

MICHAEL YOAKLEY'S CHARITY

England & Wales · Charity number 205769

Details

Status Registered

Legal form Other

Registered 1962-09-22

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

Contact

Address Yoakley House
Drapers Close
Margate
CT9 4AH

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Activities

Objects: ALMSHOUSES FOR THE BENEFIT OF POOR ALMSPEOPLE OF GOOD CHARACTER WITH A PREFERENCE FOR MEMBERS OF THE SOCIETY OF FRIENDS AND RELATIVES OF THE FOUNDER, MICHAEL YOAKLEY.

Activities: Sheltered Housing and Residential Care for the Elderly

Classification

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

Geography

- **Area of benefit:** ANCIENT PARISHES OF MARGATE, BIRCHINGTON AND ACOL.
- Kent

Finances

Period end	Income	Expenditure	Assets	Employees
2025-12-31	£1,971,107	£1,954,404	£6,385,737	58
2024-12-31	£1,892,794	£1,813,829	£6,112,502	59
2023-12-31	£1,639,616	£1,660,153	£5,995,535	57
2022-12-31	£1,550,726	£1,566,839	£5,952,283	53
2021-12-31	£1,647,056	£1,384,446	£6,240,788	52
2020-12-31	£1,294,022	£1,388,542	£5,736,485	52

Trustees

Name	Role	Appointed
YOAKLEY CARE SHARE LTD		2016-01-01
YOAKLEY CARE TRUSTEE LTD		2016-01-01

MICHAEL YOAKLEY'S CHARITY

England & Wales - Charity number 205769

Accounts

MICHAEL YOAKLEY'S CHARITY
ANNUAL REPORT AND FINANCIAL STATEMENTS
FOR THE YEAR ENDED 31 DECEMBER 2025

MICHAEL YOAKLEY'S CHARITY

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MICHAEL YOAKLEY'S CHARITY

REFERENCE AND ADMINISTRATIVE DETAILS

Trustees	Yoakley Care Share Limited Yoakley Care Trustee Limited <u>Directors of the corporate bodies above:</u> P Hermitage (Chair) B Aitken D Astley A Clague (Appointed 31 December 2025) M Baker (Resigned 24 March 2025) G Durrant B Gulland D Meakin J Miller
Charity number	205769
Principal office	Yoakley House Drapers Close Margate Kent CT9 4AH
Senior Leadership Team	J Wickenden – Executive Manager T Huntley – Care Manager
Independent auditors	Azets Audit Services 2 nd Floor 32 – 33 Watling Street Canterbury Kent CT1 2AN
Bankers	CAF Bank Ltd 25 Kings Hill Avenue Kings Hill West Malling Kent ME19 4LQ
Solicitors	Boys & Maughan 11-13 Hawley Street Margate Kent CT9 1PU
Investment advisors	Charles Stanley & Co Ltd 43 Dudley Road Tunbridge Wells Kent TN1 1LE
Property advisors	Smith Woolley 15 Tufton Street Ashford Kent TN23 1EE

MICHAEL YOAKLEY'S CHARITY

IMPACT REPORT FOR THE YEAR ENDED 31 DECEMBER 2025

This is the Annual Report for 2025 covering the activities of Michael Yoakley's Charity to be read in conjunction with the Audited Accounts. The main objective of the Charity is the provision of care and accommodation for the elderly, fulfilling the public benefit requirements of the Charities Act 2011.

SUMMARY OF CONTENTS

1. Resident, Board and Staff Matters
2. Inspections, Complaints and Compliments
3. Premises, Equipment and Grounds
4. Trust Properties
5. Finance and Investments
6. League of Friends
7. Strategic Planning
8. Networking
9. Community Activities
10. Conclusion

MICHAEL YOAKLEY'S CHARITY

IMPACT REPORT FOR THE YEAR ENDED 31 DECEMBER 2025

1. RESIDENTS, BOARD AND STAFF MATTERS

The Charity records, with regret, the death of 7 residents, all over the age of 90. 8 residents became permanent residents of Yoakley House during 2025. 1 resident moved to another care facility.

The respite rooms provided short term care for 21 residents during the year and 3 almshouse residents. 2 permanent residents occupied respite rooms for most of the year leaving 3 rooms for use for short term visits.

For a while during the year Yoakley House was home to 6 centenarians but by the end of the year there were only 3.

1 almshouse resident moved to a smaller property following the loss of his wife. 3 new residents were welcomed into the almshouses in 2025.

The Trustees and board of Directors

The trusteeship of the Charity is held by two limited companies Yoakley Care Trustee Ltd and Yoakley Care Share Ltd, with the former trustees as directors of both companies. This allows the continued effective management of the Charity but protects individuals from personal financial liability.

The Board of Directors of the Trustee companies were:

Mr Peter Hermitage QPM (Chairman)
Mrs Beverley Aitken MBE
Mr David Astley OBE
Mr Andrew Clague (joined July 2025)
Mr Blair Gulland
Mrs Gillian Durrant
Dr David Meakin
Mrs Julie Miller

Mr Michael Baker retired from the Board in February 2025 after 27 years of service. He was thanked publicly at the Summer Garden Party in June.

The Board met formally on 4 occasions during the year. Directors were readily available to discuss issues outside of the formal board meetings.

The following Board subcommittees also met during the year to progress specific projects as follows:

1. Green Agenda: looking at ways to improve the Charity's carbon footprint and reduce heating costs.
2. Margate Land Development: looking at the options for potential development of land behind and adjacent to the current site
3. Aylesford Land Development: looking at the options for development of the Aylesford grazing land.
4. Business Sensitivity: looking at the long-term financial viability of the Charity

The Charity is grateful to all Directors for freely giving of their time and expertise.

Staff

11 staff left the Charity's employment during 2025, including 2 retirements. Staff turnover is settling down to pre-pandemic levels.

7 new staff joined the Charity during 2025, 2 of whom left before the end of the year for various personal reasons.

The cost of agency staff was higher than in the previous year however this related more to a steep increase in the National Minimum Wage and Employer's National Insurance in April 2025 rather than the employment of more agency staff.

1 staff member was rewarded for 10 years with the Charity in April 2025.

The Care Manager, Mrs Tracy Huntley, is qualified in Train the Trainer courses in the mandatory subjects in which all staff must have regular updates. She can deliver this training in-house to all staff.

MICHAEL YOAKLEY'S CHARITY

IMPACT REPORT FOR THE YEAR ENDED 31 DECEMBER 2025

2 care staff began their NVQ4 in Health & Social Care which would qualify them to take Deputy Manager roles when completed. 1 staff member is completing the practical year of The Royal Horticultural Society Diploma Level 2 with a year of theory to follow.

The League of Friends committee members continued their support of the Charity on a voluntary basis.

2. INSPECTIONS, COMPLAINTS & COMPLIMENTS

Inspections

Since 2021 the Care Quality Commission has adopted an inspection process whereby it has become the norm only for organisations for which the CQC has received complaints or negative feedback to be physically inspected. Management completed a requested Pre-Inspection Report in September 2025 but no visit followed. Yoakley House retains its rating of GOOD from the last inspection in 2018.

Complaints

Four issues were raised with management during the year. All were fully investigated and action taken where necessary.

Compliments

Management regularly received compliments and cards of thanks from grateful residents and their relatives. This praise was fed into the annual Quality Assurance review produced in July by the Care Manager for scrutiny by the Board.

3. PREMISES, EQUIPMENT AND GROUNDS

Yoakley House

Routine maintenance was carried out throughout the year by the inhouse maintenance team of Dino Amato and David Manser. As rooms became vacant the programme to tile ensuite bathrooms has continued as has the replacement of bedroom carpets as necessary.

Solar Panels

In the summer the Charity invested in 208 solar panels on the roof of Yoakley House. The production of electricity has already made some impact on lowering the Charity's bills. When the panels produce more electricity than is needed at Yoakley, it is fed back to the National Grid. A new meter has been requested so that financial recompense in the form of feed in tariffs can be applied.

Heating

The Yoakley gas boilers have been in place for over 20 years. They are fully mechanical with no digital components and with regular maintenance have worked well. It is now coming to the point sadly when parts for these boilers are no longer manufactured making it difficult to repair them. In addition, the central flue was identified to have some corrosion. A new flue was fitted however the boilers continue to have intermittent faults making them not fully reliable. Options for replacement of the boilers are being considered by the Board.

Blocked Drains

Severely blocked drains at the front of Yoakley House had to be cleared and repaired. Inspection determined that some of the problem was caused by plants growing into the drains from the neighbouring public footpath which should be maintained by the Kent County Council but is often overgrown. KCC have agreed to be more attentive to their maintenance responsibilities.

IT/Telephone Development

In line with the national move towards fully digital telephone services, a new fully digital service has been ordered to be installed in Yoakley House in January 2026 when the current contract expires. Servers are no longer needed as all data is stored securely in the cloud.

The Board and management are actively looking at further ways in which technology and Artificial Intelligence might benefit its services.

MICHAEL YOAKLEY'S CHARITY

IMPACT REPORT

FOR THE YEAR ENDED 31 DECEMBER 2025

Fire Alarm System

In January the fire alarm system was upgraded to an L1 system at a cost of £40K. This makes it fully addressable where the precise location of the trigger of the alarm can be located, rather than simply the zone of the building being identified.

A visit from the Charity's insurers Ansvar in July requested installation of a fire suppression system above the cookers to maximise fire safety despite there already being a safety cut-off system in place. We tried to argue that it was not necessary however the insurer insisted it be done. This has been ordered to be installed in January 2026.

Drapers Homes

The Charity continued its programme to replace baths with showers in the almshouses. By the end of the year there was only 1 of the 49 almshouses to be upgraded.

The maintenance team continued the replacement of the worn-out cast iron guttering with an alternative which does not need to be painted and is accepted under the terms of the conservation of the ancient buildings. All materials to finish the job were purchased in 2025 with fitting expected to be completed in 2026.

The maintenance team have an ongoing programme of replacing rotten back doors on the almshouses in the quadrangle. Three rotten window frames were full replaced by a contractor; others were repaired inhouse. The window frames at the front of properties 27 to 40 were painted by a contractor in 2024.

Major rewiring after weather damage was required to the pull cord alarm system which cottage residents can use to summon help from Yoakley House in an emergency.

Quinquennial Report

The requirements of the 2023 Quinquennial report have been addressed with:

- Replacement of flat roofs (carried out by TMI Roofing)
- Replacement of guttering on the properties in the quadrangle (fitted in house with metal guttering supplied by Rainguard Ltd)
- Repair and replacement of some windows
- Repointing and repair of brick walls across the site (carried out by G W Gardner). There is more of this to be done in the summer of 2026.

Garden and Grounds

The garden team did a magnificent job in the gardens. A special display was presented for the 80th anniversary of VE Day in May. The Head Gardener was nominated for and received the Kent Life Garden Design of the Year award.

The Charity held its own Open Garden Day in July allowing the public to enjoy the gardens with funds being raised from tickets and the sale of tea and cakes by the League of Friends.

The Trefoil Club and Women's Institute each enjoyed educational tours of the garden in June.

The number of spaces in the car park was significantly increased using grasscrete which maintains the green outlook whilst providing secure standing for vehicles. This work was done by the garden and maintenance staff.

The raised beds at the back of Yoakley House were removed as the sleepers they were built from had become rotten. A local contractor was employed to fill in the gaps left in the paving to match the surrounding areas. He also replaced the paving in the bin compound some of which had become loose.

MICHAEL YOAKLEY'S CHARITY

IMPACT REPORT FOR THE YEAR ENDED 31 DECEMBER 2025

4. TRUST PROPERTIES

The Ashford properties were managed by agents Smith-Woolley.

2 New Rents, Ashford

This property continues to be let to Mastercutters. The 5-year lease due to renew in October 2025 has been allowed to run on with agreement of the tenant.

4 New Rents, Ashford

This property continues to be let to Ashford Halal Shop.

6 New Rents, Ashford

This property continues to be let to Ashford Sewing Centre.

Taylor's Lettings – upstairs offices at 2 New Rents

This property continues to be let to Track Accounting.

Upstairs offices at 6 New Rents

This property continues to be let to T3 Tutoring. Some of the other tenants raised concerns about noise and disruption from the students' attending classes. The charity funded sound some soundproofing between the units to mitigate the problem.

New Rents Neighbouring Property – Emergency Access Licence

This property was not in business this year.

Aylesford Grazing Land

Emma Norris continues to rent this land for horse grazing. The sale of a portion of this land to the neighbouring business Offset has been agreed at a price of £35K, access via this land being needed by KCC (who will ultimately fund the transaction) in order for repair work to the riverbank to be carried out.

Aylesford Allotments

These are let to Aylesford Parish Council.

St Peters Road Farmland

This land continues to be let to Smiths farmers, tenants since 1963.

5. FINANCE AND INVESTMENTS

INCOME

Yoakley House Fees

The minimum basic weekly charge for Yoakley House was increased from £875 to £959 from April 2025 for existing residents however with a 7% increase in the minimum wage and additional 1.2% on the Employer's National Insurance rate applicable from April new admissions have been charged fees from £1,064. This just covers the cost of care.

The Dynamic Purchasing System (DPS) contract with Kent County Council continues. KCC paid a minimum of £610.51 per week from April for permanent residence with higher rates being achieved for some residents. At the end of the year the Charity had 8 KCC funded residents, a conscious decision having been taken by the Board and management to appoint privately funded residents to any vacant rooms where possible. Each placement represents a deficit of over £500 per week on the true cost of care.

The inadequate funding of KCC placements means that the Charity must make up the deficit from other income to cover costs, with KCC funded residents effectively being treated as beneficiaries of the Charity. Income from the investment portfolio and from other services, such as the hire of the training room, helps to bridge this deficit.

Respite care charges from April started at £1,204 per week, based on assessment of the individual resident's needs. The minimum charge for respite care funded by KCC was £610 although higher rates were negotiated for most residents with families having to pay a top up fee.

MICHAEL YOAKLEY'S CHARITY

IMPACT REPORT

FOR THE YEAR ENDED 31 DECEMBER 2025

Drapers Home Maintenance Charges

The almshouse residents are the primary beneficiaries of the Charity. The Charity sets these fees taking into consideration actual maintenance costs, Local Housing Allowance rates, and the Fair Rent figures, with the aim that no resident shall be in hardship. Any almshouse resident who is experiencing financial difficulties is invited to discuss their circumstances with management.

The monthly rates for 2025 – 2026 were between £624 to £806 depending on the size of the property.

The residents of the properties on Drapers Close (apart from number 7) are responsible for all their own bills including gas and water rates, whereas for other tenants these bills are met by the Charity.

One resident was granted a small discount on their rate for personal reasons.

Training Room Hire

The hire of the training room is picking up slowly after the restrictions of the pandemic. It is well used by the Charity for its own training and meetings.

Investment Portfolio

The Charity's investment portfolios continue to be carefully managed by Charles Stanley Investment Brokers with Ms Katie Presland as the Charity's primary fund manager.

The capital values of the portfolios increased marginally over the year, the Main Fund ending the year at around £2.35 million and the Emergency Repair Fund at £403K. Income of £59K was drawn from the main fund and £12K from the ERF.

EXPENDITURE

The careful control of expenditure is key to the future financial stability of the Charity. Conscious effort is made to keep expenditure as low as possible by monitoring costs and price comparison. The Charity continues to be dependent on fundraising to cover the cost of extraordinary items such as the purchase of new and replacement equipment.

Wages

The largest expenditure of the Charity remains staff wages at £1.3 million for the year. In April 2025, staff received a pay increase of 80p per hour in line with the increase in the National Living Wage. This represented a 7% pay rise for the lowest paid with the management increase capped at 3%.

CAFBank

CAFBank changed their online banking system during the year which caused immense problems especially with the payment of wages which the charity does on a weekly basis. The benefit of CAFBank is that it is non-profit making and therefore banking fees are negligible. By the end of the year many of the issues had been resolved although consideration is being given to changing banks.

Pension Fund

All staff, unless they specifically ask not to join, are enrolled in the pension scheme under the national auto-enrolment requirements. The Charity is following national guidelines for minimum auto enrolment rates. Monthly contributions to meet the pension fund shortfall of £372 were due to end in January 2025 however it was advised that these contributions now need to continue until 2028 to fully pay the deficit. The Pensions Trust also updated their online service during 2025 which meant that it was offline for over 3 months. The new system appears to work well and be easy to use.

Gifts and General Donations

Donations and fundraising (outside of the League of Friends events) brought in £3,228.

MICHAEL YOAKLEY'S CHARITY

IMPACT REPORT FOR THE YEAR ENDED 31 DECEMBER 2025

6. LEAGUE OF FRIENDS

The League of Friends hosted a full programme of public fundraising events including Summer & Christmas Fairs, an Open Garden Day with tea and cakes, two garden lectures, and two quiz nights. £6,000 was given to the Charity which paid for the purchase of 20 new armchairs for the conservatory which will benefit all residents.

7. STRATEGIC PLANNING

The Charity's Strategic Plan gives clarity of direction for the Board and providing a means of measuring its achievements against the Charity's aims and objectives. It includes a comprehensive risk assessment register which is reviewed at least annually.

Subcommittees facilitated the following:

1. Green Agenda: The successful installation of solar panels funded from capital deposit. The ongoing application for permission to instal double glazing on Grade 2 listed almshouses.
2. Margate Land: Debate on the development of Margate land, particularly that behind Yoakley. Meetings with Thanet District Council reached an impasse when they decided that they would only consider a partnership development to build social housing if they could purchase the land which the Charity does not want to sell. Discussion continues.
3. Aylesford Land: Investigation into the potential development value of the land taking into account the limitations of potential flooding. The flood report completed by Herringtons in 2019 was revisited.
4. Business Sensitivity: At one point in 2025 Yoakley had the rare occurrence of 5 vacant permanent rooms which prompted a temporary crisis of income. This subcommittee was set up to look at long term budgets and review the options for reducing the Charity's services. By the end of the year there were only 2 vacancies.

Policies

Extensive review and updating of the Charity's policies and procedures took place particularly in light of the Employment Act which came into force in December 2025. The Executive Manager attended training to be able to implement the necessary policy changes.

Management Changes

The Executive Manager and Care Manager are both within 7 years of state retirement age prompting some succession planning. The Executive Manager's role has been divided with her former Deputy taking the new role of Almshouse and Maintenance Manager from November. The Executive Manager retains the responsibility for finance and business management and the Responsible Person duties but has reduced her working hours to 4 days per week. Some of the Senior Carers have been given administration hours to provide extra support for the Care Manager and her Deputy.

8. NETWORKING

Kent & Medway Clinical Commissioning Group

Kent and Medway CCG continued support for care homes has been provided via the local GP surgeries, including the ongoing vaccination programmes for both Covid 19 and flu, and the Acute Response Team which supports residents out of hours.

Other Professional Subscriptions

The Charity continues to be supported professionally with its membership of Kent Integrated Care Alliance, National Care Association and National Almshouse Association.

Executive Manager

The Executive Manager facilitated a historical tour and talk about the charity to the Margate Civic Society. She also delivered a lesson on the basics of care of the elderly to pupils from Dane Court secondary school. The pupils from Dane Court performed a wonderful nativity for the residents at Christmas and enjoyed hosting party games with them.

The Chairman

The Chairman of the Board attends meetings of the East Kent Consortium of Almshouses where common issues for local almshouse charities are discussed.

MICHAEL YOAKLEY'S CHARITY

IMPACT REPORT FOR THE YEAR ENDED 31 DECEMBER 2025

9. COMMUNITY ACTIVITIES

Regular Events & Entertainments

The 80th anniversary of VE Day had been celebrated with a cream tea and 1940s singalong with singer Tara on 8th May.

The annual Garden Party in July was opened by the High Sheriff of Kent and Chief Executive of Shepherd Neame, Jonathan Neame and attended by many supporters and relatives.

The Activities Coordinator continued an extensive programme of activities and entertainments for the care home residents with the almshouse residents once again able to join in.

Religious Services

Weekly services are facilitated by Ministers from a variety of denominations, encouraging the Christian ethos of the Charity's founder. The Charity is very grateful to the faithful band of ministers and pianists who voluntarily serve the residents in this way. The Broadstairs Society of Friends facilitated Quaker meetings for worship in the Quaker chapel every 2 months.

Kampala Children's Centre, Uganda

Residents and staff continue to sponsor 2 children at Kampala Children's Centre Uganda and receive regular photos and updates from them.

Other Charitable Donations

Staff and residents generously collected and donated to Comic Relief £30, Children in Need £70 and Macmillan Cancer Care £360.

10. CONCLUSION

The essence of the Charity's work is to care for older people in a community where individuals can feel valued and where they have the opportunity to live meaningful and healthy lives. That is what is achieved and thanks must go to all who contribute to that mission. This includes our staff, the trustees, the League of Friends, volunteers and of course residents themselves who are at the heart of the community. Achieving success demands hard work, especially in the light of economic factors such as increased National Insurance contributions. Coupled with the fact that local government funding for care provision does not meet true costs, it is clear that the economic and social value of what we and others do is not really understood in government circles. As a charity we are constantly having to re-evaluate what we do. Having offered criticism, I must give praise for how hard pressed NHS staff do to enable us to provide an environment of care for care home residents.

This year has been one of hard work and success. I reiterate my thanks to all those who contributed to our mission.

Peter Hermitage
Chairman

Yoakley Care Trustee Limited

Date: 16 April 2026

MICHAEL YOAKLEY'S CHARITY

TRUSTEES' ANNUAL REPORT FOR THE YEAR ENDED 31 DECEMBER 2025

The directors of the two trustee companies (Yoakley Care Share Limited and Yoakley Care Trustee Limited) who are set out on page 1 will be referred to as "Trustees" for the purposes of this report and the financial statements.

The Trustees present their annual report together with the audited financial statements of the charity for the year ended 31 December 2025.

OBJECTIVES AND ACTIVITIES

The original objects of the charity were the provision and maintenance of almshouses for the elderly at nominal cost on Drapers Estate. This was extended, in 1980, to provide residential accommodation and care in Yoakley House.

The main objective continues to be to provide the highest quality care of the elderly, keeping residents fees and charges to a minimum using careful investment management.

The trustees have paid due regard to guidance issued by the Charity Commission in deciding what activities the charity should undertake.

In setting objectives and planning for activities, the Trustees have given due consideration to general guidance published by the charity commission relating to public benefit.

ACHIEVEMENTS AND PERFORMANCE

See impact report on pages 2 to 9.

FINANCIAL REVIEW

See Impact report - "5. Finance and Investments" on pages 6 and 7.

Total income for the year was £1,971,107 (2024: £1,892,794) and expenditure totalled £1,954,404 (2024: £1,813,829) resulting in a surplus of £16,703 (2024: £78,965), before other recognised gains of £260,491 (2024: £38,002) and actuarial loss on defined benefit pension scheme of £3,959 (2024 : nil) resulting in a net movement of funds of £211,307 (2024: Net movement of funds of £116,967).

Going concern

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

Annual surpluses, if any, are held on reserve and are accumulated to cover major items of expenditure, particularly following the quinquennial survey of buildings.

The charity's freehold property which is included in the financial statements at a net book value of £2,553,206 (2024: £2,553,206) are currently insured for a rebuilding cost of £26.8 million.

Reserves policy

The Trustees have determined that the appropriate level of free reserves necessary for the efficient management of the charity should be £1,000,000 (2024: £800,000) i.e. approximately six months budgeted expenditure.

Total funds at 31 December 2025 were:

- Unrestricted funds (including Pension Reserve) of £645,443 (2024: £733,797);
- Designated funds of £4,583,766 (2024: £4,222,177);
- Endowment funds of £1,156,528 (2024 - £1,156,528).

Total funds at 31 December 2025 amounted to £6,385,737 (2024 - £6,112,502).

Future developments

See Impact report - "7. Strategic Planning" on page 8.

MICHAEL YOAKLEY'S CHARITY

TRUSTEES' ANNUAL REPORT FOR THE YEAR ENDED 31 DECEMBER 2025

STRUCTURE, GOVERNANCE AND MANAGEMENT

Constitution

The governing instrument of the Charity is a scheme of the Charity Commission dated 9 March 1956, as amended by schemes dated 20 November 1995, and 1 September 2004 as amended by a resolution dated 1 January 2016. Michael Yoakley's Charity is registered as a charity under number 205769.

The trustees who served during the year and up to the date of signature of the financial statements were:

- Yoakley Care Share Limited;
- Yoakley Care Trustee Limited.

Method of appointment or election of Trustees

The management of the charity is the responsibility of the Directors of the Trustees who are elected and co-opted under the terms of the Trust deed and the company's Articles of Association.

Policies adopted for the induction and training of Trustees

The Directors of the Trustee companies receive the Charity Commission booklet "The Essential Trustee" and have induction meetings with the Chairman and Executive Manager.

Organisational structure and decision making

A company limited by guarantee (Yoakley Care Trustee Ltd) and a company limited by 1 share (Yoakley Care Share Ltd) were appointed to act as Trustees with effect from 1st January 2016. All former trustees became directors of both companies. The Trustee Boards met for formal meetings five times during the year, with other subcommittee meetings in between. Day to day management of the Charity is delegated to the Executive Manager and the Care Manager.

Risk management

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

TRUSTEES' RESPONSIBILITIES STATEMENT

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

The law applicable to charities in England and Wales requires the trustees to prepare financial statements for each financial year which give a true and fair view of the state of affairs of the charity and of the incoming resources and application of resources of the charity for that year.

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

- select suitable accounting policies and then apply them consistently;
- observe the methods and principles in the Charities SORP;
- make judgments and accounting estimates that are reasonable and prudent;
- prepare the financial statements on the going concern basis unless it is inappropriate to presume that the charity will continue in operation.

The trustees are responsible for keeping sufficient accounting records that disclose with reasonable accuracy at any time the financial position of the charity and enable them to ensure that the financial statements comply with the Charities Act 2011, the Charity (Accounts and Reports) Regulations 2008 and the provisions of the trust deed. They are also responsible for safeguarding the assets of the charity and hence for taking reasonable steps for the prevention and detection of fraud and other irregularities.

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

Yoakley Care Trustee Limited

Date: 16 April 2026

MICHAEL YOAKLEY'S CHARITY

INDEPENDENT AUDITOR'S REPORT FOR THE YEAR ENDED 31 DECEMBER 2025

Opinion

We have audited the financial statements of Michael Yoakley's Charity (the 'charity') for the year ended 31 December 2025 which comprise the statement of financial activities, the balance sheet and the notes to the financial statements, including a summary of significant accounting policies. The financial reporting framework that has been applied in their preparation is applicable law and United Kingdom Accounting Standards, including Financial Reporting Standard 102 The Financial Reporting Standard applicable in the UK and Republic of Ireland (United Kingdom Generally Accepted Accounting Practice).

In our opinion, the financial statements:

- give a true and fair view of the state of the charity's affairs as at 31 December 2025 and of its incoming resources and application of resources, for the year then ended;
- have been properly prepared in accordance with United Kingdom Generally Accepted Accounting Practice; and
- have been prepared in accordance with the requirements of the Charities Act 2011.

Basis for opinion

We conducted our audit in accordance with International Standards on Auditing (UK) (ISAs (UK)) and applicable law. Our responsibilities under those standards are further described in the Auditor's responsibilities for the audit of the financial statements section of our report. We are independent of the charity in accordance with the ethical requirements that are relevant to our audit of the financial statements in the UK, including the FRC's Ethical Standard, and we have fulfilled our other ethical responsibilities in accordance with these requirements. We believe that the audit evidence we have obtained is sufficient and appropriate to provide a basis for our opinion.

Conclusions relating to going concern

In auditing the financial statements, we have concluded that the Trustee's use of the going concern basis of accounting in the preparation of the financial statements is appropriate.

Based on the work we have performed, we have not identified any material uncertainties relating to events or conditions that, individually or collectively, may cast doubt on the charity's ability to continue as a going concern for a period of at least twelve months from when the financial statements are authorised for issue.

Our responsibilities and the responsibilities of the Trustees with respect to going concern are described in the relevant sections of this report.

Other information

The other information comprises the information included in the annual report other than the financial statements and our auditor's report thereon. The trustees are responsible for the other information contained within the annual report. Our opinion on the financial statements does not cover the other information and we do not express any form of assurance conclusion thereon. Our responsibility is to read the other information and, in doing so, consider whether the other information is materially inconsistent with the financial statements or our knowledge obtained in the course of the audit, or otherwise appears to be materially misstated. If we identify such material inconsistencies or apparent material misstatements, we are required to determine whether this gives rise to a material misstatement in the financial statements themselves. If, based on the work we have performed, we conclude that there is a material misstatement of this other information, we are required to report that fact.

We have nothing to report in this regard.

Matters on which we are required to report by exception

In the light of the knowledge and understanding of the charity and its environment obtained in the course of the audit, we have not identified material misstatements in the Trustee's report.

We have nothing to report in respect of the following matters in relation to which the Charities (Accounts and Reports) Regulations 2008 require us to report to you if, in our opinion:

- the information given in the financial statements is inconsistent in any material respect with the trustees' report; or
- sufficient accounting records have not been kept; or
- the financial statements are not in agreement with the accounting records; or
- we have not received all the information and explanations we require for our audit.

MICHAEL YOAKLEY'S CHARITY

INDEPENDENT AUDITOR'S REPORT FOR THE YEAR ENDED 31 DECEMBER 2025

Responsibilities of trustees

As explained more fully in the statement of trustees' responsibilities, the trustees are responsible for the preparation of the financial statements and for being satisfied that they give a true and fair view, and for such internal control as the trustees determine is necessary to enable the preparation of financial statements that are free from material misstatement, whether due to fraud or error. In preparing the financial statements, the trustees are responsible for assessing the charity's ability to continue as a going concern, disclosing, as applicable, matters related to going concern and using the going concern basis of accounting unless the trustees either intend to cease operations, or have no realistic alternative but to do so.

Auditor's responsibilities for the audit of the financial statements

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

Our objectives are to obtain reasonable assurance about whether the financial statements as a whole are free from material misstatement, whether due to fraud or error, and to issue an auditor's report that includes our opinion. Reasonable assurance is a high level of assurance, but is not a guarantee that an audit conducted in accordance with ISAs (UK) will always detect a material misstatement when it exists. Misstatements can arise from fraud or error and are considered material if, individually or in the aggregate, they could reasonably be expected to influence the economic decisions of users taken on the basis of these financial statements.

A further description of our responsibilities for the audit of the financial statements is located on the Financial Reporting Council's website at: <https://www.frc.org.uk/auditorsresponsibilities>. This description forms part of our auditor's report.

Extent to which the audit was considered capable of detecting irregularities, including fraud

Irregularities, including fraud, are instances of non-compliance with laws and regulations. We design procedures in line with our responsibilities, outlined above and on the Financial Reporting Council's website, to detect material misstatements in respect of irregularities, including fraud.

We obtain and update our understanding of the entity, its activities, its control environment, and likely future developments, including in relation to the legal and regulatory framework applicable and how the entity is complying with that framework. Based on this understanding, we identify and assess the risks of material misstatement of the financial statements, whether due to fraud or error, design and perform audit procedures responsive to those risks, and obtain audit evidence that is sufficient and appropriate to provide a basis for our opinion. This includes consideration of the risk of acts by the entity that were contrary to applicable laws and regulations, including fraud.

In response to the risk of irregularities and non-compliance with laws and regulations, including fraud, we designed procedures which included:

- Enquiry of management and those charged with governance around actual and potential litigation and claims as well as actual, suspected and alleged fraud;
- Reviewing minutes of meetings of those charged with governance;
- Assessing the extent of compliance with the laws and regulations considered to have a direct material effect on the financial statements or the operations of the entity through enquiry and inspection;
- Reviewing financial statement disclosures and testing to supporting documentation to assess compliance with applicable laws and regulations;
- Performing audit work over the risk of management bias and override of controls, including testing of journal entries and other adjustments for appropriateness, evaluating the business rationale of significant transactions outside the normal course of business and reviewing accounting estimates for indicators of potential bias.

Because of the inherent limitations of an audit, there is a risk that we will not detect all irregularities, including those leading to a material misstatement in the financial statements or non-compliance with regulation. This risk increases the more that compliance with a law or regulation is removed from the events and transactions reflected in the financial statements, as we will be less likely to become aware of instances of non-compliance. The risk of not detecting a material misstatement resulting from fraud is higher than for one resulting from error, as fraud may involve collusion, forgery, intentional omissions, misrepresentations, or the override of internal control.

MICHAEL YOAKLEY'S CHARITY

INDEPENDENT AUDITOR'S REPORT FOR THE YEAR ENDED 31 DECEMBER 2025

Other matters

Your attention is drawn to the fact that the charity has prepared financial statements in accordance with "Accounting and Reporting by Charities: Statement of Recommended Practice applicable to charities preparing their accounts in accordance with the Financial Reporting Standard applicable in the UK and Republic of Ireland (FRS 102)" (as amended) in preference to the Accounting and Reporting by Charities: Statement of Recommended Practice issued on 1 April 2005 which is referred to in the extant regulations but has now been withdrawn.

This has been done in order for the financial statements to provide a true and fair view in accordance with current Generally Accepted Accounting Practice.

Use of our report

This report is made solely to the charity's trustees, as a body, in accordance with part 4 of the Charities (Accounts and Reports) Regulations 2008. Our audit work has been undertaken so that we might state to the charity's trustees those matters we are required to state to them in an auditors' report and for no other purpose. To the fullest extent permitted by law, we do not accept or assume responsibility to anyone other than the charity and the charity's trustees as a body, for our audit work, for this report, or for the opinions we have formed.

Michelle Wilkes FCA (Senior Statutory Auditor)

For and on behalf of Azets Audit Services

2nd Floor

32 – 33 Watling Street

Canterbury

Kent

CT1 2AN

Date: 21 April 2026

MICHAEL YOAKLEY'S CHARITY

Statement of Financial Activities (Including Income and Expenditure Account) For the year ended 31 December 2025

	Notes	Unrestricted funds 2025 £	Restricted funds 2025 £	Endowment funds 2025 £	Total 2025 £	Total 2024 £
Income from:						
Donations and legacies	2	1,860	6,000	-	7,860	3,599
Charitable activities	3	1,787,569	-	-	1,787,569	1,702,760
Investments	4	172,358	-	-	172,358	180,968
Other income		3,320	-	-	3,320	5,467
Total income		1,965,107	6,000	-	1,971,107	1,892,794
Expenditure on:						
Raising funds		22,388	-	-	22,388	21,679
Charitable activities		1,926,016	6,000	-	1,932,016	1,792,150
Total Expenditure	5	1,948,404	6,000	-	1,954,404	1,813,829
Net income/(expenditure)		16,703	-	-	16,703	78,965
Other recognised gains/(losses)						
Gains on revaluations	11, 12	260,491	-	-	260,491	38,002
Actuarial gain on defined benefit pension schemes	17	(3,959)	-	-	(3,959)	-
Net movement in funds		273,235	-	-	273,235	116,967
Reconciliation on funds:						
Total funds brought forward		4,955,974	-	1,156,528	6,112,502	5,995,535
Total funds carried forward		5,229,209	-	1,156,528	6,385,737	6,112,502

The statement of financial activities includes all gains and losses recognised in the year.

All income and expenditure derive from continuing activities.

MICHAEL YOAKLEY'S CHARITY

Comparative Statement of Financial Activities INCLUDING INCOME AND EXPENDITURE ACCOUNT For the year ended 31 December 2025

Comparative information - 31 December 2024		Unrestricted funds 2024 £	Restricted funds 2024 £	Endowment funds 2024 £	Total 2024 £
	Notes				
Income and endowments from:					
Donations and legacies	2	3,599	-	-	3,599
Charitable activities	3	1,702,760	-	-	1,702,760
Investments	4	180,968	-	-	180,968
Other income		5,467	-	-	5,467
Total income		1,892,794	-	-	1,892,794
Expenditure on:					
Raising funds		21,679	-	-	21,679
Charitable activities		1,792,150	-	-	1,792,150
Total Expenditure	5	1,813,829	-	-	1,813,829
Net income/(expenditure)		78,965	-	-	78,965
Transfers between funds				-	-
Other recognised gains/(losses)					
Gains on revaluations	11, 12	38,002	-	-	38,002
Actuarial gain on defined benefit pension schemes	17	-	-	-	-
Net movement in funds		116,967	-	-	116,967
Reconciliation on funds:					
Total funds brought forward		4,839,007	-	1,156,528	5,995,535
Total funds carried forward		4,955,974	-	1,156,528	6,112,502

The statement of financial activities includes all gains and losses recognised in the year.

All income and expenditure derive from continuing activities.

MICHAEL YOAKLEY'S CHARITY

Balance Sheet

As at 31 December 2025

	Notes	2025 £	2025 £	2024 £	2024 £
Fixed assets					
Tangible assets	10		2,657,979		2,564,655
Investment properties	11		900,000		869,000
Investments	12		2,757,315		2,520,050
			<u>6,315,294</u>		<u>5,953,705</u>
Current assets					
Debtors	13	33,057		32,129	
Cash at bank and in hand		<u>143,473</u>		<u>225,445</u>	
		176,530		257,574	
Creditors: amounts falling due within one year	14	<u>(102,901)</u>		<u>(98,465)</u>	
Net current assets			73,629		159,109
Total assets less current liabilities			<u>6,388,923</u>		<u>6,112,814</u>
Provision for liabilities	17		<u>(3,186)</u>		<u>(312)</u>
Net assets			<u><u>6,385,737</u></u>		<u><u>6,112,502</u></u>
Funds					
Endowment funds			1,156,528		1,156,528
Income funds					
Restricted funds	18		-		-
<u>Unrestricted funds</u>					
Designated funds	19	4,583,766		4,222,177	
General unrestricted fund		648,629		734,109	
Pension reserve		<u>(3,186)</u>		<u>(312)</u>	
			<u>5,229,209</u>		<u>4,955,974</u>
	20		<u><u>6,385,737</u></u>		<u><u>6,112,502</u></u>

The financial statements were approved by the Trustees on 16 April 2026 and signed on their behalf by:

Yoakley Care Trustee Limited
Trustee

MICHAEL YOAKLEY'S CHARITY

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

1. Accounting policies

1.1 Accounting convention

The charity constitutes a public benefit entity as defined by FRS 102. The financial statements have been prepared in accordance with Accounting and Reporting by Charities: Statement of Recommended Practice applicable to charities preparing their accounts in accordance with the Financial Reporting Standard applicable in the UK and Republic of Ireland issued in October 2019, the Financial Reporting Standard applicable in the United Kingdom and Republic of Ireland (FRS 102), the Charities Act 2011, the Companies Act 2006 and UK Generally Accepted Accounting Practice.

The financial statements are prepared on a going concern basis under the historical cost convention, modified to include certain items at fair value. The financial statements are prepared in sterling which is the functional currency of the charity.

1.2 Going concern

At the time of approving the financial statements, the trustees have a reasonable expectation that the charity has adequate resources to continue in operational existence for the foreseeable future. Thus the trustees continue to adopt the going concern basis of accounting in preparing the financial statements.

1.3 Charitable funds

Unrestricted funds are available for use at the discretion of the trustees in furtherance of their charitable objectives unless the funds have been designated for other purposes.

Restricted funds are subject to specific conditions by donors as to how they may be used. The purposes and uses of the restricted funds are set out in the notes to the financial statements.

Endowment funds are subject to specific conditions by donors that the capital must be maintained by the charity.

1.4 Income

Income is recognised when the charity is legally entitled to it after any performance conditions have been met, the amounts can be measured reliably, and it is probable that income will be received.

Cash donations are recognised on receipt. Other donations are recognised once the charity has been notified of the donation, unless performance conditions require deferral of the amount. Income tax recoverable in relation to donations received under Gift Aid or deeds of covenant is recognised at the time of the donation.

Legacies are recognised on receipt or otherwise if the charity has been notified of an impending distribution, the amount is known, and receipt is expected. If the amount is not known, the legacy is treated as a contingent asset.

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

1.5 Expenditure

Expenditure is recognised once there is a legal or constructive obligation to transfer economic benefit to a third party, it is probable that a transfer of economic benefits will be required in settlement and the amount of the obligation can be measured reliably. Expenditure is classified by activity. The costs of each activity are made up of the total of direct costs and shared costs, including support costs involved in undertaking each activity. Direct costs attributable to a single activity are allocated directly to that activity. Shared costs which contribute to more than one activity and support costs which are not attributable to a single activity are apportioned between those activities on a basis consistent with the use of resources. Central staff costs are allocated on the basis of time spent, and depreciation charges allocated on the portion of the asset's use. All expenditure is inclusive of irrecoverable VAT.

Costs of generating funds are costs incurred in attracting voluntary income, and those incurred in trading activities that raise funds.

MICHAEL YOAKLEY'S CHARITY

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

1.5 Expenditure (continued)

Support costs are those costs incurred directly in support of expenditure on the objects of the charity and include project management carried out at Headquarters. Governance costs are those incurred in connection with administration of the charity and compliance with constitutional and statutory requirements.

Charitable activities and Governance costs are costs incurred on the charity's educational operations, including support costs and costs relating to the governance of the charity apportioned to charitable activities.

1.6 Tangible fixed assets

Tangible fixed assets are initially measured at cost and subsequently measured at cost or valuation, net of depreciation and any impairment losses. All assets costing more than £10,000 are capitalised.

Depreciation is recognised so as to write off the cost or valuation of assets less their residual values over their useful lives on the following bases:

Freehold Land and Property	- 2% straight line (see below)
Fixture and fittings	- 20% straight line

Land and buildings are subject to regular maintenance and restoration, as such they have an indeterminate useful life and, in the opinion of the Trustees, any periodic depreciation would be immaterial.

The gain or loss arising on the disposal of an asset is determined as the difference between the sale proceeds and the carrying value of the asset, and is recognised in net income/(expenditure) for the year.

1.7 Investment properties

Investment property, which is property held to earn rentals and/or for capital appreciation, is initially recognised at cost, which includes the purchase cost and any directly attributable expenditure. Subsequently it is measured at fair value at the reporting end date. The surplus or deficit on revaluation is recognised in profit or loss.

1.8 Financial instruments

The charity only has financial assets and financial liabilities of a kind that qualify as basic financial instruments. Basic financial instruments are initially recognised at transaction value and subsequently measured at their settlement value.

Financial assets

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

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

Current asset investments includes short term liquid investments with a maturity of more than three months.

Financial liabilities

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

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

Provisions are measured at the best estimate of the amounts required to settle the obligation. Where the effect of the time value of money is material, the provision is based on the present value of those amounts, discounted at the pre-tax discount rate that reflects the risks specific to the liability. The unwinding of the discount is recognised within interest payable and similar charges.

MICHAEL YOAKLEY'S CHARITY

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

1.9 Pensions

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

The charity operated a defined benefits pension scheme which was transferred in full to the defined contribution scheme above. There was, however, a shortfall on the scheme and payments are being made over a period of ten years to cover the deficit. The liability in the financial statements represents the amount due and is adjusted each year for changes in the actuarial valuation. Interest on the remaining balance is charged on an annual basis.

1.10 Fund accounting

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

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

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

1.11 Tax

The charity is an exempt charity within the meaning of schedule 3 of the Charities Act 2011 and is considered to pass the tests set out in Paragraph 1 Schedule 6 of the Finance Act 2010 and therefore it meets the definition of a charitable company for UK corporation tax purposes.

1.12 Leases

Rentals payable under operating leases, including any lease incentives received, are charged as an expense on a straight line basis over the term of the relevant lease.

1.13 Critical accounting estimated and areas of judgment

Estimates and judgments are continually evaluated and are based on historical experience and other factors, including expectations of future events that are believed to be reasonable under the circumstances.

The charity makes estimates and assumptions concerning the future. The resulting accounting estimates and assumptions will, by definition, seldom equal the related actual results. The estimates and assumptions that have a significant risk of causing a material adjustment to the carrying amounts of assets and liabilities within the next financial year are discussed below.

Investment Properties

Investment Properties are measured at fair value at the Balance Sheet date. The fair values are assessed annually by the trustees. As part of this process the trustees take advice from Chartered Surveyors valuations every 4-5 years.

MICHAEL YOAKLEY'S CHARITY

Notes to the Financial Statements For the year ended 31 December 2025

2. Donations and legacies

	Unrestricted funds £	Restricted funds £	Total 2025 £	Total 2024 £
Donations and gifts	1,860	6,000	7,860	3,599
	1,860	6,000	7,860	3,599

3. Charitable activities

	2025 £	2024 £
Residential Care	1,399,894	1,349,646
Sheltered Housing	387,675	353,114
	1,787,569	1,702,760

4. Investments

	2025 £	2024 £
Rental income and dilapidations	74,095	83,831
Income from listed investments	95,392	91,831
Interest receivable	2,871	5,306
	172,358	180,968

5. Charitable activities

	Staff costs £	Direct costs £	Support costs £	Total 2025 £	Total 2024 £
Charitable activity					
Cost of raising funds	-	22,388	-	22,388	21,679
Charitable activity:					
Residential Care	1,185,803	496,326	44,133	1,726,262	1,586,255
Sheltered Housing	114,112	89,877	1,765	205,754	205,895
	1,299,915	608,591	45,898	1,954,404	1,813,829

All direct costs are expensed directly to the activities that they relate when identifiable.

Support costs are expensed directly to the activities that they relate when identifiable. Other support and Governance costs are treated as relating to the Residential Care as this relates to the majority of time spent and resources.

6. Cost of raising funds

	2025 £	2024 £
Investment management costs	17,616	16,997
Cost of managing investment properties	4,772	4,682
	22,388	21,679

MICHAEL YOAKLEY'S CHARITY

Notes to the Financial Statements

For the year ended 31 December 2025

7. Support costs	2025 £	2024 £
Professional and agent fees	3,923	4,818
Office expenses	6,995	7,212
Staff uniforms and training	9,033	7,742
Subscriptions	12,025	12,295
Sundry expenses	1,497	4,389
Advertising	2,086	1,173
Interest expense on defined benefit pension	179	-
Governance costs:		
Audit fees	9,960	9,240
Trustees Meeting	200	311
Total	45,898	47,180

8. **Trustees**
None of the trustees (or any persons connected with them) received any remuneration or benefits from the charity during the year.

No Trustee (2024 - None) were re-imbursement for travel expenses (2024 - none).

9. Employees	2025 £	2024 £
Employment costs		
Wages and salaries	1,156,500	1,092,993
Social security costs	107,711	75,699
Other pension costs	35,704	33,836
	1,299,915	1,202,528
The average monthly number of employees during the year was:	no.	no.
Residential Care	31	34
Domestic and catering	16	15
Management and administration	7	6
Garden and maintenance	4	4
	58	59

During the year key management personnel received remuneration of £112,273 (2024: £108,736) and benefits of £nil (2024: £nil).

There were no employees whose annual remuneration was £60,000 or more. (2024 - none).

There was no trustees reimbursed expenses (2024 - none).

MICHAEL YOAKLEY'S CHARITY

Notes to the Financial Statements For the year ended 31 December 2025

10. Tangible fixed assets

	Freehold land & buildings £	Fixtures & fittings £	Total £
Cost			
At 1 January 2025 and 31 December 2025	3,166,002	209,934	3,375,936
Additions	-	114,674	114,674
Disposals	-	(3,420)	(3,420)
At 31 December 2025	3,166,002	321,188	3,487,190
Depreciation			
At 1 January 2025	612,796	198,485	811,281
Depreciation charged in the year	-	21,350	21,350
Disposals	-	(3,420)	(3,420)
At 31 December 2025	612,796	216,415	829,211
Net book value			
At 31 December 2025	2,553,206	104,773	2,657,979
At 31 December 2024	2,553,206	11,449	2,564,655

11. Investment properties

	2025 £	2024 £
Fair value		
At 1 January 2025	869,000	869,000
Surplus / (deficit) on revaluation	31,000	-
At 31 December 2025	900,000	869,000

Investment properties of £820,000 (2024: £789,000) have been valued by Smith Wooley , independent chartered surveyors who are regulated by the Royal Institution of Chartered Surveyors at 31 March 2026. Investment Properties of £80,000 (2024: £80,000) have been valued by the trustees, on an open market value for existing use basis.

MICHAEL YOAKLEY'S CHARITY

Notes to the Financial Statements For the year ended 31 December 2025

12. Fixed asset investments	2025	2024
	£	£
Market value		
At 1 January 2025	2,427,737	2,196,290
Additions	437,169	352,423
Disposals	(464,743)	(158,978)
Revaluations	229,491	38,002
At 31 December 2025	2,629,654	2,427,737
Cash and settlements pending	127,661	92,313
At 31 December 2025	2,757,315	2,520,050
	2025	2024
	£	£
<u>Investments at market value comprise:</u>		
United Kingdom	1,734,202	1,296,550
Overseas	1,023,113	1,223,500
	2,757,315	2,520,050
	2025	2024
	£	£
<u>Asset distribution</u>		
Fixed Interest bonds	688,891	325,223
Equities and Funds	1,538,534	1,710,764
Property	75,721	73,303
Alternatives	281,972	275,008
Mixed Investments	44,536	43,439
Cash	127,661	92,313
	2,757,315	2,520,050
	2025	2024
	£	£
Historical cost	1,988,623	1,895,717
13. Debtors	2025	2024
	£	£
Prepayments and accrued income	33,057	32,129
	33,057	32,129

MICHAEL YOAKLEY'S CHARITY

Notes to the Financial Statements

For the year ended 31 December 2025

14. Creditors: amounts falling due within one year

	2025	2024
	£	£
Other taxation and social security	22,472	16,739
Other creditors	21,438	20,968
Accruals and deferred income	58,991	60,758
	<u>102,901</u>	<u>98,465</u>

15. Deferred income

	2025	2024
	£	£
Deferred income is included within		
Creditors due within on year	<u>23,310</u>	<u>15,419</u>
Deferred income at 1 January 2025	15,419	12,332
Released from previous years	(15,419)	(12,332)
Resources deferred in the year	<u>23,310</u>	<u>15,419</u>
Deferred income at 31 December 2025	<u>23,310</u>	<u>15,419</u>

At the balance sheet date, the charity was holding funds received in advance for residential care and sheltered housing in advance.

16. Related party transactions

The charity carried out maintenance works with M Wickenden, who is the spouse of J Wickenden a member of key management personnel. Costs for the year totalled £960 (2024: £5,040) and £nil (2024: £nil) was outstanding at the year end.

Total donations of £nil (2024 - £100) without conditions were received from trustees and related parties during the year.

17. Pensions

The charity operates a defined contributions pension scheme. The assets of the scheme are held separately from those of the charity in an independently administered fund. The pension cost charge represents contributions payable by the charity to the fund and amounted to £32,704 (2024 - £33,836). Contributions totalling £6,739 (2024 - £6,364) were payable to the fund at the balance sheet date.

The charity was part of a Defined Benefit Pension Scheme which was closed to all members in 2013 and all participants were transferred to the defined contributions pension scheme above. The scheme is classified as a "last-man standing arrangement" where the charity is potentially liable for other participating employers' obligations if those employers are unable to meet their share of the scheme deficit following withdrawal of the

A full actual valuation for the scheme in total was carried out at 30 September 2023. This valuation showed assets of £514.9m, liabilities of £861.0m and a deficit of £16.1m. The following reconciliation is based on the assumption that the rate of discount is 1.18% per annum, this provision represents the amount attributed to the charity.

MICHAEL YOAKLEY'S CHARITY

Notes to the Financial Statements

For the year ended 31 December 2025

17. Pensions (continued)

Present value of provision	2025	2024
	£	£
Present value of provision	3,186	312
Reconciliation of opening and closing pension provision	2025	2024
	£	£
Position at start of period	312	1,978
Unwinding of the discount factor (interest expenses)	179	207
Deficit contribution paid	(1,264)	(1,873)
Remeasurements	3,959	-
Provision at end of period	3,186	312
Assumptions	2025	2024
	%	%
Rate of discount	4.05	4.90

The discount rates shown above are the equivalent single discount rates which, when used to discount the future recovery plan contributions due, would give the same results as using a full AA corporate bond yield curve to discount the same recovery plan contributions.

18. Restricted funds

	Balance			Gains/(loss)	Balance
	At 1 Jan 24	Income	Expenditure	& transfers	At 31 Dec 24
	£	£	£	£	£
Current year					
Equipment fund	-	6,000	(6,000)	-	-

Prior year

None

Equipment fund

The fund is for donations made towards equipment for residents .

MICHAEL YOAKLEY'S CHARITY

Notes to the Financial Statements

For the year ended 31 December 2025

19. Designated funds	Balance	New	Designations	Gains/(loss)	Balance
	At 1 Jan 25	Designations	released	& transfers	At 31 Dec 25
Current year	£	£	£	£	£
Extraordinary repair fund	372,112	13,387	(14,593)	32,227	403,133
Fixed Asset Fund	1,408,127	114,674	(21,350)	-	1,501,451
Investment fund	2,441,938	82,004	(73,024)	228,264	2,679,182
	4,222,177	210,065	(108,967)	260,491	4,583,766
Prior year	£	£	£	£	£
Extraordinary repair fund	360,080	12,032	-	-	372,112
Fixed Asset Fund	1,418,577	-	(10,450)	-	1,408,127
Investment fund	2,302,200	101,736	-	38,002	2,441,938
	4,080,857	113,768	(10,450)	38,002	4,222,177

Extraordinary Repair Fund

The fund is for the purpose of providing for the extraordinary repair, improvement, maintenance and rebuilding of the almshouses and other buildings of the charity.

Fixed Asset Fund

This fund represents land and buildings and related fixtures and fittings which are for charitable use.

Investment Fund

This fund represents tangible fixed assets in the form of investment properties and an investment portfolio which are used by the charity for both purposes of income generation and capital appreciation and thus do not form part of the charity's free reserves.

20. Analysis of net assets between funds	Endowment	Restricted	Unrestricted	Total
	funds	funds	funds	2025
Fund balances at 31 Dec 25 are represented by	£	£	£	£
Fixed Assets	1,156,528	-	5,158,766	6,315,294
Current assets	-	-	176,530	176,530
Creditors	-	-	(102,901)	(102,901)
Provisions	-	-	(3,186)	(3,186)
	1,156,528	-	5,229,209	6,385,737
Fund balances at 31 Dec 24 are represented by:				
Fixed Assets	1,156,528	-	4,797,177	5,953,705
Current assets	-	-	257,574	257,574
Creditors	-	-	(98,465)	(98,465)
Provisions	-	-	(312)	(312)
	1,156,528	-	4,955,974	6,112,502

MICHAEL YOAKLEY'S CHARITY

Notes to the Financial Statements

For the year ended 31 December 2025

21. Operating lease agreements where the charity is lessee

At the reporting end date the charity had outstanding commitments for future minimum lease payments under non-cancellable operating leases, which fall due as follows:

	2025 £	2024 £
Within one year	1,930	1,930
Between two and five years	-	1,930
	<u>1,930</u>	<u>3,860</u>

22. Operating lease agreements where the charity is lessor

At 31 December 2025 the total of the charity's future minimum lease receipts under non-cancellable operating leases was:

	2025 £	2024 £
Due within one year	54,600	54,600
Due between two and five years	150,535	183,635
Due after five years	38,000	57,000
	<u>243,135</u>	<u>295,235</u>

23. Contingent liability

Upon completion of the purchase of land in 2015, there is an overage clause that could materialise when building commences where a percentage of the increase in the value of land could be payable to the previous owner. The clause lasts for 30 years and is payable by the owner when building commences.

24. Capital commitments

	2023 £	2022 £
Expenditure contracted for but not provided in the accounts	<u>2,940</u>	<u>-</u>

Accounts

MICHAEL YOAKLEY'S CHARITY
ANNUAL REPORT AND FINANCIAL STATEMENTS
FOR THE YEAR ENDED 31 DECEMBER 2024

MICHAEL YOAKLEY'S CHARITY

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MICHAEL YOAKLEY'S CHARITY

REFERENCE AND ADMINISTRATIVE DETAILS

Trustees	Yoakley Care Share Limited Yoakley Care Trustee Limited <u>Directors of the corporate bodies above:</u> P Hermitage (Chair) B Aitken D Astley M Baker G Durrant B Gulland D Meakin J Miller
Charity number	205769
Principal office	Yoakley House Drapers Close Margate Kent CT9 4AH
Senior Leadership Team	J Wickenden – Executive Manager T Huntley – Care Manager
Independent auditors	Azets Audit Services 2 nd Floor 32 – 33 Watling Street Canterbury Kent CT1 2AN
Bankers	CAF Bank Ltd 25 Kings Hill Avenue Kings Hill West Malling Kent ME19 4LQ
Solicitors	Boys & Maughan 11-13 Hawley Street Margate Kent CT9 1PU
Investment advisors	Charles Stanley & Co Ltd 43 Dudley Road Tunbridge Wells Kent TN1 1LE
Property advisors	Smith Woolley 15 Tufton Street Ashford Kent TN23 1EE

MICHAEL YOAKLEY'S CHARITY

IMPACT REPORT FOR THE YEAR ENDED 31 DECEMBER 2024

This is the Annual Report for 2024 covering the activities of Michael Yoakley's Charity to be read in conjunction with the Audited Accounts. The main objective of the Charity is the provision of care and accommodation for the elderly, fulfilling the public benefit requirements of the Charities Act 2011.

SUMMARY OF CONTENTS

1. Resident, Board and Staff Matters
2. Inspections, Complaints and Compliments
3. Premises, Equipment and Grounds
4. Trust Properties
5. Finance and Investments
6. League of Friends
7. Strategic Planning
8. Networking
9. Community Activities
10. Conclusion

MICHAEL YOAKLEY'S CHARITY

IMPACT REPORT FOR THE YEAR ENDED 31 DECEMBER 2024

1. RESIDENTS, BOARD AND STAFF MATTERS

The Charity records, with regret, the death of 7 residents, all bar 1 over the age of 88. 4 people became permanent residents of Yoakley House during 2024. 2 residents moved to other care facilities.

The respite rooms provided short term care for 17 residents during the year and 3 almshouse residents. 3 permanent residents occupied respite rooms for most of the year leaving 2 rooms for use for short term visits.

For a short while during the year Yoakley House was home to 8 centenarians. By the end of the year this number was 7.

2 almshouses had been vacated late in 2023. In 2024, 2 residents moved into Yoakley House and another moved to a specialist EMI care home. 5 new residents were welcomed into the almshouses in 2024.

THE TRUSTEES AND BOARD OF DIRECTORS

The trusteeship of the Charity is held by two limited companies Yoakley Care Trustee Ltd and Yoakley Care Share Ltd, with the former trustees as directors of both companies. This allows the continued effective management of the Charity but protects individuals from personal financial liability.

The Board of Directors of the Trustee companies were:

Mr Peter Hermitage QPM (Chairman)

Mrs Beverley Aitken MBE

Mr David Astley OBE

Mr Michael Baker

Mr Blair Gulland

Mrs Gillian Durrant

Dr David Meakin

Mrs Julie Miller

The Board met formally on 5 occasions during the year including a business strategy awayday in June. Directors were readily available to discuss issues outside of the formal board meetings. Board members also undertook online training in Adult Protection, and Equality, Diversity & Inclusion following the recommendations of the 2023 external governance review.

The Board established 3 subcommittees during the year to progress specific projects as follows:

1. Green Agenda: looking at ways to improve the Charity's carbon footprint and reduce heating costs.
2. Margate Land Development: looking at the options for potential development of land behind and adjacent to the current site
3. Aylesford Land Development: looking at the options for development of the Aylesford grazing land.

The Charity is grateful to all Directors for freely giving of their time and expertise.

STAFF

16 staff left the Charity's employment during 2024, including 2 retirements after over 10 years service.

Staff turnover remains higher than before the pandemic.

17 new staff joined the Charity during 2024, 6 of whom left before the end of the year for various personal reasons.

The cost of agency staff was similar to that of the previous year although lower than during the pandemic.

MICHAEL YOAKLEY'S CHARITY

IMPACT REPORT FOR THE YEAR ENDED 31 DECEMBER 2024

On completing her NVQ3, 1 carer was promoted to the role of Senior Carer.

3 staff including the Care Manager celebrated 15 years of service with the charity and the Head Gardener celebrated his 10 years.

The Care Manager, Mrs Tracy Huntley, is qualified in Train the Trainer courses in the mandatory subjects in which all staff must have regular updates. She can deliver this training in-house to all staff.

The League of Friends committee members continued their support of the Charity on a voluntary basis.

2. INSPECTIONS, COMPLAINTS & COMPLIMENTS

INSPECTIONS

Since 2021 the Care Quality Commission has adopted an inspection process whereby it has become the norm only for organisations for which the CQC has received complaints or negative feedback to be physically inspected. Management completed a requested Pre-Inspection Report in October 2024 but no visit followed. Yoakley House retains its rating of GOOD from the last physical inspection in 2018.

The Board agreed to the funding of a Mock CQC Inspection which was carried out by Care 4 Quality on 19th March 2024. This was to give management an idea of any areas that CQC might identify as in need of improvement. Their report gave a few recommendations mainly in the area of medication management and fire safety. Improvements have been made in both areas as outlined in other sections of this report.

The Charity retained its 5-star top rated kitchen hygiene certificate following inspection by Thanet District Council in September.

COMPLAINTS

Four issues were raised with management during the year. All were fully investigated and action taken where necessary.

COMPLIMENTS

Management regularly received compliments and cards of thanks from grateful residents and their relatives. This praise was fed into the annual Quality Assurance review produced in July by the Care Manager for scrutiny by the Board. Relatives were complimentary at the way the Charity protected and cared for residents especially during the pandemic. The daughter of Yoakley resident asked to attend the Board meeting in December to personally praise the Charity's staff for the way they had cared for her mother during many happy years as both an almshouse and care home resident.

3. PREMISES, EQUIPMENT AND GROUNDS

Yoakley House

Routine maintenance was carried out throughout the year by the excellent inhouse maintenance team. As rooms became vacant the programme to tile ensuite bathrooms has continued as has the replacement of bedroom carpets as necessary.

IT Development

From February the Care Manager facilitated the transfer of medication administration to a fully digital system called Emar. This not only assists staff with the correct administration of medication at the right time but also links via the internet with the pharmacy who supply the prescribed medication for each resident. There is no charge to the home for this service.

In September mobile phones linked to the care plan system were provided for all care staff enabling them to complete their daily notes whilst doing their duties rather than having to find time at the end of their shift to write up notes on a computer.

The Board and management are actively looking at ways in which technology and Artificial Intelligence might benefit its services.

MICHAEL YOAKLEY'S CHARITY

IMPACT REPORT FOR THE YEAR ENDED 31 DECEMBER 2024

Fire Alarm System

In May the Charity commissioned a Fire Risk Assessment from its fire equipment supplier EK Fire Services. The recommendations included addition of some detectors and improvements to the internal fire doors. In June East Kent Fire Service arranged to come and do their own routine risk assessment. They added to the list of recommendations.

Both assessments stated that ideally the system should be upgraded from an L2 system, where detection is registered to the panel in zones, to an L1 system where the precise call point triggered can be identified. EK Fire Services estimated the cost of this upgrade to be around £40K. The Board approved the expense with the works to be carried out in January 2025, it being too hot to work in the roof space during the warmer months.

Drapers Homes

The Charity continued its programme to replace baths with showers in the almshouses. By the end of the year there were only 2 of the 49 almshouses to be upgraded; 1 is scheduled for early 2025, leaving only number 17 to be done in due course.

The maintenance team continued the replacement of the worn-out cast iron guttering with an alternative which does not need to be painted and is accepted under the terms of the conservation of the ancient buildings. They completed the block 9 to 22 leaving the block 27 to 40 to be completed in 2025.

The flat roofs on cottages 9 to 22 were overhauled and made watertight during the year. All have now been replaced within the past 3 years.

The maintenance team have an ongoing programme of replacing rotten back doors on the almshouses in the quadrangle, concentrating on numbers 9 to 22. The same block had the external window frames painted by a contractor in 2024.

The Charity considered the purchase of 8 Drapers Close during the year after an approach by the owner, but the price requested was prohibitive.

Quinquennial Report

The 2023 Quinquennial report led to higher than usual expenditure on property maintenance in 2024 including:

- Replacement of flat roofs (carried out by TMI Roofing)
- Repointing and repair of brick walls across the site (carried out by G W Gardner). They also carried out further repairs to the flint boundary wall between the almshouses and the hospital.
- Replacement of guttering on the properties in the quadrangle (fitted in house with metal guttering supplied by Rainguard Ltd)
- Repair and replacement of some windows.

Windows

A local company Traditional Windows had quoted for replacement of 2 windows on Clockhouse with wooden frames to match the existing windows but with double glazing to improve the Charity's heating bills and carbon footprint. The Executive Manager had contacted the Conservation Department at Thanet District Council prior to the commissioning to ask their opinion about the use of double glazing and had been required to complete a Pre Planning Application. It took several months for a response to be issued by TDC, with the answer being that even wood framed double glazing would not be acceptable. In the meantime, new windows had been installed as the previous ones were in danger of falling out. The Green Agenda subcommittee of Board members will be following up this matter to obtain further ruling on the issues in 2025.

Garden and Grounds

The garden team did a magnificent job in the gardens. A special display was presented for the 80th anniversary of D Day in June. A Quaker garden has been created as an area for quiet rest and contemplation. Paul was nominated by the former Deputy Lord Lieutenant of Kent, Mr Frank Martin, to attend a Royal Garden Party at Buckingham Palace in May. Despite very wet weather, Paul and his wife thoroughly enjoyed their day and were thrilled to be honoured in this way.

The Charity held its own Open Garden Day in July allowing the public to enjoy the gardens with significant funds being raised from tickets and the sale of tea and cakes by the League of Friends.

MICHAEL YOAKLEY'S CHARITY

IMPACT REPORT FOR THE YEAR ENDED 31 DECEMBER 2024

A local gardening club enjoyed a private educational tour of the garden with Paul in June.

4. TRUST PROPERTIES

The Ashford properties were managed by agents Smith-Woolley.

2 New Rents, Ashford

This property continues to be let to Mastercutters.

4 New Rents, Ashford

This property continues to be let to Ashford Halal Shop.

6 New Rents, Ashford

This property continues to be let to Ashford Sewing Centre.

Taylor's Lettings – upstairs offices at 2 New Rents

This property continues to be let to Track Accounting.

Upstairs offices at 6 New Rents

This property continues to be let to T3 Tutoring. There continued to be complaints from time to time in relation to the antisocial behaviour of some of the students who attend classes at the premises. The tenant is working hard to deal with this.

Dilapidations compensation of £9,750 was received from the previous tenant after a lengthy debate carried out by a professional mediator over the state of the property when they left it in 2023.

New Rents Neighbouring Property – Emergency Access Licence

This property was not in business this year.

Ashford Planning Issue

In October, the Charity's tenants in Ashford were notified of proposals to build a hotel and retail units directly opposite the property. This involves demolition of existing buildings. The Charity raised concerns with the planning department on behalf of the tenants in relation to any disruption to their businesses which might ensue.

Aylesford Grazing Land

Emma Norris continues to rent this land for horse grazing.

Kent County Council contacted the Charity in relation to repairs they need to carry out on the riverside pathway that runs along the edge of the grazing land. In order to reach the site with heavy machinery, KCC needed to acquire a small section of land owned by the Charity at the rear of the Offset Printing business. The sale of the land would be to Offset but funded by KCC. Offset had purchased some land from the Charity in 2016 for car parking; unknown to the charity this had been on a similar basis. On review of the site it transpired that Offset had acquired more land than they should have done. After an extraordinary meeting of the Board a price was proposed for the additional land to include a compensatory amount in relation to the previous sale. The agreement from KCC on price is awaited.

Aylesford Allotments

These are let to Aylesford Parish Council.

St Peters Road Farmland

This land continues to be let to Smiths farmers, tenants since 1963.

MICHAEL YOAKLEY'S CHARITY

IMPACT REPORT FOR THE YEAR ENDED 31 DECEMBER 2024

5. FINANCE AND INVESTMENTS

INCOME

Yoakley House Fees

The minimum basic weekly charge for Yoakley House was set at £875 from April 2024 for existing residents which, with a steep 10% increase in the minimum wage, just covered the cost of care. New admissions were charged fees starting at £1,043.

The Dynamic Purchasing System (DPS) contract with Kent County Council continues. KCC paid a minimum of £587.03 per week for permanent residence with higher rates being achieved for other residents. Each placement represents a deficit of around £300 per week on the true cost of care. This is equivalent to a sum in excess of £100K per annum that the Charity has to find. At the end of the year the Charity had 11 KCC funded residents, although 1 of these is on a Deferred Payment arrangement until her property is sold.

The inadequate funding of KCC placements means that the Charity must make up the deficit from other income to cover costs, with KCC funded residents effectively being treated as beneficiaries of the Charity. The Board and management made a conscious decision some years ago to take a balanced mix of privately funded and KCC funded residents into Yoakley House to ensure the Charity does not run at a loss. New applications by residents funded by KCC are limited although consideration is given to those who have used our respite service or live in our almshouses. Income from the investment portfolio and from other services, such as the hire of the training room, helps to bridge this deficit.

Respite care charges started at £966 per week, based on assessment of the individual resident's needs. The minimum charge for respite care funded by KCC was £630 although higher rates were negotiated for most residents with families having to pay a top up fee.

Drapers Home Maintenance Charges

The almshouse residents are the primary beneficiaries of the Charity and their charges are kept to a minimum. The Charity sets these fees taking into consideration actual maintenance costs, Local Housing Allowance rates, and the Fair Rent figures, with the aim that no resident shall be in hardship. Any almshouse resident who is experiencing financial difficulties is invited to discuss their circumstances with management.

The monthly rates for 2024 – 2025 were between £585 to £767 depending on the size of the property.

The residents of the properties on Drapers Close (apart from number 7) are responsible for all their own bills including gas and water rates, whereas for other tenants these bills are met by the Charity.

One resident was granted a small discount on their rate for personal reasons.

Training Room Hire

The hire of the training room is picking up slowly after the restrictions of the pandemic. It is well used by the Charity for its own training and meetings.

Investment Portfolio

The Charity's investment portfolios continue to be carefully managed by Charles Stanley Investment Brokers with Ms Katie Presland as the Charity's primary fund manager.

The capital values of the portfolios increased marginally over the year, the Main Fund ending the year at around £2,148K and the Emergency Repair Fund at £372K. Income of £49K was drawn from the main fund and £12K from the ERF.

MICHAEL YOAKLEY'S CHARITY

IMPACT REPORT FOR THE YEAR ENDED 31 DECEMBER 2024

EXPENDITURE

The careful control of expenditure is key to the future financial stability of the Charity. Conscious effort is made to keep expenditure as low as possible by monitoring costs and price comparison. The Charity continues to be dependent on fundraising to cover the cost of extraordinary items such as the purchase of new and replacement equipment.

Wages

The largest expenditure of the Charity remains staff wages at £1.2 million for the year. In April 2024, staff received a pay increase of £1.05 per hour in line with the increase in the National Living Wage. This represented a 9.7% pay rise for the lowest paid with the management increase capped at 4%.

Bank Accounts

The Platinum deposit account with CAFBank was closed during the year and funds transferred into the Gold deposit account. The bank had ceased offering Platinum accounts so the Charity's account no longer attracted a higher interest rate than on the Gold account.

Pension Fund

All staff, unless they specifically ask not to join, are enrolled in the pension scheme under the national auto-enrolment requirements. The Charity is following national guidelines for minimum auto enrolment rates. Monthly contributions to meet the pension fund shortfall continued throughout the year at £335 per month. The original pension shortfall plan was due to end in January 2025 however notification was received in late 2024 that further similar level contributions will need to be paid until 2028.

Insurance

In May the Executive Manager met with the Head of Grouts Insurance Brokers who have served the Charity for many years to go through the various policies arranged by them to ensure the Charity is getting the best and most cost effective cover.

Financial Controls Checklist

A Board member completed the Charity Commission Financial Controls Checklist with the Executive Manager during the year. The Financial Controls Policy had been amended as a result.

Gifts and General Donations

Donations and fundraising (outside of the League of Friends events) brought in £3,599.

6. LEAGUE OF FRIENDS

The League of Friends hosted a full programme of public fundraising events including Summer & Christmas Fairs, an Open Garden Day with afternoon tea, two garden lectures with cheese and wine, a donation book shelf at Tesco, and two quiz nights with light supper.

7. STRATEGIC PLANNING

The Charity's Strategic Plan gives clarity of direction for the Board and providing a means of measuring its achievements against the Charity's aims and objectives. It includes a comprehensive risk assessment register which is reviewed at least annually.

In June the Board held a valuable awayday at which directors and management looked in more depth at aspects of the Strategic Plan and how they might be progressed. The 3 subcommittees mentioned in section 1 were established as a result.

1. Green Agenda: This subcommittee is looking at the permission for installation of double glazed windows on the listed almshouses and at the possibility of using solar panels on the properties not listed.
2. Margate Land: This subcommittee met with executives from the Housing Department of Thanet District Council in October. While the farmland off St Peters Road would not be considered for development at this point due to its Green Wedge status, options for development of the land at the rear of Yoakley House as a joint venture are being considered.
3. Aylesford Land: More will be done once the land sale outlined in section 5 has completed.

MICHAEL YOAKLEY'S CHARITY

IMPACT REPORT FOR THE YEAR ENDED 31 DECEMBER 2024

8. NETWORKING

Kent & Medway Clinical Commissioning Group

Kent and Medway CCG continued support for care homes has been provided via the local GP surgeries, including the ongoing vaccination programmes for both Covid 19 and flu, and the Acute.

Response Team which supports residents out of hours.

Other Professional Subscriptions

The Charity continues to be supported professionally with its membership of Kent Integrated Care Alliance, National Care Association and National Almshouse Association. Both KiCa and NCA led petitions to government about the underfunding of social care which the Charity signed.

Executive Manager

The Executive Manager gave a talk about the charity to the St Peters Women's Group. She also delivered a lesson on the basics of care of the elderly to pupils from Dane Court secondary school. The pupils from Dane Court performed a wonderful pantomime for the residents at Christmas and enjoyed hosting party games with them. Children from St Georges Primary School also visited in the summer to chat to residents and play games.

The Chairman

East Kent Consortium of Almshouses

The Chairman of the Board regularly attends meetings of the consortium where common issues for local almshouse charities are discussed.

The Chairman also gave talks to various organisations during the year which resulted in donations to the Charity.

9. COMMUNITY ACTIVITIES

Regular Events & Entertainments

The 80th anniversary of D Day had been celebrated with cake and cocktails and "proms" songs with Greg, a classical singer on 8th June.

The annual Garden Party in July was opened by the High Sheriff of Kent Dr Gill Fargher and attended by many supporters and relatives. Dr Fargher had opened the new Quaker Garden.

The residents' Christmas Party was a particularly special one this year taking the theme of Downton Abbey, as one of the stars of the TV series and movies, actress Michelle Dockery attended. Residents and staff dressed in costume to match the series and Ms Dockery joined in with the entertainments.

Activities Coordinator, Laura Ballard, continued an extensive programme of activities and entertainments for the care home residents with the almshouse residents once again able to join in.

Religious Services

Weekly services are facilitated by Ministers from a variety of denominations, encouraging the Christian ethos of the Charity's founder. The Charity is very grateful to the faithful band of ministers and pianists who voluntarily serve the residents in this way.

The Broadstairs Society of Friends facilitated Quaker meetings for worship in the Quaker chapel every 2 months.

Kampala Children's Centre, Uganda

Residents and staff continue to sponsor 2 children at Kampala Children's Centre Uganda and receive regular photos and updates from them.

Other Charitable Donations

Staff and residents generously collected and donated to Comic Relief £35 and Macmillan Cancer Care £255. The Knit and Natter club held a sponsored knit for the month of December which raised £400 for Cancer Research in memory of one of its key members the late Jean McGinlay.

MICHAEL YOAKLEY'S CHARITY

IMPACT REPORT FOR THE YEAR ENDED 31 DECEMBER 2024

10. CONCLUSION

This annual report demonstrates the immense amount of hard work and attention to detail that is carried out by the staff employed by the Charity. Without their skill and knowledge, it would be impossible to provide the high level of care given to both residents in the care home and the almshouses. For the Charity to have care staff who have the skills and capability to do their jobs, there is an ongoing need to retain, recruit and train carers. Care staff themselves need to be cared for. Their jobs require understanding, patience and the ability to undertake tasks that many of us would find extremely difficult. The role of carers is an underrated one in society. What they do has a direct impact on the physical and mental wellbeing of our residents, and if it were not for the carers, pressures upon hard stretched healthcare services would be so much greater. In the context of our Charity, everybody has a direct impact upon residents' wellbeing. It is right that the Charity's directors give praise and thanks to all those who work so hard in leadership, management, administration, care, gardening and maintenance roles. As chairman, I also acknowledge the wisdom given to the Charity by my fellow directors who bring a wide range of attributes to the Charity's governance.

A key issue for the Charity continues to be that of funding. We are not helped by either central or local government. The raising of national insurance contributions together with rises in the national minimum wage will have a knock-on effect of raising costs by circa £125k per annum. At a local level, the Charity has to effectively subsidise what the Kent County Council pays for residential care by over £100k per annum to cover the true costs of that care. Other costs are increasing, no more so than that of utilities where there has been a doubling of charges following the end of a 4 year fixed rate contract. It is only by skillful and prudent financial management that we are able to address these cost pressures. In bringing financial and caring support to the Charity, I applaud the work of the League of Friends. As we move forward, we will need to be innovative in the use of our assets to optimise income.

In previous annual reports I have commented upon the inter-dependence that must exist between ourselves and NHS colleagues. That continues to be the case, especially when we care for an ageing cohort of residents some of whom have complex health and care needs. Our care manager and her team manage that relationship well despite the obvious pressures that exist within the health system. As in previous years, I am still left wondering whether anybody will ever come up with policies that better address the complex and expensive relationship between the health and care sectors. What I do know is that the work of our Charity successfully creates the important link between health and social care, albeit for a limited number of people.

Finally let me say a few words about our residents who are the lifeblood of the community which is Michael Yoakley's Charity. Our vision is to create and maintain a community for older people in which they can flourish and be valued as individuals. Our residents flourish by bringing fellowship to each other and it is always a pleasure to listen to their varied life stories which can both inform and inspire. Thanks to the residents for being who they are.

Yoakley Care Trustee Limited

Date: 10 April 2024

MICHAEL YOAKLEY'S CHARITY

TRUSTEES' ANNUAL REPORT FOR THE YEAR ENDED 31 DECEMBER 2024

The directors of the two trustee companies (Yoakley Care Share Limited and Yoakley Care Trustee Limited) who are set out on page 1 will be referred to as "Trustees" for the purposes of this report and the financial statements.

The Trustees present their annual report together with the audited financial statements of the charity for the year ended 31 December 2024.

OBJECTIVES AND ACTIVITIES

The original objects of the charity were the provision and maintenance of almshouses for the elderly at nominal cost on Drapers Estate. This was extended, in 1980, to provide residential accommodation and care in Yoakley House.

The main objective continues to be to provide the highest quality care of the elderly, keeping residents fees and charges to a minimum using careful investment management.

The trustees have paid due regard to guidance issued by the Charity Commission in deciding what activities the charity should undertake.

In setting objectives and planning for activities, the Trustees have given due consideration to general guidance published by the charity commission relating to public benefit.

ACHIEVEMENTS AND PERFORMANCE

See impact report on pages 2 to 10

FINANCIAL REVIEW

See Impact report - "5. Finance and Investments" on pages 7 to 8.

Total income for the year was £1,892,794 (2023: £1,639,616) and expenditure totalled £1,813,829 (2023: £1,660,153) resulting in a surplus of £78,935 (2023: Deficit of £20,537), before other recognised gains of £38,002 (2023: Other recognised gains of £63,789) resulting in a net movement of funds of £116,967 (2023: Net movement of funds of £43,252).

Going concern

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

Annual surpluses, if any, are held on reserve and are accumulated to cover major items of expenditure, particularly following the quinquennial survey of buildings.

The charity's freehold property which is included in the financial statements at a net book value of £2,553,206 (2023: £2,553,206) are currently insured for a rebuilding cost of £15.8 million.

Reserves policy

The Trustees have determined that the appropriate level of free reserves necessary for the efficient management of the charity should be £800,000 (2023: £800,000) i.e. approximately six months budgeted expenditure.

Unrestricted funds at 31 December 2024 amounted to £734,079 (2023: £758,149).

Designated funds at 31 December 2024 amounted to £4,222,177 (2023: £4,080,857).

Endowment funds at 31 December 2024 amounted to £1,156,528 (2023 - £1,156,528).

Total funds at 31 December 2024 amounted to £6,112,502 (2023 - £5,995,535).

Future developments

See Impact report on page 8.

MICHAEL YOAKLEY'S CHARITY

TRUSTEES' ANNUAL REPORT FOR THE YEAR ENDED 31 DECEMBER 2024

STRUCTURE, GOVERNANCE AND MANAGEMENT

Constitution

The governing instrument of the Charity is a scheme of the Charity Commission dated 9 March 1956, as amended by schemes dated 20 November 1995, and 1 September 2004 as amended by a resolution dated 1 January 2016. Michael Yoakley's Charity is registered as a charity under number 205769.

The trustees who served during the year and up to the date of signature of the financial statements were:

- Yoakley Care Share Limited;
- Yoakley Care Trustee Limited.

Method of appointment or election of Trustees

The management of the charity is the responsibility of the Directors of the Trustees who are elected and co-opted under the terms of the Trust deed and the companies Articles of Association.

Policies adopted for the induction and training of Trustees

The Directors of the Trustee companies receive the Charity Commission booklet "The Essential Trustee" and have induction meetings with the Chairman and Executive Manager.

Organisational structure and decision making

A company limited by guarantee (Yoakley Care Trustee Ltd) and a company limited by 1 share (Yoakley Care Share Ltd) were appointed to act as Trustees with effect from 1st January 2016. All former trustees became directors of both companies. The Trustee Boards met for formal meetings five times during the year, with other subcommittee meetings in between. Day to day management of the Charity is delegated to the Executive Manager and the Care Manager.

Risk management

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

TRUSTEES' RESPONSIBILITIES STATEMENT

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

The law applicable to charities in England and Wales requires the trustees to prepare financial statements for each financial year which give a true and fair view of the state of affairs of the charity and of the incoming resources and application of resources of the charity for that year.

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

- select suitable accounting policies and then apply them consistently;
- observe the methods and principles in the Charities SORP;
- make judgments and accounting estimates that are reasonable and prudent;
- prepare the financial statements on the going concern basis unless it is inappropriate to presume that the charity will continue in operation.

The trustees are responsible for keeping sufficient accounting records that disclose with reasonable accuracy at any time the financial position of the charity and enable them to ensure that the financial statements comply with the Charities Act 2011, the Charity (Accounts and Reports) Regulations 2008 and the provisions of the trust deed. They are also responsible for safeguarding the assets of the charity and hence for taking reasonable steps for the prevention and detection of fraud and other irregularities.

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

Yoakley Care Trustee Limited

Date: 10 April 2024

MICHAEL YOAKLEY'S CHARITY

INDEPENDENT AUDITOR'S REPORT FOR THE YEAR ENDED 31 DECEMBER 2024

Opinion

We have audited the financial statements of Michael Yoakley's Charity (the 'charity') for the year ended 31 December 2024 which comprise the statement of financial activities, the balance sheet and the notes to the financial statements, including a summary of significant accounting policies. The financial reporting framework that has been applied in their preparation is applicable law and United Kingdom Accounting Standards, including Financial Reporting Standard 102 The Financial Reporting Standard applicable in the UK and Republic of Ireland (United Kingdom Generally Accepted Accounting Practice).

In our opinion, the financial statements:

- give a true and fair view of the state of the charity's affairs as at 31 December 2024 and of its incoming resources and application of resources, for the year then ended;
- have been properly prepared in accordance with United Kingdom Generally Accepted Accounting Practice; and
- have been prepared in accordance with the requirements of the Charities Act 2011.

Basis for opinion

We conducted our audit in accordance with International Standards on Auditing (UK) (ISAs (UK)) and applicable law. Our responsibilities under those standards are further described in the Auditor's responsibilities for the audit of the financial statements section of our report. We are independent of the charity in accordance with the ethical requirements that are relevant to our audit of the financial statements in the UK, including the FRC's Ethical Standard, and we have fulfilled our other ethical responsibilities in accordance with these requirements. We believe that the audit evidence we have obtained is sufficient and appropriate to provide a basis for our opinion.

Conclusions relating to going concern

In auditing the financial statements, we have concluded that the Trustee's use of the going concern basis of accounting in the preparation of the financial statements is appropriate.

Based on the work we have performed, we have not identified any material uncertainties relating to events or conditions that, individually or collectively, may cast doubt on the charity's ability to continue as a going concern for a period of at least twelve months from when the financial statements are authorised for issue.

Our responsibilities and the responsibilities of the Trustees with respect to going concern are described in the relevant sections of this report.

Other information

The other information comprises the information included in the annual report other than the financial statements and our auditor's report thereon. The trustees are responsible for the other information contained within the annual report. Our opinion on the financial statements does not cover the other information and we do not express any form of assurance conclusion thereon. Our responsibility is to read the other information and, in doing so, consider whether the other information is materially inconsistent with the financial statements or our knowledge obtained in the course of the audit, or otherwise appears to be materially misstated. If we identify such material inconsistencies or apparent material misstatements, we are required to determine whether this gives rise to a material misstatement in the financial statements themselves. If, based on the work we have performed, we conclude that there is a material misstatement of this other information, we are required to report that fact.

We have nothing to report in this regard.

Matters on which we are required to report by exception

In the light of the knowledge and understanding of the charity and its environment obtained in the course of the audit, we have not identified material misstatements in the Trustee's report.

We have nothing to report in respect of the following matters in relation to which the Charities (Accounts and Reports) Regulations 2008 require us to report to you if, in our opinion:

- the information given in the financial statements is inconsistent in any material respect with the trustees' report; or
- sufficient accounting records have not been kept; or
- the financial statements are not in agreement with the accounting records; or
- we have not received all the information and explanations we require for our audit.

MICHAEL YOAKLEY'S CHARITY

INDEPENDENT AUDITOR'S REPORT FOR THE YEAR ENDED 31 DECEMBER 2024

Responsibilities of trustees

As explained more fully in the statement of trustees' responsibilities, the trustees are responsible for the preparation of the financial statements and for being satisfied that they give a true and fair view, and for such internal control as the trustees determine is necessary to enable the preparation of financial statements that are free from material misstatement, whether due to fraud or error. In preparing the financial statements, the trustees are responsible for assessing the charity's ability to continue as a going concern, disclosing, as applicable, matters related to going concern and using the going concern basis of accounting unless the trustees either intend to cease operations, or have no realistic alternative but to do so.

Auditor's responsibilities for the audit of the financial statements

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

Our objectives are to obtain reasonable assurance about whether the financial statements as a whole are free from material misstatement, whether due to fraud or error, and to issue an auditor's report that includes our opinion. Reasonable assurance is a high level of assurance, but is not a guarantee that an audit conducted in accordance with ISAs (UK) will always detect a material misstatement when it exists. Misstatements can arise from fraud or error and are considered material if, individually or in the aggregate, they could reasonably be expected to influence the economic decisions of users taken on the basis of these financial statements.

A further description of our responsibilities for the audit of the financial statements is located on the Financial Reporting Council's website at: <https://www.frc.org.uk/auditorsresponsibilities>. This description forms part of our auditor's report.

Extent to which the audit was considered capable of detecting irregularities, including fraud

Irregularities, including fraud, are instances of non-compliance with laws and regulations. We design procedures in line with our responsibilities, outlined above and on the Financial Reporting Council's website, to detect material misstatements in respect of irregularities, including fraud.

We obtain and update our understanding of the entity, its activities, its control environment, and likely future developments, including in relation to the legal and regulatory framework applicable and how the entity is complying with that framework. Based on this understanding, we identify and assess the risks of material misstatement of the financial statements, whether due to fraud or error, design and perform audit procedures responsive to those risks, and obtain audit evidence that is sufficient and appropriate to provide a basis for our opinion. This includes consideration of the risk of acts by the entity that were contrary to applicable laws and regulations, including fraud.

In response to the risk of irregularities and non-compliance with laws and regulations, including fraud, we designed procedures which included:

- Enquiry of management and those charged with governance around actual and potential litigation and claims as well as actual, suspected and alleged fraud;
- Reviewing minutes of meetings of those charged with governance;
- Assessing the extent of compliance with the laws and regulations considered to have a direct material effect on the financial statements or the operations of the entity through enquiry and inspection;
- Reviewing financial statement disclosures and testing to supporting documentation to assess compliance with applicable laws and regulations;
- Performing audit work over the risk of management bias and override of controls, including testing of journal entries and other adjustments for appropriateness, evaluating the business rationale of significant transactions outside the normal course of business and reviewing accounting estimates for indicators of potential bias.

Because of the inherent limitations of an audit, there is a risk that we will not detect all irregularities, including those leading to a material misstatement in the financial statements or non-compliance with regulation. This risk increases the more that compliance with a law or regulation is removed from the events and transactions reflected in the financial statements, as we will be less likely to become aware of instances of non-compliance. The risk of not detecting a material misstatement resulting from fraud is higher than for one resulting from error, as fraud may involve collusion, forgery, intentional omissions, misrepresentations, or the override of internal control.

MICHAEL YOAKLEY'S CHARITY

INDEPENDENT AUDITOR'S REPORT FOR THE YEAR ENDED 31 DECEMBER 2024

Other matters

Your attention is drawn to the fact that the charity has prepared financial statements in accordance with "Accounting and Reporting by Charities: Statement of Recommended Practice applicable to charities preparing their accounts in accordance with the Financial Reporting Standard applicable in the UK and Republic of Ireland (FRS 102)" (as amended) in preference to the Accounting and Reporting by Charities: Statement of Recommended Practice issued on 1 April 2005 which is referred to in the extant regulations but has now been withdrawn.

This has been done in order for the financial statements to provide a true and fair view in accordance with current Generally Accepted Accounting Practice.

Use of our report

This report is made solely to the charity's trustees, as a body, in accordance with part 4 of the Charities (Accounts and Reports) Regulations 2008. Our audit work has been undertaken so that we might state to the charity's trustees those matters we are required to state to them in an auditors' report and for no other purpose. To the fullest extent permitted by law, we do not accept or assume responsibility to anyone other than the charity and the charity's trustees as a body, for our audit work, for this report, or for the opinions we have formed.

Michelle Wilkes FCA (Senior Statutory Auditor)

For and on behalf of Azets Audit Services

2nd Floor

32 – 33 Watling Street

Canterbury

Kent

CT1 2AN

Date:

MICHAEL YOAKLEY'S CHARITY

Statement of Financial Activities (Including Income and Expenditure Account) For the year ended 31 December 2024

	Notes	Unrestricted funds 2024 £	Endowment funds 2024 £	Total 2024 £	Total 2023 £
Income from:					
Donations and legacies	2	3,599	-	3,599	27,357
Charitable activities	3	1,702,760	-	1,702,760	1,463,822
Investments	4	180,968	-	180,968	146,751
Other income		5,467	-	5,467	1,686
Total income		1,892,794	-	1,892,794	1,639,616
Expenditure on:					
Raising funds		21,679	-	21,679	44,844
Charitable activities		1,792,150	-	1,792,150	1,615,309
Total Expenditure	5	1,813,829	-	1,813,829	1,660,153
Net income/(expenditure)		78,965	-	78,965	(20,537)
Other recognised gains/(losses)					
Gains on revaluations	11, 12	38,002	-	38,002	63,786
Actuarial gain on defined benefit pension schemes	16	-	-	-	3
Net movement in funds		116,967	-	116,967	43,252
Reconciliation on funds:					
Total funds brought forward		4,839,007	1,156,528	5,995,535	5,952,283
Total funds carried forward		4,955,974	1,156,528	6,112,502	5,995,535

The statement of financial activities includes all gains and losses recognised in the year.

All income and expenditure related to unrestricted funds.

All income and expenditure derive from continuing activities.

MICHAEL YOAKLEY'S CHARITY

Comparative Statement of Financial Activities INCLUDING INCOME AND EXPENDITURE ACCOUNT For the year ended 31 December 2024

Comparative information - 31 December 2023		Unrestricted funds 2023 £	Restricted funds 2023 £	Endowment funds 2023 £	Total 2023 £
	Notes				
Income and endowments from:					
Donations and legacies	2	26,757	600	-	27,357
Charitable activities	3	1,463,822	-	-	1,463,822
Investments	4	146,751	-	-	146,751
Other income		1,686	-	-	1,686
Total income		1,639,016	600	-	1,639,616
Expenditure on:					
Raising funds		44,844	-	-	44,844
Charitable activities		1,614,709	600	-	1,615,309
Total Expenditure	5	1,659,553	600	-	1,660,153
Net income/(expenditure)		(20,537)	-	-	(20,537)
Transfers between funds				-	-
Other recognised gains/(losses)					
Gains on revaluations	11, 12	63,786	-	-	63,786
Actuarial gain on defined benefit pension schemes	16	3	-	-	3
Net movement in funds		43,252	-	-	43,252
Reconciliation on funds:					
Total funds brought forward		4,795,755	-	1,156,528	5,952,283
Total funds carried forward		4,839,007	-	1,156,528	5,995,535

The statement of financial activities includes all gains and losses recognised in the year.

All income and expenditure derive from continuing activities.

MICHAEL YOAKLEY'S CHARITY

Balance Sheet

As at 31 December 2024

	Notes	2024 £	2024 £	2023 £	2023 £
Fixed assets					
Tangible assets	10		2,564,655		2,575,106
Investment properties	11		869,000		869,000
Investments	12		2,520,050		2,368,280
			5,953,705		5,812,386
Current assets					
Debtors	13	32,129		24,872	
Cash at bank and in hand		225,445		246,208	
		257,574		271,080	
Creditors: amounts falling due within one year	14	(98,465)		(85,953)	
Net current assets			159,109		185,127
Total assets less current liabilities			6,112,814		5,997,513
Provision for liabilities	16		(312)		(1,978)
Net assets			6,112,502		5,995,535
Capital funds					
Endowment funds			1,156,528		1,156,528
Income funds					
Restricted funds	19		-		-
<u>Unrestricted funds</u>					
Designated funds	20	4,222,177		4,080,857	
General unrestricted fund		734,109		760,128	
Pension reserve		(312)		(1,978)	
			4,955,974		4,839,007
	21		6,112,502		5,995,535

The financial statements were approved by the Trustees on 10 April 2025 and signed on their behalf by:

Yoakley Care Trustee Limited
Trustee

MICHAEL YOAKLEY'S CHARITY

Statement of Cash Flows

For the year ended 31 December 2024

	2024 £	2024 £	2023 £	2023 £
Cash flows from operating activities				
Net income/(expenditure) for the reporting period (as per the statement of financial activities)	78,965		(20,537)	
Adjustments for:				
Depreciation	10,450		10,450	
Investment management fee	16,997		16,663	
Dividends retained in investment portfolio	(30,764)		(12,524)	
Decrease in debtors	(7,257)		(6,189)	
Increase / (Decrease) in creditors	12,512		7,677	
Decrease in provisions	(1,666)		(1,739)	
Net cash used in operating activities		79,237		(6,199)
Cash flows from investing activities				
Transfer to investment fund	(100,000)		-	
Purchase of tangible fixed assets	-		(275,000)	
Net cash provided by investing activities		(100,000)		(275,000)
Change in cash and cash equivalents in the reporting period		(20,763)		(281,199)
Cash and cash equivalents at the beginning of the reporting period		246,208		527,407
Cash and cash equivalents at the end of the reporting period		225,445		246,208
Cash and cash equivalents:				
Cash at bank and in hand		225,445		246,208
		225,445		246,208

MICHAEL YOAKLEY'S CHARITY

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

1. Accounting policies

1.1 Accounting convention

The charity constitutes a public benefit entity as defined by FRS 102. The financial statements have been prepared in accordance with Accounting and Reporting by Charities: Statement of Recommended Practice applicable to charities preparing their accounts in accordance with the Financial Reporting Standard applicable in the UK and Republic of Ireland issued in October 2019, the Financial Reporting Standard applicable in the United Kingdom and Republic of Ireland (FRS 102), the Charities Act 2011, the Companies Act 2006 and UK Generally Accepted Accounting Practice.

The financial statements are prepared on a going concern basis under the historical cost convention, modified to include certain items at fair value. The financial statements are prepared in sterling which is the functional currency of the charity..

1.2 Going concern

At the time of approving the financial statements, the trustees have a reasonable expectation that the charity has adequate resources to continue in operational existence for the foreseeable future. Thus the trustees continue to adopt the going concern basis of accounting in preparing the financial statements.

1.3 Charitable funds

Unrestricted funds are available for use at the discretion of the trustees in furtherance of their charitable objectives unless the funds have been designated for other purposes.

Restricted funds are subject to specific conditions by donors as to how they may be used. The purposes and uses of the restricted funds are set out in the notes to the financial statements.

Endowment funds are subject to specific conditions by donors that the capital must be maintained by the charity.

1.4 Income

Income is recognised when the charity is legally entitled to it after any performance conditions have been met, the amounts can be measured reliably, and it is probable that income will be received.

Cash donations are recognised on receipt. Other donations are recognised once the charity has been notified of the donation, unless performance conditions require deferral of the amount. Income tax recoverable in relation to donations received under Gift Aid or deeds of covenant is recognised at the time of the donation.

Legacies are recognised on receipt or otherwise if the charity has been notified of an impending distribution, the amount is known, and receipt is expected. If the amount is not known, the legacy is treated as a contingent asset.

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

1.5 Expenditure

Expenditure is recognised once there is a legal or constructive obligation to transfer economic benefit to a third party, it is probable that a transfer of economic benefits will be required in settlement and the amount of the obligation can be measured reliably. Expenditure is classified by activity. The costs of each activity are made up of the total of direct costs and shared costs, including support costs involved in undertaking each activity. Direct costs attributable to a single activity are allocated directly to that activity. Shared costs which contribute to more than one activity and support costs which are not attributable to a single activity are apportioned between those activities on a basis consistent with the use of resources. Central staff costs are allocated on the basis of time spent, and depreciation charges allocated on the portion of the asset's use. All expenditure is inclusive of irrecoverable VAT.

Costs of generating funds are costs incurred in attracting voluntary income, and those incurred in trading activities that raise funds.

MICHAEL YOAKLEY'S CHARITY

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

1.5 Expenditure (continued)

Support costs are those costs incurred directly in support of expenditure on the objects of the charity and include project management carried out at Headquarters. Governance costs are those incurred in connection with administration of the charity and compliance with constitutional and statutory requirements.

Charitable activities and Governance costs are costs incurred on the charity's educational operations, including support costs and costs relating to the governance of the charity apportioned to charitable activities.

1.6 Tangible fixed assets

Tangible fixed assets are initially measured at cost and subsequently measured at cost or valuation, net of depreciation and any impairment losses. All assets costing more than £10,000 are capitalised.

Depreciation is recognised so as to write off the cost or valuation of assets less their residual values over their useful lives on the following bases:

Freehold Land and Property	- Not depreciated (see below)
Fixture and fittings	- 20% straight line

Land and buildings are subject to regular maintenance and restoration, as such they have an indeterminate useful life and, in the opinion of the Trustees, any periodic depreciation would be immaterial.

The gain or loss arising on the disposal of an asset is determined as the difference between the sale proceeds and the carrying value of the asset, and is recognised in net income/(expenditure) for the year.

1.7 Investment properties

Investment property, which is property held to earn rentals and/or for capital appreciation, is initially recognised at cost, which includes the purchase cost and any directly attributable expenditure. Subsequently it is measured at fair value at the reporting end date. The surplus or deficit on revaluation is recognised in profit or loss.

1.8 Financial instruments

The charity only has financial assets and financial liabilities of a kind that qualify as basic financial instruments. Basic financial instruments are initially recognised at transaction value and subsequently measured at their settlement value.

Financial assets

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

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

Current asset investments includes short term liquid investments with a maturity of more than three months.

Financial liabilities

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

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

Provisions are measured at the best estimate of the amounts required to settle the obligation. Where the effect of the time value of money is material, the provision is based on the present value of those amounts, discounted at the pre-tax discount rate that reflects the risks specific to the liability. The unwinding of the discount is recognised within interest payable and similar charges.

MICHAEL YOAKLEY'S CHARITY

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

1.9 Pensions

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

The charity operated a defined benefits pension scheme which was transferred in full to the defined contribution scheme above. There was, however, a shortfall on the scheme and payments are being made over a period of ten years to cover the deficit. The liability in the financial statements represents the amount due and is adjusted each year for changes in the actuarial valuation. Interest on the remaining balance is charged on an annual basis.

1.10 Fund accounting

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

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

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

1.11 Tax

The charity is an exempt charity within the meaning of schedule 3 of the Charities Act 2011 and is considered to pass the tests set out in Paragraph 1 Schedule 6 of the Finance Act 2010 and therefore it meets the definition of a charitable company for UK corporation tax purposes.

1.12 Leases

Rentals payable under operating leases, including any lease incentives received, are charged as an expense on a straight line basis over the term of the relevant lease.

1.13 Critical accounting estimated and areas of judgment

Estimates and judgments are continually evaluated and are based on historical experience and other factors, including expectations of future events that are believed to be reasonable under the circumstances.

The charity makes estimates and assumptions concerning the future. The resulting accounting estimates and assumptions will, by definition, seldom equal the related actual results. The estimates and assumptions that have a significant risk of causing a material adjustment to the carrying amounts of assets and liabilities within the next financial year are discussed below.

Useful economic lives of tangible assets

The annual depreciation charge for tangible fixed assets is sensitive to changes in the estimated useful economic lives and residual values of the assets. The useful economic lives and residual values are reassessed annually. They are amended when necessary to reflect current estimates based on economic utilisation and the physical condition of the assets.

Defined Benefit Pension Scheme

The present value of the defined benefit liability depends on a number of factors that are determined on an actuarial basis using a variety of assumptions. The assumptions used in determining the net cost (income) for pensions include the discount rate. Any changes in these assumptions will impact the carrying amount of the pension liability.

Investment Properties

Investment Properties are measured at fair value at the Balance Sheet date. The fair values are assessed annually by the trustees. As part of this process the trustees take advice from Chartered Surveyors valuations every 4-5 years.

MICHAEL YOAKLEY'S CHARITY

Notes to the Financial Statements

For the year ended 31 December 2024

2. Donations and legacies	Unrestricted funds 2024 £	Restricted funds 2024 £	Total 2024 £	Total 2023 £
Legacies	-	-	-	14,358
Donations and gifts	3,599	-	3,599	12,999
	<u>3,599</u>	<u>-</u>	<u>3,599</u>	<u>27,357</u>

3. Charitable activities	2024 £	2023 £
Residential Care	1,349,646	1,152,144
Sheltered Housing	353,114	311,678
	<u>1,702,760</u>	<u>1,463,822</u>

4. Investments	2024 £	2023 £
Rental income and dilapidations	83,831	56,835
Income from listed investments	91,831	84,524
Interest receivable	5,306	5,392
	<u>180,968</u>	<u>146,751</u>

5. Charitable activities	Staff costs £	Direct costs £	Support costs £	Total 2024 £	Total 2023 £
Charitable activity					
Cost of raising funds	-	21,679	-	21,679	44,844
Charitable activity:					
Residential Care	1,088,416	452,565	45,274	1,586,255	1,406,541
Sheltered Housing	114,112	89,877	1,906	205,895	208,768
	<u>1,202,528</u>	<u>564,121</u>	<u>47,180</u>	<u>1,813,829</u>	<u>1,660,153</u>

All direct costs are expensed directly to the activities that they relate when identifiable.

Support costs are expensed directly to the activities that they relate when identifiable. Other support and Governance costs are treated as relating to the Residential Care as this relates to the majority of time spent and resources.

6. Cost of raising funds	2024 £	2023 £
Investment management costs	16,997	16,663
Cost of managing investment properties	4,682	28,181
	<u>21,679</u>	<u>44,844</u>

MICHAEL YOAKLEY'S CHARITY

Notes to the Financial Statements

For the year ended 31 December 2024

7. Support costs	2024 £	2023 £
Professional and agent fees	4,818	30,202
Office expenses	7,212	8,634
Staff uniforms and training	7,742	4,979
Subscriptions	12,295	10,749
Sundry expenses	4,389	6,499
Advertising	1,173	918
Interest expense on defined benefit pension	-	134
Governance costs:		
Audit fees	9,240	8,700
Trustees Meeting	311	-
Total	47,180	70,815

8. Trustees

None of the trustees (or any persons connected with them) received any remuneration or benefits from the charity during the year.

One Trustee (2023 - None) received re-imbursement for travel expenses of £41 (2023 - £nil).

9. Employees

Employment costs	2024 £	2023 £
Wages and salaries	1,092,993	997,309
Social security costs	75,699	67,593
Other pension costs	33,836	32,401
	1,202,528	1,097,303
The average monthly number of employees during the year was:	no.	no.
Residential Care	34	32
Domestic and catering	15	15
Management and administration	6	6
Garden and maintenance	4	4
	59	57

During the year key management personnel received remuneration of £108,736 (2023: £104,701) and benefits of £nil (2023: £nil).

There were no employees whose annual remuneration was £60,000 or more. (2023 - none).

There was no trustees reimbursed expenses (2023 - none).

MICHAEL YOAKLEY'S CHARITY

Notes to the Financial Statements For the year ended 31 December 2024

10. Tangible fixed assets	Freehold land & buildings £	Fixtures & fittings £	Total £
Cost			
At 1 January 2022 and 31 December 2022	3,166,002	209,934	3,375,936
At 31 December 2024	3,166,002	209,934	3,375,936
Depreciation			
At 1 January 2024	612,796	188,035	800,831
Depreciation charged in the year	-	10,450	10,450
At 31 December 2024	612,796	198,485	811,281
Net book value			
At 31 December 2024	2,553,206	11,449	2,564,655
At 31 December 2023	2,553,206	21,899	2,575,105

11. Investment properties	2024 £	2023 £
Fair value		
At 1 January 2024	869,000	869,000
Surplus / (deficit) on revaluation	-	-
At 31 December 2024	869,000	869,000

Investment properties of £789,000 (2023: £789,000) have been valued by Smith Wooley , independent chartered surveyors who are regulated by the Royal Institution of Chartered Surveyors on 15 March 2023. Investment Properties of £80,000 (2023: £80,000) have been valued by the trustees, on an open market value for existing use basis.

12. Fixed asset investments	Total 2024 £	Total 2023 £
Market value		
At 1 January 2024	2,196,290	2,260,123
Additions	352,423	-
Disposals	(158,978)	(127,619)
Revaluations	38,002	63,786
At 31 December 2024	2,427,737	2,196,290
Cash and settlements pending	92,313	171,990
At 31 December 2024	2,520,050	2,368,280

MICHAEL YOAKLEY'S CHARITY

Notes to the Financial Statements

For the year ended 31 December 2024

12. Fixed asset investments (continued)

	Total 2024 £	Total 2023 £
<u>Investments at market value comprise:</u>		
United Kingdom	1,296,550	1,538,620
Overseas	1,223,500	829,660
	<u>2,520,050</u>	<u>2,368,280</u>

	2024 £	2023 £
<u>Asset distribution</u>		
Fixed Interest bonds	325,223	234,609
Equities and Funds	1,710,764	1,536,562
Property	73,303	79,706
Alternatives	275,008	301,931
Mixed Investments	43,439	43,482
Cash	92,313	171,990
	<u>2,520,050</u>	<u>2,368,280</u>

	2024 £	2023 £
<u>Material investments</u>		
Rathbone Unit Trust Management Ethical Bond Inst Inc	131,079	131,017
Aberdeen Standard Fund Managers Ltd: Ethical Corp BD	-	103,593
	<u>131,079</u>	<u>234,610</u>

	2024 £	2023 £
Historical cost	<u>1,895,717</u>	<u>1,728,701</u>

13. Debtors

	2024 £	2023 £
Prepayments and accrued income	32,129	24,872
	<u>32,129</u>	<u>24,872</u>

MICHAEL YOAKLEY'S CHARITY

Notes to the Financial Statements

For the year ended 31 December 2024

14. Creditors: amounts falling due within one year	2024	2023
	£	£
Other taxation and social security	16,739	16,295
Other creditors	20,968	33,844
Accruals and deferred income	60,758	35,814
	<u>98,465</u>	<u>85,953</u>

15. Deferred income	2024	2023
	£	£
Deferred income is included within		
Creditors due within on year	<u>23,310</u>	<u>15,419</u>
Deferred income at 1 January 2024	15,419	12,332
Released from previous years	(15,419)	(12,332)
Resources deferred in the year	23,310	15,419
	<u>23,310</u>	<u>15,419</u>
Deferred income at 31 December 2024	<u>23,310</u>	<u>15,419</u>

16. Pensions

The charity operates a defined contributions pension scheme. The assets of the scheme are held separately from those of the charity in an independently administered fund. The pension cost charge represents contributions payable by the charity to the fund and amounted to £33,836 (2023 - £32,401). Contributions totalling £6,364 (2023 - £6,719) were payable to the fund at the balance sheet date.

The charity was part of a Defined Benefit Pension Scheme which was closed to all members in 2013 and all participants were transferred to the defined contributions pension scheme above. The scheme is classified as a "last-man standing arrangement" where the charity is potentially liable for other participating employers' obligations if those employers are unable to meet their share of the scheme deficit following withdrawal of the

A full actual valuation for the scheme in total was carried out at 30 September 2020. This valuation showed assets of £800.3m, liabilities of £831.9m and a deficit of £31.6m. The following reconciliation is based on the assumption that the rate of discount is 1.18% per annum, this provision represents the amount attributed to the charity.

Present value of provision	2024	2023
	£	£
Present value of provision	<u>312</u>	<u>1,978</u>
Reconciliation of opening and closing pension provision	2024	2023
	£	£
Position at start of period	1,978	3,720
Unwinding of the discount factor (interest expenses)	207	134
Deficit contribution paid	(1,873)	(1,873)
Remeasurements		(3)
Provision at end of period	<u>312</u>	<u>1,978</u>

MICHAEL YOAKLEY'S CHARITY

Notes to the Financial Statements

For the year ended 31 December 2024

16. Pensions (continued)

Assumptions	2024 %	2023 %
Rate of discount	5.31	5.31

The discount rates shown above are the equivalent single discount rates which, when used to discount the future recovery plan contributions due, would give the same results as using a full AA corporate bond yield curve to discount the same recovery plan contributions.

17. Operating leases

At the reporting end date the charity had outstanding commitments for future minimum lease payments under non-cancellable operating leases, which fall due as follows:

	2024 £	2023 £
Within one year	1,930	1,930
Between two and five years	-	1,930
	1,930	3,860

18. Related party transactions

The charity carried out maintenance works with M Wickenden, who is the spouse of J Wickenden a member of key management personnel. Costs for the year totalled £5,040 (2023: £6,130) and £nil (2023: £nil) was outstanding at the year end.

Total donations of £100 (2023 - £nil) without conditions were received from trustees and related parties during the year.

19. Restricted funds

Current year

None

	Balance At 1 Jan 23 £	Income £	Expenditure £	Gains/(loss) & transfers £	Balance At 31 Dec 23 £
Prior year					
Garden fund	-	600	(600)	-	-
	-	600	(600)	-	-

Garden party fund

The fund is for donations made towards the garden party held for residents or garden decorations.

MICHAEL YOAKLEY'S CHARITY

Notes to the Financial Statements

For the year ended 31 December 2024

20. Designated funds	Balance	New	Designations	Gains/(loss)	Balance
	At 1 Jan 24	Designations	released	& transfers	At 31 Dec 24
	£	£	£	£	£
Current year					
New Building Fund	-	-	-	-	-
Extraordinary repair fund	360,080	12,032	-	-	372,112
Fixed Asset Fund	1,418,577	-	(10,450)	-	1,408,127
Investment fund	2,302,200	101,736	-	38,002	2,441,938
	<u>4,080,857</u>	<u>113,768</u>	<u>(10,450)</u>	<u>38,002</u>	<u>4,222,177</u>
	Balance	New	Designations	Gains/(loss)	Balance
	At 1 Jan 23	Designations	released	& transfers	At 31 Dec 23
	£	£	£	£	£
Prior year					
New Building Fund	482,698	-	(482,698)	-	-
Extraordinary repair fund	351,043	9,037	-	-	360,080
Fixed Asset Fund	720,169	708,859	(10,451)	-	1,418,577
Investment fund	2,526,590	(13,176)	(275,000)	63,786	2,302,200
	<u>4,080,500</u>	<u>704,720</u>	<u>(768,149)</u>	<u>63,786</u>	<u>4,080,857</u>

Extraordinary Repair Fund

The fund is for the purpose of providing for the extraordinary repair, improvement, maintenance and rebuilding of the almshouses and other buildings of the charity.

Fixed Asset Fund

This fund represents land and buildings and related fixtures and fittings which are for charitable use.

New Building Fund

This fund represents amounts set aside for the building of the new annexe to Yoakley House.

Investment Fund

This fund represents tangible fixed assets in the form of investment properties and an investment portfolio which are used by the charity for both purposes of income generation and capital appreciation and thus do not form part of the charity's free reserves.

MICHAEL YOAKLEY'S CHARITY

Notes to the Financial Statements

For the year ended 31 December 2024

21. Analysis of net assets between funds	Endowment funds	Restricted funds	Unrestricted funds	Total 2024
Fund balances at 31 Dec 24 are represented by	£	£	£	£
Tangible assets	1,156,528	-	1,408,127	2,564,655
Investment properties	-	-	869,000	869,000
Investments	-	-	2,520,050	2,520,050
Current assets	-	-	257,574	257,574
Creditors	-	-	(98,465)	(98,465)
Provisions	-	-	(312)	(312)
	<u>1,156,528</u>	<u>-</u>	<u>4,955,974</u>	<u>6,112,502</u>
Fund balances at 31 Dec 23 are represented by:				
Tangible assets	1,156,528	-	1,418,578	2,575,106
Investment properties	-	-	869,000	869,000
Investments	-	-	2,368,280	2,368,280
Current assets	-	-	271,080	271,080
Creditors	-	-	(85,953)	(85,953)
Provisions	-	-	(1,978)	(1,978)
	<u>1,156,528</u>	<u>-</u>	<u>4,839,007</u>	<u>5,995,535</u>

22. Contingent liability

Upon completion of the purchase of land in 2015, there is an overage clause that could materialise when building commences where a percentage of the increase in the value of land could be payable to the previous owner. The clause lasts for 30 years and is payable by the owner when building commences.

MICHAEL YOAKLEY'S CHARITY

England & Wales - Charity number 205769

Accounts

MICHAEL YOAKLEY'S CHARITY
ANNUAL REPORT AND FINANCIAL STATEMENTS
FOR THE YEAR ENDED 31 DECEMBER 2023

MICHAEL YOAKLEY'S CHARITY

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MICHAEL YOAKLEY'S CHARITY

REFERENCE AND ADMINISTRATIVE DETAILS

Trustees	Yoakley Care Share Limited Yoakley Care Trustee Limited <u>Directors of the corporate bodies above:</u> P Hermitage (Chair) B Aitken D Astley M Baker G Durrant B Gulland D Meakin J Miller
Charity number	205769
Principal office	Yoakley House Drapers Close Margate Kent CT9 4AH
Senior Leadership Team	J Wickenden – Executive Manager T Huntley – Care Manager
Independent auditors	Azets Audit Services 2 nd Floor 32 – 33 Watling Street Canterbury Kent CT1 2AN
Bankers	CAF Bank Ltd 25 Kings Hill Avenue Kings Hill West Malling Kent ME19 4LQ
Solicitors	Boys & Maughan 11-13 Hawley Street Margate Kent CT9 1PU
Investment advisors	Charles Stanley & Co Ltd 43 Dudley Road Tunbridge Wells Kent TN1 1LE
Property advisors	Smith Woolley 15 Tufton Street Ashford Kent TN23 1EE

MICHAEL YOAKLEY'S CHARITY

IMPACT REPORT FOR THE YEAR ENDED 31 DECEMBER 2023

SUMMARY OF CONTENTS

1. Statement Regarding Covid 19 (Coronavirus)
2. Resident, Board and Staff Matters
3. Inspections, Complaints and Compliments
4. Premises, Equipment and Grounds
5. Trust Properties
6. Finance and Investments
7. League of Friends
8. Strategic Planning
9. Networking
10. Community Activities
11. Conclusion

MICHAEL YOAKLEY'S CHARITY

IMPACT REPORT FOR THE YEAR ENDED 31 DECEMBER 2023

1. STATEMENT REGARDING COVID 19 (CORONAVIRUS)

The effects of the global pandemic of Covid 19 had significantly eased in the UK by the start of 2023 with a comprehensive vaccination programme having been rolled out for the most vulnerable. Yoakley House had an outbreak in March with 8 residents and 15 staff testing positive during a 6 week period. We had other occasional cases throughout the year amongst staff, care home and almshouse residents but all recovered well. Some restrictions continued to apply to care homes until April 2023 so it is taking time to get back to pre-pandemic routines such as unrestricted visiting in the care home.

In 2023 the virus and the resulting restrictions impacted the Charity as follows:

- **Respite Rooms:** With short term stays in care homes being less attractive since the pandemic, some of the 5 rooms continue to be allocated to permanent residents.
- **Training Room:** Hire of this facility for training courses has been affected by a significant move to online training prompted by the pandemic.
- **Rental Income:** At the start of the year, three units had been vacated and a fourth tenant was unsure about renewing his lease. By the end of the year, thanks to good support from our managing agents, all five units were under lease for at least the next 5 years.
- **Investment Income:** Return on the investment portfolios continued to be affected not only by the fallout from the pandemic but also the war in Ukraine, climate change causing unusual weather patterns across the globe, high inflation in the UK, and latterly war in the Middle East.
- **Fundraising:** The Charity held its first public indoor event since 2019, the Summer Fair, in June 2022. Subsequent fundraising events have been held but it is taking time for people to feel comfortable attending events in care homes which were under such severe restrictions during the pandemic.
- **Expenditure:** High inflation and increased costs affected the Charity's expenditure in many areas.

The Board acknowledges that with the desire to return to pre-pandemic activity and development of the Charity, management must move cautiously in a way which protects its vulnerable residents.

Catching up with essential major maintenance works i.e. guttering & roofing which had not been possible during the pandemic, 5 new leases and interim repairs at the rental properties, and a commissioned report to help the Charity tackle its carbon emissions resulted in an overall loss in 2023, although some of this expenditure represents a long-term capital investment.

2. RESIDENTS, BOARD AND STAFF MATTERS

RESIDENTS

The Charity records, with regret, the death of 11 residents, all bar 2 over the age of 90. 12 people became permanent residents of Yoakley House during 2023. 2 residents moved to other care homes, 1 for medical reasons, 1 to be closer to family.

The respite rooms provided short term care for the 20 residents during the year and 4 almshouse residents, some for more than one visit. 3 permanent residents continued to occupy respite rooms leaving 3 rooms for use for short term visits.

1 almshouse resident celebrated her 100th birthday in March 2023. 2 care home residents celebrated their 100th birthdays in May. At the end of the year the Charity proudly has 7 centenarians, with a further 4 already over 100 years of age in Yoakley House.

3 cottages had been vacated late in 2022. In 2023, apart from vacancies due to 2 residents sadly passing away, 1 resident transferred out of area to be closer to her family, another moved from a cottage with stairs to one without for health reasons. 2 couples and 3 individuals were welcomed into the almshouses in 2023.

MICHAEL YOAKLEY'S CHARITY

IMPACT REPORT FOR THE YEAR ENDED 31 DECEMBER 2022

THE TRUSTEES AND BOARD OF DIRECTORS

The trusteeship of the Charity is held by two limited companies Yoakley Care Trustee Ltd and Yoakley Care Share Ltd, with the former trustees as directors of both companies. This allows the continued effective management of the Charity but protects individuals from personal financial liability.

The Board of Directors of the Trustee companies were:

- | | |
|-------------------------------------|-----------------------|
| • Mr Peter Hermitage QPM (Chairman) | • Mr Blair Gulland |
| • Mrs Beverley Aitken MBE | • Mrs Gillian Durrant |
| • Mr David Astley OBE | • Dr David Meakin |
| • Mr Michael Baker | • Mrs Julie Miller |

The Board met formally on 5 occasions during the year. Directors were readily available to discuss issues outside of the formal board meetings. The Charity is grateful to all Directors for freely giving of their time and expertise.

STAFF

14 staff left the Charity's employment during the year: Staff turnover was higher than before the pandemic but settled down towards the end of the year.

17 new staff joined the Charity during 2023 including the 3 who did not stay.

The cost of agency staff was marginally less than in the previous 3 years however management are aiming to reduce this further with the employment of more flexi staff.

1 kitchen assistant was rewarded for 15 years with the Charity in May and 1 carer in August 2023. 3 other staff completed 5 years' service during the year.

The Care Manager, Mrs Tracy Huntley, is qualified in Train the Trainer courses in the mandatory subjects in which all staff must have regular updates. She can deliver this training in-house to all staff. One carer completed her NVQ level 3 in Health and Social Care, it having taken longer than usual due to pandemic restrictions.

The League of Friends committee members continued their support of the Charity on a voluntary basis.

3. INSPECTIONS, COMPLAINTS & COMPLIMENTS

INSPECTIONS

Since 2021 the Care Quality Commission has adopted a new inspection process whereby it has become the norm only for organisations for which the CQC has received complaints or negative feedback to be physically inspected. Management received a Pre-Inspection Report to complete in May. This was traditionally notification that CQC would soon be visiting to inspect. Under their new

process the Charity had not been visited. Managers did have an online call with an inspector in June as part of a pilot of the new process with feedback being given both ways. Under the new process, documentation submitted to CQC by the Charity (such as notifications of deaths of residents, covid infections) is reviewed from time to time and occasional emails received by management to say Yoakley House retains its previous rating of GOOD.

The Charity retained its 5 star top rated kitchen hygiene certificate following inspection by Thanet District Council in February.

COMPLAINTS

Three complaints during the year were respectively resolved by a staff mediation meeting, the relocation of a resident to a care home specialising in EMI, and the swift repair of a sunken drain in the grounds which caused a fall.

COMPLIMENTS

Management regularly received compliments and cards of thanks from grateful residents and their relatives. This praise was fed into the annual Quality Assurance review produced in July by the Care Manager for scrutiny by the Board. Relatives were generally very complimentary at the way the Charity protected and cared for residents especially during the pandemic.

MICHAEL YOAKLEY'S CHARITY

IMPACT REPORT FOR THE YEAR ENDED 31 DECEMBER 2023

GOVERNANCE REVIEW

In October, a voluntary governance review was carried out by Thomas Snell Passmore solicitors, who specialise in charity law. They gave the charity a good report. Some suggested improvements have been detailed in an action plan which the Chairman will see completed in 2024 alongside the ongoing review of the Strategic Plan.

4. PREMISES, EQUIPMENT AND GROUNDS

YOAKLEY HOUSE

Routine maintenance was carried out throughout the year by the excellent inhouse maintenance team. As rooms became vacant the programme to tile ensuite bathrooms has continued as has the replacement of bedroom carpets as necessary.

IT AND TELEPHONE SYSTEMS

The Charity started the year with the installation of an upgrade to the server to improve its IT service. We were subsequently successful in achieving acceptance as a charitable user of Microsoft 365 with free licences for use of their software so all the computers were switched to this system. It meant that a server is no longer needed as cloud back up is possible so saving the cost of server equipment, software and maintenance.

Nationally all telephone systems are being moved from landline base to Voice Over Internet Protocol (VOIP) base. In 2023 the care home adopted this system for its general phone lines. Lines to individual resident's rooms and the almshouses will be switched over in due course by their respective providers.

The Yoakley computer and telephone systems are now supported by professional support services who are generally able to fix issues remotely.

DRAPERS HOMES

A few almshouses still have baths as their occupants, at the time of the installations of showers some years ago, did not want to lose their baths. 3 almshouses, which changed occupant in 2023, had their baths replaced with showers. There are now only 3 of the 49 almshouses to be upgraded, 1 scheduled for early 2024.

The maintenance team began the process of replacing the worn-out cast iron guttering with an alternative which does not need to be painted and is accepted under the terms of the conservation of the ancient buildings. They have started on properties 1 to 8 and the Clock House. New front doors on cottage 1 to 8 were also made and fitted by the maintenance team.

The flat roofs on cottages 27 to 40 were overhauled and made watertight during the year. The other blocks will be done in the coming years.

One of the car park bungalows reported significant mould especially around the aluminium window frames at the rear of the property. These windows were replaced with PVC framed double glazing, the larger window creating an improved fire exit.

A stair lift was installed in one cottage, kindly funded by the League of Friends. Part of the boundary flint wall adjacent to the hospital collapsed. It had to be rebuilt to match the original in line with the terms of the conservation listing.

Kent Fire and Rescue Service carried out visits to every almshouse. Their mandate was to advise the occupants on fire safety. They also did a visual safety check of the properties which resulted in a few minor remedial works being carried out by the Charity.

PURCHASE OF NEW ALMSHOUSE

The bungalow 3 Drapers Close was purchased at a cost of £275,000 in June, its owner having become a permanent resident of Yoakley House. After minor redecoration, the property is occupied as an almshouse. The Charity now owns 7 of the 12 properties on Drapers Close, its access road.

QUINQUENNIAL REPORT

Geoff Oliver Chartered Surveyors carried out a Quinquennial survey of all the almshouses and Yoakley House. This report had been due in 2021 but had been postponed due to the pandemic. The report identifies maintenance and repair works needed on all the properties. Management have summarised their findings into an action plan which will be completed by the Charity's own maintenance team and subcontractors over the next 5 years.

MICHAEL YOAKLEY'S CHARITY

IMPACT REPORT FOR THE YEAR ENDED 31 DECEMBER 2023

GARDEN AND GROUNDS

The gardeners did a magnificent job in the gardens which included the creation of a celebration garden for the Coronation of King Charles III in May. A Quaker style garden is now being created as an area for quiet rest and contemplation.

Sadly storms again affected a large cedar tree with the loss of further sizeable boughs so the tree had to be removed for safety reasons. The gardeners have planted others in its place.

The Charity held its own Open Garden Day in July allowing the public to enjoy the gardens with significant funds being raised from tickets and the sale of tea and cakes by the League of Friends.

5. TRUST PROPERTIES

The Ashford properties were managed by agents Smith-Woolley. The charity is especially grateful to them this year for finding new tenants to fill 3 units vacated in 2022.

2 New Rents, Ashford

This property continues to be let to Mastercutters although the tenant delayed committing to renewal of his lease for several months.

4 New Rents, Ashford

The new tenant Ashford Halal Shop took over the shop in December 2022. This business has had a change of ownership in 2023 but the lease continues.

6 New Rents, Ashford

Ashford Sewing Centre is under new ownership with the lease being renewed in December. Further repairs to the shop front following the accident where a car crashed into it in December 2020 have had to be commissioned since the shop showed significant areas of damp which were not an issue before the incident.

Taylor's Lettings – upstairs offices at 2 New Rents

Track Accounting leased this property from May. A new boiler had to be fitted at the Charity's expense as it transpired that the former one had not been used by the previous tenant and was not in a good condition.

Upstairs offices at 6 New Rents

T3 Tutoring leased this property from August. The Charity also had to fund a new boiler for this unit. A final figure of recompense due to the Charity in relation to dilapidations from the previous tenancy is being negotiated by an independent specialist intermediary.

New Rents Neighbouring Property – Emergency Access Licence

This property was not in business this year.

Aylesford Grazing Land

Emma Norris continues to rent this land for horse grazing.

Aylesford Allotments

These are managed by Aylesford Parish Council.

St Peters Road Farmland

This land continues to be let to Smiths farmers, tenants since 1963. A rent increase applied from January 2023.

6. FINANCE AND INVESTMENTS

INCOME

Yoakley House Fees

The minimum basic weekly charge for Yoakley House was set at £798 from April 2023 for existing residents which, with the high rates of inflation, just covered the cost of care. New admissions were charged fees starting at £966.

MICHAEL YOAKLEY'S CHARITY

IMPACT REPORT FOR THE YEAR ENDED 31 DECEMBER 2023

The Dynamic Purchasing System (DPS) contract with Kent County Council continues. KCC paid a minimum of £564.45 per week for permanent residence with higher rates being achieved for some more dependent residents. Each placement represents a deficit of well over £200 on the true cost of care. This is equivalent to a sum in excess of £90K per annum that the Charity has to find. At the end of the year the Charity had 9 KCC funded residents, although 1 of these is on a Deferred Payment arrangement until her property is sold.

The inadequate funding of KCC placements means that the Charity must make up the deficit from other income to cover costs, with KCC funded residents effectively being treated as beneficiaries of the Charity. The Board and management made a conscious decision some years ago to take a balanced mix of privately funded and KCC funded residents into Yoakley House to ensure the Charity does not run at a loss. Applications by residents funded by KCC are still considered, particularly from those who have used our respite service or live in our almshouses. To qualify for KCC funding, a resident must meet strict criteria as specified and assessed by KCC. Income from the investment portfolio and from other services, such as the hire of the training room, helps to bridge this deficit.

Respite care charges started at £966 per week, based on assessment of the individual resident's needs. The minimum charge for respite care funded by KCC was £630 although higher rates were negotiated for most residents with families having to pay a top up fee.

Drapers Home Maintenance Charges

The almshouse residents are the primary beneficiaries of the Charity and their charges are kept to a minimum. The Charity sets these fees taking into consideration actual maintenance costs, Local Housing Allowance rates, and the Fair Rent figures, with the aim that no resident shall be in hardship. Any almshouse resident who is experiencing financial difficulties is invited to discuss their circumstances with management.

The monthly rates from April 2023 were between £533 to £689 depending on the size of the property. The residents of the properties on Drapers Close are responsible for all their own bills including gas and water rates, whereas for other tenants these bills are met by the Charity. A couple of residents were granted small discounts on these rates for individual reasons.

Training Room Hire

There was minimal hire of the training room in 2023. The pandemic prompted a move from in person training to online training. Although restrictions on meeting in groups were removed some time ago, the preference for online training has continued resulting in the room being hired out much less often. The Charity will be looking at other ways to earn money from the room moving forward, although it is well used by the Charity for its own training and meetings.

Investment Portfolio

The Charity's investment portfolios continue to be carefully managed by Charles Stanley Investment Brokers with Mrs Katie Presland as the Charity's primary fund manager.

As mentioned above, the pandemic and wars in Ukraine and the Middle East created instability in the financial markets. Nevertheless the portfolios showed a slight increase in their capital values - the main portfolio ending the year at around £2million and the Emergency Repair Fund at £360K. Income of £60K was drawn from the main fund and £12K from the ERF.

EXPENDITURE

The careful control of expenditure is key to the future financial stability of the Charity. Conscious effort is made to keep expenditure as low as possible by monitoring costs and price comparison. The Charity continues to be dependent on fundraising to cover the cost of extraordinary items such as the purchase of new and replacement equipment.

Wages

The largest expenditure of the Charity remains staff wages at £1.10 million for the year. In April 2023, staff received a pay increase of 90p per hour in line with the increase in the National Living Wage. This represented a 9.4% pay rise for the lowest paid. The pay increase for management was capped at 4%. A Pay and Reward Policy was developed to assist in the recruitment of good staff.

Bank Accounts

To fund the purchase of 3 Drapers Close, deposit funds held with Shawcross Bank and Scottish Widows were withdrawn and these bank accounts closed. These deposits had mainly come from a generous legacy from the estate of Michael Dickens (see below).

MICHAEL YOAKLEY'S CHARITY

IMPACT REPORT FOR THE YEAR ENDED 31 DECEMBER 2023

Pension Fund

All staff, unless they specifically ask not to join, are enrolled in the pension scheme under the national auto-enrolment requirements. The Charity is following national guidelines for minimum auto enrolment rates. Monthly contributions to meet the pension fund shortfall continued throughout the year at £335 per month. These should cease altogether by January 2025.

Financial Controls Checklist

A Board member completed the Charity Commission Financial Controls Checklist with the Executive Manager during the year. This will be an annual exercise.

Grants and Donations

The Charity is extremely grateful for the legacy from the estate of the late Michael Dickens totalling £239K of which £14K was received in the year 2023. Other donations and fundraising (outside of the League of Friends events) brought in £5k.

7. LEAGUE OF FRIENDS

The activity of the League of Friends was once again able to host a full programme of public fundraising events after a 3 year break due to the pandemic. These events were: a lunch at St Augustine's Conference Centre, Summer & Christmas Fairs, an Open Garden Day with afternoon tea, a garden lecture with cheese and wine, a donation book shelf at Tesco, and a quiz night with ploughman's supper. They gave £10K to the Charity during the year.

8. STRATEGIC PLANNING

The Charity's Strategic Plan gives clarity of direction for the Board and providing a means of measuring its achievements against the Charity's aims and objectives. It includes a comprehensive risk assessment register which is reviewed at least annually.

Green Agenda

The Board commissioned 2 reports during the year in relation to the Charity's fuel usage with a view to reducing carbon emissions and future fuel costs. The first, a feasibility study funded by a grant through Kent County Council, led into a full energy audit of the site. This second, completed by MNE Building Services, provided some suggestion of renewable energy options but the capital outlay to instal them would be huge with limited potential for reduction in future energy bills. The project is ongoing.

9. NETWORKING

Kent & Medway Clinical Commissioning Group

Kent and Medway CCG continued support for care homes has been provided via the local GP surgeries, including the roll out of the vaccination programmes for both Covid 19 and flu, and the Acute Response Team which supports residents out of hours.

Kent Coroners

Dr Michael Jenkinson, Consultant Geriatrician, visited Yoakley House in May with a team of his colleagues from coroners' departments across Kent. They had a valuable conversation with managers about the problems care homes face when residents pass away.

Kent Integrated Care Alliance

This charity continues to be supported professionally with its membership of Kent Integrated Care Alliance, National Care Association and National Almshouse Association. Managers attended one day conferences with the National Care Association and Kent County Council during the year.

Executive Manager

The Executive Manager gave a talk about the charity to older persons attending the local St Philips Holiday at Home event in the summer. She also delivered a lesson on the basics of care of the elderly to pupils from Hartsdown and Dane Court secondary schools. The pupils from Dane Court performed a wonderful nativity for the residents at Christmas and enjoyed hosting party games with them.

MICHAEL YOAKLEY'S CHARITY

IMPACT REPORT FOR THE YEAR ENDED 31 DECEMBER 2023

10. COMMUNITY ACTIVITIES

Events & Entertainments

Parties were held at Yoakley to celebrate the 100th birthdays of 3 residents.

The Coronation of King Charles III was celebrated with a lavish cream tea and patriotic entertainments in May.

The annual Garden Party in July was opened by Deputy Lord Lieutenant of Kent Frank Martin, attended by many supporters and relatives.

Activities Coordinator, Laura Ballard, continued an extensive programme of activities and entertainments for the care home residents with the almshouse residents once again able to join in.

Religious Services

Weekly services are facilitated by Ministers from a variety of denominations, encouraging the Christian ethos of the Charity's founder. The Charity is very grateful to the faithful band of ministers and pianists who voluntarily serve the residents in this way. Thanks go to volunteer June Waller who coordinates the rota of ministers and pianists. The Broadstairs Society of Friends facilitated Quaker meetings for worship in the Quaker chapel every 2 months.

Kampala Childrens' Centre, Uganda

Residents and staff continue to sponsor 2 children at Kampala Children's Centre Uganda and receive regular photos and updates from them. In October a small group of 9 from Kampala Children's Choir visited Yoakley as part of their UK tour with singing, dancing and drumming. The residents thoroughly enjoyed it and subsequently collected a large box of toys and gifts for the team to take back to Uganda.

Other Charitable Donations

Staff and residents generously collected and donated to Children in Need £20 and Macmillan Cancer Care £220.

11. CONCLUSION

When presenting this report, it is important to reflect upon the Charity's underpinning vision which is to create and maintain a community for older people in which they can flourish and be valued as individuals. This applies equally to almshouse and care home residents with the assurance for those in the almshouses that when independent living becomes impossible and the time is right for a move into the care home, the Charity will do all that it can to facilitate that change. This is but one way where we work hard to encourage a community in which people can have certainty and feel safe and secure.

The challenges in meeting the vision are considerable. The age profile of residents is increasing; their needs are becoming more complex; the costs are going up; there is little hope of a properly joined up health and social care strategy emerging from central government; the support from the health sector and local social services is becoming more and more tested; and public expectations of the care sector are high. We are rising to these challenges by planning and determining our own future. As I write we are developing plans to take the Charity forward over the next three years particularly in securing financial strength. We continue to take heed of Benjamin Franklin's wise counsel that if you fail to plan, you are planning to fail.

The year being reported upon has not been an easy one. Success has been determined by having directors who can think strategically; a senior team who can thoughtfully lead and manage; staff who deliver; volunteers who support our work; and finally a community of older people who demonstrate care for each other. I thank all those involved in Michael Yoakley's Charity for their efforts in addressing the challenge of the last year and their fortitude for the future.

Yoakley Care Trustee Limited

Date: 25 April 2024

MICHAEL YOAKLEY'S CHARITY

TRUSTEES' ANNUAL REPORT FOR THE YEAR ENDED 31 DECEMBER 2023

The directors of the two trustee companies (Yoakley Care Share Limited and Yoakley Care Trustee Limited) who are set out on page 1 will be referred to as "Trustees" for the purposes of this report and the financial statements.

The Trustees present their annual report together with the audited financial statements of the charity for the year ended 31 December 2023.

OBJECTIVES AND ACTIVITIES

The original objects of the charity were the provision and maintenance of almshouses for the elderly at nominal cost on Drapers Estate. This was extended, in 1980, to provide residential accommodation and care in Yoakley House.

The main objective continues to be to provide the highest quality care of the elderly, keeping residents fees and charges to a minimum using careful investment management.

The trustees have paid due regard to guidance issued by the Charity Commission in deciding what activities the charity should undertake.

In setting objectives and planning for activities, the Trustees have given due consideration to general guidance published by the charity commission relating to public benefit.

ACHIEVEMENTS AND PERFORMANCE

See impact report on pages 2 to 9

FINANCIAL REVIEW

See Impact report - "6. Finance and Investments" on pages 6 to 8.

Total income for the year was £1,639,616 (2022: £1,550,726) and expenditure totalled £1,660,153 (2022: £1,566,839) resulting in a deficit of £20,537 (2022: Deficit of £16,113), before other recognised gains of £63,789 (2022: Other recognised losses of £272,392) resulting in a net movement of funds of £43,252 (2022: Negative net movement of £288,505).

Going concern

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

Annual surpluses, if any, are held on reserve and are accumulated to cover major items of expenditure, particularly following the quinquennial survey of buildings.

The charity's freehold property which is included in the financial statements at a net book value of £2,553,206 (2022: £2,278,206) are currently insured for a rebuilding cost of £15.8 million.

Reserves policy

The Trustees have determined that the appropriate level of free reserves necessary for the efficient management of the charity should be £800,000 (2022: £700,000) i.e. approximately six months budgeted expenditure.

Unrestricted funds at 31 December 2023 amounted to £758,149 (2022: £715,255).

Designated funds at 31 December 2023 amounted to £4,080,857 (2022: £4,080,500).

Endowment funds at 31 December 2023 amounted to £1,156,528 (2022 - £1,156,528).

Total funds at 31 December 2023 amounted to £5,995,534 (2022 - £5,952,283).

Future developments

See Impact report – "8. Strategic planning" on page 8.

MICHAEL YOAKLEY'S CHARITY

TRUSTEES' ANNUAL REPORT FOR THE YEAR ENDED 31 DECEMBER 2023

STRUCTURE, GOVERNANCE AND MANAGEMENT

Constitution

The governing instrument of the Charity is a scheme of the Charity Commission dated 9 March 1956, as amended by schemes dated 20 November 1995, and 1 September 2004 as amended by a resolution dated 1 January 2016. Michael Yoakley's Charity is registered as a charity under number 205769.

The trustees who served during the year and up to the date of signature of the financial statements were:

- Yoakley Care Share Limited;
- Yoakley Care Trustee Limited.

Method of appointment or election of Trustees

The management of the charity is the responsibility of the Directors of the Trustees who are elected and co-opted under the terms of the Trust deed and the companies Articles of Association.

Policies adopted for the induction and training of Trustees

The Directors of the Trustee companies receive the Charity Commission booklet "The Essential Trustee" and have induction meetings with the Chairman and Executive Manager.

Organisational structure and decision making

A company limited by guarantee (Yoakley Care Trustee Ltd) and a company limited by 1 share (Yoakley Care Share Ltd) were appointed to act as Trustees with effect from 1st January 2016. All former trustees became directors of both companies. The Trustee Boards met for formal meetings five times during the year, with other subcommittee meetings in between. Day to day management of the Charity is delegated to the Executive Manager and the Care Manager.

Risk management

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

TRUSTEES' RESPONSIBILITIES STATEMENT

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

The law applicable to charities in England and Wales requires the trustees to prepare financial statements for each financial year which give a true and fair view of the state of affairs of the charity and of the incoming resources and application of resources of the charity for that year.

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

- select suitable accounting policies and then apply them consistently;
- observe the methods and principles in the Charities SORP;
- make judgments and accounting estimates that are reasonable and prudent;
- prepare the financial statements on the going concern basis unless it is inappropriate to presume that the charity will continue in operation.

The trustees are responsible for keeping sufficient accounting records that disclose with reasonable accuracy at any time the financial position of the charity and enable them to ensure that the financial statements comply with the Charities Act 2011, the Charity (Accounts and Reports) Regulations 2008 and the provisions of the trust deed. They are also responsible for safeguarding the assets of the charity and hence for taking reasonable steps for the prevention and detection of fraud and other irregularities.

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

Yoakley Care Trustee Limited

Date: 25 April 2024

MICHAEL YOAKLEY'S CHARITY

INDEPENDENT AUDITOR'S REPORT FOR THE YEAR ENDED 31 DECEMBER 2023

Opinion

We have audited the financial statements of Michael Yoakley's Charity (the 'charity') for the year ended 31 December 2023 which comprise the statement of financial activities, the balance sheet and the notes to the financial statements, including a summary of significant accounting policies. The financial reporting framework that has been applied in their preparation is applicable law and United Kingdom Accounting Standards, including Financial Reporting Standard 102 The Financial Reporting Standard applicable in the UK and Republic of Ireland (United Kingdom Generally Accepted Accounting Practice).

In our opinion, the financial statements:

- give a true and fair view of the state of the charity's affairs as at 31 December 2023 and of its incoming resources and application of resources, for the year then ended;
- have been properly prepared in accordance with United Kingdom Generally Accepted Accounting Practice; and
- have been prepared in accordance with the requirements of the Charities Act 2011.

Basis for opinion

We conducted our audit in accordance with International Standards on Auditing (UK) (ISAs (UK)) and applicable law. Our responsibilities under those standards are further described in the Auditor's responsibilities for the audit of the financial statements section of our report. We are independent of the charity in accordance with the ethical requirements that are relevant to our audit of the financial statements in the UK, including the FRC's Ethical Standard, and we have fulfilled our other ethical responsibilities in accordance with these requirements. We believe that the audit evidence we have obtained is sufficient and appropriate to provide a basis for our opinion.

Conclusions relating to going concern

In auditing the financial statements, we have concluded that the Trustee's use of the going concern basis of accounting in the preparation of the financial statements is appropriate.

Based on the work we have performed, we have not identified any material uncertainties relating to events or conditions that, individually or collectively, may cast doubt on the charity's ability to continue as a going concern for a period of at least twelve months from when the financial statements are authorised for issue.

Our responsibilities and the responsibilities of the Trustees with respect to going concern are described in the relevant sections of this report.

Other information

The other information comprises the information included in the annual report other than the financial statements and our auditor's report thereon. The trustees are responsible for the other information contained within the annual report. Our opinion on the financial statements does not cover the other information and we do not express any form of assurance conclusion thereon. Our responsibility is to read the other information and, in doing so, consider whether the other information is materially inconsistent with the financial statements or our knowledge obtained in the course of the audit, or otherwise appears to be materially misstated. If we identify such material inconsistencies or apparent material misstatements, we are required to determine whether this gives rise to a material misstatement in the financial statements themselves. If, based on the work we have performed, we conclude that there is a material misstatement of this other information, we are required to report that fact.

We have nothing to report in this regard.

Matters on which we are required to report by exception

In the light of the knowledge and understanding of the charity and its environment obtained in the course of the audit, we have not identified material misstatements in the Trustee's report.

We have nothing to report in respect of the following matters in relation to which the Charities (Accounts and Reports) Regulations 2008 require us to report to you if, in our opinion:

- the information given in the financial statements is inconsistent in any material respect with the trustees' report; or
- sufficient accounting records have not been kept; or
- the financial statements are not in agreement with the accounting records; or
- we have not received all the information and explanations we require for our audit.

MICHAEL YOAKLEY'S CHARITY

INDEPENDENT AUDITOR'S REPORT FOR THE YEAR ENDED 31 DECEMBER 2023

Responsibilities of trustees

As explained more fully in the statement of trustees' responsibilities, the trustees are responsible for the preparation of the financial statements and for being satisfied that they give a true and fair view, and for such internal control as the trustees determine is necessary to enable the preparation of financial statements that are free from material misstatement, whether due to fraud or error. In preparing the financial statements, the trustees are responsible for assessing the charity's ability to continue as a going concern, disclosing, as applicable, matters related to going concern and using the going concern basis of accounting unless the trustees either intend to cease operations, or have no realistic alternative but to do so.

Auditor's responsibilities for the audit of the financial statements

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

Our objectives are to obtain reasonable assurance about whether the financial statements as a whole are free from material misstatement, whether due to fraud or error, and to issue an auditor's report that includes our opinion. Reasonable assurance is a high level of assurance, but is not a guarantee that an audit conducted in accordance with ISAs (UK) will always detect a material misstatement when it exists. Misstatements can arise from fraud or error and are considered material if, individually or in the aggregate, they could reasonably be expected to influence the economic decisions of users taken on the basis of these financial statements.

A further description of our responsibilities for the audit of the financial statements is located on the Financial Reporting Council's website at: <https://www.frc.org.uk/auditorsresponsibilities>. This description forms part of our auditor's report.

Extent to which the audit was considered capable of detecting irregularities, including fraud

Irregularities, including fraud, are instances of non-compliance with laws and regulations. We design procedures in line with our responsibilities, outlined above and on the Financial Reporting Council's website, to detect material misstatements in respect of irregularities, including fraud.

We obtain and update our understanding of the entity, its activities, its control environment, and likely future developments, including in relation to the legal and regulatory framework applicable and how the entity is complying with that framework. Based on this understanding, we identify and assess the risks of material misstatement of the financial statements, whether due to fraud or error, design and perform audit procedures responsive to those risks, and obtain audit evidence that is sufficient and appropriate to provide a basis for our opinion. This includes consideration of the risk of acts by the entity that were contrary to applicable laws and regulations, including fraud.

In response to the risk of irregularities and non-compliance with laws and regulations, including fraud, we designed procedures which included:

- Enquiry of management and those charged with governance around actual and potential litigation and claims as well as actual, suspected and alleged fraud;
- Reviewing minutes of meetings of those charged with governance;
- Assessing the extent of compliance with the laws and regulations considered to have a direct material effect on the financial statements or the operations of the entity through enquiry and inspection;
- Reviewing financial statement disclosures and testing to supporting documentation to assess compliance with applicable laws and regulations;
- Performing audit work over the risk of management bias and override of controls, including testing of journal entries and other adjustments for appropriateness, evaluating the business rationale of significant transactions outside the normal course of business and reviewing accounting estimates for indicators of potential bias.

Because of the inherent limitations of an audit, there is a risk that we will not detect all irregularities, including those leading to a material misstatement in the financial statements or non-compliance with regulation. This risk increases the more that compliance with a law or regulation is removed from the events and transactions reflected in the financial statements, as we will be less likely to become aware of instances of non-compliance. The risk of not detecting a material misstatement resulting from fraud is higher than for one resulting from error, as fraud may involve collusion, forgery, intentional omissions, misrepresentations, or the override of internal control.

MICHAEL YOAKLEY'S CHARITY

INDEPENDENT AUDITOR'S REPORT FOR THE YEAR ENDED 31 DECEMBER 2023

Other matters

Your attention is drawn to the fact that the charity has prepared financial statements in accordance with "Accounting and Reporting by Charities: Statement of Recommended Practice applicable to charities preparing their accounts in accordance with the Financial Reporting Standard applicable in the UK and Republic of Ireland (FRS 102)" (as amended) in preference to the Accounting and Reporting by Charities: Statement of Recommended Practice issued on 1 April 2005 which is referred to in the extant regulations but has now been withdrawn.

This has been done in order for the financial statements to provide a true and fair view in accordance with current Generally Accepted Accounting Practice.

Use of our report

This report is made solely to the charity's trustees, as a body, in accordance with part 4 of the Charities (Accounts and Reports) Regulations 2008. Our audit work has been undertaken so that we might state to the charity's trustees those matters we are required to state to them in an auditors' report and for no other purpose. To the fullest extent permitted by law, we do not accept or assume responsibility to anyone other than the charity and the charity's trustees as a body, for our audit work, for this report, or for the opinions we have formed.

Michelle Wilkes FCA (Senior Statutory Auditor)

For and on behalf of Azets Audit Services

Chartered Accountants
2nd Floor
32 – 33 Watling Street
Canterbury
Kent
CT1 2AN

Date: 29 April 2024

Azets Audit Services are eligible for appointment as auditor of the charity by virtue of its eligibility for appointment as auditor of a company under section 1212 of the Companies Act 2006.

MICHAEL YOAKLEY'S CHARITY

Statement of Financial Activities (Including Income and Expenditure Account) For the year ended 31 December 2023

	Notes	Unrestricted funds 2023 £	Restricted funds 2023 £	Endowment funds 2023 £	Total 2023 £	Total 2022 £
Income from:						
Donations and legacies:						
Donations and legacies	2	26,757	600	-	27,357	31,840
KCC Covid Grant		-	-	-	-	22,648
Charitable activities	3	1,463,822	-	-	1,463,822	1,363,232
Investments	4	146,751	-	-	146,751	130,058
Other income		1,686	-	-	1,686	2,948
Total income		1,639,016	600	-	1,639,616	1,550,726
Expenditure on:						
Raising funds		44,844	-	-	44,844	34,625
Charitable activities		1,614,709	600	-	1,615,309	1,532,214
Total Expenditure	5	1,659,553	600	-	1,660,153	1,566,839
Net income/(expenditure)		(20,537)	-	-	(20,537)	(16,113)
Other recognised gains/(losses)						
(Losses) / Gains on revaluations	9	63,786	-	-	63,786	(272,529)
Actuarial gain on defined benefit pension schemes	17	3	-	-	3	137
Net movement in funds		43,252	-	-	43,252	(288,505)
Reconciliation on funds:						
Total funds brought forward		4,795,755	-	1,156,528	5,952,283	6,240,788
Total funds carried forward		4,839,007	-	1,156,528	5,995,535	5,952,283

The statement of financial activities includes all gains and losses recognised in the year.

All income and expenditure derive from continuing activities.

MICHAEL YOAKLEY'S CHARITY

Comparative Statement of Financial Activities INCLUDING INCOME AND EXPENDITURE ACCOUNT For the year ended 31 December 2023

		Unrestricted funds 2022 £	Restricted funds 2022 £	Endowment funds 2022 £	Total 2022 £
Notes					
Income and endowments from:					
Donations and legacies:					
Donations and legacies	2	30,980	860	-	31,840
KCC Covid Grant			22,648	-	22,648
Charitable activities	3	1,363,232	-	-	1,363,232
Investments	4	130,058	-	-	130,058
Other income		2,948	-	-	2,948
Total income		1,527,218	23,508	-	1,550,726
Expenditure on:					
Raising funds		34,625	-	-	34,625
Charitable activities		1,508,706	23,508	-	1,532,214
Total Expenditure	5	1,543,331	23,508	-	1,566,839
Net income/(expenditure)		(16,113)	-	-	(16,113)
Transfers between funds					
				-	-
Other recognised gains/(losses)					
Gains on revaluations	9	(272,529)	-	-	(272,529)
Actuarial gain on defined benefit pension schemes	17	137	-	-	137
Net movement in funds		(288,505)	-	-	(288,505)
Reconciliation on funds:					
Total funds brought forward		5,084,260	-	1,156,528	6,240,788
Total funds carried forward		4,795,755	-	1,156,528	5,952,283

The statement of financial activities includes all gains and losses recognised in the year.

All income and expenditure derive from continuing activities.

MICHAEL YOAKLEY'S CHARITY

Balance Sheet

As at 31 December 2023

	Notes	2023 £	2023 £	2022 £	2022 £
Fixed assets					
Tangible assets	11		2,575,106		2,310,556
Investment properties	12		869,000		869,000
Investments	13		2,368,280		2,308,633
			5,812,386		5,488,189
Current assets					
Investments - 90 day notice account		-		102,077	
Debtors	14	24,872		18,683	
Cash at bank and in hand		246,208		425,330	
		271,080		546,090	
Creditors: amounts falling due within one year	15	(85,953)		(78,276)	
Net current assets			185,127		467,814
Total assets less current liabilities			5,997,513		5,956,003
Provision for liabilities	17		(1,978)		(3,720)
Net assets			5,995,535		5,952,283
Capital funds					
Endowment funds			1,156,528		1,156,528
Income funds					
Restricted funds	20		-		-
<u>Unrestricted funds</u>					
Designated funds	21	4,080,857		4,080,500	
General unrestricted fund		760,128		718,975	
Pension reserve		(1,978)		(3,720)	
			4,839,007		4,795,755
	22		5,995,535		5,952,283

The financial statements were approved by the Trustees on 25 April 2024 and signed on their behalf by:

Yoakley Care Trustee Limited
Trustee

MICHAEL YOAKLEY'S CHARITY

Statement of Cash Flows

For the year ended 31 December 2023

	2023 £	2023 £	2022 £	2022 £
Cash flows from operating activities				
Net income/(expenditure) for the reporting period (as per the statement of financial activities)	(20,537)		(16,113)	
Adjustments for:				
Depreciation	10,450		10,450	
Investment management fee	16,663		17,208	
Dividends retained in investment portfolio	(12,524)		(16,909)	
Decrease in debtors	(6,189)		22,327	
Increase / (Decrease) in creditors	7,677		24,105	
Decrease in provisions	(1,739)		(3,330)	
Net cash used in operating activities		(6,199)		37,738
Cash flows from investing activities				
Purchase of tangible fixed assets	(275,000)		-	
Net cash provided by investing activities		(275,000)		-
Change in cash and cash equivalents in the reporting period		(281,199)		37,738
Cash and cash equivalents at the beginning of the reporting period		527,407		489,669
Cash and cash equivalents at the end of the reporting period		246,208		527,407
Cash and cash equivalents:				
Investments - 90 day notice account		-		102,077
Cash at bank and in hand		246,208		425,330
		246,208		527,407

MICHAEL YOAKLEY'S CHARITY

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

1. Accounting policies

1.1 Accounting convention

The charity constitutes a public benefit entity as defined by FRS 102. The financial statements have been prepared in accordance with Accounting and Reporting by Charities: Statement of Recommended Practice applicable to charities preparing their accounts in accordance with the Financial Reporting Standard applicable in the UK and Republic of Ireland issued in October 2019, the Financial Reporting Standard applicable in the United Kingdom and Republic of Ireland (FRS 102), the Charities Act 2011, the Companies Act 2006 and UK Generally Accepted Accounting Practice.

The financial statements are prepared on a going concern basis under the historical cost convention, modified to include certain items at fair value. The financial statements are prepared in sterling which is the functional currency of the charity..

1.2 Going concern

At the time of approving the financial statements, the trustees have a reasonable expectation that the charity has adequate resources to continue in operational existence for the foreseeable future. Thus the trustees continue to adopt the going concern basis of accounting in preparing the financial statements.

The impact of Covid-19 on the charity has been documented in the Trustees Report on pages 1 to 2. Due to the robust measures put in place by Trustees and management, the Trustees do not believe that the Covid-19 pandemic will have an impact on the going concern of the charity.

1.3 Charitable funds

Unrestricted funds are available for use at the discretion of the trustees in furtherance of their charitable objectives unless the funds have been designated for other purposes.

Restricted funds are subject to specific conditions by donors as to how they may be used. The purposes and uses of the restricted funds are set out in the notes to the financial statements.

Endowment funds are subject to specific conditions by donors that the capital must be maintained by the charity.

1.4 Income

Income is recognised when the charity is legally entitled to it after any performance conditions have been met, the amounts can be measured reliably, and it is probable that income will be received.

Cash donations are recognised on receipt. Other donations are recognised once the charity has been notified of the donation, unless performance conditions require deferral of the amount. Income tax recoverable in relation to donations received under Gift Aid or deeds of covenant is recognised at the time of the donation.

Legacies are recognised on receipt or otherwise if the charity has been notified of an impending distribution, the amount is known, and receipt is expected. If the amount is not known, the legacy is treated as a contingent asset.

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

MICHAEL YOAKLEY'S CHARITY

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

1.5 Expenditure

Expenditure is recognised once there is a legal or constructive obligation to transfer economic benefit to a third party, it is probable that a transfer of economic benefits will be required in settlement and the amount of the obligation can be measured reliably. Expenditure is classified by activity. The costs of each activity are made up of the total of direct costs and shared costs, including support costs involved in undertaking each activity. Direct costs attributable to a single activity are allocated directly to that activity. Shared costs which contribute to more than one activity and support costs which are not attributable to a single activity are apportioned between those activities on a basis consistent with the use of resources. Central staff costs are allocated on the basis of time spent, and depreciation charges allocated on the portion of the asset's use. All expenditure is inclusive of irrecoverable VAT.

Costs of generating funds are costs incurred in attracting voluntary income, and those incurred in trading activities that raise funds.

Support costs are those costs incurred directly in support of expenditure on the objects of the charity and include project management carried out at Headquarters. Governance costs are those incurred in connection with administration of the charity and compliance with constitutional and statutory requirements.

Charitable activities and Governance costs are costs incurred on the charity's educational operations, including support costs and costs relating to the governance of the charity apportioned to charitable activities.

1.6 Tangible fixed assets

Tangible fixed assets are initially measured at cost and subsequently measured at cost or valuation, net of depreciation and any impairment losses. All assets costing more than £10,000 are capitalised.

Depreciation is recognised so as to write off the cost or valuation of assets less their residual values over their useful lives on the following bases:

Freehold Land and Property	- Not depreciated (see below)
Fixture and fittings	- 20% straight line

Land and buildings are subject to regular maintenance and restoration, as such they have an indeterminate useful life and, in the opinion of the Trustees, any periodic depreciation would be immaterial.

The gain or loss arising on the disposal of an asset is determined as the difference between the sale proceeds and the carrying value of the asset, and is recognised in net income/(expenditure) for the year.

1.7 Investment properties

Investment property, which is property held to earn rentals and/or for capital appreciation, is initially recognised at cost, which includes the purchase cost and any directly attributable expenditure. Subsequently it is measured at fair value at the reporting end date. The surplus or deficit on revaluation is recognised in profit or loss.

1.8 Financial instruments

The charity only has financial assets and financial liabilities of a kind that qualify as basic financial instruments. Basic financial instruments are initially recognised at transaction value and subsequently measured at their settlement value.

Financial assets

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

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

Current asset investments includes short term liquid investments with a maturity of more than three months.

Financial liabilities

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

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

MICHAEL YOAKLEY'S CHARITY

NOTES TO THE FINANCIAL STATEMENTS

Provisions are measured at the best estimate of the amounts required to settle the obligation. Where the effect of the time value of money is material, the provision is based on the present value of those amounts, discounted at the pre-tax discount rate that reflects the risks specific to the liability. The unwinding of the discount is recognised within interest payable and similar charges.

1.9 Pensions

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

The charity operated a defined benefits pension scheme which was transferred in full to the defined contribution scheme above. There was, however, a shortfall on the scheme and payments are being made over a period of ten years to cover the deficit. The liability in the financial statements represents the amount due and is adjusted each year for changes in the actuarial valuation. Interest on the remaining balance is charged on an annual basis.

1.10 Fund accounting

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

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

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

1.11 Tax

The charity is an exempt charity within the meaning of schedule 3 of the Charities Act 2011 and is considered to pass the tests set out in Paragraph 1 Schedule 6 of the Finance Act 2010 and therefore it meets the definition of a charitable company for UK corporation tax purposes.

1.12 Leases

Rentals payable under operating leases, including any lease incentives received, are charged as an expense on a straight line basis over the term of the relevant lease.

1.13 Critical accounting estimates and areas of judgment

Estimates and judgments are continually evaluated and are based on historical experience and other factors, including expectations of future events that are believed to be reasonable under the circumstances.

The charity makes estimates and assumptions concerning the future. The resulting accounting estimates and assumptions will, by definition, seldom equal the related actual results. The estimates and assumptions that have a significant risk of causing a material adjustment to the carrying amounts of assets and liabilities within the next financial year are discussed below.

Useful economic lives of tangible assets

The annual depreciation charge for tangible fixed assets is sensitive to changes in the estimated useful economic lives and residual values of the assets. The useful economic lives and residual values are reassessed annually. They are amended when necessary to reflect current estimates based on economic utilisation and the physical condition of the assets.

Defined Benefit Pension Scheme

The present value of the defined benefit liability depends on a number of factors that are determined on an actuarial basis using a variety of assumptions. The assumptions used in determining the net cost (income) for pensions include the discount rate. Any changes in these assumptions will impact the carrying amount of the pension liability.

Investment Properties

Investment Properties are measured at fair value at the Balance Sheet date. The fair values are assessed annually by the trustees. As part of this process the trustees take advice from Chartered Surveyors valuations every 4-5 years.

MICHAEL YOAKLEY'S CHARITY

Notes to the Financial Statements

For the year ended 31 December 2023

2. Donations and legacies	Unrestricted funds 2023 £	Restricted funds 2023 £	Total 2023 £	Total 2022 £
Legacies	14,358	-	14,358	25,000
Donations and gifts	12,399	600	12,999	6,840
	<u>26,757</u>	<u>600</u>	<u>27,357</u>	<u>31,840</u>

3. Charitable activities	2023 £	2022 £
Residential Care	1,152,144	1,075,801
Sheltered Housing	311,678	287,431
	<u>1,463,822</u>	<u>1,363,232</u>

4. Investments	2023 £	2022 £
Rental income	56,835	50,537
Income from listed investments	84,524	77,909
Interest receivable	5,392	1,612
	<u>146,751</u>	<u>130,058</u>

5. Charitable activities	Staff costs £	Direct costs £	Support costs £	Total 2023 £	Total 2022 £
Charitable activity	£	£	£	£	£
Cost of raising funds	-	44,844	-	44,844	34,625
Charitable activity:					
Residential Care	983,191	357,314	66,036	1,406,541	1,326,882
Sheltered Housing	114,112	89,877	4,779	208,768	205,332
	<u>1,097,303</u>	<u>492,035</u>	<u>70,815</u>	<u>1,660,153</u>	<u>1,566,839</u>

All direct costs are expensed directly to the activities that they relate when identifiable.

Support costs are expensed directly to the activities that they relate when identifiable. Other support and Governance costs are treated as relating to the Residential Care as this relates to the majority of time spent and resources.

6. Cost of raising funds	2023 £	2022 £
Investment management costs	16,663	17,208
Cost of managing investment properties	28,181	17,417
	<u>44,844</u>	<u>34,625</u>

MICHAEL YOAKLEY'S CHARITY

Notes to the Financial Statements

For the year ended 31 December 2023

7. Support costs	2023 £	2022 £
Professional and agent fees	30,202	2,060
Office expenses	8,634	8,358
Staff uniforms and training	4,979	6,655
Subscriptions	10,749	10,567
Sundry expenses	6,499	5,471
Advertising	918	670
Interest expense on defined benefit pension	134	56
Governance costs:		
Audit fees	8,700	8,340
Trustees Meeting	-	92
Total	70,815	42,269

8. **Trustees**
None of the trustees (or any persons connected with them) received any remuneration, re-imbursements or benefits from the charity during the year.

9. Net gains/(losses) on investments	2023 £	2022 £
Revaluation of:		
Investment Portfolio	63,786	(282,529)
Investment Properties	-	10,000
Revaluation of investments	63,786	(272,529)

10. Employees	2023 £	2022 £
Employment costs		
Wages and salaries	997,309	952,119
Social security costs	67,593	66,463
Other pension costs	32,401	34,353
	1,097,303	1,052,935
The average monthly number of employees during the year was:	no.	no.
Residential Care	32	29
Domestic and catering	15	14
Management and administration	6	6
Garden and maintenance	4	4
	57	53

During the year key management personnel received remuneration of £104,701 (2022: £101,570) and benefits of £nil (2022: £nil).

There were no employees whose annual remuneration was £60,000 or more. (2022 - none).

There was no trustees reimbursed expenses (2022 - none).

MICHAEL YOAKLEY'S CHARITY

Notes to the Financial Statements For the year ended 31 December 2023

11. Tangible fixed assets	Freehold land & buildings £	Fixtures & fittings £	Total £
Cost			
At 1 January 2022 and 31 December 2022	2,891,002	209,934	3,100,936
Additions	275,000	-	275,000
At 31 December 2023	3,166,002	209,934	3,375,936
Depreciation			
At 1 January 2023	612,796	177,584	790,380
Depreciation charged in the year	-	10,450	10,450
At 31 December 2023	612,796	188,034	800,830
Net book value			
At 31 December 2023	2,553,206	21,900	2,575,106
At 31 December 2022	2,278,206	32,350	2,310,556
12. Investment properties		2023 £	2022 £
Fair value			
At 1 January 2023		869,000	859,000
Surplus / (deficit) on revaluation		-	10,000
At 31 December 2023		869,000	869,000

Investment properties of £789,000 (2022: £789,000) have been valued by Smith Wooley , independent chartered surveyors who are regulated by the Royal Institution of Chartered Surveyors on 15 March 2023. Investment Properties of £80,000 (2022: £80,000) have been valued by the trustees, on an open market value for existing use basis.

13. Fixed asset investments	Listed securities £	Cash and settlements pending £	Total 2023 £	Total 2022 £
Market value				
At 1 January 2023	2,260,123	48,510	2,308,633	2,591,464
Additions	-	212,143	212,143	143,017
Disposals	(127,619)	(88,663)	(216,282)	(143,319)
Revaluations	63,786	-	63,786	(282,529)
At 31 December 2023	2,196,290	171,990	2,368,280	2,308,633

MICHAEL YOAKLEY'S CHARITY

Notes to the Financial Statements

For the year ended 31 December 2023

13. Fixed asset investments (continued)

	Listed securities £	Cash and settlements pending £	Total 2023 £	Total 2022 £
<i>Investments at market value comprise:</i>				
United Kingdom	1,417,659	171,990	1,589,649	1,530,002
Overseas	778,631	-	778,631	778,631
	2,196,290	171,990	2,368,280	2,308,633

	2023 £	2022 £
<i>Asset distribution</i>		
Fixed Interest bonds	234,609	346,857
Equities and Funds	1,536,562	1,476,382
Property	79,706	71,450
Alternatives	301,931	322,211
Mixed Investments	43,482	43,223
Cash	171,990	48,510
	2,368,280	2,308,633

	2023 £	2022 £
<i>Material investments</i>		
Aegon Asset Management UK PLC	-	102,480
Rathbone Unit Trust Management Ethical Bond Inst Inc	131,017	106,639
Aberdeen Standard Fund Managers Ltd: Ethical Corp BD	103,593	97,335
	234,610	306,454

	2023 £	2022 £
Historical cost	1,728,701	1,863,405

14. Debtors

	2023 £	2022 £
Prepayments and accrued income	24,872	18,683
	24,872	18,683

MICHAEL YOAKLEY'S CHARITY

Notes to the Financial Statements

For the year ended 31 December 2023

15. Creditors: amounts falling due within one year	2023	2022
	£	£
Other taxation and social security	16,295	13,432
Other creditors	33,844	18,393
Accruals and deferred income	35,814	46,451
	<u>85,953</u>	<u>78,276</u>

16. Deferred income	2023	2022
	£	£
Deferred income is included within		
Creditors due within on year	<u>15,419</u>	<u>12,332</u>
Deferred income at 1 January 2023	12,332	12,919
Released from previous years	(12,332)	(12,919)
Resources deferred in the year	15,419	12,332
	<u>15,419</u>	<u>12,332</u>
Deferred income at 31 December 2023	<u>15,419</u>	<u>12,332</u>

17. Pensions

The charity operates a defined contributions pension scheme. The assets of the scheme are held separately from those of the charity in an independently administered fund. The pension cost charge represents contributions payable by the charity to the fund and amounted to £32,401 (2022 - £34,353). Contributions totalling £6,719 (2022 - £5,676) were payable to the fund at the balance sheet date.

The charity was part of a Defined Benefit Pension Scheme which was closed to all members in 2013 and all participants were transferred to the defined contributions pension scheme above. The scheme is classified as a "last-man standing arrangement" where the charity is potentially liable for other participating employers' obligations if those employers are unable to meet their share of the scheme deficit following withdrawal of the

A full actual valuation for the scheme in total was carried out at 30 September 2020. This valuation showed assets of £800.3m, liabilities of £831.9m and a deficit of £31.6m. The following reconciliation is based on the assumption that the rate of discount is 1.18% per annum, this provision represents the amount attributed to the charity.

Present value of provision	2023	2022
	£	£
Present value of provision	<u>1,978</u>	<u>3,720</u>
Reconciliation of opening and closing pension provision	2023	2022
	£	£
Position at start of period	3,720	7,187
Unwinding of the discount factor (interest expenses)	134	56
Deficit contribution paid	(1,873)	(3,386)
Remeasurements	(3)	(137)
Provision at end of period	<u>1,978</u>	<u>3,720</u>

MICHAEL YOAKLEY'S CHARITY

Notes to the Financial Statements

For the year ended 31 December 2023

17. Pensions (continued)

Assumptions	2023 %	2022 %
Rate of discount	5.31	4.96

The discount rates shown above are the equivalent single discount rates which, when used to discount the future recovery plan contributions due, would give the same results as using a full AA corporate bond yield curve to discount the same recovery plan contributions.

18. Operating leases

At the reporting end date the charity had outstanding commitments for future minimum lease payments under non-cancellable operating leases, which fall due as follows:

	2023 £	2022 £
Within one year	1,930	1,930
Between two and five years	1,930	3,859
	3,860	5,789

19. Related party transactions

The charity carried out maintenance works with M Wickenden, who is the spouse of J Wickenden a member of key management personnel. Costs for the year totalled £6,130 (2022: £1,100) and £nil (2022: £nil) was outstanding at the year end.

20. Restricted funds

	Balance At 1 Jan 23 £	Income £	Expenditure £	Gains/(loss) & transfers £	Balance At 31 Dec 23 £
Current year					
Garden fund	-	600	(600)	-	-
KCC Covid Grant	-	-	-	-	-
	-	600	(600)	-	-
Prior year					
Garden fund	-	860	(860)	-	-
KCC Covid Grant	-	22,648	(22,648)	-	-
	-	23,508	(23,508)	-	-

Garden party fund

The fund is for donations made towards the garden party held for residents or garden decorations.

KCC Covid Grant

The charity received various grants from local authorities which had to be spent on Covid-19 infection control purposes.

MICHAEL YOAKLEY'S CHARITY

Notes to the Financial Statements

For the year ended 31 December 2023

21. Designated funds	Balance	New	Designations	Gains/(loss)	Balance
	At 1 Jan 23	Designations	released	& transfers	At 31 Dec 23
	£	£	£	£	£
Current year					
New Building Fund	482,698	-	(482,698)	-	-
Extraordinary repair fund	351,043	9,037	-	-	360,080
Fixed Asset Fund	720,169	708,859	(10,451)	-	1,418,577
Investment fund	2,526,590	(13,176)	(275,000)	63,786	2,302,200
	<u>4,080,500</u>	<u>704,720</u>	<u>(768,149)</u>	<u>63,786</u>	<u>4,080,857</u>
	Balance	New	Designations	Gains/(loss)	Balance
	At 1 Jan 22	Designations	released	& transfers	At 31 Dec 22
	£	£	£	£	£
Prior year					
New Building Fund	816,339	-	(333,641)	-	482,698
Extraordinary repair fund	395,338	6,470	-	(50,765)	351,043
Fixed Asset Fund	730,619	-	(10,450)	-	720,169
Investment fund	2,523,126	225,228	-	(221,764)	2,526,590
	<u>4,465,422</u>	<u>231,698</u>	<u>(344,091)</u>	<u>(272,529)</u>	<u>4,080,500</u>

Extraordinary Repair Fund

The fund is for the purpose of providing for the extraordinary repair, improvement, maintenance and rebuilding of the almshouses and other buildings of the charity.

Fixed Asset Fund

This fund represents land and buildings and related fixtures and fittings which are for charitable use.

New Building Fund

This fund represents amounts set aside for the building of the new annexe to Yoakley House.

Investment Fund

This fund represents tangible fixed assets in the form of investment properties and an investment portfolio which are used by the charity for both purposes of income generation and capital appreciation and thus do not form part of the charity's free reserves.

MICHAEL YOAKLEY'S CHARITY

Notes to the Financial Statements

For the year ended 31 December 2023

22. Analysis of net assets between funds	Endowment funds	Restricted funds	Unrestricted funds	Total 2023
Fund balances at 31 Dec 23 are represented by	£	£	£	£
Tangible assets	1,156,528	-	1,418,578	2,575,106
Investment properties	-	-	869,000	869,000
Investments	-	-	2,368,280	2,368,280
Current assets	-	-	271,080	271,080
Creditors	-	-	(85,953)	(85,953)
Provisions	-	-	(1,978)	(1,978)
	<u>1,156,528</u>	<u>-</u>	<u>4,839,007</u>	<u>5,995,535</u>
Fund balances at 31 Dec 22 are represented by:				
Tangible assets	1,156,528	-	1,154,028	2,310,556
Investment properties	-	-	869,000	869,000
Investments	-	-	2,308,633	2,308,633
Current assets	-	-	546,090	546,090
Creditors	-	-	(78,276)	(78,276)
Provisions	-	-	(3,720)	(3,720)
	<u>1,156,528</u>	<u>-</u>	<u>4,795,755</u>	<u>5,952,283</u>

23. Contingent liability

Upon completion of the purchase of land in 2015, there is an overage clause that could materialise when building commences where a percentage of the increase in the value of land could be payable to the previous owner. The clause lasts for 30 years and is payable by the owner when building commences.

MICHAEL YOAKLEY'S CHARITY

England & Wales - Charity number 205769

Accounts

MICHAEL YOAKLEY'S CHARITY
ANNUAL REPORT AND FINANCIAL STATEMENTS
FOR THE YEAR ENDED 31 DECEMBER 2022

MICHAEL YOAKLEY'S CHARITY

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MICHAEL YOAKLEY'S CHARITY

REFERENCE AND ADMINISTRATIVE DETAILS

Trustees	Yoakley Care Share Limited Yoakley Care Trustee Limited <u>Directors of the corporate bodies above:</u> P Hermitage (Chair) B Aitken D Astley M Baker G Durrant B Gulland D Meakin (appointed 16 June 2022) J Miller (appointed 1 October 2022)
Charity number	205769
Principal office	Yoakley House Drapers Close Margate Kent CT9 4AH
Senior Leadership Team	J Wickenden – Executive Manager T Huntley – Care Manager
Independent auditors	Azets Audit Services Delandale House 37 Old Dover Road Canterbury Kent CT1 3JF
Bankers	CAF Bank Ltd 25 Kings Hill Avenue Kings Hill West Malling Kent ME19 4LQ
Solicitors	Boys & Maughan 11-13 Hawley Street Margate Kent CT9 1PU
Investment advisors	Charles Stanley & Co Ltd 43 Dudley Road Tunbridge Wells Kent TN1 1LE
Property advisors	Smith Woolley 15 Tufton Street Ashford Kent TN23 1EE

MICHAEL YOAKLEY'S CHARITY

TRUSTEES' ANNUAL REPORT FOR THE YEAR ENDED 31 DECEMBER 2022

The directors of the two trustee companies (Yoakley Care Share Limited and Yoakley Care Trustee Limited) who are set out on page 1 will be referred to as "Trustees" for the purposes of this report and the financial statements.

The Trustees present their annual report together with the audited financial statements of the charity for the year 1 January 2022 to 31 December 2022.

OBJECTIVES AND ACTIVITIES

The original objects of the charity were the provision and maintenance of almshouses for the elderly at nominal cost on Drapers Estate. This was extended, in 1980, to provide residential accommodation and care in Yoakley House.

The main objective continues to be to provide the highest quality care of the elderly, keeping residents fees and charges to a minimum using careful investment management.

The trustees have paid due regard to guidance issued by the Charity Commission in deciding what activities the charity should undertake.

In setting objectives and planning for activities, the Trustees have given due consideration to general guidance published by the charity commission relating to public benefit.

ACHIEVEMENTS AND PERFORMANCE

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1. Statement Regarding Covid 19 (Coronavirus)
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3. Inspections, Complaints and Compliments
4. Premises, Equipment and Grounds
5. Trust Properties
6. Finance and Investments
7. League of Friends
8. Strategic Planning
9. Networking
10. Community Activities
11. Conclusion

1. STATEMENT REGARDING COVID 19 (CORONAVIRUS)

The global pandemic of Covid 19 brought about by the Coronavirus which began in 2020 continued to affect the running of the Charity during 2022 although with a robust vaccination programme it became less of a threat to life meaning that national restrictions were mostly lifted by the end of the year.

Care homes were required to continue with precautions such as routine testing of staff and residents throughout the year being obliged to restrict visits from family & friends and contact between residents when cases were identified amongst staff or residents. It was only from May that almshouse residents were welcomed back into Yoakley House to attend indoor activities after over two years of being prevented from entering the building.

With up to 31 elderly residents in our care home and 56 in the almshouses, staff remained vigilant in keeping themselves and residents well. Sadly 2 care home residents who passed away in July had Covid 19 listed as a key cause of death although both had other multiple health issues.

MICHAEL YOAKLEY'S CHARITY

TRUSTEES' ANNUAL REPORT FOR THE YEAR ENDED 31 DECEMBER 2022

1. STATEMENT REGARDING COVID 19 (CORONAVIRUS) (Continued)

In 2022 (as for 2020 & 2021), the virus and the resulting restrictions impacted the Charity as follows:

- **Respite Rooms:** With short term stays in care homes being less attractive due to the need for isolation on arrival, some of the 5 rooms were reassigned (with Board agreement) to longer term respite or permanent appointments for the majority of the year.
- **Training Room:** Training courses did not take place for the first part of the year as numbers of people meeting together indoors was not advisable. There was no income from training room hire until the latter part of the year, the room being used as a visitor area and Covid testing room prior to this.
- **Rental Income.** Additional rent relief was granted to one of the 5 businesses occupying the Charity's property in Ashford. Three tenancies ended – one due to the Covid impact of footfall in the town centre.
- **Investment Income.** Throughout 2022, return on the investment portfolios was affected not only by the pandemic but also the Russian invasion of Ukraine which began in March 2022, leading to soaring fuel prices. These events coupled with political decisions in the UK sparked a cost of living crisis with inflation rising to over 10%.
- **Fundraising.** The opportunity to raise funds was severely restricted with minimal public events in the early part of the year. From May onwards we were able to hold a fundraising lunch organised by the League of Friends, an open garden event and a Christmas Fair.
- **Expenditure.** High inflation and increased costs affected the Charity's expenditure in many areas however free PPE provided by government via the NHS helped. The government issued further grants to care homes to alleviate some of this cost and the Charity received a total of £23K.

The Board acknowledges that management continued to act quickly and decisively at each stage of the pandemic to minimise the impact of the virus.

The overall financial outcome of 2022 for the Charity is a breakeven situation (as it was for the previous two years) - a quite miraculous result.

2. RESIDENTS, BOARD AND STAFF MATTERS

The Charity records, with regret, the death of the 16 residents, the majority over the age of 85. 2 had Covid 19 as a cause of death although had multiple health issues. 6 people became permanent residents of Yoakley House during 2022.

2 permanent residents continued to occupy respite rooms and another, who had previously visited for respite care, was admitted at the request of her family for end-of-life care. This left 2 or 3 rooms for use for short term visits. The pandemic continued to affect short term stays.

The respite rooms provided short term care for the 19 residents during the year and 3 almshouse residents.

1 resident celebrated her 100th birthday in August, another turned 101 during the year, and 2 more turned 102. Another resident was 100 when admitted but sadly passed away later in the year. For a few months Yoakley had 5 centenarians out of 26 permanent residents.

1 almshouse resident moved on to a nursing home on in March where she received care for cancer until she passed away in July. 2 others moved from Drapers Homes into Yoakley House when it was decided that they could no longer live independently. Another moved to live with her daughter as she needed extra care. 4 residents moved into almshouses during 2022.

MICHAEL YOAKLEY'S CHARITY

TRUSTEES' ANNUAL REPORT FOR THE YEAR ENDED 31 DECEMBER 2021

2. RESIDENTS, BOARD AND STAFF MATTERS (Continued)

THE TRUSTEES AND BOARD OF DIRECTORS

The trusteeship of the Charity is held by two limited companies Yoakley Care Trustee Ltd and Yoakley Care Share Ltd, with the former trustees as directors of both companies. This allows the continued effective management of the Charity but protects individuals from personal financial liability.

The Board of Directors of the Trustee companies were:

Mr Peter Hermitage QPM (Chairman)
Mrs Beverley Aitken MBE
Mr David Astley OBE
Mr Michael Baker
Mr Blair Gulland
Mrs Gillian Durrant
Dr David Meakin (appointed 16th June 2022)
Mrs Julie Miller (appointed 1st October 2022)

The Board met formally on 5 occasions during the year. Directors were readily available to discuss issues outside of the formal board meetings. The Charity is grateful to all Directors for freely giving of their time and expertise.

STAFF

14 staff left the Charity's employment during the year: Staff turnover was higher than before the pandemic. Several new starters did not complete their probationary period largely due to additional anxieties and issues related to pandemic restrictions.

20 new staff joined the Charity during 2022 including the 7 who did not stay.

The new role of Deputy Charity Manager to support the Executive Manager was created during 2021 with the new post holder Tamara McGregor starting in January 2022. She has proved a great help in the overall management of the Charity.

Care home restrictions also prevented much involvement by volunteers during the year.

Agency staff were employed more often than prior to the pandemic to cover shifts due to high staff turnover and high levels of sick leave or compulsory Covid isolation leave. The need to resort to the use of such staff does place additional costs on the Charity.

One Senior Carer was rewarded for 15 years with the Charity in July 2022. The Executive Manager was rewarded for 20 years' service in November having started work with the Charity as a part time bookkeeper. 4 other staff completed 5 years' service during the year.

The Almshouse Warden retired in October 2022 a few months short of her 20 year anniversary so she was rewarded accordingly.

The Care Manager is qualified in Train the Trainer courses in the mandatory subjects in which all staff must have regular updates. She can deliver this training in-house to all staff.

MICHAEL YOAKLEY'S CHARITY

TRUSTEES' ANNUAL REPORT FOR THE YEAR ENDED 31 DECEMBER 2022

3. INSPECTIONS, COMPLAINTS & COMPLIMENTS

Inspections

Following the new process adopted by the Care Quality Commission in 2021, no physical inspection took place during 2022. Documentation submitted to CQC by the Charity (such as notifications of deaths of residents, covid infections) was reviewed from time to time by the CQC and an email received by management to say Yoakley House would retain its previous rating of GOOD as determined at the last physical inspection in May 2018.

The Charity retained its 5 star top rated kitchen hygiene certificate following inspection by Thanet District Council.

Complaints

Following several complaints from staff about bullying, one senior carer underwent disciplinary proceedings and was subject to 3 months' demotion during which time she received extensive retraining to support her in returning to her senior role.

Four complaints were received by management during the year from residents or their relatives about the attitude of certain staff. This was dealt with inhouse with one-to-one meetings with the staff concerned, warnings in line with the disciplinary policy where necessary and staff retraining.

Compliments

Management regularly received compliments and cards of thanks from grateful residents and their relatives. This praise was fed into the annual Quality Assurance review produced in July by the Care Manager which incorporated questions about the home's handling of the pandemic. Relatives were generally very complimentary at the way the Charity protected and cared for residents during the pandemic.

4. PREMISES, EQUIPMENT AND GROUNDS

Yoakley House

Routine maintenance was carried out throughout the year by the excellent inhouse maintenance team. As rooms became vacant the ensuite bathrooms were tiled to improve infection control as well as general redecoration of the bedrooms with new carpet as necessary.

New ovens were purchased and installed in the Yoakley kitchens in March. The temperature control valves on most of the radiators in Yoakley House were replaced in October in order to reduce energy costs by allowing staff to regulate room temperatures better.

Drapers Homes

Cottage 29 and The Lodge had new boilers installed during the year. A severe storm in February caused some damage to almshouse roofs which were quickly repaired.

The Head of Maintenance worked hard to reorganise the workshop so that industrial woodwork machinery could be purchased. This facilitated the making of new front doors for cottages 1 to 8 to replace rotten ones. Despite the outlay on machinery, which will be useful for ongoing projects, the cost was significantly less than the £32K quoted by a local carpenter to do the work.

Garden and Grounds

The gardeners did a magnificent job in the gardens which included the creation of celebration garden for the Platinum Jubilee of HM Queen Elizabeth II.

An area of patio was relayed at the back of Yoakley House as it had become uneven and unsafe. The maintenance team replaced the roofs on all the garden sheds including the summer house as they were rotten. The February storm caused extensive damage to a large cedar tree with the loss of large boughs but after some thinning it was declared safe to remain in place by a local Tree Surgeon.

The Charity held its own Open Garden Day in July allowing the public to enjoy the gardens with significant funds being raised from tickets and the sale of tea and cakes by the League of Friends.

MICHAEL YOAKLEY'S CHARITY

TRUSTEES' ANNUAL REPORT FOR THE YEAR ENDED 31 DECEMBER 2022

5. TRUST PROPERTIES

The Ashford properties were managed by agents Smith-Woolley. Board members visited the properties on 8th March and the Executive Manager and her Deputy visited on 17th August.

2 New Rents, Ashford

This property continues to be let to Mastercutters who had a further rent reduction to the end of September due to reduced takings during pandemic restrictions. Renegotiation of their lease continued resulting in agreement to a lease which ends in October 2025.

4 New Rents, Ashford

Ellenor Hospice (Hospices of Hope) ended their lease on 31st August citing reduced footfall in the town centre since the pandemic as a reason. A new tenant Ashford Halal Shop took over the shop from 13th December 2022.

6 New Rents, Ashford

This property continues to be let to Ashford Sewing Centre. Repairs to the shop front following the accident where a car crashed into it in December 2020 were finally completed. The ownership of the business is being passed over to the present tenant's son-in-law who wishes to continue to lease the shop.

Taylor's Lettings – upstairs offices at 2 New Rents

Taylor's Lettings ended their lease in December 2022 when the business was sold. Advertising for new tenants has begun.

Upstairs offices at 6 New Rents

Meditemp ended their lease moving to new larger offices premises. They are responsible for rent payments until April 2023 in line with the lease agreement. Advertising for new tenants has begun.

New Rents Neighbouring Property – Emergency Access Licence

This property was not in business for much of the year.

Aylesford Grazing Land

These are let to Aylesford Parish Council. During the year the Parish Council granted a 50 year lease of some of their land to Aylesford Football Club. This land incorporated a small area which had been purchased from the Charity in 2019 and was subject to an overage clause. The Board agreed that the overage clause would not be triggered with the granting of this lease unless any subsequent application for property development be made. Legal documentation was drawn up to confirm this.

St Peters Road Farmland

This land continues to be let to Smiths farmers, tenants since 1963. A rent increase applies from January 2023.

6. FINANCE AND INVESTMENTS

Income for the year was £1,550,726 (2021: £1,647,056). This included a grant of £22,648 (2021: £56,332) towards Covid-19 infection control purposes and a legacy receipt of £25,000 (2021: 200,000). Total expenditure for the year amounted to £1,566,839 (2021: £1,384,446). This resulted in a deficit, before valuation adjustments of fixed assets of £16,113 against a 2021 surplus of £262,610.

The charity's balance sheet shows a positive position of £5,952,283 (2021: £6,240,788). Net current assets have decreased from £476,505 to £467,814. The cash balance (including current asset investments which are for 90 day notice accounts) has increased from £489,669 to £527,407.

MICHAEL YOAKLEY'S CHARITY

TRUSTEES' ANNUAL REPORT FOR THE YEAR ENDED 31 DECEMBER 2022

6. FINANCE AND INVESTMENTS (Continued)

INCOME

Yoakley House Fees

The minimum basic weekly charge for Yoakley House was set at £735 from April 2022 which just covered the cost of care. With the cost-of-living crisis and high inflation rates in the second half of the year, costs have increased significantly. Any new admissions were taken in with fees starting at £840 and significant fee increase for all privately funded residents is planned from April 2023.

The Dynamic Purchasing System (DPS) contract with Kent County Council continues. KCC paid a minimum of £527.52 per week for permanent residence with higher rates being achieved for some more dependent residents. Each placement represents a deficit of well over £200 on the true cost of care. This is equivalent to a sum in excess of £86K per annum that the Charity has to find. At the end of the year the Charity had 8 KCC funded residents.

The inadequate funding of KCC placements means that the Charity must make up the deficit from other income in order to cover costs, with KCC funded residents effectively being treated as beneficiaries of the Charity. The Board and management made a conscious decision some years ago to take a balanced mix of privately funded and KCC funded residents into Yoakley House to ensure the Charity does not run at a loss. Applications by residents funded by KCC are still considered, particularly if they come from those who have used our respite service or live in our almshouses. To qualify for KCC funding, a resident has to meet strict criteria as specified and assessed by KCC.

Income from the investment portfolio and from other services, such as the hire of the training room, usually helps to bridge this deficit. In 2022 the Charity benefited from further government Covid 19 related grants of £9K to help to cover the deficit caused by the pandemic. There was also a grant of £13K for the benefit of staff who had worked during the pandemic. The latter was used to give staff a bonus in March 2022.

Respite care charges started at £903 per week, based on assessment of the individual resident's needs. The minimum charge for respite care funded by KCC was £630, which would necessitate the resident paying a significant top up.

Drapers Home Maintenance Charges

The almshouse residents are the primary beneficiaries of the Charity and their charges are kept to a minimum. The Charity sets these fees taking into consideration actual maintenance costs, Local Housing Allowance rates, and the Fair Rent figures, with the aim that no resident shall be in hardship. Any almshouse resident who is experiencing financial difficulties is invited to discuss their circumstances with management.

The monthly rates for 2022 – 2023 were between £468 and £650 depending on the size of the property. The residents of the properties on Drapers Close are responsible for all their own bills including gas and water rates, whereas for other tenants these bills are met by the Charity.

With the death of her husband one resident granted a rent discount.

Training Room Hire

There was no hire of the training room for most of 2022 due to Covid restrictions. The room was used for visits by relatives, and for Covid 19 testing purposes. From October onwards the room was available for hire once again although take up was cautious.

MICHAEL YOAKLEY'S CHARITY

TRUSTEES' ANNUAL REPORT FOR THE YEAR ENDED 31 DECEMBER 2022

6. FINANCE AND INVESTMENTS (Continued)

Investment Portfolio

The Charity's investment portfolios continue to be carefully managed by Charles Stanley Investment Brokers with Mrs Katie Presland as the Charity's primary fund manager.

As mentioned above, the pandemic, the war in Ukraine and some uncertainty in the political situation in the UK created turbulence in the financial markets. Nevertheless the portfolios retained their capital values as at the end of 2021 - the main portfolio at around £1.9million and the Emergency Repair Fund at £351K. Income of £60K was drawn from the main fund. Income of £1K per month began to be drawn from the ERF in December 2022 to mitigate some of the loss from empty investment properties.

EXPENDITURE

The careful control of expenditure is key to the future financial stability of the Charity. Conscious effort is made to keep expenditure as low as possible by monitoring costs and price comparison. The Charity continues to be dependent on fundraising to cover the cost of extraordinary items such as the purchase of new and replacement equipment.

Wages

The largest expenditure of the Charity remains staff wages at £1.1 million for the year. In April 2022, staff received a pay increase of 25p per hour or 2.5%. Management staff and department heads received a further increment in October 2022 to bring their pay above the level of equivalent roles locally.

Bonus payments, calculated on the basis of length of service during the pandemic, were made to staff in March following a government grant. A further bonus was paid in December 2022 as thanks for their dedication in extreme circumstances.

Bank Accounts

For many years the Charity has held a cash account with HSBC running alongside the main account with CAF bank. In 2022 HSBC introduced significant charges for this account so with Board agreement it was closed with all funds being transferred into the CAF Bank account which now provides cash facilities.

Pension Fund

All staff, unless they specifically ask not to join, are now enrolled in the pension scheme under the national auto-enrolment requirements. The Charity is following national guidelines for minimum auto enrolment rates. Monthly contributions to meet the pension fund shortfall continued throughout the year at £325 per month. These should cease altogether by January 2025.

Financial Controls Checklist

A Board member completed the Charity Commission Financial Controls Checklist with the Executive Manager during the year. This will be an annual exercise.

Grants and Specified Donations

The Charity is extremely grateful for the legacy from the estate of the late Michael Dickens of which £225K has so far been received (£25K in the year 2022). Other donations and fundraising (outside of the League of Friends events) brought in £9,900.

7. LEAGUE OF FRIENDS

The activity of the League of Friends continued to be curtailed during the early part of 2022 with caution over public gatherings. Their first event for over 2 years was a luncheon held at St Augustine's, Westgate in May which raised £1,505. They also supported the Charity with the hosting of the Open Garden event and the Christmas Fair.

MICHAEL YOAKLEY'S CHARITY

TRUSTEES' ANNUAL REPORT FOR THE YEAR ENDED 31 DECEMBER 2022

8. STRATEGIC PLANNING

The Charity's Strategic Plan gives clarity of direction for the Board and providing a means of measuring its achievements against the Charity's aims and objectives. It includes a comprehensive risk assessment register which is reviewed at least annually.

Green Agenda

The international push towards protection of the planet by reducing carbon emissions together with soaring energy prices in 2022, prompted the Charity to engage the services of the Thanet District Council (TDC) Home Energy Coordinator, Ms Eve Lockton-Goddard. A project has now been launched, with some local government funding already obtained, to look at the installation of renewable energy at the Drapers site which would benefit the care home, almshouses and the properties on Drapers Close. The Executive Manager is also planning to try to persuade the TDC Conservation department to allow the installation of double glazing in the oldest almshouses to further reduce energy wastage. This is an exciting if costly project, but it is an apt time to proceed with it.

Yoakley Annexe Project

The planned project to build a short-term care annexe to Yoakley House remains on hold, the protection of residents and staff during the pandemic and latterly the Green Agenda project taking priority.

9. NETWORKING

Kent and Medway CCG continued support for care homes has been provided via the local GP surgeries, including the roll out of the vaccination programmes for both Covid 19 and flu, and the Acute Response Team which supports residents out of hours.

There is now a national drive towards the proper integration of Health with Social Care. Mr Cedric Frederick has been appointed to chair the facilitation of this in Kent. He visited the Charity for an informative discussion with the Chairman and the Executive Manager in May.

Kent Integrated Care Alliance and the National Care Association continue to provide valuable information and support to the Charity's management. In 2022 this took the form of regular emails with updates on the management of the Covid 19 situation. The NCA also processes and advises on DBS checks.

Board members continued their connections with other organisations including the National Almshouse Association and the East Kent Consortium of Almshouses.

10. COMMUNITY ACTIVITIES

Regular Events & Entertainments

HM Queen Elizabeth II celebrated her Platinum Jubilee - 70 years as Sovereign - in June 2022. A party for residents was held on 3rd June in the garden. Despite chilly weather, it was good for care home and almshouse residents to finally be able to celebrate together. It was enjoyed by all.

The League of Friends Committee also hosted a Garden Open Day in July with tea and cake for sale which was well attended. The Christmas Fair was held again in November, the first fair since December 2019 and it was good to allow the public to come into Yoakley once again. Mask wearing was encouraged as a precaution.

The Activities Coordinator continued an extensive programme of activities and entertainments for the care home residents introducing some new ones. Almshouse residents were permitted to join in with indoor activities again from May 2022 onwards after being unable to come into Yoakley since March 2020.

It was a joy for care home and almshouse residents to be together again for their Christmas party and other festive events in December.

MICHAEL YOAKLEY'S CHARITY

TRUSTEES' ANNUAL REPORT FOR THE YEAR ENDED 31 DECEMBER 2022

10. COMMUNITY ACTIVITIES (Continued)

Religious Services

Weekly services are facilitated by Ministers from a variety of denominations, encouraging the Christian ethos of the Charity's founder. Thankfully these were mostly in person again in 2022 rather than on a screen. The Charity is very grateful to the faithful band of ministers and pianists who voluntarily serve the residents in this way. Thanks go to volunteer June Waller who coordinates the rota of ministers and pianists. June celebrated her 90th birthday in June 2022 and we honoured her as having been involved with Yoakley for over 40 years, as an employee in various roles and latterly a volunteer.

The Broadstairs Society of Friends recommenced the facilitating of Quaker meetings for worship in the Quaker chapel half way through the year.

Other Charitable Donations

Staff and residents generously collected and donated to Children in Need £40, Macmillan Cancer Care £170, and the Royal British Legion Poppy Appeal £60. Residents and staff continue to sponsor 2 children at Kampala Children's Centre Uganda and receive regular letters, photos and updates from them.

11. CONCLUSION

Michael Yoakley's Charity prides itself in having a community where residents can move from the shelter of almshouses to a care home. The ages of residents in both settings have steadily increased to the point where in 2022 there were five centenarians in residence. It is inevitable that the age profile results in end-of-life care, an area of work that requires skill and dedication from staff.

In 2022 sixteen of our residents died compared with eight the previous year and this does require comment. 2021 was a year in which many care home residents throughout the country died from Covid related illness. Through good care management we avoided such deaths that year and the increase in the present reported year can be accounted for by virtue of the age, frailty and the health conditions of those individuals who are sadly no longer with us. Our staff form close relationships with the people for whom they care and the pressures of all that has occurred over recent times is bound to have affected our staff. The job of being a carer is not easy. The maintenance of high standards of care requires training, supervision and encouragement which comes from our care manager and senior staff who, in addition to the practicalities of caring, have to manage staff turnover which was higher in both 2021 and 2022 than pre-pandemic times. Such trends are not unique to our Charity and are indicative of the pressures in attracting and retaining staff in a highly pressured but low paid industry.

In last year's annual report, I commented that predictions of inflationary pressures, high energy charges, frailer elderly people with increasing health and care needs and staff pressures would call upon the Board and the Charity's staff to be focussed and proactive. What was not expected was the level of inflation at 10%. Clearly this means that the Charity has to be focussed upon income and expenditure as we move forward. We also have to recognise the effects felt by our residents and staff who are now having to cope with a significant cost of living crisis. Regular reviews of the budget, our emphasis on energy efficiency, committed staff and attention to the details of care have been and will be essential in maintaining a vibrant community in the almshouses and the care home.

In the grand scheme of health and social care both locally and nationally the Charity is but a small cog in a very big wheel. I do wish that once and for all the rhetoric of politicians extolling the value of social care providers, the need for joined up health and social care and the virtues of the care workforce would give practical support to charities like ours. The fact that we effectively subsidise the local authority to the tune of over £200 per week per bed for residential care is unsustainable when inflationary costs are running as they are.

MICHAEL YOAKLEY'S CHARITY

TRUSTEES' ANNUAL REPORT FOR THE YEAR ENDED 31 DECEMBER 2022

11. CONCLUSION (Continued)

We emphasise again that the work of carers is difficult and requires both skill and a mindset of love and patience which needs to be applauded and rewarded. This is particularly so when our NHS colleagues are stretched and caring for residents becomes more complex. In December 2021 the government published a White Paper entitled "People at the Heart of Care" which promised (amongst other things) funding and recognition of care workers. The impact of government policy will be a long time coming, and we conclude as we did last year that we have to be proactive. In so doing, the knowledge amongst our staff assists the Board make considered decisions and is there to assist residents (and their families) deal with day-to-day issues.

The body of this report demonstrates our achievements in 2022 and what must be added is our thanks to the dedicated team within the Charity without whom we could not deliver.

FINANCIAL REVIEW

See Review of activities "6. Finance and Investments".

Going concern

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

Annual surpluses, if any, are held on reserve and are accumulated to cover major items of expenditure, particularly following the quinquennial survey of buildings.

The charity's freehold property which is included in the financial statements at a net book value of £2,310,556 (2021 - £2,321,006) are currently insured for a rebuilding cost of £15.8 million.

Reserves policy

The Trustees have determined that the appropriate level of free reserves necessary for the efficient management of the charity should be £700,000 (2021: £700,000) i.e. approximately six months normal expenditure.

Unrestricted funds at 31 December 2022 amounted to £715,255 (2021: £618,838).

Designated funds at 31 December 2022 amounted to £4,080,500 (2021: £4,465,422).

Endowment funds at 31 December 2022 amounted to £1,156,528 (2021 - £1,156,528).

Total funds at 31 December 2022 amounted to £5,952,283 (2021 - £6,240,788).

Future developments

See Review of activities "8. Strategic planning".

MICHAEL YOAKLEY'S CHARITY

TRUSTEES' ANNUAL REPORT FOR THE YEAR ENDED 31 DECEMBER 2022

STRUCTURE, GOVERNANCE AND MANAGEMENT

Constitution

The governing instrument of the Charity is a scheme of the Charity Commission dated 9 March 1956, as amended by schemes dated 20 November 1995, and 1 September 2004 as amended by a resolution dated 1 January 2016. Michael Yoakley's Charity is registered as a charity under number 205769.

The trustees who served during the year and up to the date of signature of the financial statements were:

- Yoakley Care Share Limited;
- Yoakley Care Trustee Limited.

Method of appointment or election of Trustees

The management of the charity is the responsibility of the Directors of the Trustees who are elected and co-opted under the terms of the Trust deed and the companies Articles of Association.

Policies adopted for the induction and training of Trustees

The Directors of the Trustee companies receive the Charity Commission booklet "The Essential Trustee" and have induction meetings with the Chairman and Executive Manager.

Organisational structure and decision making

A company limited by guarantee (Yoakley Care Trustee Ltd) and a company limited by 1 share (Yoakley Care Share Ltd) were appointed to act as Trustees with effect from 1st January 2016. All former trustees became directors of both companies. The Trustee Boards met for formal meetings five times during the year, with other subcommittee meetings in between. Day to day management of the Charity is delegated to the Executive Manager and the Care Manager.

Risk management

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

TRUSTEES' RESPONSIBILITIES STATEMENT

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

The law applicable to charities in England and Wales requires the trustees to prepare financial statements for each financial year which give a true and fair view of the state of affairs of the charity and of the incoming resources and application of resources of the charity for that year.

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

- select suitable accounting policies and then apply them consistently;
- observe the methods and principles in the Charities SORP;
- make judgments and accounting estimates that are reasonable and prudent;
- prepare the financial statements on the going concern basis unless it is inappropriate to presume that the charity will continue in operation.

The trustees are responsible for keeping sufficient accounting records that disclose with reasonable accuracy at any time the financial position of the charity and enable them to ensure that the financial statements comply with the Charities Act 2011, the Charity (Accounts and Reports) Regulations 2008 and the provisions of the trust deed. They are also responsible for safeguarding the assets of the charity and hence for taking reasonable steps for the prevention and detection of fraud and other irregularities.

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

Yoakley Care Trustee Limited

Date: 20 April 2023

MICHAEL YOAKLEY'S CHARITY

INDEPENDENT AUDITOR'S REPORT FOR THE YEAR ENDED 31 DECEMBER 2022

Opinion

We have audited the financial statements of Michael Yoakley's Charity (the 'charity') for the year ended 31 December 2022 which comprise the statement of financial activities, the balance sheet and the notes to the financial statements, including a summary of significant accounting policies. The financial reporting framework that has been applied in their preparation is applicable law and United Kingdom Accounting Standards, including Financial Reporting Standard 102 The Financial Reporting Standard applicable in the UK and Republic of Ireland (United Kingdom Generally Accepted Accounting Practice).

In our opinion, the financial statements:

- give a true and fair view of the state of the charity's affairs as at 31 December 2022 and of its incoming resources and application of resources, for the year then ended;
- have been properly prepared in accordance with United Kingdom Generally Accepted Accounting Practice; and
- have been prepared in accordance with the requirements of the Charities Act 2011.

Basis for opinion

We conducted our audit in accordance with International Standards on Auditing (UK) (ISAs (UK)) and applicable law. Our responsibilities under those standards are further described in the Auditor's responsibilities for the audit of the financial statements section of our report. We are independent of the charity in accordance with the ethical requirements that are relevant to our audit of the financial statements in the UK, including the FRC's Ethical Standard, and we have fulfilled our other ethical responsibilities in accordance with these requirements. We believe that the audit evidence we have obtained is sufficient and appropriate to provide a basis for our opinion.

Conclusions relating to going concern

In auditing the financial statements, we have concluded that the Trustee's use of the going concern basis of accounting in the preparation of the financial statements is appropriate.

Based on the work we have performed, we have not identified any material uncertainties relating to events or conditions that, individually or collectively, may cast doubt on the charity's ability to continue as a going concern for a period of at least twelve months from when the financial statements are authorised for issue.

Our responsibilities and the responsibilities of the Trustees with respect to going concern are described in the relevant sections of this report.

Other information

The other information comprises the information included in the annual report other than the financial statements and our auditor's report thereon. The trustees are responsible for the other information contained within the annual report. Our opinion on the financial statements does not cover the other information and we do not express any form of assurance conclusion thereon. Our responsibility is to read the other information and, in doing so, consider whether the other information is materially inconsistent with the financial statements or our knowledge obtained in the course of the audit, or otherwise appears to be materially misstated. If we identify such material inconsistencies or apparent material misstatements, we are required to determine whether this gives rise to a material misstatement in the financial statements themselves. If, based on the work we have performed, we conclude that there is a material misstatement of this other information, we are required to report that fact.

We have nothing to report in this regard.

Matters on which we are required to report by exception

In the light of the knowledge and understanding of the charity and its environment obtained in the course of the audit, we have not identified material misstatements in the Trustee's report.

We have nothing to report in respect of the following matters in relation to which the Charities (Accounts and Reports) Regulations 2008 require us to report to you if, in our opinion:

- the information given in the financial statements is inconsistent in any material respect with the trustees' report; or
- sufficient accounting records have not been kept; or
- the financial statements are not in agreement with the accounting records; or
- we have not received all the information and explanations we require for our audit.

MICHAEL YOAKLEY'S CHARITY

INDEPENDENT AUDITOR'S REPORT FOR THE YEAR ENDED 31 DECEMBER 2022

Responsibilities of trustees

As explained more fully in the statement of trustees' responsibilities, the trustees are responsible for the preparation of the financial statements and for being satisfied that they give a true and fair view, and for such internal control as the trustees determine is necessary to enable the preparation of financial statements that are free from material misstatement, whether due to fraud or error. In preparing the financial statements, the trustees are responsible for assessing the charity's ability to continue as a going concern, disclosing, as applicable, matters related to going concern and using the going concern basis of accounting unless the trustees either intend to cease operations, or have no realistic alternative but to do so.

Auditor's responsibilities for the audit of the financial statements

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

Our objectives are to obtain reasonable assurance about whether the financial statements as a whole are free from material misstatement, whether due to fraud or error, and to issue an auditor's report that includes our opinion. Reasonable assurance is a high level of assurance, but is not a guarantee that an audit conducted in accordance with ISAs (UK) will always detect a material misstatement when it exists. Misstatements can arise from fraud or error and are considered material if, individually or in the aggregate, they could reasonably be expected to influence the economic decisions of users taken on the basis of these financial statements.

A further description of our responsibilities for the audit of the financial statements is located on the Financial Reporting Council's website at: <https://www.frc.org.uk/auditorsresponsibilities>. This description forms part of our auditor's report.

Extent to which the audit was considered capable of detecting irregularities, including fraud

Irregularities, including fraud, are instances of non-compliance with laws and regulations. We design procedures in line with our responsibilities, outlined above and on the Financial Reporting Council's website, to detect material misstatements in respect of irregularities, including fraud.

We obtain and update our understanding of the entity, its activities, its control environment, and likely future developments, including in relation to the legal and regulatory framework applicable and how the entity is complying with that framework. Based on this understanding, we identify and assess the risks of material misstatement of the financial statements, whether due to fraud or error, design and perform audit procedures responsive to those risks, and obtain audit evidence that is sufficient and appropriate to provide a basis for our opinion. This includes consideration of the risk of acts by the entity that were contrary to applicable laws and regulations, including fraud.

In response to the risk of irregularities and non-compliance with laws and regulations, including fraud, we designed procedures which included:

- Enquiry of management and those charged with governance around actual and potential litigation and claims as well as actual, suspected and alleged fraud;
- Reviewing minutes of meetings of those charged with governance;
- Assessing the extent of compliance with the laws and regulations considered to have a direct material effect on the financial statements or the operations of the entity through enquiry and inspection;
- Reviewing financial statement disclosures and testing to supporting documentation to assess compliance with applicable laws and regulations;
- Performing audit work over the risk of management bias and override of controls, including testing of journal entries and other adjustments for appropriateness, evaluating the business rationale of significant transactions outside the normal course of business and reviewing accounting estimates for indicators of potential bias.

Because of the inherent limitations of an audit, there is a risk that we will not detect all irregularities, including those leading to a material misstatement in the financial statements or non-compliance with regulation. This risk increases the more that compliance with a law or regulation is removed from the events and transactions reflected in the financial statements, as we will be less likely to become aware of instances of non-compliance. The risk of not detecting a material misstatement resulting from fraud is higher than for one resulting from error, as fraud may involve collusion, forgery, intentional omissions, misrepresentations, or the override of internal control.

MICHAEL YOAKLEY'S CHARITY

INDEPENDENT AUDITOR'S REPORT FOR THE YEAR ENDED 31 DECEMBER 2022

Other matters

Your attention is drawn to the fact that the charity has prepared financial statements in accordance with "Accounting and Reporting by Charities: Statement of Recommended Practice applicable to charities preparing their accounts in accordance with the Financial Reporting Standard applicable in the UK and Republic of Ireland (FRS 102)" (as amended) in preference to the Accounting and Reporting by Charities: Statement of Recommended Practice issued on 1 April 2005 which is referred to in the extant regulations but has now been withdrawn.

This has been done in order for the financial statements to provide a true and fair view in accordance with current Generally Accepted Accounting Practice.

Use of our report

This report is made solely to the charity's trustees, as a body, in accordance with part 4 of the Charities (Accounts and Reports) Regulations 2008. Our audit work has been undertaken so that we might state to the charity's trustees those matters we are required to state to them in an auditors' report and for no other purpose. To the fullest extent permitted by law, we do not accept or assume responsibility to anyone other than the charity and the charity's trustees as a body, for our audit work, for this report, or for the opinions we have formed.

Michelle Wilkes FCA (Senior Statutory Auditor)
For and on behalf of Azets Audit Services

Date: 11 May 2023

Chartered Accountants
Statutory Auditor

Delandale House
37 Old Dover Road
Canterbury
Kent CT1 3JF

Azets Audit Services are eligible for appointment as auditor of the charity by virtue of its eligibility for appointment as auditor of a company under section 1212 of the Companies Act 2006.

MICHAEL YOAKLEY'S CHARITY

Statement of Financial Activities (Including Income and Expenditure Account) For the year ended 31 December 2022

	Notes	Unrestricted funds 2022 £	Restricted funds 2022 £	Endowment funds 2022 £	Total 2022 £	Total 2021 £
Income from:						
Donations and legacies:						
Donations and legacies	2	30,980	860	-	31,840	205,213
KCC Covid Grant		-	22,648	-	22,648	56,332
Charitable activities	3	1,363,232	-	-	1,363,232	1,249,577
Investments	4	130,058	-	-	130,058	135,879
Other income		2,948	-	-	2,948	55
Total income		1,527,218	23,508	-	1,550,726	1,647,056
Expenditure on:						
Raising funds		34,625	-	-	34,625	26,567
Charitable activities		1,508,706	23,508	-	1,532,214	1,357,879
Total Expenditure	5	1,543,331	23,508	-	1,566,839	1,384,446
Net income/(expenditure)		(16,113)	-	-	(16,113)	262,610
Other recognised gains/(losses)						
(Losses) / Gains on revaluations	9	(272,529)	-	-	(272,529)	223,225
Actuarial gain on defined benefit pension schemes	16	137	-	-	137	18,468
Net movement in funds		(288,505)	-	-	(288,505)	504,303
Reconciliation on funds:						
Total funds brought forward		5,084,260	-	1,156,528	6,240,788	5,736,485
Total funds carried forward		4,795,755	-	1,156,528	5,952,283	6,240,788

The statement of financial activities includes all gains and losses recognised in the year.

All income and expenditure derive from continuing activities.

MICHAEL YOAKLEY'S CHARITY

Comparative Statement of Financial Activities INCLUDING INCOME AND EXPENDITURE ACCOUNT For the year ended 31 December 2022

		Unrestricted funds 2021 £	Restricted funds 2021 £	Endowment funds 2021 £	Total 2021 £
	Notes				
Income and endowments from:					
Donations and legacies:					
Donations and legacies	2	203,121	2,092	-	205,213
KCC Covid Grant			56,332	-	56,332
Charitable activities	3	1,249,577	-	-	1,249,577
Investments	4	135,879	-	-	135,879
Other income		55	-	-	55
Total income		1,588,632	58,424	-	1,647,056
Expenditure on:					
Raising funds		26,567	-	-	26,567
Charitable activities		1,281,960	75,919	-	1,357,879
Total Expenditure	5	1,308,527	75,919	-	1,384,446
Net income/(expenditure)		280,105	(17,495)	-	262,610
Transfers between funds					
				-	-
Other recognised gains/(losses)					
Gains on revaluations	9	223,225	-	-	223,225
Actuarial gain on defined benefit pension schemes	16	18,468	-	-	18,468
Net movement in funds		521,798	(17,495)	-	504,303
Reconciliation on funds:					
Total funds brought forward		4,562,462	17,495	1,156,528	5,736,485
Total funds carried forward		5,084,260	-	1,156,528	6,240,788

The statement of financial activities includes all gains and losses recognised in the year.

All income and expenditure derive from continuing activities.

MICHAEL YOAKLEY'S CHARITY

Balance Sheet

As at 31 December 2022

	Notes	2022 £	2022 £	2021 £	2021 £
Fixed assets					
Tangible assets	11		2,310,556		2,321,006
Investment properties	12		869,000		859,000
Investments	13		2,308,633		2,591,464
			5,488,189		5,771,470
Current assets					
Investments - 90 day notice account		102,077		101,938	
Debtors	14	18,683		41,007	
Cash at bank and in hand		425,330		387,731	
		546,090		530,676	
Creditors: amounts falling due within one year	15	(78,276)		(54,171)	
Net current assets			467,814		476,505
Total assets less current liabilities			5,956,003		6,247,975
Provision for liabilities	16		(3,720)		(7,187)
Net assets			5,952,283		6,240,788
Capital funds					
Endowment funds			1,156,528		1,156,528
Income funds					
Restricted funds	19		-		-
<u>Unrestricted funds</u>					
Designated funds	20	4,080,500		4,465,422	
General unrestricted fund		718,975		626,025	
Pension reserve		(3,720)		(7,187)	
			4,795,755		5,084,260
	21		5,952,283		6,240,788

The financial statements were approved by the Trustees on 20 April 2023 and signed on their behalf by:

Yoakley Care Trustee Limited
Trustee

MICHAEL YOAKLEY'S CHARITY

Statement of Cash Flows

For the year ended 31 December 2022

	2022 £	2022 £	2021 £	2021 £
Cash flows from operating activities				
Net income/(expenditure) for the reporting period (as per the statement of financial activities)	(16,113)		262,610	
Adjustments for:				
Depreciation	10,450		10,450	
Investment management fee	17,208		16,822	
Dividends, interest and rents from investments	(130,058)		(135,879)	
Decrease in debtors	22,327		2,978	
Increase / (Decrease) in creditors	24,105		(19,380)	
Decrease in provisions	(3,330)		(7,785)	
Net cash used in operating activities		(75,411)		129,816
Cash flows from investing activities				
Dividends, interest and rents from properties	113,149		122,915	
Purchase of tangible fixed assets	-		(34,899)	
Purchase of investments	-		(150,000)	
Net cash provided by investing activities		113,149		(61,984)
Change in cash and cash equivalents in the reporting period		37,738		67,832
Cash and cash equivalents at the beginning of the reporting period		489,669		421,837
Cash and cash equivalents at the end of the reporting period		527,407		489,669
Cash and cash equivalents:				
Investments - 90 day notice account		102,077		101,938
Cash at bank and in hand		425,330		387,731
		527,407		489,669

MICHAEL YOAKLEY'S CHARITY

NOTES TO THE FINANCIAL STATEMENTS FOR THE YEAR ENDED 31 DECEMBER 2022

1. Accounting policies

1.1 Accounting convention

The financial statements have been prepared to give a 'true and fair' view and have departed from the Charities (Accounts and Reports) Regulations 2008 only to the extent required to provide a 'true and fair' view. This departure has involved following the Charities SORP (FRS 102) published on 16 July 2014 rather than the Accounting and Reporting by Charities: Statement of Recommended Practice effective from 1 April 2005 which has since been withdrawn.

The financial statements have been prepared under the historical cost convention with items recognised at cost or transaction value unless otherwise stated in the relevant notes to these accounts. The financial statements have been prepared in accordance with the Statement of Recommended Practice: Accounting and Reporting by Charities preparing their accounts in accordance with the Financial Reporting Standard applicable in the UK and Republic of Ireland (FRS 102) issued on 16 July 2014 and Financial Reporting Standard applicable in the United Kingdom and Republic of Ireland (FRS 102) and Charities Act 2011.

The financial statements are prepared in sterling, which is the functional currency of the charity. Monetary amounts in these financial statements are rounded to the nearest £.

Michael Yoakley's Charity constitutes a public benefit entity as defined by FRS 102 amended by Bulletin 1.

The financial statements have been prepared under the historical cost convention, modified to include the revaluation of freehold properties and to include investment properties and certain financial instruments at fair value. The principal accounting policies adopted are set out below.

1.2 Going concern

At the time of approving the financial statements, the trustees have a reasonable expectation that the charity has adequate resources to continue in operational existence for the foreseeable future. Thus the trustees continue to adopt the going concern basis of accounting in preparing the financial statements.

The impact of Covid-19 on the charity has been documented in the Trustees Report on pages 1 to 2. Due to the robust measures put in place by Trustees and management, the Trustees do not believe that the Covid-19 pandemic will have an impact on the going concern of the charity.

1.3 Charitable funds

Unrestricted funds are available for use at the discretion of the trustees in furtherance of their charitable objectives unless the funds have been designated for other purposes.

Restricted funds are subject to specific conditions by donors as to how they may be used. The purposes and uses of the restricted funds are set out in the notes to the financial statements.

Endowment funds are subject to specific conditions by donors that the capital must be maintained by the charity.

1.4 Income

Income is recognised when the charity is legally entitled to it after any performance conditions have been met, the amounts can be measured reliably, and it is probable that income will be received.

Cash donations are recognised on receipt. Other donations are recognised once the charity has been notified of the donation, unless performance conditions require deferral of the amount. Income tax recoverable in relation to donations received under Gift Aid or deeds of covenant is recognised at the time of the donation.

Legacies are recognised on receipt or otherwise if the charity has been notified of an impending distribution, the amount is known, and receipt is expected. If the amount is not known, the legacy is treated as a contingent asset.

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

MICHAEL YOAKLEY'S CHARITY

NOTES TO THE FINANCIAL STATEMENTS FOR THE YEAR ENDED 31 DECEMBER 2022

1.5 Expenditure

Expenditure is recognised once there is a legal or constructive obligation to transfer economic benefit to a third party, it is probable that a transfer of economic benefits will be required in settlement and the amount of the obligation can be measured reliably. Expenditure is classified by activity. The costs of each activity are made up of the total of direct costs and shared costs, including support costs involved in undertaking each activity. Direct costs attributable to a single activity are allocated directly to that activity. Shared costs which contribute to more than one activity and support costs which are not attributable to a single activity are apportioned between those activities on a basis consistent with the use of resources. Central staff costs are allocated on the basis of time spent, and depreciation charges allocated on the portion of the asset's use. All expenditure is inclusive of irrecoverable VAT.

Costs of generating funds are costs incurred in attracting voluntary income, and those incurred in trading activities that raise funds.

Support costs are those costs incurred directly in support of expenditure on the objects of the charity and include project management carried out at Headquarters. Governance costs are those incurred in connection with administration of the charity and compliance with constitutional and statutory requirements.

Charitable activities and Governance costs are costs incurred on the charity's educational operations, including support costs and costs relating to the governance of the charity apportioned to charitable activities.

1.6 Tangible fixed assets

Tangible fixed assets are initially measured at cost and subsequently measured at cost or valuation, net of depreciation and any impairment losses. All assets costing more than £10,000 are capitalised.

Depreciation is recognised so as to write off the cost or valuation of assets less their residual values over their useful lives on the following bases:

Freehold Property - 2% straight line

Fixture and fittings - 20% straight line

The gain or loss arising on the disposal of an asset is determined as the difference between the sale proceeds and the carrying value of the asset, and is recognised in net income/(expenditure) for the year.

1.7 Investment properties

Investment property, which is property held to earn rentals and/or for capital appreciation, is initially recognised at cost, which includes the purchase cost and any directly attributable expenditure. Subsequently it is measured at fair value at the reporting end date. The surplus or deficit on revaluation is recognised in profit or loss.

1.8 Financial instruments

The charity only has financial assets and financial liabilities of a kind that qualify as basic financial instruments. Basic financial instruments are initially recognised at transaction value and subsequently measured at their settlement value.

Financial assets

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

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

Current asset investments includes short term liquid investments with a maturity of more than three months.

Financial liabilities

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

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

MICHAEL YOAKLEY'S CHARITY

NOTES TO THE FINANCIAL STATEMENTS

Provisions are measured at the best estimate of the amounts required to settle the obligation. Where the effect of the time value of money is material, the provision is based on the present value of those amounts, discounted at the pre-tax discount rate that reflects the risks specific to the liability. The unwinding of the discount is recognised within interest payable and similar charges.

1.9 Pensions

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

The charity operated a defined benefits pension scheme which was transferred in full to the defined contribution scheme above. There was, however, a shortfall on the scheme and payments are being made over a period of ten years to cover the deficit. The liability in the financial statements represents the amount due and is adjusted each year for changes in the actuarial valuation. Interest on the remaining balance is charged on an annual basis.

1.10 Fund accounting

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

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

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

1.11 Tax

The charity is an exempt charity within the meaning of schedule 3 of the Charities Act 2011 and is considered to pass the tests set out in Paragraph 1 Schedule 6 of the Finance Act 2010 and therefore it meets the definition of a charitable company for UK corporation tax purposes.

1.12 Leases

Rentals payable under operating leases, including any lease incentives received, are charged as an expense on a straight line basis over the term of the relevant lease.

1.13 Critical accounting estimates and areas of judgment

Estimates and judgments are continually evaluated and are based on historical experience and other factors, including expectations of future events that are believed to be reasonable under the circumstances.

The charity makes estimates and assumptions concerning the future. The resulting accounting estimates and assumptions will, by definition, seldom equal the related actual results. The estimates and assumptions that have a significant risk of causing a material adjustment to the carrying amounts of assets and liabilities within the next financial year are discussed below.

Useful economic lives of tangible assets

The annual depreciation charge for tangible fixed assets is sensitive to changes in the estimated useful economic lives and residual values of the assets. The useful economic lives and residual values are reassessed annually. They are amended when necessary to reflect current estimates based on economic utilisation and the physical condition of the assets.

Defined Benefit Pension Scheme

The present value of the defined benefit liability depends on a number of factors that are determined on an actuarial basis using a variety of assumptions. The assumptions used in determining the net cost (income) for pensions include the discount rate. Any changes in these assumptions will impact the carrying amount of the pension liability.

Investment Properties

Investment Properties are measured at fair value at the Balance Sheet date. The fair values are assessed annually by the trustees. As part of this process the trustees take advice from Chartered Surveyors valuations every 4-5 years.

MICHAEL YOAKLEY'S CHARITY

Notes to the Financial Statements

For the year ended 31 December 2022

2. Donations and legacies	Unrestricted funds 2022 £	Restricted funds 2022 £	Total 2022 £	Total 2021 £
Legacies	25,000	-	25,000	200,000
Donations and gifts	5,980	860	6,840	5,213
	30,980	860	31,840	205,213

3. Charitable activities	2022 £	2021 £
Residential Care	1,075,801	981,903
Sheltered Housing	287,431	267,674
	1,363,232	1,249,577

4. Investments	2022 £	2021 £
Rental income	50,537	61,928
Income from listed investments	77,909	72,966
Interest receivable	1,612	985
	130,058	135,879

5. Charitable activities	Staff costs £	Direct costs £	Support costs £	Total 2022 £	Total 2021 £
Charitable activity	£	£	£	£	£
Cost of raising funds	-	34,625	-	34,625	26,567
Charitable activity:					
Residential Care	938,823	347,133	40,926	1,326,882	1,152,553
Sheltered Housing	114,112	89,877	1,343	205,332	205,326
	1,052,935	471,635	42,269	1,566,839	1,384,446

All direct costs are expensed directly to the activities that they relate when identifiable.

Support costs are expensed directly to the activities that they relate when identifiable. Other support and Governance costs are treated as relating to the Residential Care as this relates to the majority of time spent and resources.

6. Cost of raising funds	2022 £	2021 £
Investment management costs	17,208	16,822
Cost of managing investment properties	17,417	9,745
	34,625	26,567

MICHAEL YOAKLEY'S CHARITY

Notes to the Financial Statements

For the year ended 31 December 2022

7. Support costs	2022 £	2021 £
Professional and agent fees	2,060	1,525
Office expenses	8,358	8,404
Staff uniforms and training	6,655	8,859
Subscriptions	10,567	10,124
Sundry expenses	5,471	6,179
Advertising	670	512
Interest expense on defined benefit pension	56	80
Governance costs:		
Audit fees	8,340	6,440
Total	42,269	42,123

8. **Trustees**
None of the trustees (or any persons connected with them) received any remuneration, re-imbursements or benefits from the charity during the year.

9. Net gains/(losses) on investments	2022 £	2021 £
Revaluation of:		
Investment Portfolio	(282,529)	191,225
Investment Properties	10,000	32,000
Revaluation of investments	(272,529)	223,225

10. Employees	2022 £	2021 £
Employment costs		
Wages and salaries	952,119	852,800
Social security costs	66,463	54,467
Other pension costs	34,353	27,991
	1,052,935	935,258
The average monthly number of employees during the year was:	no.	no.
Residential Care	29	27
Domestic and catering	14	13
Management and administration	6	6
Garden and maintenance	4	4
	53	50

During the year key management personnel received remuneration of £86,040 (2021: £82,908) and benefits of £nil (2021: £nil).

There were no employees whose annual remuneration was £60,000 or more. (2021 - none).

There was no trustees reimbursed expenses (2022 - none).

MICHAEL YOAKLEY'S CHARITY

Notes to the Financial Statements For the year ended 31 December 2022

11. Tangible fixed assets	Freehold land & buildings £	Fixtures & fittings £	Total £
Cost			
At 1 January 2022 and 31 December 2022	2,891,002	209,934	3,100,936
Depreciation			
At 1 January 2022	612,796	167,134	779,930
Depreciation charged in the year	-	10,450	10,450
At 31 December 2022	612,796	177,584	790,380
Net book value			
At 31 December 2022	2,278,206	32,350	2,310,556
At 31 December 2021	2,278,206	42,800	2,321,006
12. Investment properties		2022	2021
		£	£
Fair value			
At 1 January 2022		859,000	827,000
Surplus / (deficit) on revaluation		10,000	32,000
At 31 December 2022		869,000	859,000

Investment properties of £789,000 (2021: £779,000) have been valued by Smith Wooley, independent chartered surveyors who are regulated by the Royal Institution of Chartered Surveyors on 15 March 2023. Investment Properties of £80,000 (2021: £80,000) have been valued by the trustees, on an open market value for existing use basis.

13. Fixed asset investments	Listed securities £	Cash and settlements pending £	Total 2022 £	Total 2021 £
Market value				
At 1 January 2022	2,552,034	39,430	2,591,464	2,254,097
Additions	27,865	115,152	143,017	483,714
Disposals	(37,247)	(106,072)	(143,319)	(337,572)
Revaluations	(282,529)	-	(282,529)	191,225
At 31 December 2022	2,260,123	48,510	2,308,633	2,591,464

MICHAEL YOAKLEY'S CHARITY

Notes to the Financial Statements For the year ended 31 December 2022

13. Fixed asset investments (continued)

	Listed securities £	Cash and settlements pending £	Total 2022 £	Total 2021 £
<u>Investments at market value comprise:</u>				
United Kingdom	1,481,492	48,510	1,530,002	1,791,984
Overseas	778,631	-	778,631	799,480
	2,260,123	48,510	2,308,633	2,591,464

	2022 £	2021 £
<u>Asset distribution</u>		
Fixed Interest bonds	346,857	438,053
Equities and Funds	1,476,382	1,653,590
Property	71,450	114,353
Alternatives	322,211	298,534
Mixed Investments	43,223	47,503
Cash	48,510	39,431
	2,308,633	2,591,464

	2022 £	2021 £
<u>Material investments</u>		
Aegon Asset Management UK PLC	102,480	128,292
Rathbone Unit Trust Management Ethical Bond Inst Inc	106,639	134,017
Aberdeen Standard Fund Managers Ltd: Ethical Corp BD	97,335	125,076
	306,454	387,385

	2022 £	2021 £
Historical cost	1,863,405	1,861,414

14. Debtors

	2022 £	2021 £
Other debtors	-	12,328
Prepayments and accrued income	18,683	28,679
	18,683	41,007

MICHAEL YOAKLEY'S CHARITY

Notes to the Financial Statements

For the year ended 31 December 2022

15. Creditors: amounts falling due within one year

	2022	2021
	£	£
Other taxation and social security	13,432	10,310
Other creditors	31,284	27,133
Accruals and deferred income	33,560	16,728
	<u>78,276</u>	<u>54,171</u>

16. Pensions

The charity operates a defined contributions pension scheme. The assets of the scheme are held separately from those of the charity in an independently administered fund. The pension cost charge represents contributions payable by the charity to the fund and amounted to £34,353 (2021 - £27,991). Contributions totalling £5,676 (2021 - £5,299) were payable to the fund at the balance sheet date.

The charity was part of a Defined Benefit Pension Scheme which was closed to all members in 2013 and all participants were transferred to the defined contributions pension scheme above. The scheme is classified as a "last-man standing arrangement" where the charity is potentially liable for other participating employers' obligations if those employers are unable to meet their share of the scheme deficit following withdrawal of the

A full actual valuation for the scheme in total was carried out at 30 September 2020. This valuation showed assets of £800.3m, liabilities of £831.9m and a deficit of £31.6m. The following reconciliation is based on the assumption that the rate of discount is 1.18% per annum, this provision represents the amount attributed to the charity.

Present value of provision

	2022	2021
	£	£
Present value of provision	<u>3,720</u>	<u>7,187</u>

Reconciliation of opening and closing pension provision

	2022	2021
	£	£
Position at start of period	7,187	33,440
Unwinding of the discount factor (interest expenses)	56	80
Deficit contribution paid	(3,386)	(7,865)
Remeasurements	(137)	(18,468)
Provision at end of period	<u>3,720</u>	<u>7,187</u>

Assumptions

	2022	2021
	%	%
Rate of discount	<u>4.96</u>	<u>1.18</u>

The discount rates shown above are the equivalent single discount rates which, when used to discount the future recovery plan contributions due, would give the same results as using a full AA corporate bond yield curve to discount the same recovery plan contributions.

MICHAEL YOAKLEY'S CHARITY

Notes to the Financial Statements

For the year ended 31 December 2022

17. Operating leases

At the reporting end date the charity had outstanding commitments for future minimum lease payments under non-cancellable operating leases, which fall due as follows:

	2022 £	2021 £
Within one year	1,930	1,930
Between two and five years	3,859	5,789
	<u>5,789</u>	<u>7,719</u>

18. Related party transactions

The charity used Gullands solicitors of which Blair Gullands is a former senior partner. Costs during the year totalled £nil (2021 - £3,180) and £nil (2021 - £nil) was outstanding at the year end.

The charity carried out maintenance works with M Wickenden, who is the spouse of J Wickenden a member of key management personnel. Costs for the year totalled £1,100 (2021: £4,025) and £nil (2021: £nil) was outstanding at the year end.

19. Restricted funds

	Balance At 1 Jan 22 £	Income £	Expenditure £	Gains/(loss) & transfers £	Balance At 31 Dec 22 £
Current year					
Garden fund	-	860	(860)	-	-
KCC Covid Grant	-	22,648	(22,648)	-	-
	<u>-</u>	<u>23,508</u>	<u>(23,508)</u>	<u>-</u>	<u>-</u>
Prior year					
Extraordinary Repair Fund	-	699	(699)	-	-
Equipment Fund	-	1,393	(1,393)	-	-
Almshouse alarm system	17,495	-	(17,495)	-	-
KCC Covid Grant	-	56,332	(56,332)	-	-
	<u>17,495</u>	<u>58,424</u>	<u>(75,919)</u>	<u>-</u>	<u>-</u>

Garden party fund

The fund is for donations made towards the garden party held for residents or garden decorations.

Equipment fund

The fund is for donations made by the charity's league of friends and residents who donate money towards equipment or projects.

KCC Covid Grant

The charity received various grants from local authorities which had to be spent on Covid-19 infection control purposes.

Almshouse alarm system

The fund was for donations received specifically to a new alarm system that was installed in 2021.

MICHAEL YOAKLEY'S CHARITY

Notes to the Financial Statements

For the year ended 31 December 2022

20. Designated funds	Balance	New	Designations	Gains/(loss)	Balance
	At 1 Jan 22	Designations	released	& transfers	At 31 Dec 22
	£	£	£	£	£
Current year					
New Building Fund	816,339	-	(333,641)	-	482,698
Extraordinary repair fund	395,338	6,470	-	(50,765)	351,043
Fixed Asset Fund	730,619	-	(10,450)	-	720,169
Investment fund	2,523,126	225,228	-	(221,764)	2,526,590
	<u>4,465,422</u>	<u>231,698</u>	<u>(344,091)</u>	<u>(272,529)</u>	<u>4,080,500</u>
	Balance	New	Designations	Gains/(loss)	Balance
	At 1 Jan 21	Designations	released	& transfers	At 31 Dec 21
	£	£	£	£	£
Prior year					
New Building Fund	816,339	-	-	-	816,339
Extraordinary repair fund	352,225	7,118	-	35,995	395,338
Fixed Asset Fund	688,820	52,249	(10,450)	-	730,619
Investment fund	2,228,871	155,847	(16,822)	155,230	2,523,126
	<u>4,086,255</u>	<u>215,214</u>	<u>(27,272)</u>	<u>191,225</u>	<u>4,465,422</u>

Extraordinary Repair Fund

The fund is for the purpose of providing for the extraordinary repair, improvement, maintenance and rebuilding of the almshouses and other buildings of the charity.

Fixed Asset Fund

This fund represents land and buildings and related fixtures and fittings which are for charitable use.

New Building Fund

This fund represents amounts set aside for the building of the new annexe to Yoakley House.

Investment Fund

This fund represents tangible fixed assets in the form of investment properties and an investment portfolio which are used by the charity for both purposes of income generation and capital appreciation and thus do not form part of the charity's free reserves.

MICHAEL YOAKLEY'S CHARITY

Notes to the Financial Statements

For the year ended 31 December 2022

21. Analysis of net assets between funds	Endowment funds	Restricted funds	Unrestricted funds	Total 2022
Fund balances at 31 Dec 22 are represented by	£	£	£	£
Tangible assets	1,156,528	-	1,154,028	2,310,556
Investment properties	-	-	869,000	869,000
Investments	-	-	2,308,633	2,308,633
Current assets	-	-	546,090	546,090
Creditors	-	-	(78,276)	(78,276)
Provisions	-	-	(3,720)	(3,720)
	1,156,528	-	4,795,755	5,952,283
Fund balances at 31 Dec 21 are represented by:				
Tangible assets	1,156,528	-	1,164,478	2,321,006
Investment properties	-	-	859,000	859,000
Investments	-	-	2,591,464	2,591,464
Current assets	-	-	530,676	530,676
Creditors	-	-	(54,171)	(54,171)
Provisions	-	-	(7,187)	(7,187)
	1,156,528	-	5,084,260	6,240,788

22. Contingent asset

On 1 September 2020 the charity was notified that it was entitled to an unconditional legacy of a 50% share of the balance of an Estate. The full legacy receivable is not currently quantifiable until the Estate is finalised. Interim distributions of £225k have been received to date to 31 December 2022.

23. Contingent liability

Upon completion of the purchase of land in 2015, there is an overage clause that could materialise when building commences where a percentage of the increase in the value of land could be payable to the previous owner. The clause lasts for 30 years and is payable by the owner when building commences.

MICHAEL YOAKLEY'S CHARITY

England & Wales - Charity number 205769

Accounts

MICHAEL YOAKLEY'S CHARITY
ANNUAL REPORT AND FINANCIAL STATEMENTS
FOR THE YEAR ENDED 31 DECEMBER 2021

MICHAEL YOAKLEY'S CHARITY

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MICHAEL YOAKLEY'S CHARITY

REFERENCE AND ADMINISTRATIVE DETAILS

Trustees	Yoakley Care Share Limited Yoakley Care Trustee Limited <u>Directors of the corporate bodies above:</u> P Hermitage (Chair) B Aitken D Astley M Baker G Durrant B Gulland
Charity number	205769
Principal office	Yoakley House Drapers Close Margate Kent CT9 4AH
Senior Leadership Team	J Wickenden – Executive Manager T Huntley – Care Manager
Independent auditors	Azets Audit Services Delandale House 37 Old Dover Road Canterbury Kent CT1 3JF
Bankers	CAF Bank Ltd 25 Kings Hill Avenue Kings Hill West Malling Kent ME19 4LQ
Solicitors	Boys & Maughan 11-13 Hawley Street Margate Kent CT9 1PU
Investment advisors	Charles Stanley & Co Ltd 43 Dudley Road Tunbridge Wells Kent TN1 1LE
Property advisors	Smith Woolley 15 Tufton Street Ashford Kent TN23 1EE

MICHAEL YOAKLEY'S CHARITY

TRUSTEES' ANNUAL REPORT FOR THE YEAR ENDED 31 DECEMBER 2021

The directors of the two trustee companies (Yoakley Care Share Limited and Yoakley Care Trustee Limited) who are set out on page 1 will be referred to as "Trustees" for the purposes of this report and the financial statements.

The Trustees present their annual report together with the audited financial statements of the charity for the year 1 January 2021 to 31 December 2021.

OBJECTIVES AND ACTIVITIES

The original objects of the charity were the provision and maintenance of almshouses for the elderly at nominal cost on Drapers Estate. This was extended, in 1980, to provide residential accommodation and care in Yoakley House.

The main objective continues to be to provide the highest quality care of the elderly, keeping residents fees and charges to a minimum using careful investment management.

The trustees have paid due regard to guidance issued by the Charity Commission in deciding what activities the charity should undertake.

In setting objectives and planning for activities, the Trustees have given due consideration to general guidance published by the charity commission relating to public benefit.

ACHIEVEMENTS AND PERFORMANCE

SUMMARY OF CONTENTS

1. Statement Regarding Covid 19 (Coronavirus)
2. Resident, Board and Staff Matters
3. Inspections, Complaints and Compliments
4. Premises, Equipment and Grounds
5. Trust Properties
6. Finance and Investments
7. League of Friends
8. Strategic Planning
9. Networking
10. Community Activities
11. Conclusion

1. STATEMENT REGARDING COVID 19 (CORONAVIRUS)

Throughout 2021 the global pandemic of Covid 19 brought about by the Coronavirus which had begun in 2020 continued. This highly transmissible and potentially fatal disease mutated into a series of variants each causing a wave of infections in most nations including the UK. Mercifully vaccinations had been swiftly developed in 2020 and roll out of a free programme throughout the UK had begun in December 2020 starting with the most vulnerable including the elderly and those who work with them. Two doses of the vaccination were initially offered a few months apart and with the upsurge of a new variant in late summer, a third "booster" dose was offered in the autumn of 2021. The vaccinations reduced the severity of symptoms of the virus, reducing the high numbers of deaths, and curtailing the spread of the virus.

Key national Covid 19 related events in the UK in 2021 were:

- 6th January - third full national lockdown introduced with the directive to "stay at home" as much as possible with all schools and non-essential shops and businesses closed
- 22nd February - Government's "roadmap" for gradual easing of lockdown restrictions announced
- 8th March - schools reopened
- 29th March - outdoor gatherings of up to 6 people permitted
- 12th April - non-essential shops reopened
- 17th May - outdoor gatherings of up to 30 people permitted
- 19th July - most national restrictions lifted, however strict guidelines remained in place for care homes
- 14th September - surge of a new variant (Omicron) led Government to set out possible Plan B restrictions
- 8th December - Plan B restrictions introduced with masks compulsory in indoor public venues, proof of vaccination passes required in many public venues, and people encouraged to work from home where possible.

MICHAEL YOAKLEY'S CHARITY

TRUSTEES' ANNUAL REPORT FOR THE YEAR ENDED 31 DECEMBER 2021

1. STATEMENT REGARDING COVID 19 (CORONAVIRUS) (Continued)

With up to 31 elderly residents in our care home and 56 in the almshouses, the key focus for the Charity remained infection control and the health and wellbeing of the residents.

Visits to Yoakley House residents were tightly controlled throughout the year in line with government guidelines at a given time. Indoor visits were only permitted from April 2021 with visitors being able to show a negative LFD Covid test on the day of the visits and wearing personal protective equipment (PPE) whilst in the building. Socially distanced visits were permitted in the grounds or in the training room, which has remained divided throughout the year with a full partition screen and microphone so that residents and visitors can meet whilst in separate air space.

The staff of the Charity continued to focus on keeping themselves and residents well with enhanced infection control measures such as regular handwashing and increased use of PPE. From January all staff had access to Lateral Flow Device (LFD) testing kits allowing them to test at home before coming to work. Staff have tested at least three times a week since, helping to control the spread of the virus.

From November it became a legal requirement for all staff working in care homes to be fully vaccinated. Two staff who had chosen not to take the vaccination left the Charity's employment. All visitors to Yoakley House were also required to show that they have been fully vaccinated from November 2021.

2021 began with 3 residents testing positive for Covid19, mostly contracted outside the home, with a few staff also testing positive. All residents were confined to their rooms for the first 10 days of the year to minimise any spread of the virus. Due to the diligence of staff, the outbreak was contained and all those who had the virus recovered well. Although a very small number of staff tested positive for the virus during the year, it did not affect the residents of the care home again until the very end of the year when the more infectious Omicron variant affected several staff and 3 residents, despite all being fully vaccinated. The year ended with all residents once again confined to their rooms but thankfully symptoms were mild and all made a full recovery. A couple of almshouse residents also tested positive during the year. They too have all made a full recovery.

In 2021 (as for 2020), the virus and the resulting restrictions impacted the Charity as follows:

- **Respite Rooms:** With short term stays in care homes being less attractive due to the need for isolation on arrival, most of the 5 rooms were reassigned (with Board agreement) to longer term respite or permanent appointments.
- **Training Room:** Training courses could not take place as numbers of people meeting together indoors were restricted by regulation for much of the year. There was no income from training room hire for a second year, the room being used as a visitor area and Covid testing room.
- **Rental Income.** Additional rent relief was granted to one of the 5 businesses occupying the Charity's property in Ashford due to enforced business closures during lockdown however by the end of the year all businesses were once again fully operational. Rental income was marginally reduced overall.
- **Investment Income.** In the earlier part of 2021, return on the investment portfolios was reduced however income and capital return rallied well towards the end of the year.
- **Fundraising.** The opportunity to raise funds was severely restricted with no public events taking place on behalf of the Charity during the year. An online Just Giving campaign produced some donations towards the cost of equipment.
- **Expenditure.** High inflation and increased costs affected the Charity's expenditure in many areas however free PPE provided by government via the NHS helped. The government issued further grants to care homes to alleviate some of this cost and the Charity received a total of £56K.

The Board acknowledges that management continued to act quickly and decisively at each stage of the pandemic to minimise the impact of the virus. The charity received a legacy of £200K in 2021 with more expected.

With no loss of life due to Covid 19, fee income in Yoakley was largely unaffected. Four almshouses were vacated in 2021 and there was some delay in preparing them for relet due to maintenance department issues and Covid restrictions. This caused a minimal drop in income.

The overall financial outcome of 2021 for the Charity is however (as it was for 2020) quite miraculous.

MICHAEL YOAKLEY'S CHARITY

TRUSTEES' ANNUAL REPORT FOR THE YEAR ENDED 31 DECEMBER 2021

2. RESIDENTS, BOARD AND STAFF MATTERS

The Charity records, with regret, the death of 8 residents (all non Covid 19 related).

9 people became permanent residents of Yoakley House during 2021. Some of them had previously been in Yoakley House for respite care.

With Covid 19 restrictions continuing to require residents newly admitted to the care home to be isolated in their rooms for up to 14 days to ensure that they did not develop or transmit the disease, short respite care stays were again few and far between. With the Board's approval, management took the decision to allow those wanting longer term respite with a view to permanence to occupy the majority of the respite rooms.

The respite rooms provided short term care for 8 residents during the year. The majority of these were in the summer months when Covid restrictions had eased and prior to the October 2021 wave. Two Cottage residents came in to Yoakley for respite care and ending up staying permanently and a third had a period of respite while her son was away.

One resident celebrated her 100th birthday in February and another turned 101 in July.

2 couples and 3 single residents moved into almshouses. One resident's residency was terminated by mutual agreement in June.

One almshouse resident moved into a local EMI care home in February 2021 due to the severity of his dementia and subsequently passed away. His wife has remained in the almshouse but requested a rent reduction which was granted by the Board from September

The Trustees and Board of Directors

The trusteeship of the Charity is held by two limited companies Yoakley Care Trustee Ltd and Yoakley Care Share Ltd, with the former trustees as directors of both companies. This allows the continued effective management of the Charity but protects individuals from personal financial liability.

The Board of Directors of the Trustee companies were:

Mr Peter Hermitage (Chairman)

Mrs Beverley Aitken

Mr David Astley

Mr Michael Baker

Mr Blair Gulland

Mrs Gillian Durrant

Mrs Faye Hames

Resigned 6th December 2021

Mr Mark Hames

Resigned 6th December 2021

The Board met formally on 5 occasions during the year, 4 of these via the online facility Zoom with the November meeting at Yoakley being the first in-person Board meeting for 18 months. Directors were readily available to discuss issues outside of the formal board meetings. The Charity is grateful to all Directors for freely giving of their time and expertise.

Staff

Staff turnover was higher than in previous years. 24 staff left the Charity's employment during the year. 10 new starters did not complete their probationary period which was largely due to additional anxieties or things such as childcare issues brought on by pandemic restrictions.

22 new staff joined the Charity during 2021 (including the 10 who did not stay).

Covid shielding restrictions ended in April 2021 meaning those staff could return to work at Yoakley. As well as the few staff who tested positive for Covid during 2021, others had to take isolation leave when they had been in contact with infectious family or friends.

MICHAEL YOAKLEY'S CHARITY

TRUSTEES' ANNUAL REPORT FOR THE YEAR ENDED 31 DECEMBER 2021

2. RESIDENTS, BOARD AND STAFF MATTERS (Continued)

The new role of Deputy Charity Manager to support the Executive Manager was created during 2021 with the new post holder due to start in January 2022.

There were some issues within the maintenance department during the year which resulted in a complete change of personnel. The new team of 2 appointed from June onwards have settled in well and are doing a brilliant job.

Care home restrictions also prevented much involvement by volunteers during the year.

Agency staff were employed more often than prior to the pandemic to cover shifts due to high staff turnover and high levels of sick leave or compulsory Covid isolation leave. Two carers joined Yoakley staff having first come as agency carers in 2020, after a period of transfer agreed with the agency. An agency night carer who joined us in 2021 to cover staff sickness also decided she would like to become a member of Yoakley staff. She will be joining us permanently in 2022 after her transfer period.

The Deputy Care Manager was rewarded for 25 years with the Charity in July 2021. This shows magnificent dedication especially as she has done several roles working her way up to Deputy Care Manager.

During the year one carer was rewarded for 15 years' service, 4 others for 10 years' service and 2 more for 5 years' service.

The Care Manager is qualified in Train the Trainer courses in the mandatory subjects in which all staff must have regular updates. She can deliver this training in-house to all staff: Covid 19 restrictions meant that much of the training had to be done online or via workbooks. She received the well-deserved accolade of being awarded Runner Up prize in the Train the Trainer Awards Scheme.

Several staff completed NVQ certificates in 2021, with support from management whilst the external training providers were not permitted to do in person training visits.

3. INSPECTIONS, COMPLAINTS & COMPLIMENTS

Inspections

An inspection by the Care Quality Commission (CQC) was expected in 2021, and in May management duly received a lengthy Pre-Inspection Report which they completed. A couple of months later directive was issued by the CQC that where there are no serious concerns with a provider, physical inspections would no longer take place and that providers would retain the rating which they had achieved in the previous inspection. Yoakley House was last inspected and received a GOOD overall rating in May 2018. This decision by CQC was quite a disappointment especially to the Care Manager who had worked exceptionally hard since the previous inspection to try to achieve an OUTSTANDING rating.

Complaints

There were 8 formal complaints during the year which were sent directly to or reported to the Board. All were satisfactorily addressed by management with support from the Board including 2 which were reported directly to the Care Quality Commission, who found no cause for concern. One workplace accident occurred which is the subject of an insurance claim. Remedial health and safety work has been carried out to ensure the accident should not occur again.

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Compliments

Management regularly received compliments and cards of thanks from grateful residents and their relatives. This praise was fed into the annual Quality Assurance review produced in July by the Care Manager which incorporated questions about the home's handling of the pandemic. Relatives were generally very complimentary at the way the Charity protected and cared for residents during the pandemic.

MICHAEL YOAKLEY'S CHARITY

TRUSTEES' ANNUAL REPORT FOR THE YEAR ENDED 31 DECEMBER 2021

4. PREMISES, EQUIPMENT AND GROUNDS

Yoakley House

Adaptations to the building were completed to improve infection control including:

- Replacing the corridor and communal area carpet with washable vinyl flooring
- Replacing communal area curtains

The main panel for the nurse call system developed a couple of faults and despite several attempts to repair it which involved it being sent away, a new panel had to be purchased in October 2021. The new model has wifi connectivity for most faults to be fixed remotely.

The conservatory continued to be unusable in the height of summer when it was too hot and in the depths of winter when it was too cold. The decision was taken to insulate the roof which involved plastic panels being fitted inside the glass roof with heat reflective insulation in between. The adaptation has already made a huge difference to the use of the room in all weathers.

With some residents now using more electrical gadgets, a few rooms had to have additional electric sockets added to reduce risk from multiple trailing wires. The value of technology which allows residents in Yoakley House to communicate remotely with family and friends has been greatly appreciated and widely used. We have a Facebook portal for friends and family to stay in touch by visual media on Facebook, Messenger and WhatsApp.

Drapers Homes

The new warden emergency call system purchased in 2020 following a fundraising campaign in previous years, was finally installed in the summer of 2021 as the lifting of Covid restrictions allowed engineers access into each cottage. The installation was not without complications:

- some of the equipment was recalled and replacements had to be ordered
- additional wifi repeaters had to be purchased in order that equipment was fully functional on the system in every property

During the work an engineer damaged a water pipe in one of the lofts causing significant water damage to cottage 27 and minor damage to a couple of other properties. Repair and redecoration work had to be carried out by the Charity's contractors, the cost of which was passed on to the installation company. Installation took 3 months overall rather than the planned 3 weeks but the new equipment is now in place and is greatly appreciated by the residents.

Following the electrical wiring check on the almshouses, it was recommended that the majority of fuse boards be replaced. This is being done as properties change hands and the programme will be stepped up as the withdrawal of Covid restrictions allows safer access to the occupied properties.

The programme of replacing rotten window frames and repairing damaged front doors on the cottages continued. The majority of the outer front doors were painted during the summer.

Cottage 29 had a significant water leak under the bath which resulted in it being necessary to dry out and partially rebuild some internal walls.

The Charity continued to provide a housekeeping service to almshouse residents who require it to help to keep the properties clean and well maintained. This was paused during Covid lockdowns periods to prevent any potential spread of the virus by staff between the care home and the almshouses.

Four almshouses changed occupancy during the year. With all being empty at a similar time, redecoration between occupancy was slower than in previous years.

Garden and Grounds

Paul Twyman, Head Gardener, with assistant Chris Arrenberg, made the gardens look magnificent including a tribute to Yoakley staff in one of the flower beds in time for the Summer Thank You Party.

In the autumn, the maintenance team repaired and painted all the garden lights improving safety for all residents and staff.

One National Gardens Scheme Open Day was held in July however attendance was not as good as in previous years. The ongoing pandemic, the extremely hot day and the fact that restrictions on care homes prevented the usual provision of tea and cakes affected attendance.

MICHAEL YOAKLEY'S CHARITY

TRUSTEES' ANNUAL REPORT FOR THE YEAR ENDED 31 DECEMBER 2021

5. TRUST PROPERTIES

The Ashford properties were managed by agents Smith-Woolley. As in 2020, enforced temporary closure of some of the businesses due to the pandemic occurred although this time only Mastercutters required a rent reduction.

2 New Rents, Ashford

This property continues to be let to Mastercutters. In September negotiations on their lease renewal began which were ongoing at the end of the year. They have continued occupancy albeit at a reduced rent which at least means that the property was not empty.

4 New Rents, Ashford

This property continues to be let to Ellenor Hospice (Hospices of Hope).

6 New Rents, Ashford

This property continues to be let to Jim Symes (Ashford Sewing Centre). In December 2020, a car had crashed into the front of this shop causing some structural damage. Claim was made to the Charity's insurers and a Loss Assessor was appointed on behalf of the Charity to act on the tenants' behalf. After lengthy negotiation, repairs were finally agreed and authorised to take place in early 2022 when it was convenient for the shop to be closed.

Taylor's Lettings – upstairs offices at 2 New Rents

These offices continue to be let to Taylor's Lettings.

Upstairs offices at 6 New Rents

These offices continue to be let to Meditemp.

New Rents Neighbouring Property – Emergency Access Licence

This property was vacant during the year.

Aylesford Grazing Land

Emma Norris continues to rent this land for horse grazing. An approach has been made to the Board from a neighbouring business who wishes to purchase this land which is under consideration.

St Peters Road Farmland

This land continues to be let to Smiths, farmers.

6. FINANCE AND INVESTMENTS

Income for the year was £1,647,056 (2020: £1,294,022). This included a grant of £56,332 (2020: £50,838) towards Covid-19 infection control purposes and a legacy receipt of £200,000 (2020: £nil). Total expenditure for the year amounted to £1,384,446 (2020: £1,388,542). This resulted in a surplus, before valuation adjustments of fixed assets of £262,610 against a 2020 deficit of £94,520.

The charity's balance sheet shows a positive position of £6,240,788 (2020: £5,736,485). Net current assets have increased from £392,271 to £476,505. The cash balance (including current asset investments which are for 90 day notice accounts) has increased from £421,837 to £489,669 with net cash flows from operating activities of £129,816 (2020: (£171,505)).

INCOME

Yoakley House Fees

The basic weekly charge for Yoakley House is £693.00 which just covers the cost of care. The charge is higher for some permanent residents with more complex needs.

The Dynamic Purchasing System (DPS) contract with Kent County Council continues. KCC paid a minimum of £503.02 per week for permanent residence with higher rates being achieved for some more dependent residents. Each placement represents a deficit of £200 or more on the true cost of care. This is equivalent to a sum in excess of £83K per annum that the Charity has to find. At the end of the year the Charity had 8 KCC funded residents.

MICHAEL YOAKLEY'S CHARITY

TRUSTEES' ANNUAL REPORT FOR THE YEAR ENDED 31 DECEMBER 2021

6. FINANCE AND INVESTMENTS (Continued)

The inadequate funding of KCC placements means that the Charity must make up the deficit from other income in order to cover costs, with KCC funded residents effectively being treated as beneficiaries of the Charity. The Board and management made a conscious decision some years ago to take a balanced mix of privately funded and KCC funded residents into Yoakley House to ensure the Charity does not run at a loss. Applications by residents funded by KCC are considered, particularly if they come from those who have used our respite service or live in our almshouses. To qualify for KCC funding, a resident has to meet strict criteria as specified and assessed by KCC.

Income from the investment portfolio and from other services, such as the hire of the training room, usually helps to bridge this deficit. In 2021 the Charity benefited from further government Covid 19 related grants totalling £56K to help to cover the deficit.

Respite care charges are between £770 and £900 per week, based on assessment of the individual resident's needs. The minimum charge for respite care funded by KCC was £560, which necessitates the resident paying a significant top up.

Drapers Home Maintenance Charges

The almshouse residents are the primary beneficiaries of the Charity and their charges are kept to a minimum. The Charity sets these fees taking into consideration actual maintenance costs, Local Housing Allowance rates, and the Fair Rent figures, with the aim that no resident shall be in hardship. Any almshouse resident who is experiencing financial difficulties is invited to discuss their circumstances with management.

The monthly rates for 2021 – 2022 were between £442 and £637 depending on the size of the property. The residents of the properties on Drapers Close are responsible for all their own bills including gas and water rates, whereas for other tenants these bills are met by the Charity.

With the death of her husband, one occupant of the bungalows was granted a rent discount from October onwards.

Training Room Hire

There was no hire of the training room in 2021 due to Covid restrictions on the numbers of people able to be together indoors. The room was used for visits by relatives, and for Covid 19 testing purposes.

Investment Portfolio

The Charity's investment portfolios continue to be carefully managed by Charles Stanley Investment Brokers with Mrs Katie Presland as the Charity's primary fund manager. Despite the turbulent effect of Covid 19 on markets, the main portfolio ended the year with a capital value at around £2.2 million from £1.9 million at the end of 2020. £150K from the legacy received by the Charity was invested in this fund in January 2021. The Emergency Repair Fund ended the year with a capital value of £395K from £352K at the end of 2020. Income of £60K was drawn from the main fund with no income being drawn from the ERF.

EXPENDITURE

The careful control of expenditure is key to the future financial stability of the Charity. Conscious effort is made to keep expenditure as low as possible by monitoring costs and price comparison. The Charity continues to be dependent on fundraising to cover the cost of extraordinary items such as the purchase of new and replacement equipment.

Wages

The largest expenditure of the Charity remains staff wages. In April 2021, staff received a pay increase of 30p per hour or 2.5%. Four small bonus payments were paid to staff throughout the year as thanks for their dedication in extreme circumstances.

Pension Fund

All staff, unless they specifically ask not to join, are now enrolled in the pension scheme under the national auto-enrolment requirements. The Charity is following national guidelines for minimum auto enrolment rates. Monthly contributions to meet the pension fund shortfall continued throughout the year at £660 per month but notification has been received that such payments will be reduced to £325 per month with effect from April 2022 and will cease altogether by January 2025.

MICHAEL YOAKLEY'S CHARITY

TRUSTEES' ANNUAL REPORT FOR THE YEAR ENDED 31 DECEMBER 2021

6. FINANCE AND INVESTMENTS (Continued)

Financial Controls Checklist

A Board member completed the Charity Commission Financial Controls Checklist with the Executive Manager during the year. This is likely to become an annual exercise.

Grants and Specified Donations

The Charity is extremely grateful for a generous legacy of which £200,000 has so far been received.

A campaign to raise money for hoist slings was launched during the year primarily using the online facility of Just Giving resulting in donations totalling £1,334. £699 was donated by residents and relatives towards Christmas reward for staff. Other gifts and general donations amounted to £3,856.

7. LEAGUE OF FRIENDS

The activity of the League of Friends was severely curtailed during 2021 as they were unable to facilitate public events. They held their first committee meeting for 18 months in November 2021 and began to plan events to take place in 2022.

8. STRATEGIC PLANNING

The Charity's Strategic Plan gives clarity of direction for the Board and provides a means of measuring its achievements against the Charity's aims and objectives. It includes a comprehensive risk assessment register which is reviewed at least annually.

The fact that the Charity has lost none of its residents to Covid 19 has been praiseworthy and has meant that application for residence in both the almshouses and care home has increased dramatically without significant advertising. Management have been unable to accommodate a significant number of requests in the last few months of the year.

Yoakley Annexe Project

The planned project to build a short term care annexe to Yoakley House remains on hold with the need to keep the Charity's existing residents safe and well during the pandemic taking priority. The Board will focus on the issues of sustainability of the Charity and future developments when the focus on tackling the virus is less intense.

9. NETWORKING

In 2020 there was an NHS reorganisation with Thanet Clinical Commissioning Group being merged into Kent and Medway CCG. Good support for care homes has been provided via the local GP surgeries, not least in the roll out of the vaccination programmes for both Covid 19 and flu.

Kent Integrated Care Alliance and the National Care Association continue to provide valuable information and support to the Charity's management. In 2021 this took the form of regular emails with updates on the management of the Covid 19 situation. The NCA also processes and advises on DBS checks.

Other Organisations

The Executive Manager gave a talk to St Andrews Church Ladies Group and to Thanet Inner Wheel in the autumn. Both groups were very interested in the history and ongoing work of the Charity.

Board members continued their connections with other organisations including the National Almshouse Association and the East Kent Consortium of Almshouses.

MICHAEL YOAKLEY'S CHARITY

TRUSTEES' ANNUAL REPORT FOR THE YEAR ENDED 31 DECEMBER 2021

10. COMMUNITY ACTIVITIES

Regular Events & Entertainments

The Summer Garden Party was unable to take place due to Covid restrictions, however a party was held (for staff and residents only) in the garden in July to thank the staff for their amazing commitment during the pandemic. A sumptuous buffet was enjoyed with musical and comedy entertainment. All staff received chocolates and wine, with special awards being presented to those who had shown exceptional dedication to the Charity. Staff who had missed out on long service award presentations also received their certificates, and those who had retired since March 2020 without much of a fanfare were honoured. Board members and the League of Friends Committee helped to serve.

The League of Friends Committee also hosted the National Garden Scheme Open Day in July. The Summer and Christmas fairs did not take place, Yoakley House not being open to the public.

On the retirement of Thelma Eastland, a new Activities Coordinator, Laura Ballard, was appointed. She has continued an extensive programme of activities and entertainments for the care home residents introducing some new ones. Cocktail Afternoons hosted by the Ashley the Cook are a particular favourite and the kitchen have also provided some themed teatime buffets, based on a country of the world and its food. This year again activities had to be adapted according to the regulations in place at a given time e.g. sometimes singers performed online, sometimes outside, sometimes indoors from behind a screen.

Sadly almshouse residents were unable to access most of these activities or to meet communally due to the Covid 19 restrictions. Easter eggs were delivered to them and when the weather was warm enough for musical entertainment to be provided outside they were able to join in.

The Christmas Party with care home and almshouse residents together could not take place as usual however the care home residents celebrated inside whilst Santa from Margate Rotary Club attended with his sleigh to visit the almshouse residents delivering Christmas tea in a box and a small gift. Almshouse residents also enjoyed their own carol service in the Chapel.

The hairdresser who had worked at Yoakley for many years, suffered a severe spinal injury in late 2020 rendering her paralysed from the waist down. Her input over the years and her love for the residents was greatly appreciated. The role was temporarily covered for a few months until a permanent appointment could be made in late Summer.

Online Presence

The website and the Facebook page proved invaluable in keeping the outside world aware of the happenings at Yoakley. "The Yoakley Ladies" were involved in the recording of some more fun poetry which was shared online from time to time and received thousands of views internationally and excellent feedback.

Religious Services

Weekly services are facilitated by Ministers from a variety of denominations, encouraging the Christian ethos of the Charity's founder. In 2021 these continued some still taking place online using the Facebook Portal. The Charity is very grateful to the faithful band of ministers and pianists who voluntarily serve the residents in this way. Thanks go to volunteer June Waller who coordinates the rota of ministers and pianists.

The Broadstairs Society of Friends usually facilitate Quaker meetings for worship in the Quaker chapel but were unable to do so throughout 2021.

Staff and residents generously collected and donated to Jeans 4 Genes £25, Macmillan Cancer Care £130, and the Royal British Legion Poppy Appeal £60.

Thanet Quilters kindly donated 12 beautiful hand made quilts for residents which are very much appreciated in the winter months.

Residents and staff continue to sponsor 2 children at Kampala Children's Centre Uganda and receive regular letters, photos and updates from them.

MICHAEL YOAKLEY'S CHARITY

TRUSTEES' ANNUAL REPORT FOR THE YEAR ENDED 31 DECEMBER 2021

11. CONCLUSION

As people get older their housing and care needs can change. With those changes come worries and concerns both for the individuals affected and their families and loved ones. All kinds of questions arise. Where can I live that is both affordable and safe? If I am unwell who will look after me? What happens when I am less mobile than I was? How on earth do I cope with the questions asked of me by the social services, the local authority and the NHS? What happens if I have to go into hospital? Who will help me understand what I have to do next? What the Charity does is provide not only housing and care facilities but also an environment where those questions can be addressed by caring and knowledgeable staff. It is difficult to quantify the extent to which we can remove anxiety and create an environment in which people can feel safe and where families know that support for loved ones is there when needed. This has especially been true during 2021 when so much has been dominated by the Coronavirus pandemic. The Charity's ability to deal with the effects of Covid has been sorely tested in a variety of ways. There have been financial consequences. Our staff have dealt with the anxieties of working in the care sector and have frequently gone the extra mile to care for residents. The residents themselves have had to be stoical and patient especially when visits from loved ones have been restricted. The emotional and physical toll on all concerned during this last year cannot be underestimated. As Chairman I say a very big thank you.

The Board has to consider the broad environment in which we function. A headline from the Guardian newspaper which read "Hundreds of UK care homes closing their doors as Omicron spreads" vividly illustrates the national pressures being felt in the care sector which in turn result in substantial difficulties for our overstretched NHS partners in finding appropriate places once health needs are met. It is not only our care home that in a small way meets needs. Our experience of more and more people requiring sheltered, affordable housing illustrates why almshouse provision is so important. All this when state funding for care fails to cover costs and when government promise for reform of the health and social care system is never delivered. Our response has been to do all that we can to provide love and care and as we move forward to plan to do that for as many people as possible in a sustainable fashion. Predictions of inflationary pressures, high energy charges, frailer elderly people with increasing health and care needs and staff pressures will call upon the Board and the Charity's staff to be focussed and proactive. What the Charity's founder started over three hundred years ago is as relevant now as it was then as we answer the questions with which I started.

FINANCIAL REVIEW

See Review of activities "6. Finance and Investments".

Going concern

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

Annual surpluses, if any, are held on reserve and are accumulated to cover major items of expenditure, particularly following the quinquennial survey of buildings.

The charity's freehold property which is included in the financial statements at a net book value of £2,319,113 (2020 - £2,278,206) are currently insured for a rebuilding cost of £15.8 million.

Reserves policy

The Trustees have determined that the appropriate level of free reserves necessary for the efficient management of the charity should be £700,000 (2020: £600,000) i.e. approximately six months normal expenditure.

Unrestricted funds at 31 December 2021 amounted to £618,838 (2020: £476,207).

Designated funds at 31 December 2021 amounted to £4,465,422 (2020: £4,086,255).

Restricted funds at 31 December 2021 amounted to £nil (2020: £17,495).

Endowment funds at 31 December 2021 amounted to £1,156,528 (2020 - £1,156,528).

Total funds at 31 December 2021 amounted to £6,240,788 (2020 - £5,736,485).

Future developments

See Review of activities "8. Strategic planning".

MICHAEL YOAKLEY'S CHARITY

TRUSTEES' ANNUAL REPORT FOR THE YEAR ENDED 31 DECEMBER 2021

STRUCTURE, GOVERNANCE AND MANAGEMENT

Constitution

The governing instrument of the Charity is a scheme of the Charity Commission dated 9 March 1956, as amended by schemes dated 20 November 1995, and 1 September 2004 as amended by a resolution dated 1 January 2016. Michael Yoakley's Charity is registered as a charity under number 205769.

The trustees who served during the year and up to the date of signature of the financial statements were:

- Yoakley Care Share Limited;
- Yoakley Care Trustee Limited.

Method of appointment or election of Trustees

The management of the charity is the responsibility of the Directors of the Trustees who are elected and co-opted under the terms of the Trust deed and the companies Articles of Association.

Policies adopted for the induction and training of Trustees

The Directors of the Trustee companies receive the Charity Commission booklet "The Essential Trustee" and have induction meetings with the Chairman and Executive Manager.

Organisational structure and decision making

A company limited by guarantee (Yoakley Care Trustee Ltd) and a company limited by 1 share (Yoakley Care Share Ltd) were appointed to act as Trustees with effect from 1st January 2016. All former trustees became directors of both companies. The Trustee Boards met for formal meetings five times during the year, with other subcommittee meetings in between. Day to day management of the Charity is delegated to the Executive Manager and the Care Manager.

Risk management

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

TRUSTEES' RESPONSIBILITIES STATEMENT

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

The law applicable to charities in England and Wales requires the trustees to prepare financial statements for each financial year which give a true and fair view of the state of affairs of the charity and of the incoming resources and application of resources of the charity for that year.

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

- select suitable accounting policies and then apply them consistently;
- observe the methods and principles in the Charities SORP;
- make judgments and accounting estimates that are reasonable and prudent;
- prepare the financial statements on the going concern basis unless it is inappropriate to presume that the charity will continue in operation.

The trustees are responsible for keeping sufficient accounting records that disclose with reasonable accuracy at any time the financial position of the charity and enable them to ensure that the financial statements comply with the Charities Act 2011, the Charity (Accounts and Reports) Regulations 2008 and the provisions of the trust deed. They are also responsible for safeguarding the assets of the charity and hence for taking reasonable steps for the prevention and detection of fraud and other irregularities.

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

Yoakley Care Trustee Limited

Date: 21 April 2022

MICHAEL YOAKLEY'S CHARITY

INDEPENDENT AUDITOR'S REPORT FOR THE YEAR ENDED 31 DECEMBER 2021

Opinion

We have audited the financial statements of Michael Yoakley's Charity (the 'charity') for the year ended 31 December 2021 which comprise the statement of financial activities, the balance sheet and the notes to the financial statements, including a summary of significant accounting policies. The financial reporting framework that has been applied in their preparation is applicable law and United Kingdom Accounting Standards, including Financial Reporting Standard 102 The Financial Reporting Standard applicable in the UK and Republic of Ireland (United Kingdom Generally Accepted Accounting Practice).

In our opinion, the financial statements:

- give a true and fair view of the state of the charity's affairs as at 31 December 2021 and of its incoming resources and application of resources, for the year then ended;
- have been properly prepared in accordance with United Kingdom Generally Accepted Accounting Practice; and
- have been prepared in accordance with the requirements of the Charities Act 2011.

Basis for opinion

We conducted our audit in accordance with International Standards on Auditing (UK) (ISAs (UK)) and applicable law. Our responsibilities under those standards are further described in the Auditor's responsibilities for the audit of the financial statements section of our report. We are independent of the charity in accordance with the ethical requirements that are relevant to our audit of the financial statements in the UK, including the FRC's Ethical Standard, and we have fulfilled our other ethical responsibilities in accordance with these requirements. We believe that the audit evidence we have obtained is sufficient and appropriate to provide a basis for our opinion.

Conclusions relating to going concern

In auditing the financial statements, we have concluded that the Trustee's use of the going concern basis of accounting in the preparation of the financial statements is appropriate.

Based on the work we have performed, we have not identified any material uncertainties relating to events or conditions that, individually or collectively, may cast doubt on the charity's ability to continue as a going concern for a period of at least twelve months from when the financial statements are authorised for issue.

Our responsibilities and the responsibilities of the Trustees with respect to going concern are described in the relevant sections of this report.

Other information

The other information comprises the information included in the annual report other than the financial statements and our auditor's report thereon. The trustees are responsible for the other information contained within the annual report. Our opinion on the financial statements does not cover the other information and we do not express any form of assurance conclusion thereon. Our responsibility is to read the other information and, in doing so, consider whether the other information is materially inconsistent with the financial statements or our knowledge obtained in the course of the audit, or otherwise appears to be materially misstated. If we identify such material inconsistencies or apparent material misstatements, we are required to determine whether this gives rise to a material misstatement in the financial statements themselves. If, based on the work we have performed, we conclude that there is a material misstatement of this other information, we are required to report that fact.

We have nothing to report in this regard.

Matters on which we are required to report by exception

In the light of the knowledge and understanding of the charity and its environment obtained in the course of the audit, we have not identified material misstatements in the Trustee's report.

We have nothing to report in respect of the following matters in relation to which the Charities (Accounts and Reports) Regulations 2008 require us to report to you if, in our opinion:

- the information given in the financial statements is inconsistent in any material respect with the trustees' report; or
- sufficient accounting records have not been kept; or
- the financial statements are not in agreement with the accounting records; or
- we have not received all the information and explanations we require for our audit.

MICHAEL YOAKLEY'S CHARITY

INDEPENDENT AUDITOR'S REPORT FOR THE YEAR ENDED 31 DECEMBER 2021

Responsibilities of trustees

As explained more fully in the statement of trustees' responsibilities, the trustees are responsible for the preparation of the financial statements and for being satisfied that they give a true and fair view, and for such internal control as the trustees determine is necessary to enable the preparation of financial statements that are free from material misstatement, whether due to fraud or error. In preparing the financial statements, the trustees are responsible for assessing the charity's ability to continue as a going concern, disclosing, as applicable, matters related to going concern and using the going concern basis of accounting unless the trustees either intend to cease operations, or have no realistic alternative but to do so.

Auditor's responsibilities for the audit of the financial statements

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

Our objectives are to obtain reasonable assurance about whether the financial statements as a whole are free from material misstatement, whether due to fraud or error, and to issue an auditor's report that includes our opinion. Reasonable assurance is a high level of assurance, but is not a guarantee that an audit conducted in accordance with ISAs (UK) will always detect a material misstatement when it exists. Misstatements can arise from fraud or error and are considered material if, individually or in the aggregate, they could reasonably be expected to influence the economic decisions of users taken on the basis of these financial statements.

A further description of our responsibilities for the audit of the financial statements is located on the Financial Reporting Council's website at: <https://www.frc.org.uk/auditorsresponsibilities>. This description forms part of our auditor's report.

Extent to which the audit was considered capable of detecting irregularities, including fraud

Irregularities, including fraud, are instances of non-compliance with laws and regulations. We design procedures in line with our responsibilities, outlined above and on the Financial Reporting Council's website, to detect material misstatements in respect of irregularities, including fraud.

We obtain and update our understanding of the entity, its activities, its control environment, and likely future developments, including in relation to the legal and regulatory framework applicable and how the entity is complying with that framework. Based on this understanding, we identify and assess the risks of material misstatement of the financial statements, whether due to fraud or error, design and perform audit procedures responsive to those risks, and obtain audit evidence that is sufficient and appropriate to provide a basis for our opinion. This includes consideration of the risk of acts by the entity that were contrary to applicable laws and regulations, including fraud.

In response to the risk of irregularities and non-compliance with laws and regulations, including fraud, we designed procedures which included:

- Enquiry of management and those charged with governance around actual and potential litigation and claims as well as actual, suspected and alleged fraud;
- Reviewing minutes of meetings of those charged with governance;
- Assessing the extent of compliance with the laws and regulations considered to have a direct material effect on the financial statements or the operations of the entity through enquiry and inspection;
- Reviewing financial statement disclosures and testing to supporting documentation to assess compliance with applicable laws and regulations;
- Performing audit work over the risk of management bias and override of controls, including testing of journal entries and other adjustments for appropriateness, evaluating the business rationale of significant transactions outside the normal course of business and reviewing accounting estimates for indicators of potential bias.

Because of the inherent limitations of an audit, there is a risk that we will not detect all irregularities, including those leading to a material misstatement in the financial statements or non-compliance with regulation. This risk increases the more that compliance with a law or regulation is removed from the events and transactions reflected in the financial statements, as we will be less likely to become aware of instances of non-compliance. The risk of not detecting a material misstatement resulting from fraud is higher than for one resulting from error, as fraud may involve collusion, forgery, intentional omissions, misrepresentations, or the override of internal control.

MICHAEL YOAKLEY'S CHARITY

INDEPENDENT AUDITOR'S REPORT FOR THE YEAR ENDED 31 DECEMBER 2021

Other matters

Your attention is drawn to the fact that the charity has prepared financial statements in accordance with "Accounting and Reporting by Charities: Statement of Recommended Practice applicable to charities preparing their accounts in accordance with the Financial Reporting Standard applicable in the UK and Republic of Ireland (FRS 102)" (as amended) in preference to the Accounting and Reporting by Charities: Statement of Recommended Practice issued on 1 April 2005 which is referred to in the extant regulations but has now been withdrawn.

This has been done in order for the financial statements to provide a true and fair view in accordance with current Generally Accepted Accounting Practice.

Use of our report

This report is made solely to the charity's trustees, as a body, in accordance with part 4 of the Charities (Accounts and Reports) Regulations 2008. Our audit work has been undertaken so that we might state to the charity's trustees those matters we are required to state to them in an auditors' report and for no other purpose. To the fullest extent permitted by law, we do not accept or assume responsibility to anyone other than the charity and the charity's trustees as a body, for our audit work, for this report, or for the opinions we have formed.

Michelle Wilkes FCA (Senior Statutory Auditor)
For and on behalf of Azets Audit Services

Date: 3 May 2022

Chartered Accountants
Statutory Auditor

Delandale House
37 Old Dover Road
Canterbury
Kent CT1 3JF

Azets Audit Services are eligible for appointment as auditor of the charity by virtue of its eligibility for appointment as auditor of a company under section 1212 of the Companies Act 2006.

MICHAEL YOAKLEY'S CHARITY

Statement of Financial Activities (Including Income and Expenditure Account) For the year ended 31 December 2021

	Notes	Unrestricted funds 2021 £	Restricted funds 2021 £	Endowment funds 2021 £	Total 2021 £	Total 2020 £
Income from:						
Donations and legacies:						
Donations and legacies	2	203,121	2,092	-	205,213	26,511
KCC Covid Grant		-	56,332	-	56,332	50,838
Charitable activities	3	1,249,577	-	-	1,249,577	1,093,741
Investments	4	135,879	-	-	135,879	118,975
Other income		55	-	-	55	3,957
Total income		1,588,632	58,424	-	1,647,056	1,294,022
Expenditure on:						
Raising funds		26,567	-	-	26,567	31,976
Charitable activities		1,281,960	75,919	-	1,357,879	1,356,566
Total Expenditure	5	1,308,527	75,919	-	1,384,446	1,388,542
Net income/(expenditure)		280,105	(17,495)	-	262,610	(94,520)
Other recognised gains/(losses)						
Gains/(losses) on revaluation of fixed assets	8	223,225	-	-	223,225	(140,819)
Actuarial (loss)/gain on defined benefit pension schemes		18,468	-	-	18,468	(575)
Net movement in funds		521,798	(17,495)	-	504,303	(235,914)
Reconciliation on funds:						
Total funds brought forward		4,562,462	17,495	1,156,528	5,736,485	5,972,399
Total funds carried forward		5,084,260	-	1,156,528	6,240,788	5,736,485

The statement of financial activities includes all gains and losses recognised in the year.

All income and expenditure derive from continuing activities.

MICHAEL YOAKLEY'S CHARITY

Comparative Statement of Financial Activities INCLUDING INCOME AND EXPENDITURE ACCOUNT For the year ended 31 December 2021

		Unrestricted funds 2020 £	Restricted funds 2020 £	Endowment funds 2020 £	Total 2020 £
Notes					
Income and endowments from:					
Donations and legacies:					
Donations and legacies	2	11,425	15,086	-	26,511
KCC Covid Grant		-	50,838	-	50,838
Charitable activities	3	1,093,741	-	-	1,093,741
Investments	4	118,975	-	-	118,975
Other income		3,957	-	-	3,957
Total income		1,228,098	65,924	-	1,294,022
Expenditure on:					
Raising funds		31,976	-	-	31,976
Charitable activities		1,285,859	70,707	-	1,356,566
Total Expenditure	5	1,317,835	70,707	-	1,388,542
Net income/(expenditure)		(89,737)	(4,783)	-	(94,520)
Transfers between funds		356,699	(356,699)	-	-
Other recognised gains/(losses)					
Gains/(losses) on revaluation of fixed assets	8	(140,819)	-	-	(140,819)
Actuarial (loss)/gain on defined benefit pension schemes		(575)	-	-	(575)
Net movement in funds		125,568	(361,482)	-	(235,914)
Reconciliation on funds:					
Total funds brought forward		4,436,894	378,977	1,156,528	5,972,399
Total funds carried forward		4,562,462	17,495	1,156,528	5,736,485

The statement of financial activities includes all gains and losses recognised in the year.

All income and expenditure derive from continuing activities.

MICHAEL YOAKLEY'S CHARITY

Balance Sheet

As at 31 December 2021

	Notes	2021 £	2021 £	2020 £	2020 £
Fixed assets					
Tangible assets	10		2,321,006		2,296,557
Investment properties	11		859,000		827,000
Investments	12		2,591,464		2,254,097
			5,771,470		5,377,654
Current assets					
Investments - 90 day notice account		101,938		101,887	
Debtors	13	41,007		43,985	
Cash at bank and in hand		387,731		319,950	
		530,676		465,822	
Creditors: amounts falling due within one year	14	(54,171)		(73,551)	
Net current assets			476,505		392,271
Total assets less current liabilities			6,247,975		5,769,925
Provision for liabilities	15		(7,187)		(33,440)
Net assets			6,240,788		5,736,485
Capital funds					
Endowment funds			1,156,528		1,156,528
Income funds					
Restricted funds	18		-		17,495
<u>Unrestricted funds</u>					
Designated funds	19	4,465,422		4,086,255	
General unrestricted fund		626,025		509,647	
Pension reserve		(7,187)		(33,440)	
			5,084,260		4,562,462
	20		6,240,788		5,736,485

The financial statements were approved by the Trustees on 21 April 2022 and signed on their behalf by:

Yoakley Care Trustee Limited
Trustee

MICHAEL YOAKLEY'S CHARITY

Statement of Cash Flows

For the year ended 31 December 2021

	2021 £	2021 £	2021 £	2020 £
Cash flows from operating activities				
Net income/(expenditure) for the reporting period (as per the statement of financial activities)	262,610		(94,520)	
Adjustments for:				
Depreciation	10,450		1,251	
Previously capitalised professional costs expensed	-		24,135	
Investment management fee	16,822		16,273	
Dividends, interest and rents from investments	(135,879)		(118,975)	
(Increase)/decrease in debtors	2,978		(2,585)	
Increase in creditors	(19,380)		10,145	
(Decrease) in provisions	(7,785)		(7,229)	
Net cash used in operating activities		129,816		(171,505)
Cash flows from investing activities				
Dividends, interest and rents from properties	122,915		130,459	
Purchase of tangible fixed assets	(34,899)		-	
Purchase of investments	(150,000)		-	
Net cash provided by investing activities		(61,984)		130,459
Change in cash and cash equivalents in the reporting period		67,832		(41,046)
Cash and cash equivalents at the beginning of the reporting period		421,837		462,883
Cash and cash equivalents at the end of the reporting period		489,669		421,837
Cash and cash equivalents:				
Investments - 90 day notice account		101,938		101,887
Cash at bank and in hand		387,731		319,950
		489,669		421,837

MICHAEL YOAKLEY'S CHARITY

NOTES TO THE FINANCIAL STATEMENTS FOR THE YEAR ENDED 31 DECEMBER 2021

1. Accounting policies

1.1 Accounting convention

The financial statements have been prepared to give a 'true and fair' view and have departed from the Charities (Accounts and Reports) Regulations 2008 only to the extent required to provide a 'true and fair' view. This departure has involved following the Charities SORP (FRS 102) published on 16 July 2014 rather than the Accounting and Reporting by Charities: Statement of Recommended Practice effective from 1 April 2005 which has since been withdrawn.

The financial statements have been prepared under the historical cost convention with items recognised at cost or transaction value unless otherwise stated in the relevant notes to these accounts. The financial statements have been prepared in accordance with the Statement of Recommended Practice: Accounting and Reporting by Charities preparing their accounts in accordance with the Financial Reporting Standard applicable in the UK and Republic of Ireland (FRS 102) issued on 16 July 2014 and Financial Reporting Standard applicable in the United Kingdom and Republic of Ireland (FRS 102) and Charities Act 2011.

The financial statements are prepared in sterling, which is the functional currency of the charity. Monetary amounts in these financial statements are rounded to the nearest £.

Michael Yoakley's Charity constitutes a public benefit entity as defined by FRS 102 amended by Bulletin 1.

The financial statements have been prepared under the historical cost convention, modified to include the revaluation of freehold properties and to include investment properties and certain financial instruments at fair value. The principal accounting policies adopted are set out below.

1.2 Going concern

At the time of approving the financial statements, the trustees have a reasonable expectation that the charity has adequate resources to continue in operational existence for the foreseeable future. Thus the trustees continue to adopt the going concern basis of accounting in preparing the financial statements.

The impact of Covid-19 on the charity has been documented in the Trustees Report on pages 1 to 2. Due to the robust measures put in place by Trustees and management, the Trustees do not believe that the Covid-19 pandemic will have an impact on the going concern of the charity.

1.3 Charitable funds

Unrestricted funds are available for use at the discretion of the trustees in furtherance of their charitable objectives unless the funds have been designated for other purposes.

Restricted funds are subject to specific conditions by donors as to how they may be used. The purposes and uses of the restricted funds are set out in the notes to the financial statements.

Endowment funds are subject to specific conditions by donors that the capital must be maintained by the charity.

1.4 Income

Income is recognised when the charity is legally entitled to it after any performance conditions have been met, the amounts can be measured reliably, and it is probable that income will be received.

Cash donations are recognised on receipt. Other donations are recognised once the charity has been notified of the donation, unless performance conditions require deferral of the amount. Income tax recoverable in relation to donations received under Gift Aid or deeds of covenant is recognised at the time of the donation.

Legacies are recognised on receipt or otherwise if the charity has been notified of an impending distribution, the amount is known, and receipt is expected. If the amount is not known, the legacy is treated as a contingent asset.

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

MICHAEL YOAKLEY'S CHARITY

NOTES TO THE FINANCIAL STATEMENTS FOR THE YEAR ENDED 31 DECEMBER 2021

1.5 Expenditure

Expenditure is recognised once there is a legal or constructive obligation to transfer economic benefit to a third party, it is probable that a transfer of economic benefits will be required in settlement and the amount of the obligation can be measured reliably. Expenditure is classified by activity. The costs of each activity are made up of the total of direct costs and shared costs, including support costs involved in undertaking each activity. Direct costs attributable to a single activity are allocated directly to that activity. Shared costs which contribute to more than one activity and support costs which are not attributable to a single activity are apportioned between those activities on a basis consistent with the use of resources. Central staff costs are allocated on the basis of time spent, and depreciation charges allocated on the portion of the asset's use. All expenditure is inclusive of irrecoverable VAT.

Costs of generating funds are costs incurred in attracting voluntary income, and those incurred in trading activities that raise funds.

Support costs are those costs incurred directly in support of expenditure on the objects of the charity and include project management carried out at Headquarters. Governance costs are those incurred in connection with administration of the charity and compliance with constitutional and statutory requirements.

Charitable activities and Governance costs are costs incurred on the charity's educational operations, including support costs and costs relating to the governance of the charity apportioned to charitable activities.

1.6 Tangible fixed assets

Tangible fixed assets are initially measured at cost and subsequently measured at cost or valuation, net of depreciation and any impairment losses. All assets costing more than £10,000 are capitalised.

Depreciation is recognised so as to write off the cost or valuation of assets less their residual values over their useful lives on the following bases:

Freehold Property - 2% straight line

Fixture and fittings - 20% straight line

The gain or loss arising on the disposal of an asset is determined as the difference between the sale proceeds and the carrying value of the asset, and is recognised in net income/(expenditure) for the year.

1.7 Investment properties

Investment property, which is property held to earn rentals and/or for capital appreciation, is initially recognised at cost, which includes the purchase cost and any directly attributable expenditure. Subsequently it is measured at fair value at the reporting end date. The surplus or deficit on revaluation is recognised in profit or loss.

1.8 Financial instruments

The charity only has financial assets and financial liabilities of a kind that qualify as basic financial instruments. Basic financial instruments are initially recognised at transaction value and subsequently measured at their settlement value.

Financial assets

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

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

Current asset investments includes short term liquid investments with a maturity of more than three months.

Financial liabilities

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

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

MICHAEL YOAKLEY'S CHARITY

NOTES TO THE FINANCIAL STATEMENTS

Provisions are measured at the best estimate of the amounts required to settle the obligation. Where the effect of the time value of money is material, the provision is based on the present value of those amounts, discounted at the pre-tax discount rate that reflects the risks specific to the liability. The unwinding of the discount is recognised within interest payable and similar charges.

1.9 Pensions

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

The charity operated a defined benefits pension scheme which was transferred in full to the defined contribution scheme above. There was, however, a shortfall on the scheme and payments are being made over a period of ten years to cover the deficit. The liability in the financial statements represents the amount due and is adjusted each year for changes in the actuarial valuation. Interest on the remaining balance is charged on an annual basis.

1.10 Fund accounting

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

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

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

1.11 Tax

The charity is an exempt charity within the meaning of schedule 3 of the Charities Act 2011 and is considered to pass the tests set out in Paragraph 1 Schedule 6 of the Finance Act 2010 and therefore it meets the definition of a charitable company for UK corporation tax purposes.

1.12 Leases

Rentals payable under operating leases, including any lease incentives received, are charged as an expense on a straight line basis over the term of the relevant lease.

1.13 Critical accounting estimates and areas of judgment

Estimates and judgments are continually evaluated and are based on historical experience and other factors, including expectations of future events that are believed to be reasonable under the circumstances.

The charity makes estimates and assumptions concerning the future. The resulting accounting estimates and assumptions will, by definition, seldom equal the related actual results. The estimates and assumptions that have a significant risk of causing a material adjustment to the carrying amounts of assets and liabilities within the next financial year are discussed below.

Useful economic lives of tangible assets

The annual depreciation charge for tangible fixed assets is sensitive to changes in the estimated useful economic lives and residual values of the assets. The useful economic lives and residual values are reassessed annually. They are amended when necessary to reflect current estimates based on economic utilisation and the physical condition of the assets.

Defined Benefit Pension Scheme

The present value of the defined benefit liability depends on a number of factors that are determined on an actuarial basis using a variety of assumptions. The assumptions used in determining the net cost (income) for pensions include the discount rate. Any changes in these assumptions will impact the carrying amount of the pension liability.

Investment Properties

Investment Properties are measured at fair value at the Balance Sheet date. The fair values are assessed annually by the trustees. As part of this process the trustees take advice from Chartered Surveyors valuations every 4-5 years.

MICHAEL YOAKLEY'S CHARITY

Notes to the Financial Statements

For the year ended 31 December 2021

2. Donations and legacies	Unrestricted funds 2021 £	Restricted funds 2021 £	Total 2021 £	Total 2020 £
Legacies	200,000	-	200,000	-
Donations and gifts	3,121	2,092	5,213	26,511
	<u>203,121</u>	<u>2,092</u>	<u>205,213</u>	<u>26,511</u>

3. Charitable activities	2021 £	2020 £
Residential Care	981,903	835,927
Sheltered Housing	267,674	257,814
	<u>1,249,577</u>	<u>1,093,741</u>

4. Investments	2021 £	2020 £
Rental income	61,928	50,659
Income from listed investments	72,966	66,515
Interest receivable	985	1,801
	<u>135,879</u>	<u>118,975</u>

5. Charitable activities	Staff costs £	Direct costs £	Support costs £	Total 2021 £	Total 2020 £
Charitable activity					
Cost of raising funds	-	26,567	-	26,567	31,976
Charitable activity:					
Residential Care	821,146	290,621	40,786	1,152,553	1,142,198
Sheltered Housing	114,112	89,877	1,337	205,326	214,368
	<u>935,258</u>	<u>407,065</u>	<u>42,123</u>	<u>1,384,446</u>	<u>1,388,542</u>

All direct costs are expensed directly to the activities that they relate when identifiable.

Support costs are expensed directly to the activities that they relate when identifiable. Other support and Governance costs are treated as relating to the Residential Care as this relates to the majority of time spent and resources.

MICHAEL YOAKLEY'S CHARITY

Notes to the Financial Statements

For the year ended 31 December 2021

6. Support costs	2021 £	2020 £
Professional and agent fees	1,525	3,994
Office expenses	8,404	9,699
Staff uniforms and training	8,859	6,946
Subscriptions	10,124	10,684
Sundry expenses	6,179	1,830
Advertising	512	3,136
Interest expense on defined benefit pension	80	407
Governance costs:		
Audit fees	6,440	6,320
Total	42,123	43,016

7. **Trustees**
None of the trustees (or any persons connected with them) received any remuneration, re-imbursements or benefits from the charity during the year.

8. Net gains/(losses) on investments	2021 £	2020 £
Revaluation of:		
Investment Portfolio	191,225	(140,819)
Investment Properties	32,000	-
Revaluation of investments	223,225	(140,819)

9. Employees	2021 £	2020 £
Employment costs		
Wages and salaries	852,800	853,056
Social security costs	54,467	54,288
Other pension costs	27,991	29,591
	935,258	936,935
The average monthly number of employees during the year was:	no.	no.
Residential Care	27	28
Domestic and catering	13	14
Management and administration	6	6
Garden and maintenance	4	4
	50	52

During the year key management personnel received remuneration of £82,908 (2020: £80,768) and benefits of £nil (2020: £nil).

There were no employees whose annual remuneration was £60,000 or more. (2020 - none)

MICHAEL YOAKLEY'S CHARITY

Notes to the Financial Statements For the year ended 31 December 2021

10. Tangible fixed assets	Freehold land & buildings £	Fixtures & fittings £	Total £
Cost			
At 1 January 2021	2,891,002	175,035	3,066,037
Additions	-	34,899	34,899
At 31 December 2021	2,891,002	209,934	3,100,936
Depreciation			
At 1 January 2021	612,796	156,684	769,480
Depreciation charged in the year	-	10,450	10,450
At 31 December 2021	612,796	167,134	779,930
Net book value			
At 31 December 2021	2,278,206	42,800	2,321,006
At 31 December 2020	2,278,206	18,351	2,296,557

11. Investment properties	2021 £	2020 £
Fair value		
At 1 January 2021	827,000	827,000
Surplus / (deficit) on revaluation	32,000	-
At 31 December 2021	859,000	827,000

Investment properties of £779,000 (2020: £779,000) have been valued by Smith-Wooley & Perry, independent chartered surveyors who are regulated by the Royal Institution of Chartered Surveyors on 9 March 2020. Investment Properties of £80,000 (2020: £48,000) have been valued by the trustees, on an open market value for existing use basis.

12. Fixed asset investments	Listed securities £	Cash and settlements pending £	Total 2021 £	Total 2020 £
Market value				
At 1 January 2021	2,185,731	68,366	2,254,097	2,422,673
Additions	217,914	265,800	483,714	528,348
Disposals	(42,836)	(294,736)	(337,572)	(556,105)
Revaluations	191,225	-	191,225	(140,819)
At 31 December 2021	2,552,034	39,430	2,591,464	2,254,097

MICHAEL YOAKLEY'S CHARITY

Notes to the Financial Statements For the year ended 31 December 2021

12. Fixed asset investments (continued)

	Listed securities £	Cash and settlements pending £	Total 2021 £	Total 2020 £
<i>Investments at market value comprise:</i>				
United Kingdom	1,667,728	39,430	1,707,158	1,454,617
Overseas	884,306	-	884,306	799,480
	<u>2,552,034</u>	<u>39,430</u>	<u>2,591,464</u>	<u>2,254,097</u>

	2021 £	2020 £
<i>Asset distribution</i>		
Fixed Interest bonds	438,053	436,607
Equities and Funds	1,653,590	1,517,540
Property	114,353	-
Alternatives	298,534	231,583
Mixed Investments	47,503	-
Cash	39,431	68,367
	<u>2,591,464</u>	<u>2,254,097</u>

	2021 £	2020 £
<i>Material investments</i>		
Aegon Asset Management UK PLC	128,292	133,248
Rathbone Unit Trust Management Ethical Bond Inst Inc	134,017	139,035
Aberdeen Standard Fund Managers Ltd: Ethical Corp BD	125,076	111,726
	<u>387,385</u>	<u>384,009</u>

	2021 £	2020 £
Historical cost	<u>1,861,414</u>	<u>1,675,320</u>

13. Debtors

	2021 £	2020 £
Other debtors	12,328	13,054
Prepayments and accrued income	28,679	30,931
	<u>41,007</u>	<u>43,985</u>

MICHAEL YOAKLEY'S CHARITY

Notes to the Financial Statements

For the year ended 31 December 2021

14. Creditors: amounts falling due within one year	2021 £	2020 £
Other taxation and social security	10,310	10,455
Other creditors	27,133	28,664
Accruals and deferred income	16,728	34,432
	<u>54,171</u>	<u>73,551</u>

15. Pensions

The charity operates a defined contributions pension scheme. The assets of the scheme are held separately from those of the charity in an independently administered fund. The pension cost charge represents contributions payable by the charity to the fund and amounted to £27,991 (2020 - £29,591). Contributions totalling £5,299 (2020 - £6,654) were payable to the fund at the balance sheet date.

The charity was part of a Defined Benefit Pension Scheme which was closed to all members in 2013 and all participants were transferred to the defined contributions pension scheme above. The scheme is classified as a "last-man standing arrangement" where the charity is potentially liable for other participating employers' obligations if those employers are unable to meet their share of the scheme deficit following withdrawal of the scheme.

A full actual valuation for the scheme in total was carried out at 30 September 2020. This valuation showed assets of £800.3m, liabilities of £831.9m and a deficit of £31.6m. The following reconciliation is based on the assumption that the rate of discount is 1.18% per annum, this provision represents the amount attributed to the charity.

Present value of provision	2021 £	2020 £
Present value of provision	<u>7,187</u>	<u>33,440</u>
Reconciliation of opening and closing pension provision	2021 £	2020 £
Position at start of period	33,440	40,094
Unwinding of the discount factor (interest expenses)	80	407
Deficit contribution paid	(7,865)	(7,636)
Remeasurements - Impact of any change in assumption	(78)	575
Remeasurements - Amendments to the contributions schedule	(18,390)	-
Provision at end of period	<u>7,187</u>	<u>33,440</u>
Assumptions	2021 %	2020 %
Rate of discount	<u>1.18</u>	<u>0.27</u>

The discount rates shown above are the equivalent single discount rates which, when used to discount the future recovery plan contributions due, would give the same results as using a full AA corporate bond yield curve to discount the same recovery plan contributions.

MICHAEL YOAKLEY'S CHARITY

Notes to the Financial Statements

For the year ended 31 December 2021

16. Operating leases

At the reporting end date the charity had outstanding commitments for future minimum lease payments under non-cancellable operating leases, which fall due as follows:

	2021 £	2020 £
Within one year	1,930	1,930
Between two and five years	5,789	7,720
	<u>7,719</u>	<u>9,650</u>

17. Related party transactions

The charity used Gullands solicitors of which Blair Gullands is a senior partner. Costs during the year totalled £3,180 (2020 - £nil) and £nil (2020 - £nil) was outstanding at the year end.

The charity carried out maintenance works with M Wickenden, who is the spouse of J Wickenden a member of key management personnel. Costs for the year totalled £4,025 (2020: £nil) and £nil (2020: £nil) was outstanding at the year end.

18. Restricted funds

	Balance At 1 Jan 21 £	Income £	Expenditure £	Gains/(loss) & transfers £	Balance At 31 Dec 21 £
Current year					
Garden party fund	-	699	(699)	-	-
Equipment Fund	-	1,393	(1,393)	-	-
Almshouse alarm system	17,495	-	(17,495)	-	-
KCC Covid Grant	-	56,332	(56,332)	-	-
	<u>17,495</u>	<u>58,424</u>	<u>(75,919)</u>	<u>-</u>	<u>-</u>
Prior year					
Extraordinary Repair Fund	356,699	-	-	(356,699)	-
Equipment Fund	7,533	12,336	(19,869)	-	-
Almshouse alarm system	14,745	2,750	-	-	17,495
KCC Covid Grant	-	50,838	(50,838)	-	-
	<u>378,977</u>	<u>65,924</u>	<u>(70,707)</u>	<u>(356,699)</u>	<u>17,495</u>

Garden party fund

The fund is for donations made towards the garden party held for residents and staff as the annual Summer Garden party was unable to be held due to Covid restrictions.

Extraordinary repair fund

Now categorised as a designated fund as there were no formal restrictions on this fund.

Equipment fund

The fund is for donations made by the charity's league of friends and residents who donate money towards equipment or projects.

MICHAEL YOAKLEY'S CHARITY

Notes to the Financial Statements

For the year ended 31 December 2021

18. Restricted funds (continued)

Almshouse alarm system

The fund was for donations received specifically to a new alarm system that was installed in 2021.

KCC Covid Grant

The charity received various grants from local authorities which had to be spent on Covid-19 infection control purposes.

19. Designated funds

	Balance	New	Designations	Gains/(loss)	Balance
	At 1 Jan 21	Designations	released	& transfers	At 31 Dec 21
	£	£	£	£	£
Current year					
New Building Fund	816,339	-	-	-	816,339
Extraordinary repair fund	352,225	7,118	-	35,995	395,338
Fixed Asset Fund	688,820	52,249	(10,450)	-	730,619
Investment fund	2,228,871	155,847	(16,822)	155,230	2,523,126
	<u>4,086,255</u>	<u>215,214</u>	<u>(27,272)</u>	<u>191,225</u>	<u>4,465,422</u>
Prior year					
	Balance	New	Designations	Gains/(loss)	Balance
	At 1 Jan 20	Designations	released	& transfers	At 31 Dec 20
	£	£	£	£	£
New Building Fund	816,214	125	-	-	816,339
Extraordinary repair fund	-	-	(2,492)	354,717	352,225
Fixed Asset Fund	690,071	-	(1,251)	-	688,820
Investment fund	2,397,836	56,830	(86,958)	(138,837)	2,228,871
	<u>3,904,121</u>	<u>56,955</u>	<u>(90,701)</u>	<u>215,880</u>	<u>4,086,255</u>

Extraordinary Repair Fund

The fund is for the purpose of providing for the extraordinary repair, improvement, maintenance and rebuilding of the almshouses and other buildings of the charity.

Fixed Asset Fund

This fund represents land and buildings and related fixtures and fittings which are for charitable use.

New Building Fund

This fund represents amounts set aside for the building of the new annexe to Yoakley House.

Investment Fund

This fund represents tangible fixed assets in the form of investment properties and an investment portfolio which are used by the charity for both purposes of income generation and capital appreciation and thus do not form part of the charity's free reserves.

MICHAEL YOAKLEY'S CHARITY

Notes to the Financial Statements

For the year ended 31 December 2021

20. Analysis of net assets between funds	Endowment funds	Restricted funds	Unrestricted funds	Total 2021
Fund balances at 31 Dec 21 are represented by:	£	£	£	£
Tangible assets	1,156,528	-	1,164,478	2,321,006
Investment properties	-	-	859,000	859,000
Investments	-	-	2,591,464	2,591,464
Current assets	-	-	530,676	530,676
Creditors	-	-	(54,171)	(54,171)
Provisions	-	-	(7,187)	(7,187)
	<u>1,156,528</u>	<u>-</u>	<u>5,084,260</u>	<u>6,240,788</u>
Fund balances at 31 Dec 20 are represented by:				
Tangible assets	1,156,528	-	1,140,029	2,296,557
Investment properties	-	-	827,000	827,000
Investments	-	-	2,254,097	2,254,097
Current assets	-	17,495	448,327	465,822
Creditors	-	-	(73,551)	(73,551)
Provisions	-	-	(33,440)	(33,440)
	<u>1,156,528</u>	<u>17,495</u>	<u>4,562,462</u>	<u>5,736,485</u>

21. Contingent asset

On 1 September 2020 the charity was notified that it was entitled to an unconditional legacy of a 50% share of the balance of an Estate. The full legacy receivable is not currently quantifiable until the Estate is finalised. Interim distributions of £200k were received during the year to 31 December 2021 and a further interim distribution of £25k was notified and received post year end.

22. Contingent liability

Upon completion of the purchase of land in 2015, there is an overage clause that could materialise when building commences where a percentage of the increase in the value of land could be payable to the previous owner. The clause lasts for 30 years and is payable by the owner when building commences.

MICHAEL YOAKLEY'S CHARITY

England & Wales - Charity number 205769

Accounts

MICHAEL YOAKLEY'S CHARITY

ANNUAL REPORT AND FINANCIAL STATEMENTS

FOR THE YEAR ENDED 31 DECEMBER 2020

MICHAEL YOAKLEY'S CHARITY

LEGAL AND ADMINISTRATIVE INFORMATION

Trustees	Yoakley Care Share Limited Yoakley Care Trustee Limited <u>Directors of the corporate bodies above:</u> Peter Hermitage Beverley Aitken David Astley Michael Baker Gillian Durrant Blair Gulland Faye Hames Mark Hames
Charity number	205769
Principal office	Yoakley House Drapers Close Margate Kent CT9 4AH
Key Management personnel	Julie Wickenden, Executive Manager Tracey Huntley, Care Manager
Independent auditors	Azets Audit Services Statutory Auditors Delandale House 37 Old Dover Road Canterbury Kent CT1 3JF
Bankers	CAF Bank Ltd 25 Kings Hill Avenue Kings Hill West Malling Kent ME19 4JQ
Solicitors	Boys & Maughan 11-13 Hawley Street Margate Kent CT9 1PU
Investment Advisors	Charles Stanley & Co Ltd 43 Dudley Road Tunbridge Wells Kent TN1 1LE
Property advisors	Smith Woolley 15 Tufton Street Ashford Kent TN23 1EE

MICHAEL YOAKLEY'S CHARITY

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MICHAEL YOAKLEY'S CHARITY

TRUSTEES' REPORT FOR THE YEAR ENDED 31 DECEMBER 2020

The directors of the two trustee companies (Yoakley Care Share Limited and Yoakley Care Trustee Limited) who are set out on page 1 will be referred to as "Trustees" for the purposes of this report and the financial statements.

The Trustees present their annual report together with the audited financial statements of the charity for the year 1 January 2020 to 31 December 2020.

OBJECTIVES AND ACTIVITIES

The original objects of the charity were the provision and maintenance of almshouses for the elderly at nominal cost on Drapers Estate. This was extended, in 1980, to provide residential accommodation and care in Yoakley House.

The main objective continues to be to provide the highest quality care of the elderly, keeping residents fees and charges to a minimum using careful investment management.

The trustees have paid due regard to guidance issued by the Charity Commission in deciding what activities the charity should undertake.

In setting objectives and planning for activities, the Trustees have given due consideration to general guidance published by the charity commission relating to public benefit.

ACHIEVEMENTS AND PERFORMANCE

a. Review of Activities

SUMMARY OF CONTENTS

- a1** Statement Regarding Covid 19 (Coronavirus)
- a2** Resident, Board and Staff Matters
- a3** Inspections, Complaints and Compliments
- a4** Premises, Equipment and Grounds
- a5** Trust Properties
- a6** Finance and Investments
- a7** League of Friends
- a8** Strategic Planning
- a9** Networking
- a10** Community Activities
- a11** Conclusion

a1. STATEMENT REGARDING COVID-19 (CORONAVIRUS)

2020 saw the world affected by the global pandemic of Covid 19 brought about by the Coronavirus. First detected in China in late 2019, it quickly became apparent that it was a highly transmissible and potentially fatal disease. The first case was identified in the UK in January 2020 and the first known UK death occurred on March 5th. The detection and therefore prevention of the spread of the disease was especially difficult as some people were found to carry and transmit it whilst being asymptomatic, and in the early months, testing was not widely available.

From March onwards the government introduced various measures to try to combat the spread of the virus. The schedule of directive included:

- 23rd March - full lockdown with the directive to "stay at home" as much as possible with all schools and most shops and businesses closed;
- June - lockdown eased and schools and all shops reopened as case numbers stopped increasing although some measures such as limits on numbers of people meeting together, particularly indoors, remained in place;
- 5th November - second lockdown introduced for 4 weeks as the disease spread rapidly in the winter months with people spending more time indoors;
- 2nd December - although national lockdown was lifted, a tier system of restrictions was introduced according to the number of cases in a given area. Kent went immediately into the highest tier, essentially meaning that lockdown here continued;
- Shielding was introduced early in the pandemic for those with certain health issues meaning they were required to stay at home avoiding almost all contact with people from 23rd March to 1st August and again from 31st October through into 2021.

Although the virus impacted the whole population, it was found to be particularly dangerous to the elderly and spread rapidly in many care homes causing large numbers of fatalities. With up to 31 elderly residents in our care home and 56 in the almshouses, the key focus for the Charity became infection control and the health and wellbeing of the residents.

MICHAEL YOAKLEY'S CHARITY

TRUSTEES' REPORT FOR THE YEAR ENDED 31 DECEMBER 2020

a1. STATEMENT REGARDING COVID-19 (CORONAVIRUS) (Continued)

Management took the decision to close the care home to all visitors including its own almshouse residents on 15th March 2020, a week before the first lockdown restrictions for the entire country were introduced. This closed door policy continued throughout the year with visits only being permitted in the grounds or in the training room which was adapted firstly for distanced visiting and later with a full partition screen. The staff of the Charity intently focused on keeping themselves and residents well including increased hand washing, making full use of personal protective equipment (PPE) and antibacterial hand gel, and social distancing, as well as limiting their interactions with others outside of the home.

Throughout the year a small number of staff tested positive for the virus but took swift action by staying away from work as soon as any hint of the virus was apparent. For the whole year care home residents avoided infection until 31st December when 3 cases were identified – 1 from a hospital visit, 1 after admission from another care home and a third with the source unknown. Thankfully all made a full recovery. A couple of almshouse residents also tested positive during the year and others were unwell with suspicious symptoms prior to Covid 19 testing being widely available. They too have all made a full recovery.

The virus and the resulting restrictions impacted the Charity as follows:

- **Respite Rooms:** Short term stays became impractical as potential residents were deterred by negative news about the rapid spread of the virus in care homes and the need to be confined to their bedroom for 14 days on admission. Bookings and therefore income was significantly reduced;
- **Training Room:** Training courses could not take place as numbers of people meeting together indoors were restricted by regulation for most of the year. Income from training room hire therefore ceased;
- **Rental Income:** The property owned by the Charity in Ashford is occupied by 5 businesses. Apart from the letting agency, all suffered enforced long periods of closure. They individually negotiated rent reduction. The Board took the decision that by helping to keep their businesses viable, the Charity would retain the tenancies during a time when many commercial properties were empty;
- **Investment Income:** For a time, return on the investment portfolios was quite dramatically affected with businesses being unable to trade and dividends limited. A reduction in the income drawn from the portfolios was agreed from October;
- **Fundraising:** The opportunity to raise funds was severely restricted. Grant making trusts were under huge pressure with reduced investment income and increased demand from needy charities. Public events were forbidden for most of the year which meant that the League of Friends was unable to operate as normal. The fundraiser had been employed in 2016 primarily to raise funds for the extension of Yoakley House. With the onset of the pandemic, the raising of the capital required and increased doubt over the viability of care home beds, the Board took the decision that the role was redundant. The fundraiser left the charity's employment in June 2020;
- **Expenditure:** Expenditure on certain items increased dramatically, including on PPE, the adaptation of the premises to improve infection control, and the introduction of regular testing for staff and residents. The government issued grants to care homes to alleviate some of this cost and the Charity received a total of £51K.

It is acknowledged that with no loss of life to Covid 19, voids in both the care home and almshouses were no higher than normal and there was no loss of income in either. The introduction of newly developed vaccinations which should prevent fatality from the virus began to be rolled out in December 2020 with the elderly being top of the list to receive it.

The Board acknowledges that management acted quickly and decisively at each stage of the pandemic to minimise the impact of the virus and that the Charity weathered the Covid 19 storm well. At the end of the year the Charity retained the capital values on its investments and stands in good stead to remain viable. In addition, the Board received notification that the Charity would be in receipt of a legacy of around £250K. The charity was notified of the legacy in the year to 31 December 2020 and £150k has been received in January 2021.

The overall outcome of 2020 for the Charity is nothing short of miraculous.

MICHAEL YOAKLEY'S CHARITY

TRUSTEES' REPORT FOR THE YEAR ENDED 31 DECEMBER 2020

a2. RESIDENTS, BOARD AND STAFF MEMBERS

Residents

The Charity records, with regret, the death of the 6 residents (all non Covid 19 related). This rate is amazingly lower than in previous years despite the average age of those in residential care in Yoakley House being well over 90 and in Drapers Homes over 80. It appears that robust infection control procedures in place to prevent the spread of Covid 19 kept residents free from other ailments.

8 people became permanent residents of Yoakley House during the year. Some of the above had previously been in Yoakley House for respite care and in a few cases permanent residence followed on directly from a respite stay.

Two residents were accepted for longer term respite care (6 weeks or more) with the option for the placement becoming permanent.

The respite rooms provided care for 14 residents during the year. A few cottage residents also had short periods of respite care for a variety of reasons. The majority of these were in the first 3 months of the year prior to the first Covid 19 lockdown. A couple were in August when Covid 19 restrictions were eased and after the particular residents had undergone testing to check that they were Covid 19 negative on admission.

With Covid 19 restrictions requiring residents newly admitted to the care home to be isolated in their rooms for 14 days to ensure that they did not develop or transmit the disease, short respite care stays became impractical. The Board agreed that in the latter part of the year, respite beds be allocated to longer term temporary stays or permanent residents.

Although no residents celebrated their 100th birthday during the year, three residents who joined us in 2020 were already over or around this milestone.

5 residents (including 1 couple) moved into the almshouses. 4 former almshouse residents moved into long term care, 1 at Yoakley House and 3 at specialist EMI homes.

The Trustees and Board of Directors

The trusteeship of the Charity is held by two limited companies Yoakley Care Trustee Ltd and Yoakley Care Share Ltd, with the former trustees as directors of both companies. This allows the continued effective management of the Charity but protects individuals from personal financial liability.

The Board of Directors of the Trustee companies were:

Mr Peter Hermitage QPM (Chairman)

Mrs Beverley Aitken MBE

Mr David Astley OBE

Mr Michael Baker

Mr Blair Gulland

Mrs Gillian Durrant

Mrs Faye Hames

Mr Mark Hames

The Board met formally on 6 occasions during the year. The first of these in January 2020 was at Yoakley House. The other 5 were via the online facility Zoom as meeting in groups and non-essential travel was not permitted for much of the year. Directors were readily available to discuss issues outside of the formal board meetings. The Charity is grateful to all Directors for freely giving of their time and expertise.

Staff members

18 staff left the Charity's employment during the year, 4 staff retired and 2 moved to new jobs. Staff turnover was higher than in previous years. Restrictions imposed during the pandemic meant that for a significant part of the year, staff had to juggle their working life with their own health, Covid 19 related anxieties, and childcare/ home schooling issues. For some this proved too much, even for a few newly appointed members of staff.

Special mention must be made of Mrs Diane Lloyd who served as Tea Cook at Yoakley House for 32 years. Apart from being an excellent cook, she was cheerful, gracious and adaptable and had served the Charity through many changes, not least the complications of her final year. She had planned to retire in the March 2020 but when Covid restrictions meant that colleagues had to shield and could not work she agreed to stay on until November.

11 staff joined the Charity during 2020. Ashley Scribbins stepped up to take on the role of Head Cook in April 2020 when the previous cook had to shield from the pandemic due to health conditions. She has done an amazing job in very difficult circumstances, not least when residents had to be isolated and catered for in their rooms.

MICHAEL YOAKLEY'S CHARITY

TRUSTEES' REPORT FOR THE YEAR ENDED 31 DECEMBER 2020

a2. RESIDENTS, BOARD AND STAFF MEMBERS (Continued)

Agency staff were only requested when they could be exclusively booked to work at Yoakley to reduce the risk of virus transmission between care homes. Two agency staff who joined us in the summer of 2020 to cover staff holidays decided they would like to become members of Yoakley staff, after a period of transfer agreed with the agency, both will be joining us permanently in 2021.

Covid 19 restrictions meant that a few staff were required to "shield" due to their own health conditions making them highly susceptible to serious illness if they caught the virus. Two administrative staff were able to work from home. Three others from the care and kitchen staff had to remain at home on Covid related sick pay. Restrictions also prevented involvement by volunteers during the year although June Waller continued to support the Charity from home by arranging the church services which took place online.

The Care Manager, Mrs Tracy Huntley, is qualified in Train the Trainer courses in the mandatory subjects in which all staff must have regular updates and can deliver this training in-house to all staff: Covid 19 restrictions meant that most of the training had to be done online or via workbooks for home study.

a3. INSPECTIONS, COMPLAINTS & COMPLIMENTS

Inspections

No inspections were carried out by the Care Quality Commission (CQC) during the year. The Charity therefore retains its rating of GOOD awarded in 2018. The next inspection is not expected until 2021.

Complaints and compliments

An Adult Protection alert was raised in February 2020 by a District Nurse who visited Yoakley to treat a respite resident with a severe pressure sore. Yoakley was confident that she had the sore on arrival and it had been exacerbated by long days in the hospital on dialysis treatment during her stay here. Social Services gave guidelines on improving communication and record keeping but did not pursue further action.

A Yoakley resident raised a complaint via her family in August that staff had caused bruising on her arm and mentioned various other issues. Social Services visited to interview the resident and review her care notes. They found no case to answer.

Management regularly received compliments and cards of thanks from grateful residents and their relatives. This praise was fed into the annual Quality Assurance review produced in July by the Care Manager which incorporated questions about the home's handling of the pandemic. Relatives were generally very complimentary at the way the Charity protected and cared for residents during the pandemic.

a4. PREMISES, EQUIPMENT AND GROUNDS

Yoakley House

The work to upgrade the fuse board system following the full check of the electrical wiring in 2019 was finally completed in early summer 2020, including the required removal of asbestos.

Adaptations to the building were completed to improve infection control including:

- Replacing the dining room and foyer carpet with washable vinyl flooring;
- Repainting all the corridors with washable paint.

The main disabled access bath developed a fault which could not be rectified as the necessary part was manufactured overseas and could not be obtained due to the pandemic. A second-hand bath was purchased from our contracted supplier and installed in the second bathroom as a temporary measure. A new bath and accompanying hoist were purchased at a cost of £17K in the second half of 2020. There are now 2 full disabled baths improving infection control.

The training room was adapted by inserting a fixed Perspex screen into the existing moveable wall to create a visiting area whereby the resident could sit one side and visitors the other in complete safety without fear of virus transmission.

Early in the year the Executive Manager moved into the smaller office previously occupied by the fundraiser and the activities coordinator (on opposite shifts) so that the Care Manager and her Deputy could share a larger office. This enabled the fundraiser and the activities coordinator to have separate offices in the foyer area.

MICHAEL YOAKLEY'S CHARITY

TRUSTEES' REPORT FOR THE YEAR ENDED 31 DECEMBER 2020

a4. PREMISES, EQUIPMENT AND GROUNDS (Continued)

A programme to tile the ensuite bathrooms in Yoakley began in early 2020 but had to be postponed due to the pandemic which meant access by non-essential workers was curtailed.

Fundraising allowed the purchase of a Raizer chair (to lift residents who have fallen where the use of a hoist is not possible), a digital coffee table (like a giant ipad) for use in the care home, and a Facebook Portal for residents to keep in visual contact with relatives during lockdown.

Drapers Homes

A new warden emergency call system was purchased in 2020 following a fundraising campaign in previous years which raised a total of £32K. Unfortunately this has not yet been installed as pandemic restrictions prevented the required access of contractors to the almshouses. It is hoped that installation will take place in 2021.

The bathroom at cottage 12 was upgraded and a shower installed to replace the bath. There are now only 4 almshouses out of 48 which still have a bath with no shower (these being properties where the occupants originally declined the upgrade) so this programme is almost complete.

From July 2020, it became a legal requirement for all tenanted properties to have an electrical wiring check every 5 years. The first of these was carried out in the summer/ autumn.

The programme of replacing rotten window frames and repairing damaged front doors on the cottages continued. Routine maintenance was carried out by maintenance staff throughout the year.

The Charity continued to provide a housekeeping service to almshouse residents who require it to help to keep the properties clean and well maintained. This had to be paused for a few months when the country was in full lockdown in order to prevent any potential spread of the virus by staff between the care home and the almshouses.

Only one almshouse remained unoccupied at the end of the year. This has been allocated to a couple who have been unable to move due to the pandemic but hope to be able to do so in early 2021.

Garden and Grounds

Paul Twyman, Head Gardener, with assistant Chris Arrenberg, made the gardens look magnificent. Residents purchased a statue of a gardener as a wonderful addition to the garden from the proceeds of the bric a brac shop in the summer house.

Sadly events such as the annual garden party and the National Gardens Scheme Open Days were cancelled due to the pandemic. A couple of events were organised in the summer months whereby residents could enjoy outdoor entertainment whilst keeping their distance, including on Easter weekend and VE day, but these were not open to visitors.

a5. TRUST PROPERTIES

The Ashford properties were managed by agents Smith-Woolley. The tenancies remained the same although enforced temporary closure of some of the businesses due to the pandemic prompted request for temporary rent reductions by some of the tenants. Each application was reviewed individually.

a6. FINANCE AND INVESTMENTS

Income for the year was £1,294,022 (2019: £1,311,417). This included a grant of £50,838 towards Covid-19 infection control purposes. Total expenditure for the year amounted to £1,388,542 (2019: £1,320,635). This resulted in a deficit, before valuation adjustments of fixed assets of £94,520 against a 2019 deficit of £9,218.

The charity's balance sheet shows a positive position of £5,736,485 (2019: £5,972,399). Net current assets have decreased from £458,227 to £392,271.

The cash balance (including current asset investments which are for 90 day notice accounts) has decreased from £462,883 to £421,837 with cash used for operating activities of £171,505 and cash provided by investing activities of £130,459.

MICHAEL YOAKLEY'S CHARITY

TRUSTEES' REPORT FOR THE YEAR ENDED 31 DECEMBER 2020

a6. FINANCE AND INVESTMENTS (Continued)

INCOME

Yoakley House Fees

The basic weekly charge for Yoakley House is £658 which covers the cost of care. The charge is higher for some permanent residents with more complex needs.

Kent County Council paid a minimum of £410.78 per week for permanent residence with higher rates being achieved for some more dependent residents. Each placement represents a deficit of over £200 on the true cost of care.

The Charity signed the current DPS contract with Kent County Council which will apply until 2022, just in time to qualify for a small increase in fee rates effective from 1st April 2020. At the end of the year the charity had 8 KCC funded residents.

The inadequate funding of KCC placements means that the Charity must make up the deficit from other income in order to cover costs, with KCC funded residents effectively being treated as beneficiaries of the Charity. The Board and management made a conscious decision some years ago to take a balanced mix of privately funded and KCC funded residents into Yoakley House to ensure the Charity does not run at a loss. Applications by residents funded by KCC are considered, particularly if they come from those who have used our respite service or live in our almshouses. To qualify for KCC funding, a resident has to meet strict criteria as specified and assessed by KCC.

Income from the investment portfolio and from other services, such as the hire of the training room, usually helps to bridge this deficit. In 2020 the Charity benefited from government Covid 19 related grants to help to cover the deficit.

Respite care charges are between £700 and £850 per week, based on assessment of the individual resident's needs. The minimum charge for respite care funded by KCC was £560, which necessitates the resident paying a significant top up.

Drapers Home Maintenance Charges

The almshouse residents are the primary beneficiaries of the Charity and their charges are kept to a minimum. The Charity sets these fees taking into consideration actual maintenance costs, Local Housing Allowance rates, and the Fair Rent figures, with the aim that no resident shall be in hardship. Any almshouse resident who is experiencing financial difficulties is invited to discuss their circumstances with management.

The residents of the properties on Drapers Close (apart from number 7) are responsible for all their own bills including gas and water rates, whereas for other tenants these bills are met by the Charity.

Local Housing Allowance (LHA)

In the early part of the year the Board looked at challenging the Thanet LHA rates as they had not kept pace with local rent increases. In April 2020 significant increase in the LHA rates did occur. This gives the Charity scope to increase the Maintenance charge to almshouses as many of the almshouse residents are recipients of LHA.

Training Room Hire

There was minimal hire of the training room in 2020 as restrictions on the numbers of people able to be together indoors prevented most training courses from taking place. The room was however a godsend for both distanced visits by relatives, and for Covid 19 testing purposes.

Investment Portfolio

The Charity's investment portfolios continue to be carefully managed by Charles Stanley Investment Brokers with Mrs Katie Presland as the Charity's primary fund manager. Despite the turbulent effect of Covid 19 on markets, the main portfolio ended the year with a capital value at around £1.9 million from £2 million at the end of 2019 with the Emergency Repair Fund ending the year with a capital value of £352K from £355K at the end of 2019. The decision was taken in October to reduce income drawn down from the portfolios from £84K to £60K pa.

MICHAEL YOAKLEY'S CHARITY

TRUSTEES' REPORT FOR THE YEAR ENDED 31 DECEMBER 2020

a6. FINANCE AND INVESTMENTS (Continued)

EXPENDITURE

The careful control of expenditure is key to the future financial stability of the Charity. Conscious effort is made to keep expenditure as low as possible by monitoring costs and price comparison. The Charity continues to be dependent on fundraising to cover the cost of extraordinary items such as the purchase of new and replacement equipment. Covid 19 added to the Charity's expenditure in the following areas:

- the purchase of PPE;
- the adaptation of the training room;
- the purchase of a gazebo for relative visits;
- staffing costs when staff were isolating due to Covid 19.

Additional small payments were paid to staff throughout the year as thanks for their dedication in extreme circumstances.

National Living Wage

The largest expenditure of the Charity remains staff wages. In April 2020, the Charity completed a successful 5 year programme to increase wages in line with the National Living Wage proposals so that the lowest paid staff received £9 per hour from April 2020 (from £7ph in 2015) whilst ensuring that differentials between roles were maintained. With careful management this was achieved within budget. Some saving was made with the redundancy of the fundraiser.

Pension Fund

All staff, unless they specifically ask not to join, are now enrolled in the pension scheme under the national auto-enrolment requirements. The Charity is following national guidelines for minimum auto enrolment rates. Monthly contributions to meet the pension fund shortfall continued throughout the year at £641 per month.

Grants and Specified Donations

The Charity is extremely grateful for grants and donations for specific items totalling £8,290 during 2020 and a further £5,881 was donated by the League of Friends. General donations amounted to £14.6K.

a7. LEAGUE OF FRIENDS

The activity of the League of Friends was severely curtailed during 2020 as they were unable to facilitate the planned public events apart from the theatre evening in January. They nevertheless contributed the following from previous fundraising:

- £1,933 to replace the rotary iron;
- £3,625 for a replacement disabled bath; and
- £239 for a Facebook Portal to facilitate residents keeping in touch with their relatives during Covid 19 lockdown.

a8. STRATEGIC PLANNING

The Charity's Strategic Plan gives clarity of direction for the Board and providing a means of measuring its achievements against the Charity's aims and objectives. It includes a comprehensive risk assessment register which is reviewed at least annually.

Yoakley Annexe Project

The planned project to build a short term care annexe to Yoakley House was put on hold in 2020. Planning permission expired in January 2020, and with no significant capital having been raised towards the project, particularly from major donors, the viability of the project came into question.

As the pandemic evolved, other issues which might impact the plan became apparent:

- Many care homes suffered multiple fatalities to Covid 19;
- National news around the subject of care homes was consequently negative;
- The long term underfunding of care was again raised due to the impact of the pandemic.

Care workers were front line staff throughout the pandemic. This and low pay means that care work is less attractive as employment.

MICHAEL YOAKLEY'S CHARITY

TRUSTEES' REPORT FOR THE YEAR ENDED 31 DECEMBER 2020

a8. STRATEGIC PLANNING (Continued)

It remains to be seen how the care sector will be impacted in the coming years. The Board plans to revisit the issues of sustainability of the Charity and future developments when the immediate threat of the virus is under control and life has returned to some normality.

a9. NETWORKING

The Board maintained its connection with Thanet Clinical Commissioning Group, who provided support and advice.

Kent Integrated Care Alliance and the National Care Association continue to provide valuable information and support to the Charity's management. In 2020 this took the form of regular emails with updates on the management of the Covid 19 situation. The NCA also processes and advises on DBS checks.

Board members continued their connections with other organisations including the National Almshouse Association and the East Kent Consortium of Almshouses.

Local Schools and Youth Organisations

At the start of the year a few pupils on the International Baccalaureate Career-related Certificate (IBCC) in Health & Social Care from Dane Court Grammar School visited Yoakley House to have one to one conversation with some residents. The special needs class from Holy Trinity & St Johns Primary School also visited for a few afternoons of fun and games with the residents. These visits all stopped in March as the care home closed its doors to visitors, although the primary class did send cards and notes of encouragement to the residents. An exchange of videos with a local youth organisation called Pie Factory took place during the first lock down, which the residents enjoyed.

a10. COMMUNITY ACTIVITIES

The Summer Garden Party and National Garden Scheme Open Days were cancelled due to Covid 19 restrictions. No outings for residents were permitted. A warm summer nevertheless gave ample opportunity for residents to enjoy the beautiful gardens with social distancing. Both the Summer and Christmas fairs were cancelled as it was not permitted to allow the public on site.

A programme of activities and entertainments for the care home residents was organised by our Activities Coordinator. These had to be adapted according to the regulations in place at a given time. Sadly almshouse residents were unable to access most of these activities or to meet communally due to the Covid 19 restrictions. The Christmas Party with care home and almshouse residents together could not take place as usual however the care home residents celebrated inside whilst Santa from Margate Rotary Club attended with his sleigh to visit the almshouse residents delivering Christmas tea in a box and a small gift.

In May 2020 big celebrations had been planned nationally to commemorate the 75th anniversary of VE Day, the date of victory in Europe during World War II. The celebrations were curtailed due to the pandemic but good weather meant that residents enjoyed a distanced outdoor event with wartime songs by singer Jules and "Afternoon Tea in a Box" courtesy of The Mad Hatter Tea Rooms, Margate.

In the early part of 2020 the Charity's website was updated. This and the Facebook page proved invaluable in keeping the outside world aware of the happenings at Yoakley. A small group of residents "The Yoakley Ladies" were involved in the recording of some fun poetry which was shared online from time to time and received thousands of views internationally and excellent feedback.

Weekly services are facilitated by Ministers from a variety of denominations, encouraging the Christian ethos of the Charity's founder. In 2020 these continued with most taking place online using the Facebook Portal. The Charity is very grateful to the faithful band of ministers and pianists who voluntarily serve the residents in this way. Thanks go to volunteer June Waller who coordinates the rota of ministers and pianists.

The Broadstairs Society of Friends usually facilitate Quaker meetings for worship in the Quaker chapel but were unable to do so throughout 2020. The chapel was kindly used to provide a Christmas dinner served by Yoakley for a few almshouse residents who would otherwise have been alone on that day.

Residents and staff continue to sponsor 2 children at Kampala Children's Centre Uganda and receive regular letters, photos and updates from them.

MICHAEL YOAKLEY'S CHARITY

TRUSTEES' REPORT FOR THE YEAR ENDED 31 DECEMBER 2020

a11. CONCLUSION

This has been a traumatic year, especially for older people whose freedoms have necessarily been curtailed by the pandemic. Not being able to mix freely, receive visits from loved ones or enjoy the normality of life in their homes has tested their patience and resilience. As infection rates fall and the protection of the vaccination programme becomes more pronounced, the Charity must do two things. Firstly, balance the continued need to protect residents, staff and visitors and secondly to realise the opportunities for a less constrained way of life. This balancing act will not be easy, but the evidence of what has been achieved during the year bodes well for our ability to plan for the future. That future will necessitate close attention to the physical, psychological and spiritual wellbeing of all residents, who have done amazingly well during this difficult year.

The experiences of 2020 demonstrate the professional and focussed work of staff. They have all been significantly challenged and deserve to have praise heaped upon them. The pressures of managing home lives during the course of the pandemic and still come to work with a smile and a caring nature is to be marvelled. The need to have good networking relationships with the health sector in the face of Covid-19 has not been easy. The supply of PPE, testing facilities and clarity of policy are examples of the challenges facing the leadership team of Julie Wickenden and Tracy Huntley. Their energies have been a key factor in bringing the Charity through this period without the loss of life sadly experienced in other settings. Thanks go to Mrs Wickenden for her close attention to the financial health of the Charity as well as the extraordinary pressures of her job. To all our staff a huge thank you.

Financially the Charity has emerged from 2020 in a strong position. There remain uncertainties as we move forward. Maintaining levels of income will be less predictable than we would like but with strong reserves we do not see any problems in cash flows or our ability to maintain our services. Government has long promised reviews of the care sector and one can hope that the rhetoric generated by the pandemic turns into action that benefits the likes of Michael Yoakley's Charity. The directors who bring a wide range of experience, knowledge and skills to the Charity's work will plan on the basis that the best help will be the help we give ourselves. They are all to be acknowledged for their commitment.

The Charity exists in a complex regulated environment where health and social care is scrutinised, where finances have to be managed in a business-like fashion and where the demands of crisis seem presently unrelenting. This report demonstrates that, despite the pressures, the care home and the almshouses still combine to create a community where dignity, love and care are at the heart of our work. We will continue in the spirit of Michael Yoakley who established the Charity over 300 years ago.

FINANCIAL REVIEW

See Review of activities "a6. Finance and Investments".

a) Going concern

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

Annual surpluses, if any, are held on reserve and are accumulated to cover major items of expenditure, particularly following the quinquennial survey of buildings.

The charity's freehold property which is included in the financial statements at a net book value of £2,278,206 (2019 - £1,844,347) are currently insured for a rebuilding cost of £15.8 million.

b) Reserves policy

The Trustees have determined that the appropriate level of free reserves necessary for the efficient management of the charity should be £600,000 (2019: £600,000) i.e. approximately six months normal expenditure.

Unrestricted funds at 31 December 2020 amounted to £476,207 (2019 - £532,773).

Designated funds at 31 December 2020 amounted to £4,086,255 (2019 - £3,904,121).

Restricted funds at 31 December 2020 amounted to £17,495 (2019 - £378,977).

Endowment funds at 31 December 2020 amounted to £1,156,528 (2019 - £1,156,528).

Total funds at 31 December 2020 amounted to £5,736,485 (2019 - £5,972,399).

MICHAEL YOAKLEY'S CHARITY

TRUSTEES' REPORT FOR THE YEAR ENDED 31 DECEMBER 2020

c) Future developments

See Review of activities "a8. Strategic planning".

STRUCTURE, GOVERNANCE AND MANAGEMENT

a) Constitution

The governing instrument of the Charity is a scheme of the Charity Commission dated 9 March 1956, as amended by schemes dated 20 November 1995, and 1 September 2004 as amended by a resolution dated 1 January 2016. Michael Yoakley's Charity is registered as a charity under number 205769.

The trustees who served during the year and up to the date of signature of the financial statements were:

- Yoakley Care Share Limited;
- Yoakley Care Trustee Limited.

b) Method of appointment or election of Trustees

The management of the charity is the responsibility of the Directors of the Trustees who are elected and co-opted under the terms of the Trust deed and the companies Articles of Association.

c) Policies adopted for the induction and training of Trustees

The Directors of the Trustee companies receive the Charity Commission booklet "The Essential Trustee" and have induction meetings with the Chairman and Executive Manager.

d) Organisational structure and decision making

A company limited by guarantee (Yoakley Care Trustee Ltd) and a company limited by 1 share (Yoakley Care Share Ltd) were appointed to act as Trustees with effect from 1st January 2016. All former trustees became directors of both companies. The Trustee Boards met for formal meetings five times during the year, with other subcommittee meetings in between. Day to day management of the Charity is delegated to the Executive Manager and the Care Manager.

STRUCTURE, GOVERNANCE AND MANAGEMENT (Continued)

e) Risk management

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

f) Auditors

On 7 September 2020 Group Audit Service Limited trading as Wilkins Kennedy Audit Services changed its name to Azets Audit Services Limited. The name they practise under is Azets Audit Services and accordingly they have signed their report in their new name.

MICHAEL YOAKLEY'S CHARITY

TRUSTEES' REPORT FOR THE YEAR ENDED 31 DECEMBER 2020

TRUSTEES' RESPONSIBILITIES STATEMENT

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

The law applicable to charities in England and Wales requires the trustees to prepare financial statements for each financial year which give a true and fair view of the state of affairs of the charity and of the incoming resources and application of resources of the charity for that year.

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

- select suitable accounting policies and then apply them consistently;
- observe the methods and principles in the Charities SORP;
- make judgments and accounting estimates that are reasonable and prudent;
- prepare the financial statements on the going concern basis unless it is inappropriate to presume that the charity will continue in operation.

The trustees are responsible for keeping sufficient accounting records that disclose with reasonable accuracy at any time the financial position of the charity and enable them to ensure that the financial statements comply with the Charities Act 2011, the Charity (Accounts and Reports) Regulations 2008 and the provisions of the trust deed. They are also responsible for safeguarding the assets of the charity and hence for taking reasonable steps for the prevention and detection of fraud and other irregularities.

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

A handwritten signature in black ink, appearing to read "A. Heritage", with a horizontal line underneath.

Yoakley Care Trustee Limited
Date: 10 June 2021

MICHAEL YOAKLEY'S CHARITY

INDEPENDENT AUDITOR'S REPORT FOR THE YEAR ENDED 31 DECEMBER 2020

Opinion

We have audited the financial statements of Michael Yoakley's Charity (the 'charity') for the year ended 31 December 2020 which comprise the statement of financial activities, the balance sheet and the notes to the financial statements, including a summary of significant accounting policies. The financial reporting framework that has been applied in their preparation is applicable law and United Kingdom Accounting Standards, including Financial Reporting Standard 102 The Financial Reporting Standard applicable in the UK and Republic of Ireland (United Kingdom Generally Accepted Accounting Practice).

In our opinion, the financial statements:

- give a true and fair view of the state of the charity's affairs as at 31 December 2020 and of its incoming resources and application of resources, for the year then ended;
- have been properly prepared in accordance with United Kingdom Generally Accepted Accounting Practice; and
- have been prepared in accordance with the requirements of the Charities Act 2011.

Basis for opinion

We conducted our audit in accordance with International Standards on Auditing (UK) (ISAs (UK)) and applicable law. Our responsibilities under those standards are further described in the Auditor's responsibilities for the audit of the financial statements section of our report. We are independent of the charity in accordance with the ethical requirements that are relevant to our audit of the financial statements in the UK, including the FRC's Ethical Standard, and we have fulfilled our other ethical responsibilities in accordance with these requirements. We believe that the audit evidence we have obtained is sufficient and appropriate to provide a basis for our opinion.

Conclusions relating to going concern

In auditing the financial statements, we have concluded that the Trustee's use of the going concern basis of accounting in the preparation of the financial statements is appropriate.

Based on the work we have performed, we have not identified any material uncertainties relating to events or conditions that, individually or collectively, may cast doubt on the charity's ability to continue as a going concern for a period of at least twelve months from when the financial statements are authorised for issue.

Our responsibilities and the responsibilities of the Trustees with respect to going concern are described in the relevant sections of this report.

Other information

The trustees are responsible for the other information. The other information comprises the information included in the annual report, other than the financial statements and our auditor's report thereon. Our opinion on the financial statements does not cover the other information and we do not express any form of assurance conclusion thereon.

In connection with our audit of the financial statements, our responsibility is to read the other information and, in doing so, consider whether the other information is materially inconsistent with the financial statements or our knowledge obtained in the audit or otherwise appears to be materially misstated. If we identify such material inconsistencies or apparent material misstatements, we are required to determine whether there is a material misstatement in the financial statements or a material misstatement of the other information. If, based on the work we have performed, we conclude that there is a material misstatement of this other information, we are required to report that fact.

We have nothing to report in this regard.

MICHAEL YOAKLEY'S CHARITY

INDEPENDENT AUDITOR'S REPORT FOR THE YEAR ENDED 31 DECEMBER 2020

Matters on which we are required to report by exception

In the light of the knowledge and understanding of the charity and its environment obtained in the course of the audit, we have not identified material misstatements in the Trustee's report.

We have nothing to report in respect of the following matters in relation to which the Charities (Accounts and Reports) Regulations 2008 require us to report to you if, in our opinion:

- the information given in the financial statements is inconsistent in any material respect with the trustees' report; or
- sufficient accounting records have not been kept; or
- the financial statements are not in agreement with the accounting records; or
- we have not received all the information and explanations we require for our audit.

Responsibilities of trustees

As explained more fully in the statement of trustees' responsibilities, the trustees are responsible for the preparation of the financial statements and for being satisfied that they give a true and fair view, and for such internal control as the trustees determine is necessary to enable the preparation of financial statements that are free from material misstatement, whether due to fraud or error.

In preparing the financial statements, the trustees are responsible for assessing the charity's ability to continue as a going concern, disclosing, as applicable, matters related to going concern and using the going concern basis of accounting unless the trustees either intend to cease operations, or have no realistic alternative but to do so.

Auditor's responsibilities for the audit of the financial statements

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

Our objectives are to obtain reasonable assurance about whether the financial statements as a whole are free from material misstatement, whether due to fraud or error, and to issue an auditor's report that includes our opinion. Reasonable assurance is a high level of assurance, but is not a guarantee that an audit conducted in accordance with ISAs (UK) will always detect a material misstatement when it exists. Misstatements can arise from fraud or error and are considered material if, individually or in the aggregate, they could reasonably be expected to influence the economic decisions of users taken on the basis of these financial statements.

A further description of our responsibilities for the audit of the financial statements is located on the Financial Reporting Council's website at: <http://www.frc.org.uk/auditorsresponsibilities>. This description forms part of our auditor's report.

Other matter

Your attention is drawn to the fact that the charity has prepared financial statements in accordance with "Accounting and Reporting by Charities: Statement of Recommended Practice applicable to charities preparing their accounts in accordance with the Financial Reporting Standard applicable in the UK and Republic of Ireland (FRS 102)" (as amended) in preference to the Accounting and Reporting by Charities: Statement of Recommended Practice issued on 1 April 2005 which is referred to in the extant regulations but has now been withdrawn.

This has been done in order for the financial statements to provide a true and fair view in accordance with Generally Accepted Accounting Practice effective for reporting periods beginning on or after 1 January 2016.

MICHAEL YOAKLEY'S CHARITY

INDEPENDENT AUDITOR'S REPORT FOR THE YEAR ENDED 31 DECEMBER 2020

Use of our report

This report is made solely to the charity's trustees, as a body, in accordance with part 4 of the Charities (Accounts and Reports) Regulations 2008. Our audit work has been undertaken so that we might state to the charity's trustees those matters we are required to state to them in an auditors' report and for no other purpose. To the fullest extent permitted by law, we do not accept or assume responsibility to anyone other than the charity and the charity's trustees as a body, for our audit work, for this report, or for the opinions we have formed.

Azets Audit Services

M Wilkes (Senior Statutory Auditor)

Azets Audit Services
Delandale House
37 Old Dover Road
Canterbury
Kent
CT1 3JF

Date: 17 June 2021

Azets Audit Services are eligible to act as auditors under section 1212 of the Companies Act 2006.

MICHAEL YOAKLEY'S CHARITY

STATEMENT OF FINANCIAL ACTIVITIES INCLUDING INCOME AND EXPENDITURE ACCOUNT FOR THE YEAR ENDED 31 DECEMBER 2020

	Notes	Unrestricted funds 2020 £	Restricted funds 2020 £	Endowment funds 2020 £	Total 2020 £	Total 2019 £
Income and endowments from:						
Donations and legacies:						
Donations and legacies	2	11,425	15,086	-	26,511	34,547
KCC Covid Grant	18	-	50,838	-	50,838	-
Charitable activities	3	1,093,741	-	-	1,093,741	1,116,323
Investments	4	118,975	-	-	118,975	151,423
Other income		3,957	-	-	3,957	9,124
Total income		1,228,098	65,924	-	1,294,022	1,311,417
Expenditure on:						
Raising funds	5	31,976	-	-	31,976	39,427
Charitable activities	6	1,285,859	70,707	-	1,356,566	1,281,208
Total Expenditure		1,317,835	70,707	-	1,388,542	1,320,635
Net income/(expenditure)		(89,737)	(4,783)	-	(94,520)	(9,218)
Transfers between funds	18	356,699	(356,699)	-	-	-
Other recognised gains/(losses)						
Gains/(losses) on revaluation of fixed assets	8	(140,819)	-	-	(140,819)	280,353
Actuarial (loss)/gain on defined benefit pension schemes		(575)	-	-	(575)	8,183
Net movement in funds		125,568	(361,482)	-	(235,914)	279,318
Reconciliation on funds:						
Total funds brought forward		4,436,894	378,977	1,156,528	5,972,399	5,693,081
Total funds carried forward		4,562,462	17,495	1,156,528	5,736,485	5,972,399

The statement of financial activities includes all gains and losses recognised in the year.

All income and expenditure derive from continuing activities.

MICHAEL YOAKLEY'S CHARITY

COMPARATIVE STATEMENT OF FINANCIAL ACTIVITIES INCLUDING INCOME AND EXPENDITURE ACCOUNT FOR THE YEAR ENDED 31 DECEMBER 2020

	Notes	Unrestricted funds 2019 £	Restricted funds 2019 £	Endowment funds 2019 £	Total 2019 £
Income and endowments from:					
Donations and legacies	2	3,609	30,938	-	34,547
Charitable activities	3	1,116,323	-	-	1,116,323
Investments	4	140,187	11,236	-	151,423
Other income		9,124	-	-	9,124
Total income		1,269,243	42,174	-	1,311,417
Expenditure on:					
Raising funds	5	37,020	2,407	-	39,427
Charitable activities	6	1,261,875	19,333	-	1,281,208
Total Expenditure		1,298,895	21,740	-	1,320,635
Net income/(expenditure)		(29,652)	20,434	-	(9,218)
Transfers between funds		-	-	-	-
Other recognised gains/(losses)					
Gains/(losses) on revaluation of fixed assets	8	236,156	44,197	-	280,353
Actuarial (loss)/gain on defined benefit pension schemes		8,183	-	-	8,183
Net movement in funds		214,687	64,631	-	279,318
Reconciliation on funds:					
Total funds brought forward		4,221,645	314,908	1,156,528	5,693,081
Total funds carried forward		4,436,332	379,539	1,156,528	5,972,399

The statement of financial activities includes all gains and losses recognised in the year.

All income and expenditure derive from continuing activities.

MICHAEL YOAKLEY'S CHARITY

BALANCE SHEET

AS AT 31 DECEMBER 2020

	Notes	2020 £	2020 £	2019 £	2019 £
Fixed assets					
Tangible assets	10		2,296,557		2,304,593
Investment properties	11		827,000		827,000
Investments	12		2,254,097		2,422,673
			5,377,654		5,554,266
Current assets					
Investments - 90 day notice account		101,887		101,661	
Debtors	13	43,985		41,400	
Cash at bank and in hand		319,950		361,222	
		465,822		504,283	
Creditors: amounts falling due within one year	14	(73,551)		(46,056)	
Net current assets			392,271		458,227
Total assets less current liabilities			5,769,925		6,012,493
Provision for liabilities	15		(33,440)		(40,094)
Net assets			5,736,485		5,972,399
Capital funds					
Endowment funds	18		1,156,528		1,156,528
Income funds					
Restricted funds	18		17,495		378,977
<u>Unrestricted funds</u>					
Designated funds	18	4,086,255		3,904,121	
General unrestricted fund	18	509,647		572,867	
Pension reserve	18	(33,440)		(40,094)	
			4,562,462		4,436,894
	19		5,736,485		5,972,399

The financial statements were approved by the Trustees on 10 June 2021.

For the Mitage

Yoakley Care Trustee Limited
Trustee

MICHAEL YOAKLEY'S CHARITY

STATEMENT OF CASH FLOWS FOR THE YEAR ENDED 31 DECEMBER 2020

	2020 £	2020 £	2019 £	2019 £
Cash flows from operating activities				
Net income/(expenditure) for the reporting period (as per the statement of financial activities)	(94,520)		(9,218)	
Adjustments for:				
Depreciation	1,251		1,351	
Previously capitalised professional costs expensed	24,135			
Investment management fee	16,273		16,532	
Dividends, interest and rents from investments	(118,975)		(151,423)	
(Increase)/decrease in debtors	(2,585)		(20,701)	
Increase in creditors	10,145		4,270	
(Decrease) in provisions	(7,229)		(6,800)	
Net cash used in operating activities		(171,505)		(165,989)
Cash flows from investing activities				
Dividends, interest and rents from properties	130,459		156,283	
Purchase of tangible fixed assets	-		(888)	
Net cash provided by investing activities		130,459		155,395
Change in cash and cash equivalents in the reporting period		(41,046)		(10,594)
Cash and cash equivalents at the beginning of the reporting period		462,883		473,477
Cash and cash equivalents at the end of the reporting period		421,837		462,883
Cash and cash equivalents:				
Investments - 90 day notice account		101,887		101,661
Cash at bank and in hand		319,950		361,222
		421,837		462,883

MICHAEL YOAKLEY'S CHARITY

NOTES TO THE FINANCIAL STATEMENTS FOR THE YEAR ENDED 31 DECEMBER 2020

1. Accounting policies

1.1 Accounting convention

The financial statements have been prepared to give a 'true and fair' view and have departed from the Charities (Accounts and Reports) Regulations 2008 only to the extent required to provide a 'true and fair' view. This departure has involved following the Charities SORP (FRS 102) published on 16 July 2014 rather than the Accounting and Reporting by Charities: Statement of Recommended Practice effective from 1 April 2005 which has since been withdrawn.

The financial statements have been prepared under the historical cost convention with items recognised at cost or transaction value unless otherwise stated in the relevant notes to these accounts. The financial statements have been prepared in accordance with the Statement of Recommended Practice: Accounting and Reporting by Charities preparing their accounts in accordance with the Financial Reporting Standard applicable in the UK and Republic of Ireland (FRS 102) issued on 16 July 2014 and Financial Reporting Standard applicable in the United Kingdom and Republic of Ireland (FRS 102) and Charities Act 2011.

The financial statements are prepared in sterling, which is the functional currency of the charity. Monetary amounts in these financial statements are rounded to the nearest £.

Michael Yoakley's Charity constitutes a public benefit entity as defined by FRS 102 amended by Bulletin 1.

The financial statements have been prepared under the historical cost convention, modified to include the revaluation of freehold properties and to include investment properties and certain financial instruments at fair value. The principal accounting policies adopted are set out below.

1.2 Going concern

At the time of approving the financial statements, the trustees have a reasonable expectation that the charity has adequate resources to continue in operational existence for the foreseeable future. Thus the trustees continue to adopt the going concern basis of accounting in preparing the financial statements.

The impact of Covid-19 on the charity has been documented in the Trustees Report on pages 1 to 2. Due to the robust measures put in place by Trustees and management, the Trustees do not believe that the Covid-19 pandemic will have an impact on the going concern of the charity.

1.3 Charitable funds

Unrestricted funds are available for use at the discretion of the trustees in furtherance of their charitable objectives unless the funds have been designated for other purposes.

Restricted funds are subject to specific conditions by donors as to how they may be used. The purposes and uses of the restricted funds are set out in the notes to the financial statements.

Endowment funds are subject to specific conditions by donors that the capital must be maintained by the charity.

1.4 Income

Income is recognised when the charity is legally entitled to it after any performance conditions have been met, the amounts can be measured reliably, and it is probable that income will be received.

Cash donations are recognised on receipt. Other donations are recognised once the charity has been notified of the donation, unless performance conditions require deferral of the amount. Income tax recoverable in relation to donations received under Gift Aid or deeds of covenant is recognised at the time of the donation.

Legacies are recognised on receipt or otherwise if the charity has been notified of an impending distribution, the amount is known, and receipt is expected. If the amount is not known, the legacy is treated as a contingent asset.

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

MICHAEL YOAKLEY'S CHARITY

NOTES TO THE FINANCIAL STATEMENTS FOR THE YEAR ENDED 31 DECEMBER 2020

1.5 Expenditure

Expenditure is recognised once there is a legal or constructive obligation to transfer economic benefit to a third party, it is probable that a transfer of economic benefits will be required in settlement and the amount of the obligation can be measured reliably. Expenditure is classified by activity. The costs of each activity are made up of the total of direct costs and shared costs, including support costs involved in undertaking each activity. Direct costs attributable to a single activity are allocated directly to that activity. Shared costs which contribute to more than one activity and support costs which are not attributable to a single activity are apportioned between those activities on a basis consistent with the use of resources. Central staff costs are allocated on the basis of time spent, and depreciation charges allocated on the portion of the asset's use. All expenditure is inclusive of irrecoverable VAT.

Costs of generating funds are costs incurred in attracting voluntary income, and those incurred in trading activities that raise funds.

Support costs are those costs incurred directly in support of expenditure on the objects of the charity and include project management carried out at Headquarters. Governance costs are those incurred in connection with administration of the charity and compliance with constitutional and statutory requirements.

Charitable activities and Governance costs are costs incurred on the charity's educational operations, including support costs and costs relating to the governance of the charity apportioned to charitable activities.

1.6 Tangible fixed assets

Tangible fixed assets are initially measured at cost and subsequently measured at cost or valuation, net of depreciation and any impairment losses. All assets costing more than £5,000 are capitalised.

Depreciation is recognised so as to write off the cost or valuation of assets less their residual values over their useful lives on the following bases:

Freehold Property - 2% straight line

Fixture and fittings - 20% straight line

The gain or loss arising on the disposal of an asset is determined as the difference between the sale proceeds and the carrying value of the asset, and is recognised in net income/(expenditure) for the year.

1.7 Investment properties

Investment property, which is property held to earn rentals and/or for capital appreciation, is initially recognised at cost, which includes the purchase cost and any directly attributable expenditure. Subsequently it is measured at fair value at the reporting end date. The surplus or deficit on revaluation is recognised in profit or loss.

1.8 Financial instruments

The charity only has financial assets and financial liabilities of a kind that qualify as basic financial instruments. Basic financial instruments are initially recognised at transaction value and subsequently measured at their settlement value.

Financial assets

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

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

Current asset investments includes short term liquid investments with a maturity of more than three months.

Financial liabilities

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

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

Provisions are measured at the best estimate of the amounts required to settle the obligation. Where the effect of the time value of money is material, the provision is based on the present value of those amounts, discounted at the pre-tax discount rate that reflects the risks specific to the liability. The unwinding of the discount is recognised within interest payable and similar charges.

MICHAEL YOAKLEY'S CHARITY

NOTES TO THE FINANCIAL STATEMENTS FOR THE YEAR ENDED 31 DECEMBER 2020

1.9 Pensions

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

The charity operated a defined benefits pension scheme which was transferred in full to the defined contribution scheme above. There was, however, a shortfall on the scheme and payments are being made over a period of ten years to cover the deficit. The liability in the financial statements represents the amount due and is adjusted each year for changes in the actuarial valuation. Interest on the remaining balance is charged on an annual basis.

1.10 Fund accounting

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

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

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

1.11 Tax

The charity is an exempt charity within the meaning of schedule 3 of the Charities Act 2011 and is considered to pass the tests set out in Paragraph 1 Schedule 6 of the Finance Act 2010 and therefore it meets the definition of a charitable company for UK corporation tax purposes.

1.12 Leases

Rentals payable under operating leases, including any lease incentives received, are charged as an expense on a straight line basis over the term of the relevant lease.

1.13 Critical accounting estimated and areas of judgment

Estimates and judgments are continually evaluated and are based on historical experience and other factors, including expectations of future events that are believed to be reasonable under the circumstances.

The charity makes estimates and assumptions concerning the future. The resulting accounting estimates and assumptions will, by definition, seldom equal the related actual results. The estimates and assumptions that have a significant risk of causing a material adjustment to the carrying amounts of assets and liabilities within the next financial year are discussed below.

Useful economic lives of tangible assets

The annual depreciation charge for tangible fixed assets is sensitive to changes in the estimated useful economic lives and residual values of the assets. The useful economic lives and residual values are reassessed annually. They are amended when necessary to reflect current estimates based on economic utilisation and the physical condition of the assets.

Defined Benefit Pension Scheme

The present value of the defined benefit liability depends on a number of factors that are determined on an actuarial basis using a variety of assumptions. The assumptions used in determining the net cost (income) for pensions include the discount rate. Any changes in these assumptions will impact the carrying amount of the pension liability.

Investment Properties

Investment Properties are measured at fair value at the Balance Sheet date. The fair values are assessed annually by the trustees. As part of this process the trustees take advice from Chartered Surveyors valuations.

MICHAEL YOAKLEY'S CHARITY

NOTES TO THE FINANCIAL STATEMENTS FOR THE YEAR ENDED 31 DECEMBER 2020

2. Donations and legacies	Unrestricted funds 2020 £	Restricted funds 2020 £	Total 2020 £	Total 2019 £
Donations and gifts	11,425	15,086	26,511	34,547
	11,425	15,086	26,511	34,547
3. Charitable activities	Unrestricted funds 2020 £	Restricted funds 2020 £	Total 2020 £	Total 2019 £
Residential Care	835,927	-	835,927	857,813
Sheltered Housing	257,814	-	257,814	258,510
	1,093,741	-	1,093,741	1,116,323
4. Investments	Unrestricted funds 2020 £	Restricted funds 2020 £	Total 2020 £	Total 2019 £
Rental income	50,659	-	50,659	70,675
Income from listed investments	66,515	-	66,515	79,137
Interest receivable	1,801	-	1,801	1,611
	118,975	-	118,975	151,423
5. Raising funds	Unrestricted funds 2020 £	Restricted funds 2020 £	Total 2020 £	Total 2019 £
Fundraising - Wages and Salaries	13,338	-	13,338	18,230
Professional fees	2,365	-	2,365	4,665
Investment management costs	16,273	-	16,273	16,532
	31,976	-	31,976	39,427

MICHAEL YOAKLEY'S CHARITY

NOTES TO THE FINANCIAL STATEMENTS FOR THE YEAR ENDED 31 DECEMBER 2020

6. Charitable activities	Residential Care 2020 £	Sheltered Housing 2020 £	Total 2020 £	Total 2019 £
Activities undertaken directly				
Wages and salaries	689,287	60,210	749,497	734,972
Agency workers	27,478	-	27,478	23,445
Depreciation and impairment	1,251	-	1,251	1,351
Professional fees for new Annexe	24,135	-	24,135	-
Provisions and welfare	68,431	884	69,315	69,812
Household sundries	20,016	-	20,016	21,095
Light, heat and water	52,023	34,138	86,161	78,887
Rates and council tax	1,564	-	1,564	1,503
Insurance	10,039	5,834	15,873	16,403
Medical	16,479	-	16,479	9,357
Equipment repair and renewals	31,094	17,717	48,811	35,044
Building maintenance	35,670	34,327	69,997	68,982
Maintenance of grounds	4,580	4,293	8,873	14,908
Total	982,047	157,403	1,139,450	1,075,759
Support costs				
Wages and salaries	118,148	55,952	174,100	164,421
Professional and agent fees	3,271	723	3,994	3,821
Office expenses	9,699	-	9,699	7,930
Staff uniforms and training	6,946	-	6,946	4,012
Subscriptions	10,684	-	10,684	9,708
Sundry expenses	1,540	290	1,830	2,937
Advertising	3,136	-	3,136	5,969
Interest expense on defined benefit pension	407	-	407	742
Governance costs:				
Audit fees	6,320	-	6,320	5,380
Trustees Meeting	-	-	-	529
Total	160,151	56,965	217,116	205,449
Total	1,142,198	214,368	1,356,566	1,281,208

All direct costs are expensed directly to the activities that they relate when identifiable.

Support costs are expensed directly to the activities that they relate when identifiable. Other support and Governance costs are treated as relating to the Residential Care as this relates to the majority of time spent and resources.

MICHAEL YOAKLEY'S CHARITY

NOTES TO THE FINANCIAL STATEMENTS FOR THE YEAR ENDED 31 DECEMBER 2020

7. Trustees

None of the trustees (or any persons connected with them) received any remuneration, re-imbursements or benefits from the charity during the year.

8. Net gains/(losses) on investments

	Total 2020 £	Total 2019 £
Revaluation of:		
Investment Portfolio	140,819	260,353
Investment Properties	-	20,000
	140,819	280,353
Revaluation of investments	140,819	280,353

9. Employees

Number of employees

The average monthly number of employees during the year was:

	2020 no.	2019 no.
Residential Care	28	30
Domestic and catering	14	15
Management and administration	6	7
Garden and maintenance	4	4
	52	56
	52	56

Employment costs

	2020 £	2019 £
Wages and salaries	853,056	834,985
Social security costs	54,288	52,875
Other pension costs	29,591	29,763
	936,935	917,623
	936,935	917,623

During the year key management personnel received remuneration of £80,768 (2019: £74,576) and benefits of £nil (2019: £nil).

There were no employees whose annual remuneration was £60,000 or more. (2019 - none)

MICHAEL YOAKLEY'S CHARITY

NOTES TO THE FINANCIAL STATEMENTS FOR THE YEAR ENDED 31 DECEMBER 2020

10. Tangible fixed assets	Freehold land & buildings £	Assets under construction £	Fixtures & fittings £	Total £
Cost				
At 1 January 2020	2,474,955	457,994	139,873	3,072,822
Additions	-	-	17,350	17,350
Reclassification	416,047	(433,859)	17,812	-
Disposals	-	(24,135)	-	(24,135)
At 31 December 2020	2,891,002	-	175,035	3,066,037
Depreciation				
At 1 January 2020	630,608	-	137,621	768,229
Depreciation charged in the year	-	-	1,251	1,251
Reclassification	(17,812)	-	17,812	-
At 31 December 2020	612,796	-	156,684	769,480
Net book value				
At 31 December 2020	2,278,206	-	18,351	2,296,557
At 31 December 2019	<u>1,844,347</u>	<u>457,994</u>	<u>2,252</u>	<u>2,304,593</u>

11. Investment properties	£
Fair value	
At 1 January 2020	827,000
Surplus / (deficit) on revaluation	-
At 31 December 2020	827,000

The 2020 valuations were made by the trustees, on an open market value for existing use basis.

12. Fixed asset investments	Listed securities £	Cash and settlements pending £	Total 2020 £	Total 2019 £
Market value				
At 1 January 2020	2,361,039	61,634	2,422,673	2,183,712
Additions	213,671	314,677	528,348	411,537
Disposals	(248,161)	(307,944)	(556,105)	(432,929)
Revaluations	(140,819)	-	(140,819)	260,353
At 31 December 2019	2,185,730	68,367	2,254,097	2,422,673
<i>Investments at market value comprise:</i>				
United Kingdom	1,417,420	68,367	1,485,787	1,623,193
Overseas	768,310	-	768,310	799,480
	2,185,730	68,367	2,254,097	2,422,673

MICHAEL YOAKLEY'S CHARITY

NOTES TO THE FINANCIAL STATEMENTS FOR THE YEAR ENDED 31 DECEMBER 2020

12. Fixed asset investments (continued)

	2020 £	2019
<i>Asset distribution</i>		
Fixed Interest bonds	436,607	415,068
Equities and Funds	1,517,540	1,774,648
Alternatives	231,583	171,323
Cash	68,367	61,634
	2,254,097	2,422,673
	2020 £	2019 £
<i>Material investments</i>		
Kames Capital PLC Ethical Corp Bond B Instl Inc Nav	-	126,888
Aegon Asset Management UK PLC	133,248	-
Rathbone Unit Trust Management Ethical Bond Inst Inc	139,035	132,366
Aberdeen Standard Fund Managers Ltd: Ethical Corp BD	111,726	105,732
	384,009	364,986

13. Debtors

	2020 £	2019 £
Other debtors	13,054	22,747
Prepayments and accrued income	30,931	18,653
	43,985	41,400

14. Creditors: amounts falling due within one year

	2020 £	2019 £
Other taxation and social security	10,455	14,519
Other creditors	28,663	24,355
Accruals and deferred income	34,433	7,182
	73,551	46,056

15. Pensions

The charity operates a defined contributions pension scheme. The assets of the scheme are held separately from those of the charity in an independently administered fund. The pension cost charge represents contributions payable by the charity to the fund and amounted to £33,625 (2019 - £40,156). Contributions totalling £6,654 (2019 - £6,405) were payable to the fund at the balance sheet date.

The charity was part of a Defined Benefit Pension Scheme which was closed to all members in 2013 and all participants were transferred to the defined contributions pension scheme above. The scheme is classified as a "last-man standing arrangement" where the charity is potentially liable for other participating employers' obligations if those employers are unable to meet their share of the scheme deficit following withdrawal of the scheme.

MICHAEL YOAKLEY'S CHARITY

NOTES TO THE FINANCIAL STATEMENTS FOR THE YEAR ENDED 31 DECEMBER 2020

15. Pensions (continued)

A full actual valuation for the scheme in total was carried out at 30 September 2017. This valuation showed assets of £795m, liabilities of £926m and a deficit of £132m. The following reconciliation is based on the assumption that the rate of discount is 0.27% per annum, this provision represents the amount attributed to the charity.

Reconciliation of opening and closing pension provision

	2020 £	2019 £
Position at start of period	40,094	55,077
Unwinding of the discount factor (interest expenses)	407	742
Deficit contribution paid	(7,636)	(7,542)
Remeasurements - Impact of any change in assumption	575	780
Remeasurements - Amendments to the contributions schedule	-	(8,963)
	33,440	40,094

16. Operating leases

At the reporting end date the charity had outstanding commitments for future minimum lease payments under non-cancellable operating leases, which fall due as follows:

	2020 £	2019 £
Within one year	1,930	1,930
Between two and five years	7,720	7,720
In over five years	-	1,930
	9,650	11,580

17. Related party transaction

The charity used Gullands solicitors of which Blair Gullands is a senior partner. Costs during the year totalled £nil (2019 - £360) and £nil (2019 - £nil) was outstanding at the year end.

MICHAEL YOAKLEY'S CHARITY

NOTES TO THE FINANCIAL STATEMENTS FOR THE YEAR ENDED 31 DECEMBER 2020

18. Statement of funds	Balance at 01 Jan 20	Income	Expenditure	New Designations	Designations released	Gains / (losses)	Transfers	Balance at 31 Dec 20
	£	£	£	£	£	£	£	£
CURRENT YEAR								
Endowment fund								
Permanent Endowment fund	1,156,528	-	-	-	-	-	-	1,156,528
	1,156,528	-	-	-	-	-	-	1,156,528
Restricted funds								
Extraordinary Repair Fund	356,699	-	-	-	-	-	(356,699)	-
Equipment Fund	7,533	12,336	(19,869)	-	-	-	-	-
Almshouse alarm system	14,745	2,750	-	-	-	-	-	17,495
KCC Covid Grant	-	50,838	(50,838)	-	-	-	-	-
	378,977	65,924	(70,707)	-	-	-	(356,699)	17,495
Designated funds								
New Building Fund	816,214	-	-	125	-	-	-	816,339
Extraordinary Repair Fund	-	-	-	-	(2,492)	(1,982)	356,699	352,225
Fixed Asset Fund	690,071	-	-	-	(1,251)	-	-	688,820
Investment Fund	2,397,836	-	-	56,830	(86,958)	(138,837)	-	2,228,871
	3,904,121	-	-	56,955	(90,701)	(140,819)	356,699	4,086,255
Unrestricted funds								
General Unrestricted Fund	572,867	1,228,098	(1,317,428)	(56,955)	90,701	-	(7,636)	509,647
Pension Reserve	(40,094)	-	(407)	-	-	(575)	7,636	(33,440)
	532,773	1,228,098	(1,317,835)	(56,955)	90,701	(575)	-	476,207
	5,972,399	1,294,022	(1,388,542)	-	-	(141,394)	-	5,736,485

MICHAEL YOAKLEY'S CHARITY

NOTES TO THE FINANCIAL STATEMENTS FOR THE YEAR ENDED 31 DECEMBER 2020

18. Statement of funds (continued)	Balance at 01 Jan 19 £	Income £	Expenditure £	New Designations £	Designations released £	Gains / (losses) £	Transfers £	Balance at 31 Dec 19 £
PRIOR YEAR								
Endowment fund								
Permanent Endowment fund	1,156,528	-	-	-	-	-	-	1,156,528
	1,156,528	-	-	-	-	-	-	1,156,528
Restricted funds								
Extraordinary repair fund	314,908	-	(2,406)	-	-	44,197	-	356,699
Equipment Fund	-	8,833	(1,300)	-	-	-	-	7,533
Almshouse alarm system	-	18,218	(3,473)	-	-	-	-	14,745
	314,908	27,051	(7,179)	-	-	44,197	-	378,977
Designated funds								
New Building Fund	812,327	-	-	3,887	-	-	-	816,214
Fixed Asset Fund	691,422	-	-	-	(1,351)	-	-	690,071
Investment Fund	2,175,805	-	-	-	(14,124)	236,155	-	2,397,836
	3,679,554	-	-	3,887	(15,475)	236,155	-	3,904,121
Unrestricted funds								
General unrestricted fund	597,168	1,276,824	(1,312,713)	(3,887)	15,475	-	-	572,867
Pension reserve	(55,077)	7,542	(743)	-	-	8,184	-	(40,094)
	542,091	1,284,366	(1,313,456)	(3,887)	15,475	8,184	-	532,773
	5,693,081	1,311,417	(1,320,635)	-	-	288,536	-	5,972,399

MICHAEL YOAKLEY'S CHARITY

NOTES TO THE FINANCIAL STATEMENTS FOR THE YEAR ENDED 31 DECEMBER 2020

18. Statement of funds (continued)

Endowment funds

Permanent Endowment Fund

The endowment fund represents the original buildings of the charity, together with subsequent increases and decreases and cannot be expended.

Restricted funds

Extraordinary Repair Fund

Now categorised as a designated fund as there were no formal restrictions on this fund.

Equipment fund

The fund is for donations made by the charity's league of friends and residents who donate money towards equipment or projects.

Almshouse alarm system

The fund is for donations received specifically to a new alarm system. This is expected to be installed in early 2021.

KCC Covid Grant

The charity received various grants from local authorities which had to be spent on Covid-19 infection control purposes.

Designated funds

Extraordinary Repair Fund

The fund is for the purpose of providing for the extraordinary repair, improvement, maintenance and rebuilding of the almshouses and other buildings of the charity.

Fixed Asset Fund

This fund represents land and buildings and related fixtures and fittings which are for charitable use.

New Building Fund

This fund represents amounts set aside for the building of the new annexe to Yoakley House.

Investment Fund

This fund represents tangible fixed assets in the form of investment properties and an investment portfolio which are used by the charity for both purposes of income generation and capital appreciation and thus do not form part of the charity's free reserves.

Unrestricted funds

General unrestricted fund

The unrestricted fund can be applied to any purposes for which Michael Yoakley's Charity was established. All regular items of income and expenditure relating to the running of this charity pass through this fund.

Pension reserve

This fund relates to the shortfall in the defined benefit pension scheme.

MICHAEL YOAKLEY'S CHARITY

NOTES TO THE FINANCIAL STATEMENTS FOR THE YEAR ENDED 31 DECEMBER 2020

19. Analysis of net assets between funds	Endowment funds	Restricted funds	Unrestricted funds	Total 2020
	£	£	£	£
Fund balances at 31 Dec 20 are represented by:				
Tangible assets	1,156,528	-	1,140,029	2,296,557
Investment properties	-	-	827,000	827,000
Investments	-	-	2,254,097	2,254,097
Current asset investments	-	-	101,887	101,887
Debtors	-	14,964	29,021	43,985
Cash at bank and in hand	-	2,531	317,419	319,950
Creditors	-	-	(73,551)	(73,551)
Provisions	-	-	(33,440)	(33,440)
	1,156,528	17,495	4,562,462	5,736,485
	Endowment funds	Restricted funds	Unrestricted funds	Total 2019
	£	£	£	£
Fund balances at 31 Dec 19 are represented by:				
Tangible assets	1,156,528	-	1,148,065	2,304,593
Investment properties	-	-	827,000	827,000
Investments	-	355,535	2,067,138	2,422,673
Current asset investments	-	-	101,661	101,661
Debtors	-	-	41,400	41,400
Cash at bank and in hand	-	23,442	337,780	361,222
Creditors	-	-	(46,056)	(46,056)
Provisions	-	-	(40,094)	(40,094)
	1,156,528	378,977	4,436,894	5,972,399

20. Contingent asset

On 1 September 2020 the charity was notified that it was entitled to an unconditional legacy of a 50% share of the balance of an Estate. The full legacy receivable is not currently quantifiable until the Estate is finalised. An interim distribution of £150k has been received post year end.

21. Contingent liability

Upon completion of the purchase of land in 2015, there is an overage clause that could materialise when building commences where a percentage of the increase in the value of land could be payable to the previous owner. The clause lasts for 30 years and is payable by the owner when building commences. Planning permission was granted in January 2017 but any liability cannot be specified although it should not yet exceed £100,000.

22. Post Balance Sheet Event

Subsequent to the period end, governments in Europe, China, the UK continue to take unprecedented measures to suppress the spread of Covid-19. The Trustees have assessed the operational and financial impact on the charity in the Trustees' Annual Report on pages 1 and 2 and in the going concern statement at note 1.2.