

STEPHEN HUTCHEN'S CHARITY TRUST

England & Wales · Charity number 204758

Details

Other names HUTCHENS' TRUST

Status Registered

Legal form Other

Registered 1962-05-02

Register [View on the Charity Commission register](#)

Contact

Address 9 Hutchens House
Paul
Penzance
Cornwall
TR19 6UA

Phone 01736731617

Activities

Objects: 1. TO PROVDE ALMSHOUSES FOR POOR ELDERLY PERSONS OF GOOD CHARACTER WHO ARE IN NEED OF ASSISTANCE AND WHO WERE BORN IN THE BOROUGH OF PENZANCE AND THE PARISH OF PAUL.2. PROVISION OF AN EXTRAORDINARY REPAIR FUND. 3. RESIDUE FOR THE BENEFIT OF ALMSPEOPLE.

Activities: 1. To provide almshouses for elderly persons of good character who are in need of assistance and born in the Borough of Penzance and the Parish of Paul or lived there for the last 5 years.2. Provision of an extraordinary repair fund.3. Residue for the benefit of the almspeople.

Classification

- **How:** Provides Human Resources, Provides Buildings/facilities/open Space, Provides Services
- **What:** Accommodation/housing
- **Who:** Elderly/old People

Geography

- **Area of benefit:** BOROUGH OF PENZANCE AND PARISH OF PAUL
- Cornwall

Finances

Period end	Income	Expenditure	Assets	Employees
2024-12-31	£81,049	£93,867	-	-
2023-12-31	£83,327	£97,556	-	-
2022-12-31	£59,495	£93,930	-	-
2021-12-31	£55,868	£49,192	-	-
2020-12-31	£54,269	£47,088	-	-

Trustees

Name	Role	Appointed
Morvah Jane STUBBINGS	Chair	2022-10-18
Andrew Richard BEARD		2022-10-18
Carolyn NICHOLLS		2025-04-24
Elaine Sarah Bawden		2023-04-18
John Scade		2023-04-18
Louise Karenza Thomas		2022-10-18
Lucy Juliette NICHOLLS		2025-04-24
MR KEITH PROWSE		2016-01-12
Michael HAWKINS		2025-04-24
Roger HARVEY		2025-04-24
Timothy John PULLEN		2024-07-24

STEPHEN HUTCHEN'S CHARITY TRUST

England & Wales - Charity number 204758

Accounts

STEPHEN HUTCHEN'S CHARITY TRUST
FINANCIAL STATEMENTS
FOR THE PERIOD
1 JANUARY 2024 TO 31 DECEMBER 2024

Registered Charity No. 204758

BK PLUS LIMITED
CHARTERED CERTIFIED ACCOUNTANTS
PENZANCE

TRUSTEES ANNUAL REPORT

FOR THE PERIOD 1 JANUARY 2024 TO 31 DECEMBER 2024

REFERENCE AND ADMINISTRATIVE DETAILS

The Trustees submit their Report and the Financial Statements for the year ended 31 December 2024 for Stephen Hutchen's Charity Trust. The financial statements have been prepared in accordance with current statutory requirements, the Trust Deed and Statement of Recommended Practice for charities (Charities SORP (FRS 102)).

Charity Registration Number

The registered number of the Charity is 204758.

Principal Address

Stephen Hutchen's Charity Trust
Paul
Penzance
Cornwall
TR19 6UA

Trustees (All whom manage the Charity)

The Governing Body consists of the following members who meet quarterly and administer the charity. The Trustees who served during the year were:

Ex-officio:

The Reverend Vicar of Paul, Rev. A Yates (Resigned)

Nominative:

Cllr. S Bosworth (Resigned)
Cllr. D Axford (resigned)

Co-optative:

Ms MJ Stubbings (Chair)	Mrs MG Griffiths (Resigned)
Mrs L Burton (Vice Chair)	Ms LK Thomas
Mrs SJ Stephens (Minutes Secretary)	Mr GK Prowse
Mr J Scade (Treasurer)	Mr AR Beard
Mrs PA Jones (Secretary)	Ms ES Bawden
Mr TJ Pullen (Appointed 24 July 2024)	

Bankers

Barclays Bank
8/9 Market Jew Street
Penzance
TR18 2TW

CCLA
80 Cheapside
London
EC2V 6DZ

Land Agent

Antony Richards
Jupiter House
10 Market Place
Penzance
TR18 2JA

TRUSTEES ANNUAL REPORT

FOR THE PERIOD 1 JANUARY 2024 TO 31 DECEMBER 2024

Solicitors

Cornish Venning
Unit N
Questmap Business Park
Longrock
Penzance
Cornwall
TR20 8AS

Accountants / Independent Examiner

David Hastings FMAAT ACA
BK Plus Limited
Alverton Pavilion
Trewithen Road
Penzance
Cornwall
TR18 4LS

STRUCTURE, GOVERNANCE AND MANAGEMENT

Organisation

The Charity is administered by the Trustees, as established by the Trust Deed dated 7 May 1875 and as revised by the Trust Deed dated 7 April 1966 and updated 20 July 2010.

Governance

The Charity is governed by a Scheme Document approved on 7 April 1966 by the Charity Commissioners for England and Wales, which is implemented by the Trustees. The Trustees confirm they have complied with the governance and financial viability standards required.

Nomination and Appointment of Trustees

- a) Ex-officio Trustee – Shall be the Vicar of Paul.
- b) Nominative Trustees – Nominated and Appointed by Penzance Town Council.
- c) Co-optive Trustees – Nominated by agreement of Trustees and appointed by a resolution of the Trustees, being persons residing or carrying on business in the area of benefit.

Risk Assessment

The Trustees have assessed the major risks to which the charity is exposed and are satisfied that systems or procedures are in place to manage those risks.

OBJECTIVES AND ACTIVITIES

Objectives

The Charity's main objective is the provision of Almshouse accommodation.

Activities

In determining activities Trustees have given due regard to the Charity Commission's guidance on Public Benefit. The activities deliver public benefit as follows:

- The Charity's primary benefit is to provide Almshouse accommodation for elderly people in need of assistance who were born in the area of benefit. In default of suitable applicants, the benefactors can be elderly people of good character and in need of assistance who have resided or worked in the area of benefit for at least five years.
- The local authority assists with funding of residents, where appropriate.

The Trustees confirm that they have complied with the duty in section 17(5) of the Charities Act 2011 to have due regard to guidance on public benefit, published by the Charity Commission.

TRUSTEES ANNUAL REPORT
FOR THE PERIOD 1 JANUARY 2024 TO 31 DECEMBER 2024

ACHIEVEMENTS AND PERFORMANCE – WHO USED AND BENEFITED FROM OUR SERVICES

Review of the Year

Eight flats were fully occupied during the year. This is a 100% occupancy rate. All residents were elderly and from the area of benefit.

One Trustee has been reimbursed for a total of £326 (2023: £32) for expenses that they had incurred during their duty as Committee Officer. The expenses incurred consist of postage and stationery. At the year end £nil (2023: £nil) was owed to the Trustee.

Investments

The Trustees have been approved by the Charity Commissioners to hold and administer investments for the benefit of the Charity.

FINANCIAL REVIEW

Results and Reserves

Income received in the year amounted to £66,329 (2023: £58,757), of which over £61,700 (2023: over £54,600) has been generated from the residents at the Almshouses. The Trustees have established, by reference to future anticipated costs, that unrestricted funds may be kept at the level of £285,530 (2023: £302,184) as shown on Page 8. The level of free reserves excluding accumulated gains on investments and designated funds is £27,824 (2023: £28,510) which represents 3 months (2023: 3 months) of expenditure.

Investments

Investments are held in COIF Charities Investment Funds. The market value of the investments at 31 December 2024 was £198,074 (2023: £205,065). This exceeds the original cost by £166,664 (2023: £170,500).

The investments have been held for a number of years, and the Charity intends to continue to hold these investments. The policy for the investments is to ensure that the value exceeds cost and a return is received each year.

Reserve Policy

The Trustees have decided that the Charity should hold reserves which are neither restricted nor designated equivalent to twelve months expenditure.

£350 per flat is to be transferred each year to the cyclical maintenance designated fund and £150 per flat is to be transferred each year to the extraordinary maintenance designated fund within unrestricted funds.

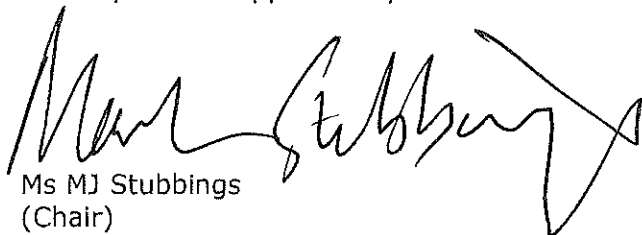
STATEMENT OF TRUSTEES' RESPONSIBILITIES
FOR THE PERIOD 1 JANUARY 2024 TO 31 DECEMBER 2024

Charity legislation require 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 its income and expenditure for that period. In preparing those accounts the Trustees are required to:

- Select suitable accounting policies and then apply them consistently.
- Ensure the regularity of transactions by putting in place adequate systems of internal control.
- State whether applicable Accounting Standards and Statements of Recommended Practice have been followed, subject to any departure disclosed and explained in the financial statements.
- Agree the remuneration of the independent examiner.
- Make judgements and estimates that are reasonable and prudent.
- Prepare the accounts on a going concern basis unless it is inappropriate to presume that the charity will continue in operation.

The Trustees are responsible for maintaining proper accounting records which disclose with reasonable accuracy at any time the financial position of the Charity and enables them to ensure that the financial statements comply with the Charities Act 2011 and the Charities Statement of Recommended Practice FRS 102. The Trustees are also responsible for safeguarding the assets of the Charity and hence for taking reasonable steps for the prevention and detection of fraud and other irregularities.

This report was approved by the Board of Trustees and signed on its behalf by:



Ms MJ Stubbings
(Chair)

Date: 14th June 2025

I report to the trustees on my examination of the accounts of Stephen Hutchen's Charity Trust for the year ended 31 December 2024, which are set out on pages 6 to 18.

RESPONSIBILITIES AND BASIS OF REPORT

As the Charity's trustees, you are responsible for the preparation of the accounts in accordance with the requirements of the Charities Act 2011 ('the Act'). The Charity's trustees consider that an audit is not required for this year (under section 144(2) the Act).

I report in respect of my examination of the Charity's accounts carried out under section 145 of the 2011 Act and in carrying out my examination, I have followed all the applicable Directions given by the Charity Commission under section 145(5)(b) of the Act. 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

I have completed my examination. I confirm that no material matters have come to my attention in connection with the examination which gives me cause to believe that, in any material respect:

- the accounting records were not kept in accordance with sections 130 of the Charities Act; or
- the accounts did not accord with the accounting records; or
- the accounts did not comply with the applicable requirements concerning the form and content of the accounts set out in the Charities (Accounts and Reports) Regulations 2008 other than any requirement that the accounts give a 'true and fair' view which is not a matter considered as part of an independent examination.

I have no concerns and have come across no other matters in connection with the examination to which attention should be drawn in this report in order to enable a proper understanding of the accounts to be reached.



David Hastings FMAAT ACA
Chartered Accountant
BK Plus Limited
Alverton Pavilion
Trewithen Road
Penzance
Cornwall
TR18 4LS

Date: 21 July 2025

STATEMENT OF COMPREHENSIVE INCOME
FOR THE YEAR 1 JANUARY 2024 TO 31 DECEMBER 2024

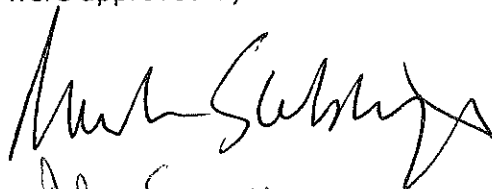
		All unrestricted, restricted and endowed funds	
	<u>Note</u>	<u>2024</u>	<u>2023</u>
		£	£
TURNOVER	1(c) & 4(a)	66,329	58,757
<u>Less</u> Operating Expenditure	4(a)	(93,867)	(97,556)
OPERATING (DEFICIT)/SURPLUS		<u>(27,538)</u>	<u>(38,799)</u>
Interest receivable and similar income	6	14,720	4,076
Movement in fair value of investments	10	(3,836)	(20,494)
(DEFICIT)/SURPLUS FOR THE YEAR AND TOTAL COMPREHENSIVE INCOME FOR THE YEAR		<u>(16,654)</u>	<u>(14,229)</u>
Net movement in funds		(16,654)	(14,229)
<u>Reconciliation of funds</u>			
Total funds brought forward		<u>783,456</u>	<u>797,685</u>
TOTAL FUNDS CARRIED FORWARD		<u>766,802</u>	<u>783,456</u>

CONTINUING OPERATIONS

None of the Charity's fundamental activities were acquired or discontinued in the above two financial years.

These financial statements were approved by the Committee of Management and signed on its behalf by:

Ms MJ Stubbings (Chair)



Mr J Scade (Treasurer)



Mr GK Prowse (Trustee)



Date: 26 June 2025

The notes on Pages 10 - 18 form part of these financial statements.

STATEMENT OF CHANGES IN EQUITY – YEAR ENDED 31 DECEMBER 2024

<u>Income and Expenditure Reserve</u>	<u>Restricted Reserve</u> £	<u>Endowment Fund</u> £	<u>Unrestricted Fund</u> £	<u>Total</u> £
Balance at 1 January 2024	304,962	176,310	302,184	783,456
Surplus/(deficit) from statement of comprehensive income	-	-	(16,654)	(16,654)
Balance at 31 December 2024	<u>304,962</u>	<u>176,310</u>	<u>285,530</u>	<u>766,802</u>

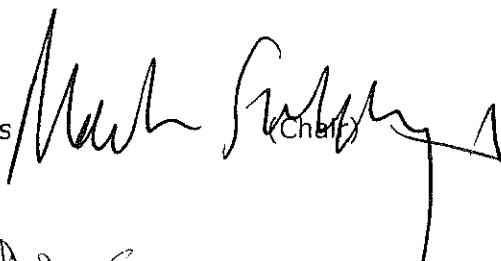
The notes on Pages 10 – 18 form part of these financial statements.

STATEMENT OF FINANCIAL POSITION
AS AT 31 DECEMBER 2024

	<u>Note</u>	<u>2024</u>	<u>2023</u>
		£	£
<u>FIXED ASSETS</u>			
Tangible Fixed Assets	9	552,120	550,972
Investments	10	198,074	205,065
		<u>750,194</u>	<u>756,037</u>
<u>CURRENT ASSETS</u>			
Debtors and prepayments	11	4,919	4,897
Cash at Bank		23,509	31,429
		<u>28,428</u>	<u>36,326</u>
<u>Less</u> CREDITORS - amounts falling due within one year	12	(11,820)	(8,907)
NET CURRENT ASSETS		16,608	27,419
TOTAL ASSETS LESS CURRENT LIABILITIES		<u>766,802</u>	<u>783,456</u>
<u>CREDITORS</u>			
Amounts falling due after 1 year		-	-
TOTAL NET ASSETS		<u><u>766,802</u></u>	<u><u>783,456</u></u>
<u>RESERVES</u>			
Restricted Reserves			
- Endowment Fund	13 (a)	176,310	176,310
- Restricted Fund	13 (b)	304,962	304,962
Unrestricted Income and Expenditure Reserve	13 (c)	285,530	302,184
TOTAL RESERVES		<u><u>766,802</u></u>	<u><u>783,456</u></u>

These financial statements were approved by the Committee of Management and signed on its behalf by:

Ms MJ Stubbings

 (Chair)

Mr J Scade

 (Treasurer)

Date: 26 JUNE 2025

The notes on Pages 10 - 18 form part of these financial statements.

STATEMENT OF CASH FLOWS

	Year ended 31 December 2024	Year ended 31 December 2023
	£	£
Net cash (expected on)/generated from operating activities (See Note 1 below)	(7,106)	(37,405)
Purchase of tangible fixed assets	(1,560)	(454)
Interest received	746	4,076
	<hr/>	<hr/>
Net change in cash and cash equivalents	(7,920)	(33,783)
Cash and cash equivalents at beginning of the year	31,429	65,212
Cash and cash equivalents at end of the year	<u>23,509</u>	<u>31,429</u>

Note 1

(Deficit)/surplus for the year	(16,654)	(14,229)
Depreciation of tangible fixed assets	349	224
Loss on disposal of fixed assets	62	-
(Increase)/decrease in trade and other debtors	(21)	(759)
(Decrease)/increase in trade and other creditors	2,913	1,929
Adjustments for investing or financing activities:	6,991	(20,494)
Interest received	(746)	(4,076)
	<hr/>	<hr/>
Cash flow from operating activities	<u>(7,106)</u>	<u>(37,405)</u>

The notes on Pages 10 – 18 form part of these financial statements.

NOTES TO THE FINANCIAL STATEMENTS
FOR THE PERIOD 1 JANUARY 2024 TO 31 DECEMBER 2024

1. PRINCIPAL ACCOUNTING POLICIES

- a. The Charity is administered by the Trustees, as established by the Trust Deed dated 7 May 1875 and as revised by the Trust Deed dated 7 April 1966 and updated 20 July 2010.

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

- b. Accounting Convention and Compliance with Accounting Standards:

The Financial Statements have been prepared in accordance with the historical cost convention except for investments. In preparing the financial statements the Charity follows best practice as set out in the Financial Reporting Standard applicable in the United Kingdom and Republic of Ireland (FRS 102) and with the Charities Act 2011.

The presentation currency is £ sterling.

- c. Going Concern:

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

A summary of the more important accounting policies is set out below.

- d. Turnover:

Turnover represents rents receivable and contributions from residents. It also includes fund raising income, which is recognised when collected by the Charity.

- e. Housing Properties:

The Stephen Hutchen's Charity Properties were acquired in the 18th Century and there is no record of the original cost. During 1993 and 2006 extensive refurbishment and extension work was undertaken. The property is shown in the Balance Sheet at the cost of extensions and improvements. The Trustees have not obtained a valuation of the Housing Properties and land surrounding the Housing Properties, however they consider the market value and recoverable amount to be significantly in excess of the carrying value in the accounts and that there is no indication of impairment.

Whilst it is the policy to depreciate relevant fixed assets, it is considered that the freehold buildings estimated residual value is equal to the net book value and therefore no further depreciation charge arises.

Assets under £100 are not capitalised.

- f. Expenditure:

All expenditure is recognised once there is a legal or constructive obligation to that expenditure, it is probable that a transfer of economic benefits will be required in settlement and the amount can be measured reliably. Expenditure is accounted for on an accruals basis.

- g. Deferred Income:

Deferred income represents amounts received for future periods and is released to incoming resources in the period for which it has been received or the performance conditions imposed have been met.

NOTES TO THE FINANCIAL STATEMENTS (CONTINUED)
FOR THE PERIOD 1 JANUARY 2024 TO 31 DECEMBER 2024

1. PRINCIPAL ACCOUNTING POLICIES (CONTINUED)

h. Depreciation:

Depreciation is provided at rates calculated to write off the cost less residual value of each asset over its expected useful life. No depreciation has been charged on buildings in the year due to a high residual value and an indefinite useful economic life.

Depreciation is provided as follows:

Property - Almshouse Development	Not depreciated
Plant and Equipment	10% p.a. straight line

i. Government Grants – Housing Grants Received

A Local Authority Grant and a Housing Association Grant (HAG) were obtained to reduce the cost of development of the Housing Properties. The Grants are repayable under certain circumstances, primarily following the sale of a property but will normally be restricted to net proceeds of sale.

The Housing properties are held at cost in the Balance Sheet. The Trust uses the performance model to recognise the grant when received.

j. Capitalisation of Interest:

Interest incurred on capital expenditure on property improvements is charged to income and expenditure when incurred.

k. Investments

The fixed asset investments held are re-valued to market value on an annual basis and market value is also determined to be equal to fair value. The increase/(decrease) in the value of these assets over their original cost is shown in the Statement of Comprehensive Income.

l. Cyclical Repairs and Maintenance:

Stephen Hutchen's Charity Trust has established a regular programme of cyclical repairs and maintenance. Costs are to be charged to the provision created when they are incurred. An annual provision for cyclical repairs and maintenance of £350 per unit is designated from reserves.

m. Extraordinary Repairs:

Costs of Extraordinary Repairs, unless representing improvements to the properties, are to be charged to the provision created when they are incurred.

An annual provision for Extraordinary Repairs of £150 per unit is designated from reserves.

n. Restricted Reserve

This represents the endowment fund. The funds were received by the charity.

Additional restricted reserves represent donations received for specific purposes. The expenditure is then matched against these funds.

NOTES TO THE FINANCIAL STATEMENTS (CONTINUED)
FOR THE PERIOD 1 JANUARY 2024 TO 31 DECEMBER 2024

o. Pension Costs and Other Post-Retirement Benefits:

The Charity operates a defined contribution pension scheme which is a pension plan. Contributions payable to the Charity's pension scheme are charged to the Statement of Financial Activities in the period to which they relate.

p. Value Added Tax:

The Stephen Hutchen's Charity Trust is not registered for Value Added Tax. In these Financial Statements, where applicable, expenditure is shown inclusive of VAT.

q. Costs for Land Lettings:

Land lettings are not always at market value.

There are no general costs apportioned to this income only direct costs where applicable.

2. COMMITTEE MEMBERS' REMUNERATION AND RELATED PARTY TRANSACTIONS

	<u>2023</u>	<u>2023</u>
	£	£
Expenses reimbursed to Committee Members	326	32
Amount owed to Committee Members for expenses at the year end	-	-
Less: amount owed to Committee Members for expenses brought forward	-	-
	<u>326</u>	<u>32</u>

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

Mr RN Burton (spouse of a committee member)

Mr Burton carried out repairs works during the year and was paid a total of £507 (2023: £724). No amounts were outstanding at the year end.

One (2023: one) member was reimbursed postage and stationery expenses.

No remuneration was paid to the Trustees nor any persons connected with them.

NOTES TO THE FINANCIAL STATEMENTS (CONTINUED)
FOR THE PERIOD 1 JANUARY 2024 TO 31 DECEMBER 2024

3. EMPLOYEE INFORMATION

	<u>2024</u>	<u>2023</u>
The average monthly number of employees are:		
Warden and Assistants	2	2
	<u> </u>	<u> </u>
The average number of full time equivalents (working every day) are:		
Warden	1	1
	<u> </u>	<u> </u>
One warden is required to be available at all times, 24 hours per day.		
Staff Costs		
	£	£
Wages and salaries	24,921	18,172
Pension contributions	303	253
	<u>25,224</u>	<u>18,425</u>
	<u> </u>	<u> </u>

No employees receive emoluments exceeding £60,000.

There are no retirement benefits accruing to any members of staff. The warden has on site accommodation provided that is a requirement of the position.

4. TURNOVER

a) Particulars of turnover, operating expenditure and operating (deficit)/surplus.

	<u>Turnover</u>	<u>Operating</u>	<u>Operating</u>
	£	£	(deficit)/surplus
			£
Year Ended 31 December 2024	61,736	(93,867)	(32,131)
Social housing lettings (Note b)			
Non-social housing activities (Note c)			
Land rents	4,185	-	4,185
Donations	408	-	408
	<u>66,329</u>	<u>(93,867)</u>	<u>(27,538)</u>
	<u> </u>	<u> </u>	<u> </u>
Year Ended 31 December 2023			
Social housing lettings (Note b)	54,622	(97,556)	(42,934)
Non-social housing activities (Note c)			
Land rents	4,135	-	4,135
Donations	-	-	-
	<u>58,757</u>	<u>(97,556)</u>	<u>(38,799)</u>
	<u> </u>	<u> </u>	<u> </u>

NOTES TO THE FINANCIAL STATEMENTS (CONTINUED)
FOR THE PERIOD 1 JANUARY 2024 TO 31 DECEMBER 2024

b) Particulars of income and expenditure from Social Housing Lettings

	2024		2023	
	Supported Housing and Housing for Older People		Supported Housing and Housing for Older People	
	£	£	£	£
Rent receivable net of identifiable service charges		52,340		44,634
Service income (food and general household)		9,396		9,988
		<u>61,736</u>		<u>54,622</u>
Turnover from social housing lettings				
Management	25,224		18,425	
Services	28,869		32,328	
Routine maintenance	10,638		10,099	
Planned maintenance	16,131		8,000	
Depreciation of plant	349		224	
Loss on disposal of plant	62		-	
Other costs	12,594		28,480	
		<u>(93,867)</u>		<u>(97,556)</u>
Operating surplus/(deficit) on social housing lettings		<u><u>(32,131)</u></u>		<u><u>(42,934)</u></u>

TURNOVER

c) Particulars of turnover from non-social housing activities

	<u>2024</u>	<u>2023</u>
	£	£
Land rents	4,185	4,135
Donations	408	-
	<u>4,593</u>	<u>4,135</u>

5. SUPPORTED HOUSING AND HOUSING FOR OLDER PEOPLE

Number of units available at 31 December 2024 and 2023	<u>8</u>	<u>8</u>
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6. INTEREST RECEIVABLE AND SIMILAR INCOME

	<u>2024</u>	<u>2023</u>
	£	£
Bank and Building Society interest	746	1,873
Investment income	2,129	2,203
Profit on disposal of investment	11,845	-
	<u>14,720</u>	<u>4,076</u>

NOTES TO THE FINANCIAL STATEMENTS (CONTINUED)
FOR THE PERIOD 1 JANUARY 2024 TO 31 DECEMBER 2024

7. (DEFICIT)/SURPLUS ON ORDINARY ACTIVITIES BEFORE TAXATION

	<u>2024</u>	<u>2023</u>
	£	£
(Deficit)/surplus on Ordinary Activities before taxation is stated after charging:		
Depreciation - Tangible Fixed Assets	349	224
Loss on disposal of plant	62	-
Accountancy and payroll fees (including VAT)	5,364	4,329
Independent Examiner's Remuneration (including VAT)	850	775
	<u>850</u>	<u>775</u>

8. TAXATION

Stephen Hutchen's Charity Trust is a registered charity and is therefore exempt from liability to taxation on its income and capital gains.

9. TANGIBLE FIXED ASSETS

	<u>Property</u>	<u>Plant and</u>	<u>TOTAL</u>
	£	£	£
<u>Cost</u>			
At 31 December 2023	549,627	25,042	574,669
Disposal	-	(2,865)	(2,865)
Additions	-	1,560	1,560
At 31 December 2024	<u>549,627</u>	<u>23,737</u>	<u>573,364</u>
<u>Depreciation</u>			
At 31 December 2023	-	23,697	23,697
Disposal	-	(2,802)	(2,802)
Charge for year	-	349	349
At 31 December 2024	<u>-</u>	<u>21,244</u>	<u>21,244</u>
<u>Net Book Value</u>			
At 31 December 2023	<u>549,627</u>	<u>1,345</u>	<u>550,972</u>
At 31 December 2024	<u>549,627</u>	<u>2,493</u>	<u>552,120</u>

The Trustees consider the market value of the land and properties owned by the Trust to be in excess of cost.

NOTES TO THE FINANCIAL STATEMENTS (CONTINUED)
FOR THE PERIOD 1 JANUARY 2024 TO 31 DECEMBER 2024

10. INVESTMENTS - held to provide an investment return for the charity

Listed (UK)

	<u>2024</u>	<u>2023</u>
	£	£
a) Market value brought forward at at 31 December 2023	205,065	184,571
Cost of disposal	(3,155)	-
Net (loss)/gain on revaluation	(3,836)	20,494
	<u> </u>	<u> </u>
Market value carried forward at 31 December 2024	<u>198,074</u>	<u>205,065</u>
	<u> </u>	<u> </u>
b) Base Cost: being Market Value at 31st December 1992	<u>31,410</u>	<u>34,565</u>

11. DEBTORS AND PREPAYMENTS - recoverable within one year

	<u>2024</u>	<u>2023</u>
	£	£
Electricity owed from residents	1,636	792
Owed from Warden	-	828
Rents receivable	958	-
Land rents receivable	63	634
Prepayments	2,250	2,512
Interest due	12	131
	<u>4,919</u>	<u>4,897</u>

12. CREDITORS - amounts falling due within one year

	<u>2024</u>	<u>2023</u>
	£	£
Trade Creditors	959	512
Other Creditors	4,299	2,223
Accruals and Deferred income	6,318	6,172
PAYE and Social Security	244	-
	<u>11,820</u>	<u>8,907</u>

	<u>2024</u>	<u>2023</u>
	£	£
<u>Deferred Income</u>		
Deferred income at 1 January 2024	1,157	1,145
Resources deferred in the period	1,198	1,157
Amounts released from previous periods	(1,157)	(1,145)
	<u>1,198</u>	<u>1,157</u>

Deferred income above consists of rents in advance.

NOTES TO THE FINANCIAL STATEMENTS (CONTINUED)
FOR THE PERIOD 1 JANUARY 2024 TO 31 DECEMBER 2024

13. RESERVES(a) Endowment Reserves

	<u>2024</u>	<u>2023</u>
	£	£
Endowment Fund brought forward and carried forward at 31 December 2024	176,310	176,310

(b) Restricted Reserves

	<u>2024</u>	<u>2023</u>
	£	£
Brought forward and carried forward at 31 December 2024	304,962	304,962

(c) Unrestricted Reserves

	<u>2024</u>	<u>2023</u>
	£	£
Reserve brought forward as at 1 January (Deficit) /surplus made in year	302,184 (16,654)	316,413 (14,229)
Carried forward	<u>285,530</u>	<u>302,184</u>

(i) Designated Reserves

	Cyclical Maintenance Fund	Extraordinary Repair Fund	Total
Reserve brought forward as at 31 December 2023	20,198	13,280	33,478
Provided in the year	2,800	1,200	4,000
Spent in year	(10,609)	(5,523)	(16,132)
As at 31 December 2024	<u>12,389</u>	<u>8,957</u>	<u>21,346</u>

(ii) Transfer to Designated Reserves

	<u>2024</u>	<u>2023</u>
	£	£
Cyclical Maintenance Fund Reserve for the year	2,800	2,800
	<u>2,800</u>	<u>2,800</u>
Extraordinary Repair Fund Reserve for the year	1,200	1,200
	<u>4,000</u>	<u>4,000</u>

NOTES TO THE FINANCIAL STATEMENTS (CONTINUED)
FOR THE PERIOD 1 JANUARY 2024 TO 31 DECEMBER 2024

14. CAPITAL COMMITMENTS

Amounts contracted for but not provided in the financial statements amounted to £nilk (2023: £nil).

15. POST BALANCE SHEET EVENTS

There have been no reportable events since the Balance Sheet date.

16. ESTABLISHMENT OF CHARITY

The Stephen Hutchen's Charity Trust is governed by a Trust Deed and is a Registered Charity.

17. CONTROLLING PARTY

The Stephen Hutchen's Charity Trust is controlled by the Trustees.

STEPHEN HUTCHEN'S CHARITY TRUST

England & Wales - Charity number 204758

Accounts

STEPHEN HUTCHEN'S CHARITY TRUST
FINANCIAL STATEMENTS
FOR THE PERIOD
1 JANUARY 2023 TO 31 DECEMBER 2023

Registered Charity No. 204758

WALKER MOYLE LTD
CHARTERED ACCOUNTANTS
PENZANCE

TRUSTEES ANNUAL REPORT
FOR THE PERIOD 1 JANUARY 2023 TO 31 DECEMBER 2023

REFERENCE AND ADMINISTRATIVE DETAILS

The Trustees submit their Report and the Financial Statements for the year ended 31 December 2023 for Stephen Hutchen's Charity Trust. The financial statements have been prepared in accordance with current statutory requirements, the Trust Deed and Statement of Recommended Practice for charities (Charities SORP (FRS 102)).

Charity Registration Number

The registered number of the Charity is 204758.

Principal Address

Stephen Hutchen's Charity Trust
Paul
Penzance
Cornwall
TR19 6UA

Trustees (All whom manage the Charity)

The Governing Body consists of the following members who meet quarterly and administer the charity. The Trustees who served during the year were:

Ex-officio:

The Reverend Vicar of Paul, Rev. A Yates

Nominative:

Cllr. S Bosworth
Cllr. D Axford

Co-optative:

Ms MJ Stubbings (Chair)	Mrs MG Griffiths
Mrs L Burton (Vice Chair)	Ms LK Thomas
Mrs SJ Stephens (Minutes Secretary)	Mr GK Prowse
Mr J Scade (Treasurer)	Mr AR Beard
Mrs PA Jones (Secretary)	Ms ES Bawden (Appointed April 2023)
Mr A Troup (resigned April 2023)	Mrs C Oats (Resigned April 2023)

Bankers

Barclays Bank
8/9 Market Jew Street
Penzance
TR18 2TW

CCLA
80 Cheapside
London
EC2V 6DZ

Land Agent

Antony Richards
Jupiter House
10 Market Place
Penzance
TR18 2JA

TRUSTEES ANNUAL REPORT
FOR THE PERIOD 1 JANUARY 2023 TO 31 DECEMBER 2023

Solicitors

Cornish Venning
Unit N
Questmap Business Park
Longrock
Penzance
Cornwall
TR20 8AS

Accountants / Independent Examiner

Paula Thomas BA FCA DChA
Walker Moyle Ltd
Alverton Pavilion
Trewithen Road
Penzance
Cornwall
TR18 4LS

STRUCTURE, GOVERNANCE AND MANAGEMENT

Organisation

The Charity is administered by the Trustees, as established by the Trust Deed dated 7 May 1875 and as revised by the Trust Deed dated 7 April 1966 and updated 20 July 2010.

Governance

The Charity is governed by a Scheme Document approved on 7 April 1966 by the Charity Commissioners for England and Wales, which is implemented by the Trustees. The Trustees confirm they have complied with the governance and financial viability standards required.

Nomination and Appointment of Trustees

- a) Ex-officio Trustee – Shall be the Vicar of Paul.
- b) Nominative Trustees – Nominated and Appointed by Penzance Town Council.
- c) Co-optive Trustees – Nominated by agreement of Trustees and appointed by a resolution of the Trustees, being persons residing or carrying on business in the area of benefit.

Risk Assessment

The Trustees have assessed the major risks to which the charity is exposed and are satisfied that systems or procedures are in place to manage those risks.

OBJECTIVES AND ACTIVITIES

Objectives

The Charity's main objective is the provision of Almshouse accommodation.

Activities

In determining activities Trustees have given due regard to the Charity Commission's guidance on Public Benefit. The activities deliver public benefit as follows:

- The Charity's primary benefit is to provide Almshouse accommodation for elderly people in need of assistance who were born in the area of benefit. In default of suitable applicants, the benefactors can be elderly people of good character and in need of assistance who have resided or worked in the area of benefit for at least five years.
- The local authority assists with funding of residents, where appropriate.

The Trustees confirm that they have complied with the duty in section 17(5) of the Charities Act 2011 to have due regard to guidance on public benefit, published by the Charity Commission.

TRUSTEES ANNUAL REPORT
FOR THE PERIOD 1 JANUARY 2023 TO 31 DECEMBER 2023

ACHIEVEMENTS AND PERFORMANCE – WHO USED AND BENEFITED FROM OUR SERVICES

Review of the Year

Eight flats were fully occupied during the year. This is a 100% occupancy rate. All residents were elderly and from the area of benefit.

One Trustee has been reimbursed for a total of £32 (2022: £152) for expenses that they had incurred during their duty as Committee Officer. The expenses incurred consist of postage and stationery. At the year end £nil (2022: £nil) was owed to the Trustee.

Investments

The Trustees have been approved by the Charity Commissioners to hold and administer investments for the benefit of the Charity.

FINANCIAL REVIEW

Results and Reserves

Income received in the year amounted to £58,757 (2022: £56,505), of which over £54,600 (2022: over £46,300) has been generated from the residents at the Almshouses. The Trustees have established, by reference to future anticipated costs, that unrestricted funds may be kept at the level of £302,184 (2022: £316,413) as shown on Page 8. The level of free reserves excluding accumulated gains on investments and designated funds is £28,510 (2022: £59,463) which represents 3 months (2022: 9 months) of expenditure.

Investments

Investments are held in COIF Charities Investment Funds. The market value of the investments at 31 December 2023 was £205,065 (2022: £184,571). This exceeds the original cost by £170,500 (2022: £150,006).

The investments have been held for a number of years, and the Charity intends to continue to hold these investments. The policy for the investments is to ensure that the value exceeds cost and a return is received each year.

Reserve Policy

The Trustees have decided that the Charity should hold reserves which are neither restricted nor designated equivalent to twelve months expenditure.

£350 per flat is to be transferred each year to the cyclical maintenance designated fund and £150 per flat is to be transferred each year to the extraordinary maintenance designated fund within unrestricted funds.

STATEMENT OF TRUSTEES' RESPONSIBILITIES
FOR THE PERIOD 1 JANUARY 2023 TO 31 DECEMBER 2023

Charity legislation require 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 its income and expenditure for that period. In preparing those accounts the Trustees are required to:

- Select suitable accounting policies and then apply them consistently.
- Ensure the regularity of transactions by putting in place adequate systems of internal control.
- State whether applicable Accounting Standards and Statements of Recommended Practice have been followed, subject to any departure disclosed and explained in the financial statements.
- Agree the remuneration of the independent examiner.
- Make judgements and estimates that are reasonable and prudent.
- Prepare the accounts on a going concern basis unless it is inappropriate to presume that the charity will continue in operation.

The Trustees are responsible for maintaining proper accounting records which disclose with reasonable accuracy at any time the financial position of the Charity and enables them to ensure that the financial statements comply with the Charities Act 2011 and the Charities Statement of Recommended Practice FRS 102. The Trustees are also responsible for safeguarding the assets of the Charity and hence for taking reasonable steps for the prevention and detection of fraud and other irregularities.

This report was approved by the Board of Trustees and signed on its behalf by:

Ms MJ Stubbings
(Chair)

Date: 24 July 2024

I report to the trustees on my examination of the accounts of Stephen Hutchen's Charity Trust for the year ended 31 December 2023, which are set out on pages 6 to 18.

RESPONSIBILITIES AND BASIS OF REPORT

As the Charity's trustees, you are responsible for the preparation of the accounts in accordance with the requirements of the Charities Act 2011 ('the Act'). The Charity's trustees consider that an audit is not required for this year (under section 144(2) the Act).

I report in respect of my examination of the Charity's accounts carried out under section 145 of the 2011 Act and in carrying out my examination, I have followed all the applicable Directions given by the Charity Commission under section 145(5)(b) of the Act. 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

I have completed my examination. I confirm that no material matters have come to my attention in connection with the examination which gives me cause to believe that, in any material respect:

- the accounting records were not kept in accordance with sections 130 of the Charities Act; or
- the accounts did not accord with the accounting records; or
- the accounts did not comply with the applicable requirements concerning the form and content of the accounts set out in the Charities (Accounts and Reports) Regulations 2008 other than any requirement that the accounts give a 'true and fair' view which is not a matter considered as part of an independent examination.

I have no concerns and have come across no other matters in connection with the examination to which attention should be drawn in this report in order to enable a proper understanding of the accounts to be reached.

Paula Thomas BA FCA DChA

Chartered Accountant
Walker Moyle Ltd
Alverton Pavilion
Trewithen Road
Penzance
Cornwall
TR18 4LS

Date: 2 August 2024

STATEMENT OF COMPREHENSIVE INCOME
FOR THE YEAR 1 JANUARY 2023 TO 31 DECEMBER 2023

		All unrestricted, restricted and endowed funds	
	<u>Note</u>	<u>2023</u>	<u>2022</u>
		£	£
TURNOVER	1(c) & 4(a)	58,757	56,505
<u>Less</u> Operating Expenditure	4(a)	(97,556)	(73,275)
OPERATING (DEFICIT)/SURPLUS		<u>(38,799)</u>	<u>(16,770)</u>
Interest receivable and similar income	6	4,076	2,990
Movement in fair value of investments	10	20,494	(20,655)
(DEFICIT)/SURPLUS FOR THE YEAR AND TOTAL COMPREHENSIVE INCOME FOR THE YEAR		<u>(14,229)</u>	<u>(34,435)</u>
Net movement in funds		(14,229)	(34,435)
<u>Reconciliation of funds</u>			
Total funds brought forward		<u>797,685</u>	<u>832,120</u>
TOTAL FUNDS CARRIED FORWARD		<u>783,456</u>	<u>797,685</u>

CONTINUING OPERATIONS

None of the Charity's fundamental activities were acquired or discontinued in the above two financial years.

These financial statements were approved by the Committee of Management and signed on its behalf by:

Ms MJ Stubbings (Chair)

Mr J Scade (Treasurer)

Mrs L Burton (Trustee)

Date: 24 July 2024

The notes on Pages 10 - 18 form part of these financial statements.

STATEMENT OF CHANGES IN EQUITY – YEAR ENDED 31 DECEMBER 2023

Income and Expenditure <u>Reserve</u>	<u>Restricted Reserve</u> £	<u>Endowment Fund</u> £	<u>Unrestricted Fund</u> £	<u>Total</u> £
Balance at 1 January 2023	304,962	176,310	316,413	797,685
Surplus/(deficit) from statement of comprehensive income	-	-	(14,229)	(14,229)
Balance at 31 December 2023	<u>304,962</u>	<u>176,310</u>	<u>302,184</u>	<u>783,456</u>

The notes on Pages 10 – 18 form part of these financial statements.

STATEMENT OF FINANCIAL POSITION
AS AT 31 DECEMBER 2023

	<u>Note</u>	<u>2023</u>	<u>2022</u>
		£	£
<u>FIXED ASSETS</u>			
Tangible Fixed Assets	9	550,972	550,742
Investments	10	205,065	184,571
		<u>756,037</u>	<u>735,313</u>
<u>CURRENT ASSETS</u>			
Debtors and prepayments	11	4,897	4,138
Cash at Bank		31,429	65,212
		<u>36,326</u>	<u>69,350</u>
<u>Less</u> CREDITORS - amounts falling due within one year	12	(8,907)	(6,978)
NET CURRENT ASSETS		<u>27,419</u>	<u>62,372</u>
TOTAL ASSETS LESS CURRENT LIABILITIES		<u>783,456</u>	<u>797,685</u>
CREDITORS			
Amounts falling due after 1 year		-	-
TOTAL NET ASSETS		<u><u>783,456</u></u>	<u><u>797,685</u></u>
RESERVES			
Restricted Reserves			
- Endowment Fund	13 (a)	176,310	176,310
- Restricted Fund	13 (b)	304,962	304,962
Unrestricted Income and Expenditure Reserve	13 (c)	302,184	316,413
TOTAL RESERVES		<u><u>783,456</u></u>	<u><u>797,685</u></u>

These financial statements were approved by the Committee of Management and signed on its behalf by:

Ms MJ Stubbings (Chair)

Mr J Scade (Treasurer)

Date: 24 July 2024

The notes on Pages 10 – 18 form part of these financial statements.

STATEMENT OF CASH FLOWS

	<u>Year ended</u> <u>31 December 2023</u>	<u>Year ended</u> <u>31 December 2022</u>
	£	£
Net cash (expected on)/generated from operating activities (See Note 1 below)	(37,405)	(21,873)
Purchase of tangible fixed assets	(454)	(474)
Interest received	4,076	2,990
	<u> </u>	<u> </u>
Net change in cash and cash equivalents	(33,783)	(19,357)
Cash and cash equivalents at beginning of the year	65,212	84,569
Cash and cash equivalents at end of the year	<u>31,429</u>	<u>65,212</u>

Note 1

(Deficit)/surplus for the year	(14,229)	(34,435)
Depreciation of tangible fixed assets	224	410
Decrease/(increase) in trade and other debtors	(759)	79
(Decrease)/increase in trade and other creditors	1,929	(5,592)
Adjustments for investing or financing activities:	(20,494)	20,655
Interest received	(4,076)	(2,990)
	<u> </u>	<u> </u>
Cash flow from operating activities	<u>(37,405)</u>	<u>(21,873)</u>

The notes on Pages 10 – 18 form part of these financial statements.

NOTES TO THE FINANCIAL STATEMENTS
FOR THE PERIOD 1 JANUARY 2023 TO 31 DECEMBER 2023

1. PRINCIPAL ACCOUNTING POLICIES

- a. The Charity is administered by the Trustees, as established by the Trust Deed dated 7 May 1875 and as revised by the Trust Deed dated 7 April 1966 and updated 20 July 2010.

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

- b. Accounting Convention and Compliance with Accounting Standards:

The Financial Statements have been prepared in accordance with the historical cost convention except for investments. In preparing the financial statements the Charity follows best practice as set out in the Financial Reporting Standard applicable in the United Kingdom and Republic of Ireland (FRS 102) and with the Charities Act 2011.

The presentation currency is £ sterling.

- c. Going Concern:

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

A summary of the more important accounting policies is set out below.

- d. Turnover:

Turnover represents rents receivable and contributions from residents. It also includes fund raising income, which is recognised when collected by the Charity.

- e. Housing Properties:

The Stephen Hutchen's Charity Properties were acquired in the 18th Century and there is no record of the original cost. During 1993 and 2006 extensive refurbishment and extension work was undertaken. The property is shown in the Balance Sheet at the cost of extensions and improvements. The Trustees have not obtained a valuation of the Housing Properties and land surrounding the Housing Properties, however they consider the market value and recoverable amount to be significantly in excess of the carrying value in the accounts and that there is no indication of impairment.

Whilst it is the policy to depreciate relevant fixed assets, it is considered that the freehold buildings estimated residual value is equal to the net book value and therefore no further depreciation charge arises.

Assets under £100 are not capitalised.

- f. Expenditure:

All expenditure is recognised once there is a legal or constructive obligation to that expenditure, it is probable that a transfer of economic benefits will be required in settlement and the amount can be measured reliably. Expenditure is accounted for on an accruals basis.

- g. Deferred Income:

Deferred income represents amounts received for future periods and is released to incoming resources in the period for which it has been received or the performance conditions imposed have been met.

NOTES TO THE FINANCIAL STATEMENTS (CONTINUED)
FOR THE PERIOD 1 JANUARY 2023 TO 31 DECEMBER 2023

1. PRINCIPAL ACCOUNTING POLICIES (CONTINUED)

h. Depreciation:

Depreciation is provided at rates calculated to write off the cost less residual value of each asset over its expected useful life. No depreciation has been charged on buildings in the year due to a high residual value and an indefinite useful economic life.

Depreciation is provided as follows:

Property - Almshouse Development	Not depreciated
Plant and Equipment	10% p.a. straight line

i. Government Grants – Housing Grants Received

A Local Authority Grant and a Housing Association Grant (HAG) were obtained to reduce the cost of development of the Housing Properties. The Grants are repayable under certain circumstances, primarily following the sale of a property but will normally be restricted to net proceeds of sale.

The Housing properties are held at cost in the Balance Sheet. The Trust uses the performance model to recognise the grant when received.

j. Capitalisation of Interest:

Interest incurred on capital expenditure on property improvements is charged to income and expenditure when incurred.

k. Investments

The fixed asset investments held are re-valued to market value on an annual basis and market value is also determined to be equal to fair value. The increase/(decrease) in the value of these assets over their original cost is shown in the Statement of Comprehensive Income.

l. Cyclical Repairs and Maintenance:

Stephen Hutchen's Charity Trust has established a regular programme of cyclical repairs and maintenance. Costs are to be charged to the provision created when they are incurred. An annual provision for cyclical repairs and maintenance of £350 per unit is designated from reserves.

m. Extraordinary Repairs:

Costs of Extraordinary Repairs, unless representing improvements to the properties, are to be charged to the provision created when they are incurred.

An annual provision for Extraordinary Repairs of £150 per unit is designated from reserves.

n. Restricted Reserve

This represents the endowment fund. The funds were received by the charity.

Additional restricted reserves represent donations received for specific purposes. The expenditure is then matched against these funds.

NOTES TO THE FINANCIAL STATEMENTS (CONTINUED)
FOR THE PERIOD 1 JANUARY 2023 TO 31 DECEMBER 2023

o. Pension Costs and Other Post-Retirement Benefits:

The Charity operates a defined contribution pension scheme which is a pension plan. Contributions payable to the Charity's pension scheme are charged to the Statement of Financial Activities in the period to which they relate.

p. Value Added Tax:

The Stephen Hutchen's Charity Trust is not registered for Value Added Tax. In these Financial Statements, where applicable, expenditure is shown inclusive of VAT.

q. Costs for Land Lettings:

Land lettings are not always at market value.

There are no general costs apportioned to this income only direct costs where applicable.

2. COMMITTEE MEMBERS' REMUNERATION AND RELATED PARTY TRANSACTIONS

	<u>2023</u>	<u>2022</u>
	£	£
Expenses reimbursed to Committee Members	32	152
Amount owed to Committee Members for expenses at the year end	-	-
Less: amount owed to Committee Members for expenses brought forward	-	-
	<u>32</u>	<u>152</u>

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

Mr RN Burton (spouse of a committee member)

Mr Burton carried out repairs works during the year and was paid a total of £724 (2022: £1,470). No amounts were outstanding at the year end.

Bosworth Roofing Ltd (50% ownership by the spouse of a committee member)

Bosworth Roofing Ltd carried out repair works in the previous year and was paid a total of £Nil in the current year (2022: £1,440). No amounts were outstanding at the year end.

One (2022: two) member was reimbursed postage and stationery expenses.

No remuneration was paid to the Trustees nor any persons connected with them.

NOTES TO THE FINANCIAL STATEMENTS (CONTINUED)
FOR THE PERIOD 1 JANUARY 2023 TO 31 DECEMBER 2023

3. EMPLOYEE INFORMATION

	<u>2023</u>	<u>2022</u>
The average monthly number of employees are:		
Warden and Assistants	2	1
	<u> </u>	<u> </u>
The average number of full time equivalents (working every day) are:		
Warden	1	1
	<u> </u>	<u> </u>
One warden is required to be available at all times, 24 hours per day.		
Staff Costs		
	£	£
Wages and salaries	18,172	12,319
Pension contributions	253	114
	<u>18,425</u>	<u>12,433</u>
	<u> </u>	<u> </u>

No employees receive emoluments exceeding £60,000.

There are no retirement benefits accruing to any members of staff. The warden has on site accommodation provided that is a requirement of the position.

4. TURNOVER

a) Particulars of turnover, operating expenditure and operating (deficit)/surplus.

	<u>Turnover</u>	<u>Operating</u>	<u>Operating</u>
	£	£	(deficit)/surplus
			£
Year Ended 31 December 2023			
Social housing lettings (Note b)	54,622	(97,556)	(42,934)
Non-social housing activities (Note c)			
Land rents	4,135	-	4,135
Donations	-	-	-
	<u>58,757</u>	<u>(97,556)</u>	<u>(38,799)</u>
	<u> </u>	<u> </u>	<u> </u>
Year Ended 31 December 2022			
Social housing lettings (Note b)	46,326	(73,275)	(26,949)
Non-social housing activities (Note c)			
Land rents	4,117	-	4,117
Donations	6,062	-	6,062
	<u>56,505</u>	<u>(73,275)</u>	<u>(16,770)</u>
	<u> </u>	<u> </u>	<u> </u>

NOTES TO THE FINANCIAL STATEMENTS (CONTINUED)
FOR THE PERIOD 1 JANUARY 2023 TO 31 DECEMBER 2023

b) Particulars of income and expenditure from Social Housing Lettings

	2023		2022	
	Supported Housing and Housing for Older People		Supported Housing and Housing for Older People	
	£	£	£	£
Rent receivable net of identifiable service charges		44,634		37,924
Service income (food and general household)		9,988		8,402
Turnover from social housing lettings		<u>54,622</u>		<u>46,326</u>
Management	18,425		12,432	
Services	32,328		30,587	
Routine maintenance	10,099		15,121	
Planned maintenance	8,000		6,090	
Depreciation of plant	224		410	
Other costs	28,480		8,635	
Operating costs on social housing lettings		<u>(97,556)</u>		<u>(73,275)</u>
Operating surplus/(deficit) on social housing lettings		<u><u>(42,934)</u></u>		<u><u>(26,949)</u></u>

TURNOVER

c) Particulars of turnover from non-social housing activities

	<u>2023</u>	<u>2022</u>
	£	£
Land rents	4,135	4,117
Donations	-	6,062
	<u>4,135</u>	<u>10,179</u>

5. SUPPORTED HOUSING AND HOUSING FOR OLDER PEOPLE

Number of units available at 31 December 2023 and 2022	<u>8</u>	<u>8</u>
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6. INTEREST RECEIVABLE AND SIMILAR INCOME

	<u>2023</u>	<u>2022</u>
	£	£
Bank and Building Society interest	1,873	794
Investment income	2,203	2,196
	<u>4,076</u>	<u>2,990</u>

NOTES TO THE FINANCIAL STATEMENTS (CONTINUED)
FOR THE PERIOD 1 JANUARY 2023 TO 31 DECEMBER 2023

7. (DEFICIT)/SURPLUS ON ORDINARY ACTIVITIES BEFORE TAXATION

	<u>2022</u>	<u>2022</u>
	£	£
(Deficit)/surplus on Ordinary Activities before taxation is stated after charging:		
Depreciation - Tangible Fixed Assets	224	410
Accountancy and payroll fees (including VAT)	4,329	2,569
Independent Examiner's Remuneration (including VAT)	775	695
	<u> </u>	<u> </u>

8. TAXATION

Stephen Hutchen's Charity Trust is a registered charity and is therefore exempt from liability to taxation on its income and capital gains.

9. TANGIBLE FIXED ASSETS

	<u>Property</u>	<u>Plant and</u>	<u>TOTAL</u>
	£	£	£
<u>Cost</u>			
At 31 December 2022	549,627	24,588	574,215
Additions	-	454	454
At 31 December 2023	<u>549,627</u>	<u>25,042</u>	<u>574,669</u>
<u>Depreciation</u>			
At 31 December 2022	-	23,473	23,473
Charge for year	-	224	224
At 31 December 2023	<u>-</u>	<u>23,697</u>	<u>23,697</u>
<u>Net Book Value</u>			
At 31 December 2023	<u>549,627</u>	<u>1,345</u>	<u>550,972</u>
At 31 December 2022	<u>549,627</u>	<u>1,115</u>	<u>550,742</u>

The Trustees consider the market value of the land and properties owned by the Trust to be in excess of cost.

NOTES TO THE FINANCIAL STATEMENTS (CONTINUED)
FOR THE PERIOD 1 JANUARY 2023 TO 31 DECEMBER 2023

10. INVESTMENTS - held to provide an investment return for the charity

Listed (UK)

	<u>2023</u> £	<u>2022</u> £
a) Market value brought forward at at 31 December 2022	184,571	205,226
Net gain/(loss) on revaluation	20,494	(20,655)
Market value carried forward at 31 December 2023	<u>205,065</u>	<u>184,571</u>
b) Base Cost: being Market Value at 31st December 1992	<u>34,565</u>	<u>34,565</u>

11. DEBTORS AND PREPAYMENTS – recoverable within one year

	<u>2023</u> £	<u>2022</u> £
Electricity owed from residents	792	793
Owed from Warden	828	523
Food paid to Warden in advance	-	684
Land rents receivable	634	3
Prepayments	2,512	1,968
Interest due	131	166
HMRC PAYE refund due	-	1
	<u>4,897</u>	<u>4,138</u>

12. CREDITORS - amounts falling due within one year

	<u>2023</u> £	<u>2022</u> £
Trade Creditors	512	527
Other Creditors	2,223	1,650
Accruals and Deferred income	6,172	4,801
	<u>8,907</u>	<u>6,978</u>

Deferred Income

	<u>2023</u> £	<u>2022</u> £
Deferred income at 1 January 2023	1,145	2,805
Resources deferred in the period	1,157	1,145
Amounts released from previous periods	(1,145)	(2,805)
Deferred income at 31 December 2023	<u>1,157</u>	<u>1,145</u>

Deferred income above consists of rents in advance.

NOTES TO THE FINANCIAL STATEMENTS (CONTINUED)
FOR THE PERIOD 1 JANUARY 2023 TO 31 DECEMBER 2023

13. RESERVES(a) Endowment Reserves

	<u>2023</u>	<u>2022</u>
	£	£
Endowment Fund brought forward and carried forward at 31 December 2023	176,310	176,310
	<u> </u>	<u> </u>

(b) Restricted Reserves

	<u>2023</u>	<u>2022</u>
	£	£
Brought forward and carried forward at 31 December 2023	304,962	304,962
	<u> </u>	<u> </u>

(c) Unrestricted Revenue Reserve

	<u>2023</u>	<u>2022</u>
	£	£
Reserve brought forward as at 1 January (Deficit) /surplus made in year	316,413 (14,229)	350,848 (34,435)
Carried forward	<u>302,184</u>	<u>316,413</u>

(i) Designated Reserves

	Cyclical Maintenance <u>Fund</u>	Extraordinary Repair <u>Fund</u>	<u>Total</u>
Reserve brought forward as at 31 December 2022	25,398	12,080	37,478
Provided in the year	2,800	1,200	4,000
Spent in year	(8,000)	-	(8,000)
As at 31 December 2023	<u>20,198</u>	<u>13,280</u>	<u>33,478</u>

(ii) Transfer to Designated Reserves

	<u>2023</u>	<u>2022</u>
	£	£
Cyclical Maintenance Fund Reserve for the year	2,800	2,800
	<u>2,800</u>	<u>2,800</u>
Extraordinary Repair Fund Reserve for the year	1,200	1,200
	<u>4,000</u>	<u>4,000</u>

NOTES TO THE FINANCIAL STATEMENTS (CONTINUED)
FOR THE PERIOD 1 JANUARY 2023 TO 31 DECEMBER 2023

14. CAPITAL COMMITMENTS

Amounts contracted for but not provided in the financial statements amounted to £nil (2021: £nil).

15. POST BALANCE SHEET EVENTS

There have been no reportable events since the Balance Sheet date.

16. ESTABLISHMENT OF CHARITY

The Stephen Hutchen's Charity Trust is governed by a Trust Deed and is a Registered Charity.

17. CONTROLLING PARTY

The Stephen Hutchen's Charity Trust is controlled by the Trustees.

STEPHEN HUTCHEN'S CHARITY TRUST

England & Wales - Charity number 204758

Accounts

STEPHEN HUTCHEN'S CHARITY TRUST
FINANCIAL STATEMENTS
FOR THE PERIOD
1 JANUARY 2022 TO 31 DECEMBER 2022

Registered Charity No. 204758

WALKER MOYLE LTD
CHARTERED ACCOUNTANTS
PENZANCE

TRUSTEES ANNUAL REPORT
FOR THE PERIOD 1 JANUARY 2022 TO 31 DECEMBER 2022

REFERENCE AND ADMINISTRATIVE DETAILS

The Trustees submit their Report and the Financial Statements for the year ended 31 December 2022 for Stephen Hutchen's Charity Trust. The financial statements have been prepared in accordance with current statutory requirements, the Trust Deed and Statement of Recommended Practice for charities (Charities SORP (FRS 102)).

Charity Registration Number

The registered number of the Charity is 204758.

Principal Address

Stephen Hutchen's Charity Trust
Paul
Penzance
Cornwall
TR19 6UA

Trustees (All whom manage the Charity)

The Governing Body consists of the following members who meet quarterly and administer the charity. The Trustees who served during the year were:

Ex-officio:

The Reverend Vicar of Paul, Rev. A Yates

Nominative:

Cllr. N Davis (Resigned October 2022)
Cllr. S Bosworth
Cllr. D Axford (Appointed October 2022)

Co-optative:

Mr GK Prowse
Mrs PA Jones (Secretary)
Mrs SJ Stephens (Minutes Secretary)
Mr CG Osborne (Resigned August 2022)
Mrs RD Bond (Resigned April 2022)
Mr A Troup (Appointed April 2022)
Ms MJ Stubbings (Appointed October 2022)
(Chair)
Ms ES Bawden (Appointed April 2023)

Mrs C Oats
Mrs L Burton
Mrs MG Griffiths
Mrs OJ Pickford (Resigned October 2022)
Ms LK Thomas (Appointed October 2022)
Mr AR Beard (Appointed October 2022)
Mr J Scade (Appointed April 2023)
(Treasurer)

Bankers

Barclays Bank
8/9 Market Jew Street
Penzance
TR18 2TW

CCLA
80 Cheapside
London
EC2V 6DZ

Land Agent

Antony Richards
Jupiter House
10 Market Place
Penzance
TR18 2JA

TRUSTEES ANNUAL REPORT
FOR THE PERIOD 1 JANUARY 2022 TO 31 DECEMBER 2022

Solicitors

Cornish Venning
Unit N
Questmap Business Park
Longrock
Penzance
Cornwall
TR20 8AS

Accountants / Independent Examiner

Paula Thomas BA FCA DChA
Walker Moyle Ltd
Alverton Pavilion
Trewithen Road
Penzance
Cornwall
TR18 4LS

STRUCTURE, GOVERNANCE AND MANAGEMENT

Organisation

The Charity is administered by the Trustees, as established by the Trust Deed dated 7 May 1875 and as revised by the Trust Deed dated 7 April 1966 and updated 20 July 2010.

Governance

The Charity is governed by a Scheme Document approved on 7 April 1966 by the Charity Commissioners for England and Wales, which is implemented by the Trustees. The Trustees confirm they have complied with the governance and financial viability standards required.

Nomination and Appointment of Trustees

- a) Ex-officio Trustee – Shall be the Vicar of Paul.
- b) Nominative Trustees – Nominated and Appointed by Penzance Town Council.
- c) Co-optive Trustees – Nominated by agreement of Trustees and appointed by a resolution of the Trustees, being persons residing or carrying on business in the area of benefit.

Risk Assessment

The Trustees have assessed the major risks to which the charity is exposed and are satisfied that systems or procedures are in place to manage those risks.

OBJECTIVES AND ACTIVITIES

Objectives

The Charity's main objective is the provision of Almshouse accommodation.

Activities

In determining activities Trustees have given due regard to the Charity Commission's guidance on Public Benefit. The activities deliver public benefit as follows:

- The Charity's primary benefit is to provide Almshouse accommodation for elderly people in need of assistance who were born in the area of benefit. In default of suitable applicants, the benefactors can be elderly people of good character and in need of assistance who have resided or worked in the area of benefit for at least five years.
- The local authority assists with funding of residents, where appropriate.

The Trustees confirm that they have complied with the duty in section 17(5) of the Charities Act 2011 to have due regard to guidance on public benefit, published by the Charity Commission.

TRUSTEES ANNUAL REPORT
FOR THE PERIOD 1 JANUARY 2022 TO 31 DECEMBER 2022

The charity deregistered from the Register of Social Housing on 1 December 2022.

ACHIEVEMENTS AND PERFORMANCE – WHO USED AND BENEFITED FROM OUR SERVICES

Review of the Year

Six flats were fully occupied during the year. Two flats were only occupied for part of the year. The occupancy rate for the year was 93%. All residents were elderly and from the area of benefit.

One Trustee has been reimbursed for a total of £152 (2021: £56) for expenses that they had incurred during their duty as Committee Officer. The expenses incurred consist of postage and stationery. At the year end £nil (2021: £nil) was owed to the Trustee.

Investments

The Trustees have been approved by the Charity Commissioners to hold and administer investments for the benefit of the Charity.

FINANCIAL REVIEW

Results and Reserves

Income received in the year amounted to £56,500 (2021: nearly £56,000), of which over £46,300 (2021: over £48,700) has been generated from the residents at the Almshouses. The Trustees have established by reference to future anticipated costs that unrestricted funds may be kept at the level of £316,413 (2021: £350,848) as shown on Page 8. The level of free reserves excluding accumulated gains on investments and designated funds is £59,463 (2021: £71,217) which represents 9 months (2021: 12 months) of expenditure.

Investments

Investments are held in COIF Charities Investment Funds. The market value of the investments at 31 December 2022 was £184,571 (2021: £205,226). This exceeds the original cost by £150,006 (2021: £170,661).

The investments have been held for a number of years, and the Charity intends to continue to hold these investments. The policy for the investments is to ensure that the value exceeds cost and a return is received each year.

Reserve Policy

The Trustees have decided that the Charity should hold reserves which are neither restricted nor designated equivalent to twelve months expenditure.

£350 per flat is to be transferred each year to the cyclical maintenance designated fund and £150 per flat is to be transferred each year to the extraordinary maintenance designated fund within unrestricted funds.

STATEMENT OF TRUSTEES' RESPONSIBILITIES
FOR THE PERIOD 1 JANUARY 2022 TO 31 DECEMBER 2022

Charity legislation require 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 its income and expenditure for that period. In preparing those accounts the Trustees are required to:

- Select suitable accounting policies and then apply them consistently.
- Ensure the regularity of transactions by putting in place adequate systems of internal control.
- State whether applicable Accounting Standards and Statements of Recommended Practice have been followed, subject to any departure disclosed and explained in the financial statements.
- Agree the remuneration of the independent examiner.
- Make judgements and estimates that are reasonable and prudent.
- Prepare the accounts on a going concern basis unless it is inappropriate to presume that the charity will continue in operation.

The Trustees are responsible for maintaining proper accounting records which disclose with reasonable accuracy at any time the financial position of the Charity and enables them to ensure that the financial statements comply with the Charities Act 2011 and the Charities Statement of Recommended Practice FRS 102. The Trustees are also responsible for safeguarding the assets of the Charity and hence for taking reasonable steps for the prevention and detection of fraud and other irregularities.

This report was approved by the Board of Trustees and signed on its behalf by:

Ms MJ Stubbings
(Chair)

Date: 28 September 2023

I report to the trustees on my examination of the accounts of Stephen Hutchen's Charity Trust for the year ended 31 December 2022, which are set out on pages 6 to 18.

RESPONSIBILITIES AND BASIS OF REPORT

As the Charity's trustees, you are responsible for the preparation of the accounts in accordance with the requirements of the Charities Act 2011 ('the Act'). The Charity's trustees consider that an audit is not required for this year (under section 144(2) the Act).

I report in respect of my examination of the Charity's accounts carried out under section 145 of the 2011 Act and in carrying out my examination, I have followed all the applicable Directions given by the Charity Commission under section 145(5)(b) of the Act. 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

I have completed my examination. I confirm that no material matters have come to my attention in connection with the examination which gives me cause to believe that, in any material respect:

- the accounting records were not kept in accordance with sections 130 of the Charities Act; or
- the accounts did not accord with the accounting records; or
- the accounts did not comply with the applicable requirements concerning the form and content of the accounts set out in the Charities (Accounts and Reports) Regulations 2008 other than any requirement that the accounts give a 'true and fair' view which is not a matter considered as part of an independent examination.

I have no concerns and have come across no other matters in connection with the examination to which attention should be drawn in this report in order to enable a proper understanding of the accounts to be reached.

Paula Thomas BA FCA DChA

Chartered Accountant
Walker Moyle Ltd
Alverton Pavilion
Trewithen Road
Penzance
Cornwall
TR18 4LS

Date 26 October 2023

STATEMENT OF COMPREHENSIVE INCOME
FOR THE YEAR 1 JANUARY 2022 TO 31 DECEMBER 2022

	<u>Note</u>	Year Ended 31 December <u>2022</u> £	Year Ended 31 December <u>2021</u> As restated £
TURNOVER	1(c) & 4(a)	56,505	52,818
<u>Less</u> Operating Expenditure	4(a)	(73,275)	(49,192)
OPERATING (DEFICIT)/SURPLUS		<u>(16,770)</u>	<u>3,626</u>
Interest receivable and similar income	6	2,990	2,147
Movement in fair value of investments	10	(20,655)	28,410
(DEFICIT)/SURPLUS FOR THE YEAR AND TOTAL COMPREHENSIVE INCOME FOR THE YEAR		<u><u>(34,435)</u></u>	<u><u>34,183</u></u>

CONTINUING OPERATIONS

None of the Charity's fundamental activities were acquired or discontinued in the above two financial years.

These financial statements were approved by the Committee of Management and signed on its behalf by:

Ms MJ Stubbings (Chair)

Mr J Scade (Treasurer)

Mrs L Burton (Trustee)

Date: 28 September 2023

The notes on Pages 10 - 18 form part of these financial statements.

STATEMENT OF CHANGES IN EQUITY – YEAR ENDED 31 DECEMBER 2022

Income and Expenditure <u>Reserve</u>	<u>Restricted Reserve</u> £	<u>Endowment Fund</u> £	<u>Unrestricted Fund</u> £	<u>Total</u> £
Balance at 1 January 2022 (As restated)	304,962	176,310	350,848	832,120
Surplus/(deficit) from statement of comprehensive income	-	-	(34,435)	(34,435)
Balance at 31 December 2022	<u>304,962</u>	<u>176,310</u>	<u>316,413</u>	<u>797,685</u>

The notes on Pages 10 – 18 form part of these financial statements.

STATEMENT OF FINANCIAL POSITION
AS AT 31 DECEMBER 2022

	<u>Note</u>	<u>2022</u>	<u>2021</u> As restated
		£	£
<u>FIXED ASSETS</u>			
Tangible Fixed Assets	9	550,742	550,678
Investments	10	184,571	205,226
		<u>735,313</u>	<u>755,904</u>
<u>CURRENT ASSETS</u>			
Debtors and prepayments	11	4,138	4,217
Cash at Bank		65,212	84,569
		<u>69,350</u>	<u>88,786</u>
<u>Less</u> CREDITORS - amounts falling due within one year	12	(6,978)	(12,570)
NET CURRENT ASSETS		62,372	76,216
TOTAL ASSETS LESS CURRENT LIABILITIES		<u>797,685</u>	<u>832,120</u>
CREDITORS			
Amounts falling due after 1 year		-	-
TOTAL NET ASSETS		<u><u>797,685</u></u>	<u><u>832,120</u></u>
RESERVES			
Restricted Reserves			
- Endowment Fund	13 (a)	176,310	176,310
- Restricted Fund	13 (b)	304,962	304,962
Unrestricted Income and Expenditure Reserve	13 (c)	316,413	350,848
TOTAL RESERVES		<u><u>797,685</u></u>	<u><u>832,120</u></u>

These financial statements were approved by the Committee of Management and signed on its behalf by:

Ms MJ Stubbings (Chair)

Mr J Scade (Treasurer)

Date: 28 September 2023

The notes on Pages 10 – 18 form part of these financial statements.

STATEMENT OF CASH FLOWS

	<u>Year ended</u> <u>31 December 2022</u>	<u>Year ended</u> <u>31 December 2021</u> As restated
	£	£
Net cash (expected on)/generated from operating activities (See Note 1 below)	(21,873)	8,487
Purchase of tangible fixed assets	(474)	-
Interest received	2,990	2,147
	<hr/>	<hr/>
Net change in cash and cash equivalents	(19,357)	10,634
Cash and cash equivalents at beginning of the year	84,569	73,935
Cash and cash equivalents at end of the year	<u>65,212</u>	<u>84,569</u>

Note 1

(Deficit)/surplus for the year	(34,435)	34,183
Depreciation of tangible fixed assets	410	1,147
Decrease/(increase) in trade and other debtors	79	(873)
(Decrease)/increase in trade and other creditors	(5,592)	4,587
Adjustments for investing or financing activities:	20,655	(28,410)
Interest received	(2,990)	(2,147)
	<hr/>	<hr/>
Cash flow from operating activities	<u>(21,873)</u>	<u>8,487</u>

The notes on Pages 10 – 18 form part of these financial statements.

NOTES TO THE FINANCIAL STATEMENTS
FOR THE PERIOD 1 JANUARY 2022 TO 31 DECEMBER 2022

1. PRINCIPAL ACCOUNTING POLICIES

- a. The Charity is administered by the Trustees, as established by the Trust Deed dated 7 May 1875 and as revised by the Trust Deed dated 7 April 1966 and updated 20 July 2010.

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

- b. Accounting Convention and Compliance with Accounting Standards:

The Financial Statements have been prepared in accordance with the historical cost convention except for investments. In preparing the financial statements the Charity follows best practice as set out in the Financial Reporting Standard applicable in the United Kingdom and Republic of Ireland (FRS 102) and with the Charities Act 2011.

The presentation currency is £ sterling.

Transition to the Charities SORP

The Trust has deregistered as a registered provider of social housing, as such the Trust presents its results under the Charities SORP (FRS102). Set out below are the changes in accounting policies which reconcile income and expenditure for the year ended 31 December 2021, and total equity as at 1 January 2021 and 31 December 2021, between the Housing SORP as previously reported and under the Charity SORP in these financial statements.

Reconciliation of equity

	<u>31 December 2021</u>	<u>1 January 2021</u>
Under Housing SORP as previously reported	595,863	558,630
Deferred income in respect of Housing Grants	236,257	233,207
Under Charity SORP (FRS 102)	832,120	791,837

Reconciliation of income and expenditure

	<u>31 December 2021</u>
Under Housing SORP as previously reported	37,233
Government Grant	(3,050)
Under Charity SORP (FRS 102)	34,183

Changes for Charity SORP (FRS 102)

- i. Housing grants are no longer treated as deferred income. Instead, such grants are treated as income on receipt.

NOTES TO THE FINANCIAL STATEMENTS (CONTINUED)
FOR THE PERIOD 1 JANUARY 2022 TO 31 DECEMBER 2022

1. PRINCIPAL ACCOUNTING POLICIES (CONTINUED)

A summary of the more important accounting policies is set out below.

c. Turnover:

Turnover represents rents receivable and contributions from residents and supporting people service subsidy. It also includes fund raising income, which is recognised when collected by the Charity and amortised Government grants.

d. Housing Properties:

The Stephen Hutchen's Charity Properties were acquired in the 18th Century and there is no record of the original cost. During 1993 and 2006 extensive refurbishment and extension work was undertaken. The property is shown in the Balance Sheet at the cost of extensions and improvements. The Trustees have not obtained a valuation of the Housing Properties and land surrounding the Housing Properties, however they consider the market value and recoverable amount to be significantly in excess of the carrying value in the accounts and that there is no indication of impairment.

Whilst it is the policy to depreciate relevant fixed assets, it is considered that the freehold buildings estimated residual value is equal to the net book value and therefore no further depreciation charge arises.

Assets under £100 are not capitalised.

e. Depreciation:

Depreciation is provided at rates calculated to write off the cost less residual value of each asset over its expected useful life. No depreciation has been charged on buildings in the year due to a high residual value and an indefinite useful economic life.

Depreciation is provided as follows:

Property - Almshouse Development	Not depreciated
Plant and Equipment	10% p.a. straight line

f. Government Grants – Housing Grants Received

A Local Authority Grant and a Housing Association Grant (HAG) were obtained to reduce the cost of development of the Housing Properties. The Grants are repayable under certain circumstances, primarily following the sale of a property but will normally be restricted to net proceeds of sale.

The Housing properties are held at cost in the Balance Sheet. The Trust uses the performance model to recognise the grant when received.

g. Capitalisation of Interest:

Interest incurred on capital expenditure on property improvements is charged to income and expenditure when incurred.

h. Investments

The fixed asset investments held are re-valued to market value on an annual basis and market value is also determined to be equal to fair value. The increase/(decrease) in the value of these assets over their original cost is shown in the Statement of Comprehensive Income.

NOTES TO THE FINANCIAL STATEMENTS (CONTINUED)
FOR THE PERIOD 1 JANUARY 2022 TO 31 DECEMBER 2022

1. PRINCIPAL ACCOUNTING POLICIES (CONTINUED)

i. Cyclical Repairs and Maintenance:

Stephen Hutchen's Charity Trust has established a regular programme of cyclical repairs and maintenance. Costs are to be charged to the provision created when they are incurred. An annual provision for cyclical repairs and maintenance of £350 per unit is designated from reserves.

j. Extraordinary Repairs:

Costs of Extraordinary Repairs, unless representing improvements to the properties, are to be charged to the provision created when they are incurred.

An annual provision for Extraordinary Repairs of £150 per unit is designated from reserves.

k. Restricted Reserve

This represents the endowment fund. The funds were received by the charity.

Additional restricted reserves represent donations received for specific purposes. The expenditure is then matched against these funds.

l. Value Added Tax:

The Stephen Hutchen's Charity Trust is not registered for Value Added Tax. In these Financial Statements, where applicable, expenditure is shown inclusive of VAT.

m. Costs for Land Lettings:

Land lettings are not always at market value.

There are no general costs apportioned to this income only direct costs where applicable.

2. COMMITTEE MEMBERS' REMUNERATION AND RELATED PARTY TRANSACTIONS

	<u>2022</u>	<u>2021</u>
	£	£
Expenses reimbursed to Committee Members	839	86
Amount owed to Committee Members for expenses at the year end	-	-
Less: amount owed to Committee Members for expenses brought forward	-	-
	<u>839</u>	<u>86</u>

Related party transactions took place during the year with non-committee members (2021: none). In the year, this involved a spouse of a committee member where they paid for services on behalf of the Charity and the cost of these services were repaid to the individual in the year. Also repair work to the Charity's property was undertaken by the spouse of a committee member and a company which is owned 50% by the spouse of a committee member. The total amount paid to Bosworth Roofing Ltd was £1,440 and to RN Burton was £1,470 and no amounts were outstanding at the year end.

NOTES TO THE FINANCIAL STATEMENTS (CONTINUED)
FOR THE PERIOD 1 JANUARY 2022 TO 31 DECEMBER 2022

Two (2021: three) members were reimbursed postage, food and sundry expenses.

No remuneration was paid to the Trustees nor any persons connected with them.

3. EMPLOYEE INFORMATION

	<u>2022</u>	<u>2021</u>
The average monthly number of employees are:		
Warden and Assistants	1	2
	<u>1</u>	<u>2</u>
The average number of full time equivalents (working every day) are:		
Warden	1	1
	<u>1</u>	<u>1</u>
One warden is required to be available at all times, 24 hours per day.		
Staff Costs		
	£	£
Wages and salaries	12,319	13,503
Pension contributions	114	77
	<u>12,433</u>	<u>13,580</u>

No employees receive emoluments exceeding £60,000.

There are no retirement benefits accruing to any members of staff. The warden has on site accommodation provided that is a requirement of the position.

4. TURNOVER

a) Particulars of turnover, operating expenditure and operating (deficit)/surplus.

	<u>Turnover</u>	<u>Operating</u>	<u>Operating</u>
	£	£	(deficit)/surplus
			£
Year Ended 31 December 2022			
Social housing lettings (Note b)	46,326	(73,275)	(26,949)
Non-social housing activities (Note c)			
Land rents	4,117	-	4,117
Donations	6,062	-	6,062
	<u>56,505</u>	<u>(73,275)</u>	<u>(16,770)</u>
Year Ended 31 December 2021 (as restated)			
Social housing lettings (Note b)	48,701	(49,192)	(491)
Non-social housing activities (Note c)			
Land rents	4,117	-	4,117
Donations	-	-	-
	<u>52,818</u>	<u>(49,192)</u>	<u>3,626</u>

NOTES TO THE FINANCIAL STATEMENTS (CONTINUED)
FOR THE PERIOD 1 JANUARY 2022 TO 31 DECEMBER 2022

b) Particulars of income and expenditure from Social Housing Lettings

	2022		2021	
	Supported Housing and Housing for Older People		Supported Housing and Housing for Older People (as restated)	
	£	£	£	£
Rent receivable net of identifiable service charges		37,924		39,628
Service income (food and general household)		8,402		9,073
		<u>46,326</u>		<u>48,701</u>
Turnover from social housing lettings				
Management	12,432		13,580	
Services	30,587		22,911	
Routine maintenance	15,121		3,409	
Planned maintenance	6,090		2,218	
Depreciation of plant	410		1,147	
Other costs	8,635		5,927	
		<u>(73,275)</u>		<u>(49,192)</u>
Operating costs on social housing lettings				
Operating surplus/(deficit) on social housing lettings		<u>(26,949)</u>		<u>(491)</u>

TURNOVER

c) Particulars of turnover from non-social housing activities

	<u>2022</u>	<u>2021</u>
	£	£
Land rents	4,117	4,117
Donations	6,062	-
	<u>10,179</u>	<u>4,117</u>

5. SUPPORTED HOUSING AND HOUSING FOR OLDER PEOPLE

Number of units available at the 31 December 2022 and 2021	<u>8</u>	<u>8</u>
--	----------	----------

6. INTEREST RECEIVABLE AND SIMILAR INCOME

	<u>2022</u>	<u>2021</u>
	£	£
Bank and Building Society interest	794	9
Investment income	2,196	2,138
	<u>2,990</u>	<u>2,147</u>

NOTES TO THE FINANCIAL STATEMENTS (CONTINUED)
FOR THE PERIOD 1 JANUARY 2022 TO 31 DECEMBER 2022

7. (DEFICIT)/SURPLUS ON ORDINARY ACTIVITIES BEFORE TAXATION

	<u>2022</u>	<u>2021</u>
	£	£
(Deficit)/surplus on Ordinary Activities before taxation is stated after charging:		
Depreciation - Tangible Fixed Assets	410	1,147
Accountancy and payroll fees (including VAT)	2,569	2,321
Independent Examiner's Remuneration (including VAT)	695	695
	<u> </u>	<u> </u>

8. TAXATION

Stephen Hutchen's Charity Trust is a registered charity and is therefore exempt from liability to taxation on its income and capital gains.

9. TANGIBLE FIXED ASSETS

	<u>Property</u>	<u>Plant and</u>	<u>TOTAL</u>
	£	£	£
<u>Cost</u>			
At 31 December 2021	549,627	24,114	573,741
Additions	-	474	474
At 31 December 2022	<u>549,627</u>	<u>24,588</u>	<u>574,215</u>
<u>Depreciation</u>			
At 31 December 2021	-	23,063	23,063
Charge for year	-	410	410
At 31 December 2022	<u>-</u>	<u>23,473</u>	<u>23,473</u>
<u>Net Book Value</u>			
At 31 December 2022	<u>549,627</u>	<u>1,115</u>	<u>550,742</u>
At 31 December 2021	<u>549,627</u>	<u>1,051</u>	<u>550,678</u>

The Trustees consider the market value of the land and properties owned by the Trust to be in excess of cost.

NOTES TO THE FINANCIAL STATEMENTS (CONTINUED)
FOR THE PERIOD 1 JANUARY 2022 TO 31 DECEMBER 2022

10. INVESTMENTS - held to provide an investment return for the charity

Listed (UK)

	<u>2022</u> £	<u>2021</u> £
a) Market value brought forward at at 31 December 2021	205,226	176,816
Net gain/(loss) on revaluation	(20,655)	28,410
Market value carried forward at 31 December 2022	<u>184,571</u>	<u>205,226</u>
b) Base Cost: being Market Value at 31st December 1992	<u>34,565</u>	<u>34,565</u>

11. DEBTORS AND PREPAYMENTS – recoverable within one year

	<u>2022</u> £	<u>2021</u> £
Electricity owed from residents	793	780
Owed from Warden	523	688
Food paid to Warden in advance	684	650
Land rents receivable	3	3
Prepayments	1,968	2,061
Interest due	166	2
HMRC PAYE refund due	1	33
	<u>4,138</u>	<u>4,217</u>

12. CREDITORS - amounts falling due within one year

	<u>2022</u> £	<u>2021</u> £
Trade Creditors	527	1,000
Other Creditors	1,650	3,798
Accruals and Deferred income	4,801	7,772
	<u>6,978</u>	<u>12,570</u>

NOTES TO THE FINANCIAL STATEMENTS (CONTINUED)
FOR THE PERIOD 1 JANUARY 2022 TO 31 DECEMBER 2022

13. RESERVES(a) Endowment Reserves

	<u>2022</u>	<u>2021</u>
	£	£
Endowment Fund brought forward and carried forward at 31 December 2022	176,310	176,310

(b) Restricted Reserves

	<u>2022</u>	<u>2021</u>
	£	(As restated) £
Brought forward and carried forward at 31 December 2022	304,962	304,962

(c) Unrestricted Revenue Reserve

	<u>2022</u>	<u>2021</u>
	£	£
Reserve brought forward as at 1 January (Deficit) /surplus made in year	350,848 (34,435)	316,665 34,183
Carried forward	316,413	350,848

(i) Designated Reserves

	Cyclical Maintenance Fund	Extraordinary Repair Fund	Total
Reserve brought forward as at 31 December 2021	27,248	12,320	39,568
Provided in the year	2,800	1,200	4,000
Spent in year	(4,650)	(1,440)	(6,090)
As at 31 December 2022	25,398	12,080	37,478

(ii) Transfer to Designated Reserves

	<u>2022</u>	<u>2021</u>
	£	£
Cyclical Maintenance Fund Reserve for the year	2,800	2,800
	2,800	2,800
Extraordinary Repair Fund Reserve for the year	1,200	1,200
	4,000	4,000

NOTES TO THE FINANCIAL STATEMENTS (CONTINUED)
FOR THE PERIOD 1 JANUARY 2022 TO 31 DECEMBER 2022

14. CAPITAL COMMITMENTS

Amounts contracted for but not provided in the financial statements amounted to £nil (2021: £nil).

15. POST BALANCE SHEET EVENTS

There have been no reportable events since the Balance Sheet date.

16. ESTABLISHMENT OF CHARITY

The Stephen Hutchen's Charity Trust is governed by a Trust Deed and is a Registered Charity.

17. CONTROLLING PARTY

The Stephen Hutchen's Charity Trust is controlled by the Trustees.

STEPHEN HUTCHEN'S CHARITY TRUST

England & Wales - Charity number 204758

Accounts

STEPHEN HUTCHEN'S CHARITY TRUST
FINANCIAL STATEMENTS
FOR THE PERIOD
1 JANUARY 2021 TO 31 DECEMBER 2021

Registered Charity No. 204758

Homes & Communities Agency No. A4024

WALKER MOYLE LTD
CHARTERED ACCOUNTANTS
PENZANCE

TRUSTEES ANNUAL REPORT
FOR THE PERIOD 1 JANUARY 2021 TO 31 DECEMBER 2021

REFERENCE AND ADMINISTRATIVE DETAILS

The Trustees submit their Report and the Financial Statements for the year ended 31 December 2021 for Stephen Hutchen's Charity Trust. The financial statements have been prepared in accordance with current statutory requirements, the Trust Deed and Statement of Recommended Practice for Social Housing Providers (Housing SORP 2018).

Charity Registration Number

The registered number of the Charity is 204758.

Homes & Communities Agency No.

The registered number of the Charity is A4024.

Principal Address

Stephen Hutchen's Charity Trust
Paul
Penzance
Cornwall
TR19 6UA

Trustees (All whom manage the Charity)

The Governing Body consists of the following members who meet quarterly and administer the charity. The Trustees who served during the year were:

Ex-officio:

The Reverend Vicar of Paul, Rev. A Yates

Nominative:

Cllr. RA Mann (resigned April 2021)
Cllr. N Davis
Cllr. S Bosworth (appointed April 2021)

Co-optative:

Mr GK Prowse (Treasurer)
Mrs PA Jones (Secretary)
Mrs SJ Stephens (Minutes Secretary)
Mr CG Osborne (Chairman)
Mrs RD Bond

Mrs C Oats
Mrs L Burton (Vice Chairman)
Mrs MG Griffiths
Mrs OJ Pickford

Bankers

Barclays Bank
8/9 Market Jew Street
Penzance
Cornwall
TR18 2TW

CCLA
80 Cheapside
London
EC2V 6DZ

Land Agent

Antony Richards
Jupiter House
10 Market Place
Penzance
Cornwall
TR18 2JA

TRUSTEES ANNUAL REPORT
FOR THE PERIOD 1 JANUARY 2021 TO 31 DECEMBER 2021

Solicitors

Cornish Venning
Unit N
Questmap Business Park
Longrock
Penzance
Cornwall
TR20 8AS

Accountants / Independent Examiner

Paula Thomas BA FCA DChA
Walker Moyle Ltd
Alverton Pavilion
Trewithen Road
Penzance
Cornwall
TR18 4LS

STRUCTURE, GOVERNANCE AND MANAGEMENT

Organisation

The Charity is administered by the Trustees, as established by the Trust Deed dated 7 May 1875 and as revised by the Trust Deed dated 7 April 1966 and updated 20 July 2010.

Governance

The Charity is governed by a Scheme Document approved on 7 April 1966 by the Charity Commissioners for England and Wales, which is implemented by the Trustees. The Trustees confirm they have complied with the governance and financial viability standards required.

Nomination and Appointment of Trustees

- a) Ex-officio Trustee – Shall be the Vicar of Paul.
- b) Nominative Trustees – Nominated and Appointed by Penzance Town Council.
- c) Co-optive Trustees – Nominated by agreement of Trustees and appointed by a resolution of the Trustees, being persons residing or carrying on business in the area of benefit.

Risk Assessment

The Trustees have assessed the major risks to which the charity is exposed and are satisfied that systems or procedures are in place to manage those risks.

OBJECTIVES AND ACTIVITIES

Objectives

The Charity's main objective is the provision of Almshouse accommodation.

Activities

In determining activities Trustees have given due regard to the Charity Commission's guidance on Public Benefit. The activities deliver public benefit as follows:

- The Charity's primary benefit is to provide Almshouse accommodation for elderly people in need of assistance who were born in the area of benefit. In default of suitable applicants, the benefactors can be elderly people of good character and in need of assistance who have resided or worked in the area of benefit for at least five years.
- The local authority assists with funding of residents, where appropriate.

The Trustees confirm that they have complied with the duty in section 17(5) of the Charities Act 2011 to have due regard to guidance on public benefit, published by the Charity Commission.

TRUSTEES ANNUAL REPORT
FOR THE PERIOD 1 JANUARY 2021 TO 31 DECEMBER 2021

The Regulator of Social Housing requires all registered social housing providers to report on Value for Money metrics published in the Value for Money Standard 2018. These have been calculated as follows:

	<u>2021</u>	<u>2020</u>
Metric 1: Reinvestment	0%	0%
Metric 2: New supply (social housing units)	0%	0%
Metric 3: Gearing	0%	0%
Metric 4: EBITDA MRI (<i>major repairs included</i>) Interest cover	0%	0%
Metric 5: Headline social housing cost per unit	£6,006	£5,383
Metric 6a: Operating margin (social housing lettings)	12.90%	6%
Metric 6b: Operating margin (overall)	11.95%	13%
Metric 7: Return on capital employed	0.81%	0.9%

The Trustees confirm the charity achieves value for money by ensuring that the Trust provides tenants with high quality accommodation and services. Consistent with its charitable aims, the income from its activities is invested into the provision of such services and accommodation which benefits its residents.

ACHIEVEMENTS AND PERFORMANCE – WHO USED AND BENEFITED FROM OUR SERVICES

Review of the Year

Eight flats were fully occupied during the year. This is a 100% occupancy rate. All residents were elderly and from the area of benefit.

One Trustee has been reimbursed for a total of £56 (2020: £72) for expenses that they had incurred during their duty as Committee Officer. The expenses incurred consist of postage. At the year end £nil (2020: £nil) was owed to the Trustee.

Investments

The Trustees have been approved by the Charity Commissioners to hold and administer investments for the benefit of the Charity.

FINANCIAL REVIEW

Results and Reserves

Income received in the year amounted to nearly £56,000 (2020: over £54,000), of which over £48,700 (2020: over £47,000) has been generated from the residents at the Almshouses. The Trustees have established by reference to future anticipated costs that unrestricted funds may be kept at the level of £350,848 (2020: £316,665) as shown on Page 8. The level of free reserves excluding accumulated gains on investments and designated funds is £71,217 (2020: £68,295) which represents 12 months (2020: 12 months) of expenditure.

Investments

Investments are held in COIF Charities Investment Funds. The market value of the investments at 31 December 2021 was £205,226 (2020: £176,816). This exceeds the original cost by £170,661 (2020: £142,251).

The investments have been held for a number of years, and the Charity intends to continue to hold these investments. The policy for the investments is to ensure that the value exceeds cost and a return is received each year.

TRUSTEES ANNUAL REPORT
FOR THE PERIOD 1 JANUARY 2021 TO 31 DECEMBER 2021

Reserve Policy

The Trustees have decided that the Charity should hold reserves which are neither restricted nor designated equivalent to twelve months expenditure.

£350 per flat is to be transferred each year to the cyclical maintenance designated fund and £150 per flat is to be transferred each year to the extraordinary maintenance designated fund within unrestricted funds.

STATEMENT OF TRUSTEES' RESPONSIBILITIES
FOR THE PERIOD 1 JANUARY 2021 TO 31 DECEMBER 2021

Registered Social Housing Legislation and Charity legislation require 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 its income and expenditure for that period. In preparing those accounts the Trustees are required to:

- Select suitable accounting policies and then apply them consistently.
- Ensure the regularity of transactions by putting in place adequate systems of internal control.
- State whether applicable Accounting Standards and Statements of Recommended Practice have been followed, subject to any departure disclosed and explained in the financial statements.
- Agree the remuneration of the independent examiner.
- Make judgements and estimates that are reasonable and prudent.
- Prepare the accounts on a going concern basis unless it is inappropriate to presume that the charity will continue in operation.

The Trustees are responsible for maintaining proper accounting records which disclose with reasonable accuracy at any time the financial position of the Charity and enables them to ensure that the financial statements comply with the Housing and Regeneration Act 2008, The Accounting Direction for Private Registered Providers of Social Housing from April 2019, the Charities Act 2011 and the Statement of Recommended Practice – Accounting by Registered Social Housing Providers 2018. The Trustees are also responsible for safeguarding the assets of the Charity and hence for taking reasonable steps for the prevention and detection of fraud and other irregularities.

This report was approved by the Board of Trustees and signed on its behalf by:



Mr CG Osborne
(Chairman)

Date: 19th July 2022

I report to the trustees on my examination of the accounts of Stephen Hutchen's Charity Trust for the year ended 31 December 2021, which are set out on pages 7 to 19.

RESPONSIBILITIES AND BASIS OF REPORT

As the Charity's trustees, you are responsible for the preparation of the accounts in accordance with the requirements of the Charities Act 2011 ('the Act'). The Charity's trustees consider that an audit is not required for this year (under section 144(2) of the Charities Act 2011 ('the Act') and Section 136(3) of the Housing and Regeneration Act 2008) and that an independent examination is needed.

I report in respect of my examination of the Charity's accounts carried out under section 145 of the 2011 Act and in carrying out my examination, I have followed all the applicable Directions given by the Charity Commission under section 145(5)(b) of the Act, the Housing and Regeneration Act 2008 and The Accounting Direction for Private Registered Providers of Social Housing from April 2019. 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

I have completed my examination. I confirm that no material matters have come to my attention in connection with the examination which gives me cause to believe that, in any material respect:

- the accounting records were not kept in accordance with sections 130 of the Charities Act; or
- the accounts did not accord with the accounting records; or
- the accounts did not comply with the applicable requirements concerning the form and content of the accounts set out in the Charities (Accounts and Reports) Regulations 2008 other than any requirement that the accounts give a 'true and fair' view which is not a matter considered as part of an independent examination.

I also confirm that the accounts comply with the Homes and Communities Agency requirements as set out below:

- the accounts of Stephen Hutchen's Charity Trust for the financial year in question are in agreement with the accounting records kept by the Stephen Hutchen's Charity Trust under relevant acts;
- having regard only to, and on the basis of the information in those accounting records, those accounts have been drawn up in a manner consistent with the provisions of Housing and Regeneration Act 2008 and the Accounting Direction for Private Registered Providers of Social Housing 2019;
- based on the information in the accounting records, the association met the exemption (from full audit) criteria, for the financial year in question.

I have no concerns and have come across no other matters in connection with the examination to which attention should be drawn in this report in order to enable a proper understanding of the accounts to be reached.



Paula Thomas BA FCA DChA

Chartered Accountant
Walker Moyle Ltd
Alverton Pavilion
Trewithen Road
Penzance
Cornwall
TR18 4LS

Date: 25 July 2022

STATEMENT OF COMPREHENSIVE INCOME
FOR THE YEAR 1 JANUARY 2021 TO 31 DECEMBER 2021

	<u>Note</u>	Year Ended 31 December <u>2021</u> £	Year Ended 31 December <u>2020</u> £
TURNOVER	1(c) & 4(a)	55,868	54,269
<u>Less</u> Operating Expenditure	4(a)	(49,192)	(47,088)
OPERATING SURPLUS/(DEFICIT)		<u>6,676</u>	<u>7,181</u>
Interest receivable and similar income	6	2,147	2,219
Movement in fair value of investments	10	28,410	13,647
SURPLUS/(DEFICIT) FOR THE YEAR AND TOTAL COMPREHENSIVE INCOME FOR THE YEAR		<u><u>37,233</u></u>	<u><u>23,047</u></u>

CONTINUING OPERATIONS

None of the Charity's fundamental activities were acquired or discontinued in the above two financial years.

These financial statements were approved by the Committee of Management and signed on its behalf by:



Mr CG Osborne (Chairman)



Mr GK Prowse (Treasurer)

Date: 19-07-2022

The notes on Pages 11 - 19 form part of these financial statements.

STATEMENT OF CHANGES IN EQUITY – YEAR ENDED 31 DECEMBER 2021

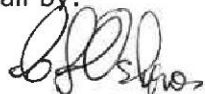
Income and Expenditure <u>Reserve</u>	<u>Restricted Reserve</u> £	<u>Endowment Fund</u> £	<u>Unrestricted Fund</u> £	<u>Total</u> £
Balance at 1 January 2021	65,655	176,310	316,665	558,630
Surplus/(deficit) from statement of comprehensive income	3,050	-	34,183	37,233
Balance at 31 December 2021	<u>68,705</u>	<u>176,310</u>	<u>350,848</u>	<u>595,863</u>

The notes on Pages 11 – 19 form part of these financial statements.

STATEMENT OF FINANCIAL POSITION
AS AT 31 DECEMBER 2021


	Note	2021 £	2020 £
<u>FIXED ASSETS</u>			
Tangible Fixed Assets	9	550,678	551,825
Investments	10	205,226	176,816
		<u>755,904</u>	<u>728,641</u>
<u>CURRENT ASSETS</u>			
Debtors and prepayments	11	4,217	3,344
Cash at Bank		84,569	73,935
		<u>88,786</u>	<u>77,279</u>
<u>Less CREDITORS - amounts falling due within one year</u>	12	(15,620)	(11,033)
NET CURRENT ASSETS		73,166	66,246
TOTAL ASSETS LESS CURRENT LIABILITIES		<u>829,070</u>	<u>794,887</u>
<u>CREDITORS</u>			
Amounts falling due after 1 year	13	(233,207)	(236,257)
TOTAL NET ASSETS		<u>595,863</u>	<u>558,630</u>
<u>RESERVES</u>			
Restricted Reserves			
- Endowment Fund	15 (a)	176,310	176,310
- Restricted Fund	15 (b)	68,705	65,655
Unrestricted Income and Expenditure Reserve	15 (c)	350,848	316,665
TOTAL RESERVES		<u>595,863</u>	<u>558,630</u>

These financial statements were approved by the Committee of Management and signed on its behalf by:



Mr CG Osborne

(Chairman)



Mr GK Prowse

(Treasurer)

Date: 19-07-2022

The notes on Pages 11 – 19 form part of these financial statements.

STATEMENT OF CASH FLOWS

	<u>Year ended</u> <u>31 December 2021</u>	<u>Year ended</u> <u>31 December 2020</u>
	£	£
Net cash generated from operating activities (See Note 1 below)	8,487	5,373
Purchase of tangible fixed assets	-	(540)
Interest received	2,147	2,219
	<u> </u>	<u> </u>
Net change in cash and cash equivalents	10,634	7,052
Cash and cash equivalents at beginning of the year	73,935	66,883
	<u> </u>	<u> </u>
Cash and cash equivalents at end of the year	<u>84,569</u>	<u>73,935</u>

Note 1

Surplus/(deficit) for the year	37,233	23,047
Depreciation of tangible fixed assets	1,147	1,163
(Increase)/decrease in trade and other debtors	(873)	717
Increase/(decrease) in trade and other creditors	4,587	(638)
(Decrease)/increase in provisions	(3,050)	(3,050)
Adjustments for investing or financing activities:	(28,410)	(13,647)
Interest received	(2,147)	(2,219)
	<u> </u>	<u> </u>
Cash flow from operating activities	<u>8,487</u>	<u>5,373</u>

The notes on Pages 11 – 19 form part of these financial statements.

NOTES TO THE FINANCIAL STATEMENTS
FOR THE PERIOD 1 JANUARY 2021 TO 31 DECEMBER 2021

1. PRINCIPAL ACCOUNTING POLICIES

- a. Establishment of Registered Social Housing Provider registered with the Homes and Communities Agency:

The Charity is administered by the Trustees, as established by the Trust Deed dated 7 May 1875 and as revised by the Trust Deed dated 7 April 1966 and updated 20 July 2010.

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

- b. Accounting Convention and Compliance with Accounting Standards:

The Financial Statements have been prepared in accordance with the historical cost convention except for investments, and the Accounting Direction for Private Registered Providers of Social Housing April 2019. In preparing the financial statements the Charity follows best practice as set out in the Statement of Recommended Practice - Accounting by Registered Social Housing Providers 2018, and with the Financial Reporting Standard applicable in the United Kingdom and Republic of Ireland (FRS 102) and with the Charities Act 2011.

A summary of the more important accounting policies is set out below.

- c. Turnover:

Turnover represents rents receivable and contributions from residents and supporting people service subsidy. It also includes fund raising income, which is recognised when collected by the Charity and amortised Government grants.

- d. Housing Properties:

The Stephen Hutchen's Charity Properties were acquired in the 18th Century and there is no record of the original cost. During 1993 and 2006 extensive refurbishment and extension work was undertaken. The property is shown in the Balance Sheet at the cost of extensions and improvements. The Trustees have not obtained a valuation of the Housing Properties and land surrounding the Housing Properties, however they consider the market value and recoverable amount to be significantly in excess of the carrying value in the accounts and that there is no indication of impairment.

Whilst it is the policy to depreciate relevant fixed assets, it is considered that the freehold buildings estimated residual value is equal to the net book value and therefore no further depreciation charge arises.

Assets under £100 are not capitalised.

- e. Depreciation:

Depreciation is provided at rates calculated to write off the cost less residual value of each asset over its expected useful life. No depreciation has been charged on buildings in the year due to a high residual value and a long expected useful economic life.

The following rates and bases have been used:

Depreciation is provided as follows:

Property - Almshouse Development	Not depreciated
Plant and Equipment	10% p.a. straight line

NOTES TO THE FINANCIAL STATEMENTS (CONTINUED)
FOR THE PERIOD 1 JANUARY 2021 TO 31 DECEMBER 2021

1. PRINCIPAL ACCOUNTING POLICIES (CONTINUED)

f. Government Grants – Housing Grants Received

A Local Authority Grant and a Housing Association Grant (HAG) were obtained to reduce the cost of development of the Housing Properties. The Grants are repayable under certain circumstances, primarily following the sale of a property but will normally be restricted to net proceeds of sale.

The Housing properties are held at cost in the Balance Sheet therefore the Trust uses the accruals model to amortise the grant over the life of the structure or the property. The Trustees estimate the useful economic life of the properties to be at least 100 years.

The following rates and basis have been used.

Housing grants amortised 1% p.a. straight line.

g. Capitalisation of Interest:

Interest incurred on capital expenditure on property improvements is charged to income and expenditure when incurred.

h. Investments

The fixed asset investments held are re-valued to market value on an annual basis and market value is also determined to be equal to fair value. The increase/(decrease) in the value of these assets over their original cost is shown in the Statement of Comprehensive Income.

i. Cyclical Repairs and Maintenance:

Stephen Hutchen's Charity Trust has established a regular programme of cyclical repairs and maintenance. Costs are to be charged to the provision created when they are incurred. An annual provision for cyclical repairs and maintenance of £350 per unit is designated from reserves.

j. Extraordinary Repairs:

Costs of Extraordinary Repairs, unless representing improvements to the properties, are to be charged to the provision created when they are incurred.

An annual provision for Extraordinary Repairs of £150 per unit is designated from reserves.

k. Restricted Reserve

This represents the endowment fund. The funds were received by the charity.

Additional restricted reserves represent donations received for specific purposes. The expenditure is then matched against these funds.

l. Value Added Tax:

The Stephen Hutchen's Charity Trust is not registered for Value Added Tax. In these Financial Statements, where applicable, expenditure is shown inclusive of VAT.

NOTES TO THE FINANCIAL STATEMENTS (CONTINUED)
FOR THE PERIOD 1 JANUARY 2021 TO 31 DECEMBER 2021

1. PRINCIPAL ACCOUNTING POLICIES (CONTINUED)

m. Costs for Land Lettings:

Land lettings are not always at market value.

There are no general costs apportioned to this income only direct costs where applicable.

2. COMMITTEE MEMBERS' REMUNERATION AND RELATED PARTY TRANSACTIONS

	<u>2021</u>	<u>2020</u>
	£	£
Expenses reimbursed to Committee Members	86	72
Amount owed to Committee Members for expenses at the year end	-	-
Less: amount owed to Committee Members for expenses brought forward	-	-
	<u>86</u>	<u>72</u>

No (2020: one) related party transaction took place during the year with non-committee members. In 2020, this involved a spouse of a committee member where they purchased materials on behalf of the Charity and the cost of these materials were repaid to the individual in the year. The total amount paid was £1,053 and no amounts were outstanding at the year end.

Three (2020: one) members were reimbursed postage, food and sundry expenses.

No remuneration was paid to the Trustees nor any persons connected with them.

3. EMPLOYEE INFORMATION

	<u>2021</u>	<u>2020</u>
The average monthly number of employees are:		
Warden and Assistants	<u>2</u>	<u>2</u>
The average number of full time equivalents (working every day) are:		
Warden	<u>1</u>	<u>1</u>
One warden is required to be available at all times, 24 hours per day.		
Staff Costs		
	£	£
Wages and salaries	13,503	14,161
Social Security Costs	-	21
Pension contributions	77	102
	<u>13,580</u>	<u>14,284</u>

No employees receive emoluments exceeding £60,000.

There are no retirement benefits accruing to any members of staff. The warden has on site accommodation provided that is a requirement of the position.

NOTES TO THE FINANCIAL STATEMENTS (CONTINUED)
FOR THE PERIOD 1 JANUARY 2021 TO 31 DECEMBER 2021

4. TURNOVER

a) Particulars of turnover, operating expenditure and operating surplus/(deficit).

	<u>Turnover</u> £	<u>Operating Expenditure</u> £	<u>Operating surplus/(deficit)</u> £
Year Ended 31 December 2021			
Social housing lettings (Note b)	51,751	(44,324)	7,427
Non-social housing activities (Note c)			
Land rents	4,117	-	4,117
Hire of room	-	-	-
Donations	-	-	-
	<u>55,868</u>	<u>(44,324)</u>	<u>11,544</u>
Year Ended 31 December 2020			
Social housing lettings (Note b)	50,123	(47,088)	3,035
Non-social housing activities (Note c)			
Land rents	4,117	-	4,117
Hire of room	12	-	12
Donations	17	-	17
	<u>54,269</u>	<u>(47,088)</u>	<u>7,181</u>

b) Particulars of income and expenditure from Social Housing Lettings

	2021		2020	
	<u>Supported Housing and Housing for Older People</u>		<u>Supported Housing and Housing for Older People</u>	
	£	£	£	£
Rent receivable net of identifiable service charges		39,628		38,377
Service income (food and general household)		9,073		8,696
Government Grant		3,050		3,050
Turnover from social housing lettings		<u>51,751</u>		<u>50,123</u>
Management	13,580		14,284	
Services	22,911		20,759	
Routine maintenance	3,409		4,931	
Planned maintenance	2,218		-	
Depreciation of plant	1,147		1,163	
Other costs	5,927		5,951	
Operating costs on social housing lettings		<u>(49,192)</u>		<u>(47,088)</u>
Operating surplus/(deficit) on social housing lettings		<u>2,559</u>		<u>3,035</u>
Void losses: 2021: nil				
2020: nil		-		-

NOTES TO THE FINANCIAL STATEMENTS (CONTINUED)
FOR THE PERIOD 1 JANUARY 2021 TO 31 DECEMBER 2021

5. TURNOVER

c) Particulars of turnover from non-social housing activities

	<u>2021</u>	<u>2020</u>
	£	£
Land rents	4,117	4,117
Hire of room at Hutchens House for functions	-	12
Donations	-	17
	<u>4,117</u>	<u>4,146</u>

d) Number of units available to let

Supported Housing and Housing for Older People

Number of units available at the
31 December 2021 and 2020

8	8
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6. INTEREST RECEIVABLE AND SIMILAR INCOME

	<u>2021</u>	<u>2020</u>
	£	£
Bank and Building Society interest	9	122
Investment income	2,138	2,097
	<u>2,147</u>	<u>2,219</u>

7. SURPLUS/(DEFICIT) ON ORDINARY ACTIVITIES BEFORE TAXATION

	<u>2021</u>	<u>2020</u>
	£	£
Surplus/(deficit) on Ordinary Activities before taxation is stated after charging:		
Depreciation - Tangible Fixed Assets	1,147	1,163
Accountancy and payroll fees (including VAT)	2,321	2,191
Independent Examiner's Remuneration (including VAT)	695	695
	<u>695</u>	<u>695</u>

NOTES TO THE FINANCIAL STATEMENTS (CONTINUED)
FOR THE PERIOD 1 JANUARY 2021 TO 31 DECEMBER 2021

8. TAXATION

Stephen Hutchen's Charity Trust is a registered charity and is therefore exempt from liability to taxation on its income and capital gains.

9. TANGIBLE FIXED ASSETS

	<u>Property</u> £	<u>Plant and Equipment</u> £	<u>TOTAL</u> £
<u>Cost</u>			
At 31 December 2020	549,627	24,114	573,741
Additions	-	-	-
At 31 December 2021	<u>549,627</u>	<u>24,114</u>	<u>573,741</u>
<u>Depreciation</u>			
At 31 December 2020	-	21,916	21,916
Charge for year	-	1,147	1,147
At 31 December 2021	<u>-</u>	<u>23,063</u>	<u>23,063</u>
<u>Net Book Value</u>			
At 31 December 2021	<u>549,627</u>	<u>1,051</u>	<u>550,678</u>
At 31 December 2020	<u>549,627</u>	<u>2,198</u>	<u>551,825</u>

The Trustees consider the market value of the land and properties owned by the Trust to be in excess of cost.

10. INVESTMENTS - held to provide an investment return for the charityListed (UK)

	<u>2021</u> £	<u>2020</u> £
a) Market value brought forward at at 31 December 2020	176,816	163,169
Net gain/(loss) on revaluation	28,410	13,647
Market value carried forward at 31 December 2021	<u>205,226</u>	<u>176,816</u>
b) Base Cost: being Market Value at 31st December 1992	<u>34,565</u>	<u>34,565</u>

NOTES TO THE FINANCIAL STATEMENTS (CONTINUED)
FOR THE PERIOD 1 JANUARY 2021 TO 31 DECEMBER 2021

11. <u>DEBTORS AND PREPAYMENTS</u> – recoverable within one year		
	<u>2021</u>	<u>2020</u>
	£	£
Electricity owed from residents	780	-
Owed from Warden	688	580
Food paid to Warden in advance	650	900
Land rents receivable	3	3
Prepayments	2,061	1,804
Interest due	2	-
HMRC PAYE refund due	33	57
	<u>4,217</u>	<u>3,344</u>
12. <u>CREDITORS</u> - amounts falling due within one year		
	<u>2021</u>	<u>2020</u>
	£	£
Trade Creditors	1,000	946
Other Creditors	3,798	3,765
Accruals and Deferred income	10,822	6,322
	<u>15,620</u>	<u>11,033</u>
13. <u>CREDITORS</u> – amounts falling due after one year		
	<u>2021</u>	<u>2020</u>
	£	£
Deferred Income	233,207	236,257
	<u>233,207</u>	<u>236,257</u>
14. <u>DEFERRED INCOME</u>		
Deferred income represents Government grants for Social Housing. The total of Government grants received as at 31 December 2021 was £304,962 (2020: £304,962). Deferred income shown in the accounts is as follows:		
	<u>2021</u>	<u>2020</u>
	£	£
Brought forward	239,307	242,357
Recognised in Statement of Comprehensive Income in the year	3,050	3,050
Carried forward	<u>236,257</u>	<u>239,307</u>

NOTES TO THE FINANCIAL STATEMENTS (CONTINUED)
FOR THE PERIOD 1 JANUARY 2021 TO 31 DECEMBER 2021

15. RESERVES(a) Endowment Reserves

	<u>2021</u>	<u>2020</u>
	£	£
Endowment Fund brought forward and carried forward at 31 December 2021	176,310	176,310

(b) Restricted Reserves

	<u>2021</u>	<u>2020</u>
	£	£
Brought forward	65,655	62,605
Amortisation of Grant	3,050	3,050
Carried forward	<u>68,705</u>	<u>65,655</u>

(c) Unrestricted Revenue Reserve

	<u>2021</u>	<u>2020</u>
	£	£
Reserve brought forward as at 1 January	316,665	296,669
Surplus/(deficit) made in year	34,183	19,996
Carried forward	<u>350,848</u>	<u>316,665</u>

(i) Designated Reserves

	Cyclical Maintenance Fund	Extraordinary Repair Fund	Total
Reserve brought forward as at 31 December 2020	24,448	11,120	35,568
Provided in the year	2,800	1,200	4,000
Spent in year	-	-	-
As at 31 December 2021	<u>27,248</u>	<u>12,320</u>	<u>39,568</u>

(ii) Transfer to Designated Reserves

	<u>2021</u>	<u>2020</u>
	£	£
Cyclical Maintenance Fund Reserve for the year	2,800	2,800
<u>Less: Expenditure</u>	-	-
	<u>2,800</u>	<u>2,800</u>
Extraordinary Repair Fund Reserve for the year	1,200	1,200
<u>Less: Expenditure</u>	-	-
	<u>4,000</u>	<u>4,000</u>

NOTES TO THE FINANCIAL STATEMENTS (CONTINUED)
FOR THE PERIOD 1 JANUARY 2021 TO 31 DECEMBER 2021

16. CAPITAL COMMITMENTS

Amounts contracted for but not provided in the financial statements amounted to £nil (2020: £nil).

17. POST BALANCE SHEET EVENTS

There have been no reportable events since the Balance Sheet date.

18. ESTABLISHMENT OF REGISTERED HOUSING PROVIDER

The Stephen Hutchen's Charity Trust is governed by a Trust Deed and is a Registered Charity.

19. CONTROLLING PARTY

The Stephen Hutchen's Charity Trust is controlled by the Trustees.

STEPHEN HUTCHEN'S CHARITY TRUST

England & Wales - Charity number 204758

Accounts

STEPHEN HUTCHEN'S CHARITY TRUST
FINANCIAL STATEMENTS
FOR THE PERIOD
1 JANUARY 2020 TO 31 DECEMBER 2020

Registered Charity No. 204758

Homes & Communities Agency No. A4024

WALKER MOYLE LTD
CHARTERED ACCOUNTANTS
PENZANCE

TRUSTEES ANNUAL REPORT
FOR THE PERIOD 1 JANUARY 2020 TO 31 DECEMBER 2020

REFERENCE AND ADMINISTRATIVE DETAILS

The Trustees submit their Report and the Financial Statements for the year ended 31 December 2020 for Stephen Hutchen's Charity Trust. The financial statements have been prepared in accordance with current statutory requirements, the Trust Deed and Statement of Recommended Practice for Social Housing Providers (Housing SORP 2018).

Charity Registration Number

The registered number of the Charity is 204758.

Homes & Communities Agency No.

The registered number of the Charity is A4024.

Principal Address

Stephen Hutchen's Charity Trust
Paul
Penzance
Cornwall
TR19 6UA

Trustees (All whom manage the Charity)

The Governing Body consists of the following members who meet quarterly and administer the charity. The Trustees who served during the year were:

Ex-officio:

The Reverend Vicar of Paul, Rev. A Yates

Nominative:

Cllr. RA Mann
Cllr. N Davis

Co-optative:

Mr GK Prowse (Treasurer)
Mrs PA Jones (Secretary)
Mrs SJ Stephens (Minutes Secretary)
Mr CG Osborne (Chairman)
Mrs RD Bond

Mrs C Oats
Mrs L Burton (Vice Chairman)
Mrs MG Griffiths
Mrs OJ Pickford

Bankers

Barclays Bank
8/9 Market Jew Street
Penzance
Cornwall
TR18 2TW

CCLA
80 Cheapside
London
EC2V 6DZ

Land Agent

Antony Richards
Jupiter House
10 Market Place
Penzance
Cornwall
TR18 2JA

TRUSTEES ANNUAL REPORT
FOR THE PERIOD 1 JANUARY 2020 TO 31 DECEMBER 2020

Solicitors

Cornish Venning
Unit N
Questmap Business Park
Longrock
Penzance
Cornwall
TR20 8AS

Accountants / Independent Examiner

Paula Thomas BA FCA DChA
Walker Moyle Ltd
Alverton Pavilion
Trewithen Road
Penzance
Cornwall
TR18 4LS

STRUCTURE, GOVERNANCE AND MANAGEMENT

Organisation

The Charity is administered by the Trustees, as established by the Trust Deed dated 7 May 1875 and as revised by the Trust Deed dated 7 April 1966 and updated 20 July 2010.

Governance

The Charity is governed by a Scheme Document approved on 7 April 1966 by the Charity Commissioners for England and Wales, which is implemented by the Trustees. The Trustees confirm they have complied with the governance and financial viability standards required.

Nomination and Appointment of Trustees

- a) Ex-officio Trustee – Shall be the Vicar of Paul.
- b) Nominative Trustees – Nominated and Appointed by Penzance Town Council.
- c) Co-optive Trustees – Nominated by agreement of Trustees and appointed by a resolution of the Trustees, being persons residing or carrying on business in the area of benefit.

Risk Assessment

The Trustees have assessed the major risks to which the charity is exposed and are satisfied that systems or procedures are in place to manage those risks.

OBJECTIVES AND ACTIVITIES

Objectives

The Charity's main objective is the provision of Almshouse accommodation.

Activities

In determining activities Trustees have given due regard to the Charities Commission on Public Benefit. The activities deliver public benefit as follows:

- The Charity's primary benefit is to provide Almshouse accommodation for elderly people in need of assistance who were born in the area of benefit. In default of suitable applicants, the benefactors can be elderly people of good character and in need of assistance who have resided or worked in the area of benefit for at least five years.
- The local authority assists with funding of residents, where appropriate.

The Trustees confirm that they have complied with the duty in section 17(5) of the Charities Act 2011 to have due regard to guidance on public benefit, published by the Charity Commission.

TRUSTEES ANNUAL REPORT
FOR THE PERIOD 1 JANUARY 2020 TO 31 DECEMBER 2020

The Regulator of Social Housing requires all registered social housing providers to report on Value for Money metrics published in the Value for Money Standard 2018. These have been calculated as follows:

	<u>2020</u>	<u>2019</u>
Metric 1: Reinvestment	0%	0%
Metric 2: New supply (social housing units)	0%	0%
Metric 3: Gearing	0%	0%
Metric 4: EBITDA MRI (<i>major repairs included</i>)Interest cover	0%	0%
Metric 5: Headline social housing cost per unit	£5,383	£5,337
Metric 6a: Operating margin (social housing lettings)	6%	8%
Metric 6b: Operating margin (overall)	13%	22%
Metric 7: Return on capital employed	0.9%	1.71%

The Trustees confirm the charity achieves value for money by ensuring that the Trust provides tenants with high quality accommodation and services. Consistent with its charitable aims, the income from its activities is invested into the provision of such services and accommodation which benefits its residents.

ACHIEVEMENTS AND PERFORMANCE – WHO USED AND BENEFITED FROM OUR SERVICES

Review of the Year

Eight flats were fully occupied during the year. This is a 100% occupancy rate. All residents were elderly and from the area of benefit.

One Trustee has been reimbursed for a total of £72 (2019: £35) for expenses that they had incurred during their duty as Committee Officer. The expenses incurred consist of postage. At the year end £nil (2019: £nil) was owed to the Trustee.

Investments

The Trustees have been approved by the Charity Commissioners to hold and administer investments for the benefit of the Charity.

FINANCIAL REVIEW

Results and Reserves

Income received in the year amounted to over £54,000 (2019: over £59,000), of which over £47,000 (2019: over £46,500) has been generated from the residents at the Almshouses. The Trustees have established by reference to future anticipated costs that unrestricted funds may be kept at the level of £316,665 (2019: £296,669) as shown on Page 8. The level of free reserves excluding accumulated gains on investments and designated funds is £68,295 (2019: £65,323) which represents 12 months (2019: 12 months) of expenditure.

Investments

Investments are held in COIF Charities Investment Funds. The market value of the investments at 31 December 2020 was £176,816 (2019: £163,169). This exceeds the original cost by £142,251 (2019: £128,604).

The investments have been held for a number of years, and the Charity intends to continue to hold these investments. The policy for the investments is to ensure that the value exceeds cost and a return is received each year.

TRUSTEES ANNUAL REPORT
FOR THE PERIOD 1 JANUARY 2020 TO 31 DECEMBER 2020

Reserve Policy

The Trustees have decided that the Charity should hold reserves which are neither restricted nor designated equivalent to twelve months expenditure.

£350 per flat is to be transferred each year to the cyclical maintenance designated fund and £150 per flat is to be transferred each year to the extraordinary maintenance designated fund within unrestricted funds.

STATEMENT OF TRUSTEES' RESPONSIBILITIES
FOR THE PERIOD 1 JANUARY 2020 TO 31 DECEMBER 2020

Registered Social Housing Legislation and Charity legislation require 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 its income and expenditure for that period. In preparing those accounts the Trustees are required to:

- Select suitable accounting policies and then apply them consistently.
- Ensure the regularity of transactions by putting in place adequate systems of internal control.
- State whether applicable Accounting Standards and Statements of Recommended Practice have been followed, subject to any departure disclosed and explained in the financial statements.
- Agree the remuneration of the independent examiner.
- Make judgements and estimates that are reasonable and prudent.
- Prepare the accounts on a going concern basis unless it is inappropriate to presume that the charity will continue in operation.

The Trustees are responsible for maintaining proper accounting records which disclose with reasonable accuracy at any time the financial position of the Charity and enables them to ensure that the financial statements comply with the Housing and Regeneration Act 2008, The Accounting Direction for Private Registered Providers of Social Housing from April 2019, the Charities Act 2011 and the Statement of Recommended Practice – Accounting by Registered Social Housing Providers 2018. The Trustees are also responsible for safeguarding the assets of the Charity and hence for taking reasonable steps for the prevention and detection of fraud and other irregularities.

This report was approved by the Board of Trustees and signed on its behalf by:

Mr CG Osborne
(Chairman)

Date: 29 June 2021

I report to the trustees on my examination of the accounts of Stephen Hutchen's Charity Trust for the year ended 31 December 2020, which are set out on pages 7 to 19.

RESPONSIBILITIES AND BASIS OF REPORT

As the Charity's trustees, you are responsible for the preparation of the accounts in accordance with the requirements of the Charities Act 2011 ('the Act'). The Charity's trustees consider that an audit is not required for this year (under section 144(2) of the Charities Act 2011 ('the Act') and Section 136(3) of the Housing and Regeneration Act 2008) and that an independent examination is needed.

I report in respect of my examination of the Charity's accounts carried out under section 145 of the 2011 Act and in carrying out my examination, I have followed all the applicable Directions given by the Charity Commission under section 145(5)(b) of the Act, the Housing and Regeneration Act 2008 and The Accounting Direction for Private Registered Providers of Social Housing from April 2019. 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

I have completed my examination. I confirm that no material matters have come to my attention in connection with the examination which gives me cause to believe that, in any material respect:

- the accounting records were not kept in accordance with sections 130 of the Charities Act; or
- the accounts did not accord with the accounting records; or
- the accounts did not comply with the applicable requirements concerning the form and content of the accounts set out in the Charities (Accounts and Reports) Regulations 2008 other than any requirement that the accounts give a 'true and fair' view which is not a matter considered as part of an independent examination.

I also confirm that the accounts comply with the Homes and Communities Agency requirements as set out below:

- the accounts of Stephen Hutchen's Charity Trust for the financial year in question are in agreement with the accounting records kept by the Stephen Hutchen's Charity Trust under relevant acts;
- having regard only to, and on the basis of the information in those accounting records, those accounts have been drawn up in a manner consistent with the provisions of Housing and Regeneration Act 2008 and the Accounting Direction for Private Registered Providers of Social Housing 2019;
- based on the information in the accounting records, the association met the exemption (from full audit) criteria, for the financial year in question.

I have no concerns and have come across no other matters in connection with the examination to which attention should be drawn in this report in order to enable a proper understanding of the accounts to be reached.

Paula Thomas BA FCA DChA

Chartered Accountant
Walker Moyle Ltd
Alverton Pavilion
Trewithen Road
Penzance
Cornwall
TR18 4LS

Date: 14 July 2021

STATEMENT OF COMPREHENSIVE INCOME
FOR THE YEAR 1 JANUARY 2020 TO 31 DECEMBER 2020

	<u>Note</u>	<u>2020</u> £	Year Ended 31 December <u>2019</u> £
TURNOVER	1(c) & 4(a)	54,269	59,221
<u>Less</u> Operating Expenditure	4(a)	(47,088)	(45,999)
OPERATING SURPLUS/(DEFICIT)		<u>7,181</u>	<u>13,222</u>
Interest receivable and similar income	6	2,219	2,343
Movement in fair value of investments	10	13,647	27,237
SURPLUS/(DEFICIT) FOR THE YEAR AND TOTAL COMPREHENSIVE INCOME FOR THE YEAR		<u><u>23,047</u></u>	<u><u>42,802</u></u>

CONTINUING OPERATIONS

None of the Charity's fundamental activities were acquired or discontinued in the above two financial years.

These financial statements were approved by the Committee of Management and signed on its behalf by:

Mr CG Osborne (Chairman)

Mr GK Prowse (Treasurer)

Date: 29 June 2021

The notes on Pages 11 - 19 form part of these financial statements.

STATEMENT OF CHANGES IN EQUITY – YEAR ENDED 31 DECEMBER 2020

Income and Expenditure <u>Reserve</u>	<u>Restricted Reserve</u> £	<u>Endowment Fund</u> £	<u>Unrestricted Fund</u> £	<u>Total</u> £
Balance at 1 January 2020	62,605	176,310	296,669	535,584
Surplus/(deficit) from statement of comprehensive income	3,050	-	19,996	23,046
Balance at 31 December 2020	<u>65,655</u>	<u>176,310</u>	<u>316,665</u>	<u>558,630</u>

The notes on Pages 11 – 19 form part of these financial statements.

STATEMENT OF FINANCIAL POSITION
AS AT 31 DECEMBER 2020

	<u>Note</u>	<u>2020</u> £	<u>2019</u> £
<u>FIXED ASSETS</u>			
Tangible Fixed Assets	9	551,825	552,448
Investments	10	176,816	163,169
		<u>728,641</u>	<u>715,617</u>
<u>CURRENT ASSETS</u>			
Debtors and prepayments	11	3,344	4,061
Cash at Bank		73,935	66,883
		<u>77,279</u>	<u>70,944</u>
<u>Less</u> CREDITORS - amounts falling due within one year	12	(11,033)	(11,670)
NET CURRENT ASSETS		66,246	59,274
TOTAL ASSETS LESS CURRENT LIABILITIES		<u>794,887</u>	<u>774,891</u>
CREDITORS			
Amounts falling due after 1 year	13	(236,257)	(239,307)
TOTAL NET ASSETS		<u>558,630</u>	<u>535,584</u>
RESERVES			
Restricted Reserves			
- Endowment Fund	15 (a)	176,310	176,310
- Restricted Fund	15 (b)	65,655	62,605
Unrestricted Income and Expenditure Reserve	15 (c)	316,665	296,669
TOTAL RESERVES		<u>558,630</u>	<u>535,584</u>

These financial statements were approved by the Committee of Management and signed on its behalf by:

Mr CG Osborne (Chairman)

Mr GK Prowse (Treasurer)

Date: 29 June 2021

The notes on Pages 11 – 19 form part of these financial statements.

STATEMENT OF CASH FLOWS

	<u>Year ended</u> <u>31 December 2020</u>	<u>Year ended</u> <u>31 December 2019</u>
	£	£
Net cash generated from operating activities (See Note 1 below)	5,373	13,708
Purchase of tangible fixed assets	(540)	-
Interest received	2,219	2,343
	<hr/>	<hr/>
Net change in cash and cash equivalents	7,052	16,051
Cash and cash equivalents at beginning of the year	66,883	50,832
Cash and cash equivalents at end of the year	<u><u>73,935</u></u>	<u><u>66,883</u></u>

Note 1

Cash flow from operating activities	<u>5,373</u>	<u>13,708</u>
Surplus/(deficit) for the year	23,047	42,802
Depreciation of tangible fixed assets	1,163	1,114
Decrease/(increase) in trade and other debtors	717	1,042
Increase/(decrease) in trade and other creditors	(638)	1,380
Increase/(decrease) in provisions	(3,050)	(3,050)
Adjustments for investing or financing activities:	(13,647)	(27,237)
Interest received	(2,219)	(2,343)

The notes on Pages 11 – 19 form part of these financial statements.

NOTES TO THE FINANCIAL STATEMENTS
FOR THE PERIOD 1 JANUARY 2020 TO 31 DECEMBER 2020

1. PRINCIPAL ACCOUNTING POLICIES

- a. Establishment of Registered Social Housing Provider registered with the Homes and Communities Agency:

The Charity is administered by the Trustees, as established by the Trust Deed dated 7 May 1875 and as revised by the Trust Deed dated 7 April 1966 and updated 20 July 2010.

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

- b. Accounting Convention and Compliance with Accounting Standards:

The Financial Statements have been prepared in accordance with the historical cost convention except for investments, and the Accounting Direction for Private Registered Providers of Social Housing April 2015. In preparing the financial statements the Charity follows best practice as set out in the Statement of Recommended Practice - Accounting by Registered Social Housing Providers 2018, and with the Financial Reporting Standard applicable in the United Kingdom and Republic of Ireland (FRS 102) and with the Charities Act 2011.

A summary of the more important accounting policies is set out below.

- c. Turnover:

Turnover represents rents receivable and contributions from residents and supporting people service subsidy. It also includes fund raising income, which is recognised when collected by the Charity and amortised Government grants.

- d. Housing Properties:

The Stephen Hutchen's Charity Properties were acquired in the 18th Century and there is no record of the original cost. During 1993 and 2006 extensive refurbishment and extension work was undertaken. The property is shown in the Balance Sheet at the cost of extensions and improvements. The Trustees have not obtained a valuation of the Housing Properties and land surrounding the Housing Properties, however they consider the market value and recoverable amount to be significantly in excess of the carrying value in the accounts and that there is no indication of impairment.

Whilst it is the policy to depreciate relevant fixed assets, it is considered that the freehold buildings estimated residual value is equal to the net book value and therefore no further depreciation charge arises.

Assets under £100 are not capitalised.

- e. Depreciation:

Depreciation is provided at rates calculated to write off the cost less residual value of each asset over its expected useful life. No depreciation has been charged on buildings in the year due to a high residual value and a long expected useful economic life.

The following rates and bases have been used:

Depreciation is provided as follows:

Property - Almshouse Development	Not depreciated
Plant and Equipment	10% p.a. straight line

NOTES TO THE FINANCIAL STATEMENTS (CONTINUED)
FOR THE PERIOD 1 JANUARY 2020 TO 31 DECEMBER 2020

1. PRINCIPAL ACCOUNTING POLICIES (CONTINUED)

f. Government Grants – Housing Grants Received

A Local Authority Grant and a Housing Association Grant (HAG) were obtained to reduce the cost of development of the Housing Properties. The Grants are repayable under certain circumstances, primarily following the sale of a property but will normally be restricted to net proceeds of sale.

The Housing properties are held at cost in the Balance Sheet therefore the Trust uses the accruals model to amortise the grant over the life of the structure or the property. The Trustees estimate the useful economic life of the properties to be at least 100 years.

The following rates and basis have been used.

Housing grants amortised 1% p.a. straight line.

g. Capitalisation of Interest:

Interest incurred on capital expenditure on property improvements is charged to income and expenditure when incurred.

h. Investments

The fixed asset investments held are re-valued to market value on an annual basis and market value is also determined to be equal to fair value. The increase/(decrease) in the value of these assets over their original cost is shown in the Statement of Comprehensive Income.

i. Cyclical Repairs and Maintenance:

Stephen Hutchen's Charity Trust has established a regular programme of cyclical repairs and maintenance. Costs are to be charged to the provision created when they are incurred. An annual provision for cyclical repairs and maintenance of £350 per unit is designated from reserves.

j. Extraordinary Repairs:

Costs of Extraordinary Repairs, unless representing improvements to the properties, are to be charged to the provision created when they are incurred.

An annual provision for Extraordinary Repairs of £150 per unit is designated from reserves.

k. Restricted Reserve

This represents the endowment fund. The funds were received by the charity.

Additional restricted reserves represent donations received for specific purposes. The expenditure is then matched against these funds.

l. Value Added Tax:

The Stephen Hutchen's Charity Trust is not registered for Value Added Tax. In these Financial Statements, where applicable, expenditure is shown inclusive of VAT.

NOTES TO THE FINANCIAL STATEMENTS (CONTINUED)
FOR THE PERIOD 1 JANUARY 2020 TO 31 DECEMBER 2020

1. PRINCIPAL ACCOUNTING POLICIES (CONTINUED)

m. Costs for Land Lettings:

Land lettings are not always at market value.

There are no general costs apportioned to this income only direct costs where applicable.

2. COMMITTEE MEMBERS' REMUNERATION AND RELATED PARTY TRANSACTIONS

	<u>2020</u>	<u>2019</u>
	£	£
Expenses reimbursed to Committee Members	72	35
Amount owed to Committee Members for expenses at the year end	-	-
Less: amount owed to Committee Members for expenses brought forward	-	-
	<u>72</u>	<u>35</u>

One (2019: none) related party transaction took place during the year with a non-committee member. This involved a spouse of a committee member where they purchased materials on behalf of the Charity and the cost of these materials were repaid to the individual in the year. The total amount paid was £1,053 and no amounts were outstanding at the year end.

One (2018: one) member was reimbursed postage expenses.

No remuneration was paid to the Trustees nor any persons connected with them.

3. EMPLOYEE INFORMATION

	<u>2020</u>	<u>2019</u>
The average monthly number of employees are:		
Warden and Assistants	<u>2</u>	<u>2</u>
The average number of full time equivalents (working every day) are:		
Warden	<u>1</u>	<u>1</u>
One warden is required to be available at all times, 24 hours per day.		
Staff Costs		
	£	£
Wages and salaries	14,161	13,281
Social Security Costs	21	-
Pension contributions	102	-
	<u>14,284</u>	<u>13,281</u>

No employees receive emoluments exceeding £60,000.

There are no retirement benefits accruing to any members of staff. The warden has on site accommodation provided that is a requirement of the position.

NOTES TO THE FINANCIAL STATEMENTS (CONTINUED)
FOR THE PERIOD 1 JANUARY 2020 TO 31 DECEMBER 2020

4. TURNOVER

a) Particulars of turnover, operating expenditure and operating surplus/(deficit).

	<u>Turnover</u>	<u>Operating</u> <u>Expenditure</u>	<u>Operating</u> <u>surplus/(deficit)</u>
	£	£	£
Year Ended 31 December 2020			
Social housing lettings (Note b)	50,123	(47,088)	3,035
Non-social housing activities (Note c)			
Land rents	4,117	-	4,117
Hire of room	12	-	12
Donations	17	-	17
	<u>54,269</u>	<u>(47,088)</u>	<u>7,181</u>
Year Ended 31 December 2019			
Social housing lettings (Note b)	50,039	(45,999)	4,040
Non-social housing activities (Note c)			
Land rents	4,102	-	4,102
Hire of room	80	-	80
Donations	5,000	-	5,000
	<u>59,221</u>	<u>(45,999)</u>	<u>13,222</u>

b) Particulars of income and expenditure from Social Housing Lettings

	2020		2019	
	<u>Supported Housing</u> <u>and Housing</u> <u>for Older People</u>		<u>Supported Housing</u> <u>and Housing</u> <u>for Older People</u>	
	£	£	£	£
Rent receivable net of identifiable service charges		38,377		38,377
Service income (food and general household)		8,696		8,612
Government Grant		3,050		3,050
Turnover from social housing lettings		<u>50,123</u>		<u>50,039</u>
Management	14,284		13,281	
Services	20,759		20,544	
Routine maintenance	4,931		5,861	
Planned maintenance	-		-	
Depreciation of plant	1,163		1,114	
Other costs	5,951		5,199	
Operating costs on social housing lettings		<u>(47,088)</u>		<u>(45,999)</u>
Operating surplus/(deficit) on social housing lettings		<u>3,035</u>		<u>4,040</u>
Void losses: 2020: nil				
2019: nil		-		-

NOTES TO THE FINANCIAL STATEMENTS (CONTINUED)
FOR THE PERIOD 1 JANUARY 2020 TO 31 DECEMBER 2020

5. TURNOVER

c) Particulars of turnover from non-social housing activities

	<u>2020</u>	<u>2019</u>
	£	£
Land rents	4,117	4,102
Hire of room at Hutchens House for functions	12	80
Donations	17	5,000
	<u>4,146</u>	<u>9,182</u>

d) Number of units available to let

Supported Housing and Housing for Older People

Number of units available at the
31 December 2020 and 2019

8	8
<u>8</u>	<u>8</u>

6. INTEREST RECEIVABLE AND SIMILAR INCOME

	<u>2020</u>	<u>2019</u>
	£	£
Bank and Building Society interest	122	241
Investment income	2,097	2,102
	<u>2,219</u>	<u>2,343</u>

7. SURPLUS/(DEFICIT) ON ORDINARY ACTIVITIES BEFORE TAXATION

	<u>2020</u>	<u>2019</u>
	£	£
Surplus/(deficit) on Ordinary Activities before taxation is stated after charging:		
Depreciation - Tangible Fixed Assets	1,163	1,114
Accountancy and payroll fees (including VAT)	2,191	1,785
Independent Examiner's Remuneration (including VAT)	695	675
	<u>695</u>	<u>675</u>

NOTES TO THE FINANCIAL STATEMENTS (CONTINUED)
FOR THE PERIOD 1 JANUARY 2020 TO 31 DECEMBER 2020

8. TAXATION

Stephen Hutchen's Charity Trust is a registered charity and is therefore exempt from liability to taxation on its income and capital gains.

9. TANGIBLE FIXED ASSETS

	<u>Property</u> £	<u>Plant and Equipment</u> £	<u>TOTAL</u> £
<u>Cost</u>			
At 31 December 2019	549,627	23,574	573,201
Additions	-	540	540
At 31 December 2020	<u>549,627</u>	<u>24,114</u>	<u>573,741</u>
<u>Depreciation</u>			
At 31 December 2019	-	20,753	20,753
Charge for year	-	1,163	1,163
At 31 December 2020	<u>-</u>	<u>21,916</u>	<u>21,916</u>
<u>Net Book Value</u>			
At 31 December 2020	<u>549,627</u>	<u>2,198</u>	<u>551,825</u>
At 31 December 2019	<u>549,627</u>	<u>2,821</u>	<u>552,448</u>

The Trustees consider the market value of the land and properties owned by the Trust to be in excess of cost.

10. INVESTMENTS - held to provide an investment return for the charityListed (UK)

	<u>2020</u> £	<u>2019</u> £
a) Market value brought forward at at 31 December 2019	163,169	135,932
Net gain/(loss) on revaluation	13,647	27,237
Market value carried forward at 31 December 2020	<u>176,816</u>	<u>163,169</u>
b) Base Cost: being Market Value at 31st December 1992	<u>34,565</u>	<u>34,565</u>

NOTES TO THE FINANCIAL STATEMENTS (CONTINUED)
FOR THE PERIOD 1 JANUARY 2020 TO 31 DECEMBER 2020

11. DEBTORS AND PREPAYMENTS – recoverable within one year

	<u>2020</u>	<u>2019</u>
	£	£
Electricity owed from residents	-	727
Owed from Warden	580	501
January 2021 (2020: 2019) food paid to Warden in advance	900	730
Land rents receivable	3	2
Prepayments	1,804	2,072
Interest due	-	29
HMRC PAYE refund due	57	-
	<u>3,344</u>	<u>4,061</u>

12. CREDITORS - amounts falling due within one year

	<u>2020</u>	<u>2019</u>
	£	£
Trade Creditors	946	323
Other Creditors	3,765	3,765
Accruals and Deferred income PAYE & NIC	6,322	7,582
	-	-
	<u>11,033</u>	<u>11,670</u>

13. CREDITORS – amounts falling due after one year

	<u>2020</u>	<u>2019</u>
	£	£
Deferred Income	236,257	239,307
	<u>236,257</u>	<u>239,307</u>

14. DEFERRED INCOME

Deferred income represents Government grants for Social Housing. The total of Government grants received as at 31 December 2020 was £304,962 (2019: £304,962). Deferred income shown in the accounts is as follows:

	<u>2020</u>	<u>2019</u>
	£	£
Brought forward	242,357	245,450
Recognised in Statement of Comprehensive Income in the year	3,050	3,050
Carried forward	<u>239,307</u>	<u>242,357</u>

NOTES TO THE FINANCIAL STATEMENTS (CONTINUED)
FOR THE PERIOD 1 JANUARY 2020 TO 31 DECEMBER 2020

15. RESERVES(a) Endowment Reserves

	<u>2020</u>	<u>2019</u>
	£	£
Endowment Fund brought forward and carried forward at 31 December 2020	176,310	176,310
	<u> </u>	<u> </u>

(b) Restricted Reserves

	<u>2020</u>	<u>2019</u>
	£	£
Brought forward	62,605	59,555
Amortisation of Grant	3,050	3,050
Carried forward	<u>65,655</u>	<u>62,605</u>

(c) Unrestricted Revenue Reserve

	<u>2020</u>	<u>2019</u>
	£	£
Reserve brought forward as at 31 December 2019	296,669	256,917
Surplus/(deficit) made in year	19,996	39,752
Carried forward	<u>316,665</u>	<u>296,669</u>

(i) Designated Reserves

	Cyclical Maintenance Fund	Extraordinary Repair Fund	<u>Total</u>
Reserve brought forward as at 31 December 2019	21,648	9,920	31,568
Provided in the year	2,800	1,200	4,000
Spent in year	-	-	-
As at 31 December 2020	<u>24,448</u>	<u>11,120</u>	<u>35,568</u>

(ii) Transfer to Designated Reserves

	<u>2020</u>	<u>2019</u>
	£	£
Cyclical Maintenance Fund		
Reserve for the year	2,800	2,800
<u>Less:</u> Expenditure	-	-
	<u>2,800</u>	<u>2,800</u>
Extraordinary Repair Fund		
Reserve for the year	1,200	1,200
<u>Less:</u> Expenditure	-	-
	<u>4,000</u>	<u>4,000</u>

NOTES TO THE FINANCIAL STATEMENTS (CONTINUED)
FOR THE PERIOD 1 JANUARY 2020 TO 31 DECEMBER 2020

16. CAPITAL COMMITMENTS

Amounts contracted for but not provided in the financial statements amounted to £nil (2019: £nil).

17. POST BALANCE SHEET EVENTS

There have been no reportable events since the Balance Sheet date.

18. ESTABLISHMENT OF REGISTERED HOUSING PROVIDER

The Stephen Hutchen's Charity Trust is governed by a Trust Deed and is a Registered Charity.

19. CONTROLLING PARTY

The Stephen Hutchen's Charity Trust is controlled by the Trustees.