

**ST PETER'S ALMHOUSES - BRIMPTON**

**FINANCIAL STATEMENTS**

**FOR THE YEAR ENDED**

**31 DECEMBER 2021**

**Charity registered number: 204049**

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## **ST PETER'S ALMSHOUSES - BRIMPTON**

### **TRUSTEES**

Mr Colin Evans	(Appointed January 2016)
Mr Patrick Bowring	(Appointed January 2016)
Mr Jonathan Shorten	(Appointed October 2017)
Rev'd Jane Manley	(joined benefice in September 2018)
Mrs Helen Timperley	Clerk to St Peter's Almshouse Charity

### **REGISTERED ADDRESS**

The Office, St Peter's Almshouses, Hatch Lane, Brimpton, RG7 4TT

### **ANNUAL REPORT**

The team of trustees remained unchanged for another year, once again chaired by Colin Evans. All 4 flats were occupied throughout the year, although irregular payments from beneficiaries resulted in arrears totalling £1,575.

There were only a couple of maintenance issues to resolve. The hot water cylinder in flat 4 developed a leak and the fridge freezer in the same flat had to be replaced. A major project to replace the expensive and inadequate storage heaters with air source heat pumps was completed. £15,000 of the cost was financed by the Green Homes Grant scheme and an additional £14,000 through grants. The remaining balance was paid for by St Peter's Almshouse Charities.

Mr Colin Evans  
Chair of the Trustees

Date: 28 October 2022

**INDEPENDENT EXAMINER'S REPORT**  
**TO THE TRUSTEES OF**  
**ST PETER'S ALMSHOUSES - BRIMPTON**

I report on the accounts of the Charity for the period ended 31 December 2021, which are set out on pages 3 to 5.

**Respective responsibilities of the Trustees and the Examiner**

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

It is my responsibility to:

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

**Basis of the Independent Examiner's Report**

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

**Independent Examiner's Statement**

In connection with my examination, no matter has come to my attention:

- 1 which gives me reasonable cause to believe that in any material respect the requirements to keep accounting records in accordance with section 130 of the 2011 Act, and to prepare accounts in accord with the accounting records and to comply with the accounting requirements of the 2011 Act have not been met; or
- 2 to which, in my opinion, attention should be drawn in order to enable a proper understanding of the accounts to be reached.

Monika Tabatabaian ATT MAAT  
Tax Avenue  
Turnfields Gate  
Thatcham, Berkshire  
RG19 4PT

Date: 28 October 2022

**ST. PETER'S ALMSHOUSE – BRIMPTON****Balance Sheet as at 31 December 2021**

	Notes	2021		2020	
		£	£	£	£
<b>FIXED ASSETS AT COST</b>					
Freehold Land and Buildings	5		75,432		75,432
<b>INVESTMENTS AT COST</b>					
National Association of Almshouses Common Investment Fund	6		15,492		15,577
<b>CURRENT ASSETS</b>					
Current account		109,283		17,803	
Cash-in-hand		23		23	
Rent arrears		1,575		1,960	
		<u>110,881</u>		<u>19,786</u>	
<b>CURRENT LIABILITIES</b>					
Sundry creditors		<u>612</u>		<u>474</u>	
<b>NET CURRENT ASSETS</b>			110,269		19,312
<b>NET ASSETS</b>			<u><u>201,193</u></u>		<u><u>110,321</u></u>
<b>REPRESENTED BY:-</b>					
Property equity fund			75,432		75,432
Accumulated surplus			125,761		34,889
			<u><u>201,193</u></u>		<u><u>110,321</u></u>

**Signed on behalf of the Trustees**

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Dated:

## ST PETER'S ALMSHOUSES – BRIMPTON

## Income and Expenditure Account for the year to 31 December 2021

	NOTES	2021		2020	
		£	£	£	£
<b>OPERATING INCOME</b>					
Weekly Maintenance Charge	2		18,960		18,960
Donations and grants			<u>14,000</u>		<u>300</u>
			32,960		19,260
<b>BUILDING EXPENDITURE</b>					
Repairs and Maintenance		945		1,672	
Projects (2021 - installation of heat pumps)		38,442		543	
Insurances		738		710	
Fire safety		534		288	
Water rates		473		211	
Electricity		192		174	
Cleaning/Window cleaning		305		299	
Gardening		<u>120</u>		<u>120</u>	
Total		<u>41,749</u>		<u>4,017</u>	
<b>ADMINISTRATION EXPENDITURE</b>					
Clerk's salary		5,035		4,549	
Accountant's fees		612		474	
Gifts		200		200	
Subscription		169		150	
The Goos Exchange fees		720		-	
Sundry expenses		8		65	
Professional fees		<u>-</u>		<u>618</u>	
Total		<u>6,744</u>		<u>6,056</u>	
<b>TOTAL EXPENDITURE</b>			<u>48,493</u>		<u>10,073</u>
<b>OPERATING PROFIT/(DEFICIT) FOR THE YEAR</b>			(15,533)		9,187
Investment income	3		1,534		1,627
Profit on sale of fixed assets	4		<u>104,871</u>		
<b>SURPLUS (DEFICIT) FOR THE YEAR</b>			90,872		<u>10,814</u>
Balance at the beginning of the year			34,889		24,075
<b>BALANCE AT THE END OF THE YEAR</b>			<u><u>125,761</u></u>		<u><u>34,889</u></u>

Notes on page 5 form part of these accounts

## ST. PETER'S ALMSHOUSES – BRIMPTON

## Notes to the Accounts

**1 ACCOUNTING POLICIES**

- a These accounts are prepared under the historical cost convention, Section 24(1) of the Housing Association Act 1985 and the Accountancy Requirements for Registered Social Landlords General Determination 1998
- b Fixed Assets - Freehold Land and Buildings are shown at their value at 1<sup>st</sup> January 1978 of £75,000 plus any additions thereto at cost
- c Depreciation – No depreciation has been provided on Freehold Land and Buildings.

**2 WEEKLY MAINTENANCE CHARGE**

	2021					2020
	£	£	£	£	£	£
Flat number:	1	2	3	4	TOTAL	TOTAL
Weekly maintenance charge	4,740	4,740	4,740	4,740	18,960	18,960
Arrears b/fwd	-	-	1,960	-	1,960	390
Prior year adjustment	-	-	-	-	-	-
Arrears c/fwd	-	(395)	(1,180)	-	(1,575)	(1,960)
WMCs collected	4,740	4,345	5,520	4,740	19,345	17,390

As at 31st December 2021 all the flats were occupied.

**3 INCOME FROM INVESTMENT**

	2021	2020
	£	£
National Association of Almshouses – Common Investment fund	1,534	1,580

**4 PROFIT ON DISPOSAL OF FIXED ASSETS**

	2021	2020
Fee for removal of restrictive covenant	99,956	-
Profit on sale of 49 Accumulation shares	4,915	-
	<b>104,871</b>	<b>-</b>

**5 FREEHOLD LAND AND BUILDINGS**

	2021	2020
	£	£
At cost	75,432	75,432

**6 INVESTMENTS**

	2021	2020
	£	£
National Association of Almshouses Common Investment Fund		
<b>Cost</b>		
46,475 Income shares brought forward	13,398	13,398
1,261 Accumulation shares brought forward	2,179	2,179
49 Accumulation shares sold	(85)	-
Total cost	15,492	15,577
<b>Market value at 31 Dec 2021</b>		
46,475 Income shares	42,362	38,862
1,212 Accumulation shares	126,863	116,653
Total market value	169,225	155,515
Gain (loss) in market value in the year	13,710	(6,971)