
Wray Fund	744,456	-	(18,755)	-	(68,644)	657,057	
FES Fund	10,808,469	-	-	-	(996,620)	9,811,849	
Newton Fund	420,729	-	-	-	(7,646)	413,083	

THE FOUNDATION OF EDWARD STOREY

NOTES TO THE FINANCIAL STATEMENTS  
FOR THE YEAR ENDED 31 MARCH 2021

14. Statement of funds (continued)

Statement of funds - prior year (continued)					Balance at
Balance at	Income	Expenditure	Transfers	Gains/	31 March
1 April 2019	£	£	in/out	(Losses)	2020
£			£	£	£
11,973,654	-	(18,755)	-	(1,072,910)	10,881,989
<b>Total of funds</b>	<b>-</b>	<b>(1,559,285)</b>	<b>-</b>	<b>(1,423,565)</b>	<b>16,683,053</b>

15. Statement of Funds (continued)

**Extraordinary repairs and cyclical maintenance fund:** This fund represents 18 months of estimated costs, as advised by the Foundation's property managers, in relation to major repairs works.

**Capital reserve fund:** Provides for future capital expansion.

**Sheridan Brown legacy:** This legacy was gifted for general use by the charity.

**Stella Barnes legacy:** This legacy has been designated for the purpose of maintaining the Olga Ball garden and wooden seat.

**Edward House Amenities:** This fund represents donations designated for the benefit of Edward House residents although no restrictions as to how these can be expended were stipulated by the donors.

**Edward House Staff:** This fund represents donations designated for the benefit of Edward House Staff.

**Wray Permanent Endowment fund:** This fund was incorporated on the merger with Wray Jackenett Merrill and Elle Trust in 2009. The capital can only be spent on improvements to the Chesterton Properties.

**FES Permanent Endowment fund:** This fund is invested with the aim of maintaining the capital (which cannot be spent) whilst providing a contribution towards the continued operation of Edward House and also the Grant funding operation of the Charity.

**Newton's Trust Permanent Endowment fund:** This fund was incorporated on the merger with the Newton's Trust in 2019 and the income generated is allocated towards the Grant funding operation of the Charity.

The transfer from the extraordinary repairs and cyclical maintenance fund represents designated amounts for repairs in the year. While the transfer from the Edward House Amenities is a transfer to general funds as this is a designated fund rather than a restricted fund.

THE FOUNDATION OF EDWARD STOREY

NOTES TO THE FINANCIAL STATEMENTS  
FOR THE YEAR ENDED 31 MARCH 2021

16. Analysis of net assets between funds

Analysis of net assets between funds - current year

	Permanent endowment funds 2021 £	Unrestricted funds 2021 £	Total funds 2021 £
Tangible fixed assets	-	1,480,036	1,480,036
Fixed asset investments	12,918,749	4,785,388	17,704,137
Current assets	-	189,416	189,416
Creditors due within one year	-	(101,329)	(101,329)
<b>Total</b>	<b>12,918,749</b>	<b>6,353,511</b>	<b>19,272,260</b>

Analysis of net assets between funds - prior year

	Permanent endowment funds 2020 £	Unrestricted funds 2020 £	Total funds 2020 £
Tangible fixed assets	-	1,563,034	1,563,034
Fixed asset investments	10,881,989	4,112,183	14,994,172
Current assets	-	237,065	237,065
Creditors due within one year	-	(111,218)	(111,218)
<b>Total</b>	<b>10,881,989</b>	<b>5,801,064</b>	<b>16,683,053</b>

THE FOUNDATION OF EDWARD STOREY

NOTES TO THE FINANCIAL STATEMENTS  
FOR THE YEAR ENDED 31 MARCH 2021

17. Reconciliation of net movement in funds to net cash flow from operating activities

	2021 £	2020 £
Net income/expenditure for the year (as per Statement of Financial Activities)	2,589,207	(1,265,364)
<b>Adjustments for:</b>		
Depreciation charges	82,997	82,735
Dividends, interests and rents from investments	(468,085)	(523,213)
Decrease in stocks	2,850	54
Decrease/(increase) in debtors	11,188	(11,735)
Decrease in creditors	(9,889)	(7,167)
(Gains)/losses on fixed asset investments	(2,694,305)	1,223,565
<b>Net cash used in operating activities</b>	<b>(486,037)</b>	<b>(501,125)</b>

18. Analysis of cash and cash equivalents

	2021 £	2020 £
Cash in hand	61,829	95,440
<b>Total cash and cash equivalents</b>	<b>61,829</b>	<b>95,440</b>

19. Analysis of changes in net debt

	At 1 April 2020 £	Cash flows £	At 31 March 2021 £
Cash at bank and in hand	95,440	(33,611)	61,829
	<u>95,440</u>	<u>(33,611)</u>	<u>61,829</u>

20. Pension commitments

The charity operates a defined contributions pension scheme. The assets of the scheme are held separately from those of the charity in an independently administered fund. The pension cost charge represents contributions payable by the charity to the fund and amounted to £48,924 (2020: £52,633). Contributions totalling £6,591 (2020: £7,557) were payable to the fund at the balance sheet date and included in creditors.

THE FOUNDATION OF EDWARD STOREY

NOTES TO THE FINANCIAL STATEMENTS  
FOR THE YEAR ENDED 31 MARCH 2021

**21. Related party transactions**

There were no related party transactions in the year (2020 - none).

**22. Post balance sheet events**

At the year end date the two investment properties at Mount Pleasant were under offer and the sales completed post year end at a value of £698,000 for each property, before sales costs.

**23. Controlling party**

The Charity is under the control of the Trustees, listed on page 1.

