

**EARLE'S RETREAT**

**REGISTERED CHARITY NO. 204123  
HOMES AND COMMUNITY AGENCY NO. A3538**

**ANNUAL REPORT AND FINANCIAL STATEMENTS  
5 FEBRUARY 2023**

## EARLE'S RETREAT

### INDEX

Contents	Page
Officers and professional advisors	1
Trustees Annual Report	2 to 3
Independent Examiners' report to the trustees	4
Statement of Comprehensive Income	5
Statement of Financial Position	6
Statement of Cash Flows	7
Notes to the financial statements	8 to 13
Income and Expenditure Account	14

**EARLE'S RETREAT**  
**OFFICERS AND PROFESSIONAL ADVISORS**

**Trustees**

Mrs H Evans  
Mr P Hobson  
Mr B Lukey  
Mr A Mooney – Resigned 16.03.22  
Mr C Mosney  
Mr A Miller – Resigned 21.09.22  
Mr M Winchester  
Mrs J Harris  
Mrs A Tredget  
Mr P Haggard – Appointed 22.3.23

**Treasurer**

Mrs. S. A. Hyde

**Secretary and Clerk to Trustees**

Mrs T Harris

**Accountants**

Briants  
Chartered Accountants  
Maritime House  
Discovery Quay  
Falmouth  
TR11 3XA

**Bankers**

Barclays Bank PLC  
6 Killigrew Street  
Falmouth.

## **EARLE'S RETREAT**

### **ANNUAL REPORT OF THE TRUSTEES**

The Trustees present their report along with the financial statements of the charity for the year ended 5<sup>th</sup> February 2023. The financial statements have been prepared in accordance with the accounting policies set out on page 8 and comply with the charities constitution and applicable law.

#### **GOVERNANCE**

Earle's Retreat is an Almshouse registered under the Housing Act 1996, as amended by the Housing Act 2004 (Homes and Community Agency registered number A3538) and is a registered charity (number 204123). It was founded by scheme dated 26<sup>th</sup> September 1958, as amended by scheme dated 27<sup>th</sup> August 2003.

The trustees during the period and at the date of this report (unless otherwise indicated) were:

CO-OPTATIVE TRUSTEES (Appointed by the Trustees on 5-year terms)

Mr. Arnold Mooney -- Chairman until resignation on 16.03.22

Mr. Paul Hobson - Chairman from 16.03.22

Mrs. Hazel Evans – Vice Chairman

Mr. Colin Mosney

Mrs J Harris

Mr. Barrie Lukey

Mr. Alan Miller – Resigned 21.09.22

Mr. Martin Winchester

Mrs A Tredget

Mr P Haggar – Appointed 22.3.23

The Town Council have agreed that there will be no further requirement for Councillor nominees.

Other trustees are appointed for a term of 5 years by a resolution by the trustees.

#### **OBJECTIVES AND ACTIVITIES**

The objective of the charity is to provide safe, long term accommodation for the benefit of long-term residents of the Falmouth area over the age of 55 who, for whatever reason, are unable to provide for themselves financially.

These activities are considered to be for the public benefit and in running the charity, the trustees have regard for the Charity Commission guidance on public benefit.

## EARLE'S RETREAT

### ANNUAL REPORT OF THE TRUSTEES (Continued)

#### ACHIEVEMENTS AND PERFORMANCE

Income is generated from the letting of its properties and income has increased by £2,598 to £99,383. Operating costs have increased by £41,665 this year mainly due to a large increase in routine maintenance costs relating to the refurbishment of some of the flats. A surplus of £23,595 has arisen and has been added to reserves.

The charity's policy on reserves is to maintain sufficient reserves to enable the charity to continue to achieve its principal objectives.

#### STATEMENT OF TRUSTEES' RESPONSIBILITIES

The Homes and Communities Agency and charity legislation 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 as at the end of the financial year and of the surplus or deficit for that period.

The trustees have complied with the duty in Section 17 (5) of the 2011 Charities Act to have due regard to guidance published by the Charities Commission in respect of public benefit.

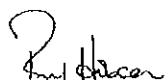
In preparing these financial statements, the trustees are required to:

- Select suitable accounting policies then apply them consistently;
- Make judgements and estimates that are reasonable and prudent;
- Follow applicable accounting standards, 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 the charity will continue in operation.

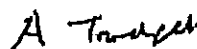
The trustees are responsible for maintaining adequate accounting records, for safeguarding the assets of the charity and for taking reasonable steps for the prevention and detection of fraud and other irregularities. The trustees are also required to indicate where the financial statements are prepared other than on the basis that the charity is a going concern.

03/08/2023

Approved by the Trustees on .....  
and signed on their behalf by



.....  
Chairman



.....  
Trustee

**EARLE'S RETREAT**  
**INDEPENDENT EXAMINER'S REPORT TO THE TRUSTEES OF EARLE'S RETREAT**

I report on the accounts of the Trust for the year ended 5<sup>th</sup> February 2023, which are set out on pages 5 to 14.

**Respective responsibilities of trustees and 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. The charity is preparing accrued accounts and we are qualified to undertake the examination by being a qualified member of The Institute of Chartered Accountants in England and Wales.

It is my responsibility to:

- examine the accounts under section 145 of the Charities Act 2011, the Housing Act 1996, as amended by the Housing Act 2004 and the Statement of Recommended Practice: Accounting by Registered Social Landlords (updated 2014)
- to follow the procedures laid down in the general Directions given by the Charity Commission under section 145(5) (b) of the 2011 Act; and
- to state whether particular matters have come to our attention.

**Basis of 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 of 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 any such matters. The procedures undertaken do not provide all the evidence that would be required in an audit and consequently no opinion is given as to whether the accounts present a 'true and fair view' and the report is limited to those matters set out in the statement below.

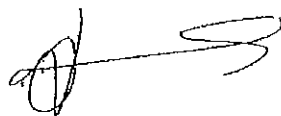
**Independent examiner's statement**

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

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

have not been met; or

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



T. A. C. Briant

Dated: 3/8/23


Briants  
 Chartered Accountants  
 Maritime House  
 Discovery Quay  
 Falmouth  
 TR11 3XA

**EARLE'S RETREAT**  
**STATEMENT OF COMPREHENSIVE INCOME**  
**FOR THE YEAR ENDED 5 FEBRUARY 2023**


	Notes	<u>2023</u>	<u>2022</u>
Turnover		99,383	96,785
Operating costs		111,825	70,160
<b>Operating surplus/(deficit)</b>		<u><b>(12,442)</b></u>	<u><b>26,625</b></u>
Interest receivable and similar income	2	36,037	27,264
Interest payable	3	-	-
<b>Surplus on ordinary activities</b>		<u><b>23,595</b></u>	<u><b>53,889</b></u>

02/08/2023

The financial statements were approved by the trustees on ..... and signed on their behalf by:

 .....

**Chairman**

  
 .....  
**Trustee**

The Charity's only activity is the provision of accommodation.

No operations have been discontinued or acquired during the year, and the amounts above relate entirely to continuing operations.

The Charity has no recognised gains or losses other than those included in the surpluses above and therefore no separate statement of total recognised gains or losses has been presented.

**EARLE'S RETREAT**  
**STATEMENT OF FINANCIAL POSITION**  
**AS AT 5 FEBRUARY 2023**

	Notes	<u>2023</u>	<u>2022</u>
<b>Fixed Assets</b>			
Tangible Fixed Assets		2,501,199	2,500,000
HAG Grant		<u>(267,410)</u>	<u>(267,410)</u>
	6	2,233,789	2,232,590
Investments	7	671,207	636,912
		<u>2,904,996</u>	<u>2,869,502</u>
<b>Current Assets</b>			
Debtors	8	5,441	6,757
Cash at bank and in hand		162,437	166,014
		<u>167,878</u>	<u>172,771</u>
<b>Current Liabilities</b>			
Creditors: Amounts falling due within 1 year	9	<u>(12,699)</u>	<u>(5,693)</u>
<b>Net Current Assets</b>		<u>155,179</u>	<u>167,078</u>
<b>Total Assets less Current Liabilities</b>		<u><u>3,060,175</u></u>	<u><u>3,036,580</u></u>
<b>Capital &amp; Reserves</b>			
Charitable reserve	10	184,354	178,390
Revenue reserve		947,110	929,479
Revaluation reserve		1,928,711	1,928,711
		<u><u>3,060,175</u></u>	<u><u>3,036,580</u></u>

The financial statements were approved by the trustees on 03/08/2023 and signed on their behalf by:



Chairman



Trustee



**EARLE'S RETREAT**  
**STATEMENT OF CASH FLOWS**  
**FOR THE YEAR ENDED 5 FEBRUARY 2023**

<b>CASH FLOWS FROM OPERATING ACTIVITIES:</b>	Notes	<b>2023</b>	<b>2022</b>
Net cash provided by (used in) operative activities	13	(3,370)	25,219
<b>CASH FLOWS FROM INVESTING ACTIVITIES:</b>			
Purchase of tangible fixed assets		(1,499)	-
Investment Income		35,587	27,264
Purchase of investments		(34,295)	(75,775)
<b>CASH FLOWS FROM FINANCING ACTIVITIES:</b>			
Interest paid		-	-
Change in cash and cash equivalents in the year		<u>(3,577)</u>	<u>(23,292)</u>
Cash and cash equivalents at the beginning of the year	14	166,014	189,306
Cash and cash equivalents at the end of the year	14	<u>162,437</u>	<u>166,014</u>

**EARLE'S RETREAT**  
**NOTES TO THE FINANCIAL STATEMENTS**  
**FOR THE YEAR ENDED 5 FEBRUARY 2023**

**PRINCIPAL ACCOUNTING POLICIES**

**1. a) Basis of preparation and assessment of going concern**

The financial statements have been prepared under the historical cost convention with items recognised at cost or transaction value unless otherwise stated in the relevant notes to these accounts. The financial statements have been prepared in accordance with the 'Charities Act 2011', 'The Accounting Direction for Private Registered Providers of Social Housing from 2015', the 'Housing SORP 2014: Statement of Recommended Practice for registered social housing providers' effective 1 January 2015 and the 'Financial Reporting Standard applicable in the UK and Republic of Ireland' (FRS 102) effective 1 January 2015.

The Charity constitutes a public benefit entity as defined by FRS 102.

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

**b) Turnover**

Turnover represents residential contributions and service charges receivable.

**c) Depreciation**

Depreciation is calculated to write off the cost of equipment on a straight-line basis over 5 years.

Housing properties are maintained to such a standard that their estimated residual value is not less than their cost. Therefore no depreciation is charged.

**d) Housing Association Grant (HAG)**

Grants for capital expenditure are deducted from the cost of the fixed assets to which they relate as they become receivable. HAG is repayable under certain circumstances, primarily following sale of a property but will normally be restricted to net proceeds of sale.

**e) Investments**

Investments held as fixed assets are stated at cost less provision for any permanent diminution in value.

**f) VAT**

The charity is not registered for VAT. Expenditure is therefore shown inclusive of irrecoverable input VAT.

**g) Interest received**

Interest on bank and building society deposits is recognised in the revenue account when received.

No adjustment is made for accrued interest receivable.

**EARLE'S RETREAT**  
**NOTES TO THE FINANCIAL STATEMENTS**  
**FOR THE YEAR ENDED 5 FEBRUARY 2023**

	<u>2023</u>	<u>2022</u>
<b>2. Interest Received</b>		
Charitable donations	450	-
Interest received	416	662
Investment Income	35,171	26,602
	<u><b>36,037</b></u>	<u><b>27,264</b></u>

	<u>2023</u>	<u>2022</u>
<b>3. Interest Payable</b>		
On loans repayable in fewer than 5 years	-	-

	<u>2023</u>	<u>2022</u>
<b>4. Employees</b>		
Wages & Salaries	24,080	21,715
Social security costs	-	-
Warden's council tax	1,561	1,517
	<u><b>25,641</b></u>	<u><b>23,232</b></u>

Average number of people employed in year:

Hostel staff	2	2
Secretarial support	1	1
	<u><b>3</b></u>	<u><b>3</b></u>

**5. Trustees' Emoluments**

Emoluments	NIL	NIL
Total expenses reimbursed to the trustees not chargeable to United Kingdom Income tax	NIL	NIL

The trustees of the charity hold the office of Directors for the purposes of the Registered Housing Association (Accounting Requirements) Order 2006.

**EARLE'S RETREAT**  
**NOTES TO THE FINANCIAL STATEMENTS**  
**FOR THE YEAR ENDED 5 FEBRUARY 2023**

<b>6. Tangible Fixed Assets</b>	<b>Freehold Housing Properties</b>	<b>Equipment</b>	<b>Total</b>
<b>Cost</b>			
At 6th February 2022	2,500,000	5,185	2,505,185
Additions	-	1,499	1,499
	<b>2,500,000</b>	<b>6,684</b>	<b>2,506,684</b>
At 5th February 2023			
<b>Housing Association Grant</b>			
At 6th February 2022 and 5th February 2023	<b>267,410</b>	<b>-</b>	<b>267,410</b>
<b>Depreciation</b>			
At 6th February 2022	-	5,185	5,185
Charge for year	-	300	300
	<b>-</b>	<b>5,485</b>	<b>5,485</b>
At 5th February 2023			
<b>Net Book Value</b>			
At 5th February 2023	<b>2,232,590</b>	<b>1,199</b>	<b>2,233,789</b>
At 5th February 2022	2,232,590	-	2,233,789
<b>Property cost is represented by:</b>	<u><b>2023</b></u>		<u><b>2022</b></u>
Valuation In 2023	2,196,121		2,196,121
HAG Grant	(267,410)		(267,410)
Cost	571,289		571,289
<b>Total</b>	<b>2,500,000</b>		<b>2,500,000</b>

The property was valued at £2.5m by the trustees on an open market basis on 5<sup>th</sup> February 2023.

**EARLE'S RETREAT**  
**NOTES TO THE FINANCIAL STATEMENTS**  
**FOR THE YEAR ENDED 5 FEBRUARY 2023**

<b>7. Investments</b>	<u>2023</u>	<u>2022</u>
Cost at 6th February 2022	636,912	561,137
Accumulated dividends	34,295	25,775
Additions in year	-	50,000
Cost at 5th February 2023	<u>671,207</u>	<u>636,912</u>

The market value of the listed Investments at 5 February 2023 was £999,988 (2022 - £945,970).

<b>8. Debtors</b>	<u>2023</u>	<u>2022</u>
Residential contributions receivable	2,401	1,525
Other debtors	835	722
Prepayments and accrued income	2,205	4,510
	<u>5,441</u>	<u>6,757</u>

<b>9. Creditors: Amounts falling due in under one year</b>	<u>2023</u>	<u>2022</u>
Trade creditors	7,852	1,881
Tax and social security	534	300
Due back to residents	-	-
Accruals and deferred income	4,313	3,512
	<u>12,699</u>	<u>5,693</u>

**EARLE'S RETREAT**  
**NOTES TO THE FINANCIAL STATEMENTS**  
**FOR THE YEAR ENDED 5 FEBRUARY 2023**

<b>10. Reserves</b>	<b>Revaluation Reserve</b>	<b>Revenue Reserve</b>	<b>Charitable Reserve</b>	<b>Total</b>
At 6th February 2022	1,928,711	929,479	178,390	3,036,580
Surplus for year	-	23,595	-	23,595
Revaluation of property	-	-	-	-
Transfer to charitable reserve	-	(5,964)	5,964	-
At 5th February 2023	<u>1,928,711</u>	<u>947,110</u>	<u>184,354</u>	<u>3,060,175</u>

The charitable reserve has been designated for charitable purposes by the trustees but is not represented by specific assets of the charity.

<b>11. Accommodation in Management</b>	<u><b>2023</b></u>	<u><b>2022</b></u>
Number of units of housing accommodation	20	20

**12. Residents in receipt of housing benefit**

During the year 18 residents were in receipt of housing benefit.

**EARLE'S RETREAT**  
**NOTES TO THE FINANCIAL STATEMENTS**  
**FOR THE YEAR ENDED 5 FEBRUARY 2023**

**13. Reconciliation of Net Income/Expenditure to Net Cash Flow From Operating Activities**

	<u>2023</u>	<u>2022</u>
Net income/(expenditure) for the reporting period as per the statement of comprehensive Income	23,595	53,889
<b>Adjustments for:</b>		
Depreciation of tangible fixed assets	300	-
Interest paid	-	-
Investment income	(35,587)	(27,264)
(Increase)/decrease in debtors	1,316	(1,410)
Increase/(decrease) in creditors	7,006	4
<b>Net cash provided by operating activities</b>	<u><u>(3,370)</u></u>	<u><u>25,219</u></u>

**14. Analysis of Cash and Cash Equivalents**

	<u>2023</u>	<u>2022</u>
Cash at bank and in hand	<u><u>162,437</u></u>	<u><u>166,014</u></u>

**EARLE'S RETREAT**  
**INCOME AND EXPENDITURE ACCOUNT**  
**FOR THE YEAR ENDED 5 FEBRUARY 2023**

	<u>Notes</u>	<u>2023</u>	<u>2022</u>
<b>Income From Lettings</b>			
Residential contributions		72,183	67,444
Service charges		29,746	29,408
<b>Gross Income Receivable</b>		<u>101,929</u>	<u>96,852</u>
Other income received		-	-
Losses arising from voids		2,546	67
<b>Net Income Receivable</b>		<u>99,383</u>	<u>96,785</u>
<b>Expenditure</b>			
<b>Services</b>			
Council tax		-	-
Heat & light		23,652	21,827
Water charges		3,010	4,386
Telephone		744	528
		<u>27,406</u>	<u>26,741</u>
<b>Management</b>			
Insurance		2,214	2,165
Subscriptions		617	558
Stationery & general expenses		1,182	698
Accounting fees		1,020	1,020
Employee costs		25,641	23,232
Lifeline system		1,521	1,253
Professional fees		4,376	2,472
Depreciation		300	-
		<u>36,871</u>	<u>31,398</u>
<b>Routine Maintenance</b>		47,332	12,021
<b>Charitable Expenditure</b>		216	-
<b>Total Operating Expenditure</b>		<u>111,825</u>	<u>70,160</u>
<b>Operating Surplus/(Deficit)</b>		<u>(12,442)</u>	<u>26,625</u>
<b>Other Operating Income</b>			
Charitable donations		450	-
Interest received		416	662
Investment income		35,171	26,602
Interest payable		-	-
<b>Surplus on Ordinary Activities</b>		<u>23,595</u>	<u>53,889</u>