THE UNITED CHARITIES

England & Wales · Charity number 206136

Details

Other names	BROMSGROVE UNITED CHARITIES
Status	Registered
Legal form	Other
Registered	1971-06-04
Register	View on the Charity Commission register

Contact

Address	Clerk To Bromsgrove Bromsgrove United Charities Phebe Bell Court 10 The Flats Bromsgrove WORCESTE
Phone	01527876792
Email	bucharities@aol.com

Activities

Objects: SEE CONSTITUENTS

Activities: Sheltered Accomodationfor the Elderly in bromsgrove

Classification

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

Geography

- **Area of benefit:** BROMSGROVE
- Worcestershire

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Finances

Period end	Income	Expenditure	Assets	Employees
2025-12-31	£334,445	£449,327	-	-
2024-12-31	£333,227	£457,362	-	-
2023-12-31	£329,296	£331,915	-	-
2022-12-31	£275,637	£309,896	-	-
2021-12-31	£235,354	£210,265	-	-
2020-12-31	£253,618	£233,371	-	-

Trustees

Name	Role	Appointed
MARK BISHOP	Chair	
BRIDGET ANN WEAVING		2014-11-25
John Grundy		2022-05-26
LAURA HODGES		
PAUL ROWAN		2015-11-17
Rev Janet Hatton		2023-05-18
Rev RAY KHAN		2015-11-17

Linked charities

- JOSEPH MARTIN (206136-26)
- RICHARDSONS POOR WIDOWS TRUST (206136-27)
- JOSEPH SALTER (206136-28)
- MARY ANN ELIZABETH FOWLER (206136-29)
- REVEREND THOMAS WARREN (206136-30)
- THE CONSOLIDATED CHARITIES (206136-38)

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THE UNITED CHARITIES

England & Wales - Charity number 206136

Accounts

REGISTERED CHARITY NUMBER: 206136

Report of the Trustees and

Unaudited Financial Statements for the Year Ended 31 December 2025

for

Bromsgrove United Charities

Kenneth Morris Limited
1 Aston Court
Bromsgrove Technology Park
Bromsgrove
Worcestershire
B60 3AL

Bromsgrove United Charities

Contents of the Financial Statements
for the Year Ended 31 December 2025

	Page
Report of the Trustees	1 to 3
Independent Examiner's Report	4
Statement of Financial Activities	5
Balance Sheet	6 to 7
Notes to the Financial Statements	8 to 16
Detailed Statement of Financial Activities	17 to 18

Bromsgrove United Charities

Report of the Trustees
for the Year Ended 31 December 2025

The trustees present their report with the financial statements of the charity for the year ended 31 December 2025. The trustees have adopted the provisions of Accounting and Reporting by Charities: Statement of Recommended Practice applicable to charities preparing their accounts in accordance with the Financial Reporting Standard applicable in the UK and Republic of Ireland (FRS 102) (effective 1 January 2019).

OBJECTIVES AND ACTIVITIES

Objectives and aims

The focus of our activities remains the provision of social housing, the management and letting of lands belonging to the charity and the payments of relief in need. The trustees confirm that there have been no changes in the policies adopted by them to achieve the objects of the charity during the year.

In planning our activities for the year we kept in mind the Charity Commission's guidance on public benefit. The Charity provides a public benefit by alleviating the burden on the community and the local authority by providing warden care to the needy at low rents.

Volunteers

The Charity is dependent on the services of the trustees who receive no remuneration or benefits for their services.

ACHIEVEMENTS AND PERFORMANCE

The trustees consider that the performance of the charity this year has been satisfactory and they confirm that assets are available and adequate to fulfil the obligations of the charity.

Occupancy of the accommodation has been satisfactory with void rents of £8,824 (2024-£2,217).

As well as routine maintenance continuing during the year, at Kathleen Field Court, kitchens have been refurbished and electrics updated, the boiler was also replaced. At Phebe Bell Court, the electrics have been updated and the internal areas redecorated. At both properties' repairs highlighted by the inspection reports have been attended to.

Churchfields Road has remained an investment property and been fully occupied during the year.

FINANCIAL REVIEW

Investment policy and objectives

The trustee's investment objective is that the real value of the assets be maintained, and enhanced over the longer term. The trustees receive regular reports on the state of its portfolio, and consider the performance to be satisfactory for the year.

Reserves policy

The policy of the charity is to hold accumulated reserves to provide capital for investment, which in turn provides income to meet costs as they arise, such as major repair costs. The Charity tries to maintain a break-even situation annually.

Void Rents:

During the year the charity suffered void rents amounting to £8,824 (2024 £2,217) whilst properties were empty.

STRUCTURE, GOVERNANCE AND MANAGEMENT

Governing document

The charity is controlled by its governing document, a deed of trust and constitutes an unincorporated charity.

Its full objects are defined therein. The charity does not actively fund raise.

A copy of the trust deed can be obtained from the treasurer at the registered office shown on page 2.

The trustees confirm that there have been no changes in the policies adopted by them to achieve the objects of the charity during the year.

STRUCTURE, GOVERNANCE AND MANAGEMENT

Recruitment and appointment of new trustees

The trustees are appointed by the Board of Trustees. The trust deed provides for a body of nine competent persons, being two ex-officio trustees, three nominated trustees and four co-opted trustees. The trustees have quarterly meetings at which a quorum of four trustees must be present, to agree the broad strategy and areas of activity for the trust, including consideration of grant making, investment, reserves and risk management policies and performance. The day to day administration is delegated to the treasurer and the clerk to the trustees.

Organisational structure

The trustees delegate the day to day running of the charity to the Treasurer and the Clerk to the Trustees, Lisa Siembab. Certain minor repair items are then delegated to the Wardens. Major items are referred to the Trustees.

Bishop Hall's Charity for the Needy

In March 2002, Bromsgrove United Charities took over the assets and income of Bishop Hall's Charity for the Needy and it is now administered under the terms and conditions of the Trust Deed of Bromsgrove United Charities.

Induction and training of new trustees

The board keeps the skill requirements for the trustee body under review and in the event that a trustee permanently retires or additional new trustees are required, the board will endeavour to recruit suitable new trustees. The induction process for any newly appointed trustee comprises an initial meeting, followed by a short meeting(s) to provide a brief history of the trust, copy of committee minutes, copies of prior years annual reports and accounts, a copy of the governing trust deed and a copy of the Charity Commission's guidance for trustees.

REFERENCE AND ADMINISTRATIVE DETAILS

Registered Charity number

206136

Principal address

Phebe Bell Court
10 The Flats
Sidemoor
Bromsgrove
Worcestershire
B61 8LF

Trustees

M Bishop Chairman
L Hodges Vice Chairman
B Weaving Trustee
R Khan Trustee
P Rowan Trustee
J Grundy Trustee
J Hatton Trustee

The board of trustees are authorised to appoint new trustees to fill vacancies arising through resignation or death of an existing trustee. Under the trust deed the body of trustees shall consist of nine competent persons when complete.

REFERENCE AND ADMINISTRATIVE DETAILS

Independent Examiner
Kenneth Morris Limited
1 Aston Court
Bromsgrove Technology Park
Bromsgrove
Worcestershire
B60 3AL

Bankers
Barclays Bank PLC
Worcester High Street
Leicester
LE87 2BB

Solicitors
Hallmark Whatley Hulme
3 Sansome Place
Worcester
WR1 1UQ

EVENTS SINCE THE END OF THE YEAR

Information relating to events since the end of the year is given in the notes to the financial statements.

DONATIONS

Donations totalling £9,500 (2024 £5,500) were received this year.

Approved by order of the board of trustees on 21 May 2026 and signed on its behalf by:

M Bishop - Trustee

Independent Examiner's Report to the Trustees of
Bromsgrove United Charities

Independent examiner's report to the trustees of Bromsgrove United Charities
I report to the charity trustees on my examination of the accounts of Bromsgrove United Charities (the Trust) for the year ended 31 December 2025.

Responsibilities and basis of report
As the charity trustees of the Trust you are responsible for the preparation of the accounts in accordance with the requirements of the Charities Act 2011 ('the Act').

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

Independent examiner's statement
Since your charity's gross income exceeded £250,000 your examiner must be a member of a listed body. I can confirm that I am qualified to undertake the examination because I am a member of the Institute of Chartered Accountants in England and Wales, which is one of the listed bodies.

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

1. accounting records were not kept in respect of the Trust as required by Section 130 of the Act; or
2. the accounts do not accord with those records; or
3. the accounts do not comply with the applicable requirements concerning the form and content of accounts set out in the Charities (Accounts and Reports) Regulations 2008 other than any requirement that the accounts give a true and fair view which is not a matter considered as part of an independent examination.

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

Kenneth Morris Limited

Kenneth Morris Limited
1 Aston Court
Bromsgrove Technology Park
Bromsgrove
Worcestershire
B60 3AL

21 May 2026

Bromsgrove United Charities

Statement of Financial Activities
for the Year Ended 31 December 2025

	Notes	Unrestricted funds £	Restricted funds £	2025 Total funds £	2024 Total funds £
INCOME AND ENDOWMENTS FROM					
Donations and legacies		9,500	-	9,500	5,500
Charitable activities	3				
Housing Activities		288,302	-	288,302	288,729
Investment income	2	36,643	-	36,643	38,998
Total		334,445	-	334,445	333,227
EXPENDITURE ON					
Charitable activities	4				
Housing Activities		427,035	-	427,035	438,586
Other	7	22,292	-	22,292	18,776
Total		449,327	-	449,327	457,362
Net gains/(losses) on investments		(49,025)	-	(49,025)	42,648
NET INCOME/(EXPENDITURE)		(163,907)	-	(163,907)	(81,487)
RECONCILIATION OF FUNDS					
Total funds brought forward		1,581,446	-	1,581,446	1,662,933
TOTAL FUNDS CARRIED FORWARD		1,417,539	-	1,417,539	1,581,446

The notes form part of these financial statements

Bromsgrove United Charities

Balance Sheet
31 December 2025

	Notes	Unrestricted funds £	Restricted funds £	2025 Total funds £	2024 Total funds £
FIXED ASSETS					
Tangible assets	10	796,907	-	796,907	811,893
Investments	11	1,276,292	-	1,276,292	1,325,316
		2,073,199	-	2,073,199	2,137,209
CURRENT ASSETS					
Debtors	12	2,638	-	2,638	8,793
Cash at bank		61,928	-	61,928	146,420
		64,566	-	64,566	155,213
CREDITORS					
Amounts falling due within one year	13	(43,345)	-	(43,345)	(30,001)
NET CURRENT ASSETS		21,221	-	21,221	125,212
TOTAL ASSETS LESS CURRENT LIABILITIES		2,094,420	-	2,094,420	2,262,421
CREDITORS					
Amounts falling due after more than one year	14	(88,123)	-	(88,123)	(89,614)
ACCRUALS AND DEFERRED INCOME	17	(588,758)	-	(588,758)	(591,361)
NET ASSETS		1,417,539	-	1,417,539	1,581,446

The notes form part of these financial statements

continued...

Balance Sheet - continued
31 December 2025

FUNDS	18		
Unrestricted funds:			
General fund		861,323	927,317
Land & Buildings		105,511	116,677
Cyclical Maintenance Fund		67,806	116,214
Extraordinary Repair Fund		382,899	421,238
		1,417,539	1,581,446
TOTAL FUNDS		1,417,539	1,581,446

The financial statements were approved by the Board of Trustees and authorised for issue on 21 May 2026 and were signed on its behalf by:

MARK A BISHOP

Trustee

RAJMAN KHAN

Trustee

JOHN GRUNDY

Trustee

The notes form part of these financial statements

1. ACCOUNTING POLICIES

Basis of preparing the financial statements
The financial statements of the charity, which is a public benefit entity under FRS 102, have been prepared in accordance with the Charities SORP (FRS 102) 'Accounting and Reporting by Charities: Statement of Recommended Practice applicable to charities preparing their accounts in accordance with the Financial Reporting Standard applicable in the UK and Republic of Ireland (FRS 102) (effective 1 January 2019)', Financial Reporting Standard 102 'The Financial Reporting Standard applicable in the UK and Republic of Ireland' and the Charities Act 2011. The financial statements have been prepared under the historical cost convention, with the exception of investments which are included at market value, as modified by the revaluation of certain assets.

The format of these financial statements has been revised to comply with the Registered Social Landlords General Determination 2006 and the statement of accounting requirements for registered social landlords contained therein, and in accordance with the SORP: accounting by registered social housing providers 2014.

Financial reporting standard 102 - reduced disclosure exemptions
The charity has taken advantage of the following disclosure exemption in preparing these financial statements, as permitted by FRS 102 'The Financial Reporting Standard applicable in the UK and Republic of Ireland':

- the requirements of Section 7 Statement of Cash Flows.

Income
All income is recognised in the Statement of Financial Activities once the charity has entitlement to the funds, it is probable that the income will be received and the amount can be measured reliably.

Expenditure
Liabilities are recognised as expenditure as soon as there is a legal or constructive obligation committing the charity to that expenditure, 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 accounted for on an accruals basis and has been classified under headings that aggregate all cost related to the category. Where costs cannot be directly attributed to particular headings they have been allocated to activities on a basis consistent with the use of resources.

Grants offered subject to conditions which have not been met at the year end date are noted as a commitment but not accrued as expenditure.

Tangible fixed assets
Depreciation is provided at the following annual rates in order to write off the costs less estimated residual value of each asset over its estimated useful life :

Freehold Property	- 2% on cost
Fixtures & Fittings	- 15% on reducing balance

Land is not depreciated

Taxation
The charity is exempt from tax on its charitable activities.

Fund accounting
Unrestricted funds can be used in accordance with the charitable objectives at the discretion of the trustees.

Restricted funds can only be used for particular restricted purposes within the objects of the charity. Restrictions arise when specified by the donor or when funds are raised for particular restricted purposes.

Further explanation of the nature and purpose of each fund is included in the notes to the financial statements.

continued...

1. ACCOUNTING POLICIES - continued

Pension costs and other post-retirement benefits
The charity operates a defined contribution pension scheme. Contributions payable to the charity's pension scheme are charged to the Statement of Financial Activities in the period to which they relate.

Investments
Investments are stated at market value at the balance sheet date as provided by the investment broker. The Statement of Financial Activities includes the net gains and losses arising on revaluations and disposals throughout the year.

Extraordinary maintenance costs and reserves
The charity has established a regular programme of cyclical repairs and maintenance in accordance with the trust deed of the charity. Repairs are charged to the revenue account in the year in which they are incurred. The reserve represents the amounts set aside for cyclical and extraordinary maintenance.

2. INVESTMENT INCOME

	2025	2024
	£	£
Rents received - net of costs	11,249	9,227
Dividend income	22,845	22,245
COIF deposit account income	2,082	6,152
Deposit account interest	467	1,374
	36,643	38,998

3. INCOME FROM CHARITABLE ACTIVITIES

	Activity	2025	2024
		£	£
Social Housing Letting	Housing Activities	288,302	288,729

4. CHARITABLE ACTIVITIES COSTS

	Direct Costs	Grant funding of activities (see note 5)	Support costs (see note 6)	Totals
	£	£	£	£
Housing Activities	373,843	2,650	50,542	427,035

continued...

5. GRANTS PAYABLE

	2025	2024
	£	£
Relief in Need	2,650	4,000

6. SUPPORT COSTS

	Management	Governance costs	Totals
	£	£	£
Housing Activities	42,790	7,752	50,542

	2025	2024
	£	£
Clerk to the trustees	35,072	28,927
Pension	3,125	3,024
Treasurer's honorarium	4,593	4,419
	42,790	36,370

7. OTHER

	2025	2024
	£	£
Depreciation	13,011	13,225
Interest payable and similar charges	9,281	9,457
Support costs	50,542	44,280
	72,834	66,962

continued...

8. TRUSTEES' REMUNERATION AND BENEFITS

There were no trustees' remuneration or other benefits for the year ended 31 December 2025 nor for the year ended 31 December 2024.

Trustees' expenses

There were no trustees' expenses paid for the year ended 31 December 2025 nor for the year ended 31 December 2024.

9. STAFF COSTS

	2025	2024
	£	£
Wages and salaries	91,350	88,907
Other pension costs	3,972	3,589
	95,322	92,496

The average monthly number of employees during the year was as follows:

	2025	2024
Full time	2	2
Part time	5	5
Administrative - full time	1	1
Administrative - part time	1	1
	9	9

No employees received emoluments in excess of £60,000.

10. TANGIBLE FIXED ASSETS

	Freehold property - PBC	Freehold Property - KFC	Fixtures and fittings	Totals
	£	£	£	£
COST				
At 1 January 2025	636,961	611,715	50,477	1,299,153
Additions	-	-	629	629
At 31 December 2025	636,961	611,715	51,106	1,299,782
DEPRECIATION				
At 1 January 2025	75,517	372,937	38,806	487,260
Charge for year	2,011	11,759	1,845	15,615
At 31 December 2025	77,528	384,696	40,651	502,875
NET BOOK VALUE				
At 31 December 2025	559,433	227,019	10,455	796,907
At 31 December 2024	561,444	238,778	11,671	811,893

continued...

10. TANGIBLE FIXED ASSETS - continued

Included in cost or valuation of land and buildings is freehold land, of £560,200 (2024 - £560,200)

The charity owns certain freehold land and property in the Bromsgrove area. The land consists of :- (a) Land understood to comprise 3.777 acres at Bournheath which is tenanted (b) Kathleen Field Court comprising 19 self-contained units fronting to Churchfields Road, Bromsgrove together with 42 Churchfields Road, Bromsgrove. (c) Land which is understood to comprise 1.2 acres known as Phebe Bell Court, comprising 24 flats and 1 house at The Flats, Sidemoor, Bromsgrove. Deeds are not available for inspection in respect of certain properties referred to above, the only evidence of title consists of Orders of the Charity Commission including those dated 1st August 1982, which vested the title of Bromsgrove Consolidated Charities in the Official Custodian dated 25th April 1899, which described the property which at that date was vested in the Official Custodian in the schedule thereto, and the Order of Scheme.

11. FIXED ASSET INVESTMENTS

	Unlisted investments £
MARKET VALUE	
At 1 January 2025	1,325,316
Revaluations	(49,024)
At 31 December 2025	1,276,292
NET BOOK VALUE	
At 31 December 2025	1,276,292
At 31 December 2024	1,325,316

There were no fixed asset investments outside the UK.

Cost or valuation at 31 December 2025 is represented by:

	Unlisted investments £
Valuation in 2021	515,802
Valuation in 2022	(138,853)
Valuation in 2023	120,482
Valuation in 2024	42,648
Valuation in 2025	(49,024)
Cost	785,237
	1,276,292

continued...

11. FIXED ASSET INVESTMENTS - continued

If fixed asset investments had not been revalued they would have been included at the following historical cost:

	2025	2024
	£	£
Cost	785,237	785,237

Fixed asset investments were valued on an open market basis on 31 December 2025 by CCLA Investment Management Limited.

At the year end the above investment comprised 1,949.61 (2024 1,949.61) COIF Accumulation Shares and 40,270.30 COIF income shares (2024 40,270.30).

12. DEBTORS: AMOUNTS FALLING DUE WITHIN ONE YEAR

	2025	2024
	£	£
Prepayments and accrued income	2,638	8,793

13. CREDITORS: AMOUNTS FALLING DUE WITHIN ONE YEAR

	2025	2024
	£	£
Taxation and social security	-	1,071
Other creditors	43,345	28,930
	43,345	30,001

14. CREDITORS: AMOUNTS FALLING DUE AFTER MORE THAN ONE YEAR

	2025	2024
	£	£
Bank loans (see note 15)	88,123	89,614

15. LOANS

An analysis of the maturity of loans is given below:

	2025	2024
	£	£
Amounts falling due in more than five years:		
Repayable by instalments:		
Bank loans more than 5 years by instalment	88,123	89,614

continued...

16. SECURED DEBTS

The following secured debts are included within creditors:

	2025	2024
	£	£
Bank loans	88,123	89,614

The loan is secured by a first legal charge over the properties concerned. The title deeds and documents are held by The Royal Bank of Scotland as administrators to Orchardbrook Limited (the lender) or by solicitors to Orchardbrook Limited's order.

17. ACCRUALS AND DEFERRED INCOME

	2025	2024
	£	£
Housing Association grant	588,758	591,361

18. MOVEMENT IN FUNDS

	At 1.1.25	Net movement in funds	Transfers between funds	At 31.12.25
	£	£	£	£
Unrestricted funds				
General fund	927,317	(5,394)	(60,600)	861,323
Land & Buildings	116,677	(11,166)	-	105,511
Cyclical Maintenance Fund	116,214	(86,008)	37,600	67,806
Extraordinary Repair Fund	421,238	(61,339)	23,000	382,899
	1,581,446	(163,907)	-	1,417,539
TOTAL FUNDS	1,581,446	(163,907)	-	1,417,539

Net movement in funds, included in the above are as follows:

	Incoming resources	Resources expended	Gains and losses	Movement in funds
	£	£	£	£
Unrestricted funds				
General fund	324,945	(291,220)	(39,119)	(5,394)
Land & Buildings	-	(11,166)	-	(11,166)
Cyclical Maintenance Fund	9,500	(92,368)	(3,140)	(86,008)
Extraordinary Repair Fund	-	(54,573)	(6,766)	(61,339)
	334,445	(449,327)	(49,025)	(163,907)
TOTAL FUNDS	334,445	(449,327)	(49,025)	(163,907)

continued...

18. MOVEMENT IN FUNDS - continued

Comparatives for movement in funds

	At 1.1.24 £	Net movement in funds £	Transfers between funds £	At 31.12.24 £
Unrestricted funds				
General fund	906,040	80,377	(59,100)	927,317
Land & Buildings	127,844	(11,167)	-	116,677
Cyclical Maintenance Fund	218,162	(138,548)	36,600	116,214
Extraordinary Repair Fund	410,887	(12,149)	22,500	421,238
	1,662,933	(81,487)	-	1,581,446
TOTAL FUNDS	1,662,933	(81,487)	-	1,581,446

Comparative net movement in funds, included in the above are as follows:

	Incoming resources £	Resources expended £	Gains and losses £	Movement in funds £
Unrestricted funds				
General fund	323,881	(261,557)	18,053	80,377
Land & Buildings	(1)	(11,166)	-	(11,167)
Cyclical Maintenance Fund	9,347	(155,692)	7,797	(138,548)
Extraordinary Repair Fund	-	(28,947)	16,798	(12,149)
	333,227	(457,362)	42,648	(81,487)
TOTAL FUNDS	333,227	(457,362)	42,648	(81,487)

A current year 12 months and prior year 12 months combined position is as follows:

	At 1.1.24 £	Net movement in funds £	Transfers between funds £	At 31.12.25 £
Unrestricted funds				
General fund	906,040	74,983	(119,700)	861,323
Land & Buildings	127,844	(22,333)	-	105,511
Cyclical Maintenance Fund	218,162	(224,556)	74,200	67,806
Extraordinary Repair Fund	410,887	(73,488)	45,500	382,899
	1,662,933	(245,394)	-	1,417,539
TOTAL FUNDS	1,662,933	(245,394)	-	1,417,539

continued...

18. MOVEMENT IN FUNDS - continued

A current year 12 months and prior year 12 months combined net movement in funds, included in the above are as follows:

	Incoming resources £	Resources expended £	Gains and losses £	Movement in funds £
Unrestricted funds				
General fund	648,826	(552,777)	(21,066)	74,983
Land & Buildings	(1)	(22,332)	-	(22,333)
Cyclical Maintenance Fund	18,847	(248,060)	4,657	(224,556)
Extraordinary Repair Fund	-	(83,520)	10,032	(73,488)
	667,672	(906,689)	(6,377)	(245,394)
TOTAL FUNDS	667,672	(906,689)	(6,377)	(245,394)

19. CONTINGENT LIABILITIES

There were no known material contingent liabilities at the year end.

20. CAPITAL COMMITMENTS

	2025 £	2024 £
Contracted but not provided for in the financial statements	22,500	17,700

21. RELATED PARTY DISCLOSURES

There were no related party transactions for the year ended 31 December 2025.

22. POST BALANCE SHEET EVENTS

There were no known material post balance sheet events.

Detailed Statement of Financial Activities for the year ended 31st December 2025		**PHEBE BELL COURT** 2025	2024	**KATHLEEN FIELD COURT** 2025	2024	**TOTALS** 2025	2024
Incoming Resources from charitable activities							
Residents Contributions		173,714	177,499	114,588	111,230	288,302	288,729
Donations		9,500	5,500	-	-	9,500	5,500
Dividends		-	-	22,845	22,245	22,845	22,245
Deposit account interest		119	388	348	986	467	1,374
COIF Interest		-	-	2,082	6,152	2,082	6,152
Sundry Income		-	-	-	-	-	-
Net rental income	Guest rooms etc	150	25	-	-	150	25
	42 Churchfields Road	-	-	10,814	8,848	10,814	8,848
	Other	-	71	284	284	284	353
		183,483	183,483	150,960	149,745	334,443	333,227
Charitable Activities							
Wages		28,159	30,757	28,966	29,789	57,125	60,546
Rates and water		7,037	7,028	5,812	4,284	12,850	11,312
Insurance		3,837	3,381	2,066	2,254	5,903	5,635
Light and heat		18,036	21,719	18,748	22,864	36,785	44,583
Relief in Need - Donations		-	-	2,650	2,200	2,650	2,200
Relief in Need - Poor Widows		-	-	-	1,800	-	1,800
Clerk to the Trustees		19,099	15,975	19,099	15,975	38,198	31,951
Honorarium		2,297	2,210	2,297	2,210	4,593	4,419
Telephone & postage		5,015	3,687	999	1,592	6,013	5,279
Subscriptions		1,268	1,027	293		1,561	1,027
Sundry expenses		3,133	3,565	2,311	1,053	5,444	4,618
Amenity Treats & Christmas		1,718	1,209	771	687	2,488	1,896
Alarm system maintenance		7,946	6,495	5,616	4,084	13,563	10,578
Property repairs & maintenance		107,492	145,440	103,451	77,334	210,943	222,774
Cleaning & window cleaner		5,695	5,358	3,369	3,456	9,064	8,814
Garden upkeep		7,553	5,354	4,551	3,985	12,104	9,339
		218,285	253,204	200,997	173,566	419,283	426,770
Carried Forward		(34,802)	(69,721)	(50,037)	(23,821)	(84,839)	(93,543)

Bromsgrove United Charities

Detailed Statement of Financial Activities (cont)

for the year ended 31st December 2025

		PHEBE BELL COURT		KATHLEEN FIELD COURT		TOTALS	
		2025	2024	2025	2024	2025	2024
Brought forward		(34,802)	(69,721)	(50,037)	(23,821)	(84,839)	(93,543)
Governance Costs							
Professional fees		3,474	2,040	-	1,760	3,474	3,800
Auditors' remuneration		-	-	-		-	-
Accountancy Fees		1,704	1,632	1,938	1,860	3,642	3,492
Payroll charges		318	309	318	309	636	618
		5,496	3,981	2,256	3,929	7,752	7,910
Other resources expended							
Depreciation of tangible fixed assets		2,898	3,055	10,113	10,170	13,011	13,225
Loss on disposal of assets		-	-	-	-	-	-
Bank charges		156	-	15	202	171	202
Loan interest		9,110	9,255	-	-	9,110	9,255
		12,164	12,310	10,128	10,372	22,291	22,682
Profit/(loss) on sale of investments		-	-	-	-	-	-
NET INCOMING/(OUTGOING) RESOURCES		**(52,462)**	**(86,012)**	**(62,421)**	**(38,123)**	**(114,883)**	**(124,135)**
Profit/(loss) on							
Investment valuation changes	COIF - ERF	(3,866)	9,249	(2,900)	7,549	(6,766)	16,798
	COIF -CMF	(769)	4,134	(2,371)	3,663	(3,140)	7,797
	General	(19,559)	9,027	(19,559)	9,027	(39,119)	18,053
		(24,194)	22,410	(24,830)	20,239	(49,025)	42,648
NET MOVEMENT IN FUNDS		**(76,656)**	**(63,603)**	**(87,251)**	**(17,885)**	**(163,907)**	**(81,487)**

THE UNITED CHARITIES

England & Wales - Charity number 206136

Accounts

REGISTERED CHARITY NUMBER: 206136

Report of the Trustees and

Unaudited Financial Statements for the Year Ended 31 December 2024

for

Bromsgrove United Charities

Kenneth Morris Limited
1 Aston Court
Bromsgrove Technology Park
Bromsgrove
Worcestershire
B60 3AL

Bromsgrove United Charities

Contents of the Financial Statements
for the Year Ended 31 December 2024

	Page
Report of the Trustees	1 to 3
Independent Examiner's Report	4
Statement of Financial Activities	5
Balance Sheet	6 to 7
Notes to the Financial Statements	8 to 16
Detailed Statement of Financial Activities	17 to 18

Bromsgrove United Charities

Report of the Trustees
for the Year Ended 31 December 2024

The trustees present their report with the financial statements of the charity for the year ended 31 December 2024. The trustees have adopted the provisions of Accounting and Reporting by Charities: Statement of Recommended Practice applicable to charities preparing their accounts in accordance with the Financial Reporting Standard applicable in the UK and Republic of Ireland (FRS 102) (effective 1 January 2019).

OBJECTIVES AND ACTIVITIES

Objectives and aims

The focus of our activities remains the provision of social housing, the management and letting of lands belonging to the charity and the payments of relief in need. The trustees confirm that there have been no changes in the policies adopted by them to achieve the objects of the charity during the year.

In planning our activities for the year we kept in mind the Charity Commission's guidance on public benefit. The Charity provides a public benefit by alleviating the burden on the community and the local authority by providing warden care to the needy at low rents.

Volunteers

The Charity is dependent on the services of the trustees who receive no remuneration or benefits for their services.

ACHIEVEMENT AND PERFORMANCE

The trustees consider that the performance of the charity this year has been satisfactory and they confirm that assets are available and adequate to fulfil the obligations of the charity.

Occupancy of the accommodation has been good with void rents of only £2,217.

As well as routine maintenance continuing during the year, at Kathleen Field Court, kitchens have been refurbished and electrics updated. At Phebe Bell Court, kitchens have continued to be replaced as well as the lift being changed over to digital and bathroom refurbishments to flat 16. Also, the boilers at Phebe Bell Court were replaced in the year. Fire risk improvements have also been made to both properties.

42 Churchfields Road has remained an investment property and been fully occupied during the year.

FINANCIAL REVIEW

Investment policy and objectives

The trustee's investment objective is that the real value of the assets be maintained, and enhanced over the longer term. The trustees receive regular reports on the state of its portfolio, and consider the performance to be satisfactory for the year.

Reserves policy

The policy of the charity is to hold accumulated reserves to provide capital for investment, which in turn provides income to meet costs as they arise, such as major repair costs. The Charity tries to maintain a break-even situation annually.

Void Rents:

During the year the charity suffered void rents amounting to £2,217 (2023 - £3,985) whilst properties were empty.

STRUCTURE, GOVERNANCE AND MANAGEMENT

Governing document

The charity is controlled by its governing document, a deed of trust and constitutes an unincorporated charity.

Its full objects are defined therein. The charity does not actively fund raise.

A copy of the trust deed can be obtained from the treasurer at the registered office shown on page 2.

The trustees confirm that there have been no changes in the policies adopted by them to achieve the objects of the charity during the year.

STRUCTURE, GOVERNANCE AND MANAGEMENT

Recruitment and appointment of new trustees

The trustees are appointed by the Board of Trustees. The trust deed provides for a body of nine competent persons, being two ex-officio trustees, three nominated trustees and four co-opted trustees. The trustees have quarterly meetings at which a quorum of four trustees must be present, to agree the broad strategy and areas of activity for the trust, including consideration of grant making, investment, reserves and risk management policies and performance. The day to day administration is delegated to the treasurer and the clerk to the trustees.

Organisational structure

The trustees delegate the day to day running of the charity to the Treasurer and the Clerk to the Trustees, Lisa Siembab. Certain minor repair items are then delegated to the Wardens. Major items are referred to the Trustees.

Bishop Hall's Charity for the Needy

In March 2002, Bromsgrove United Charities took over the assets and income of Bishop Hall's Charity for the Needy and it is now administered under the terms and conditions of the Trust Deed of Bromsgrove United Charities.

Induction and training of new trustees

The board keeps the skill requirements for the trustee body under review and in the event that a trustee permanently retires or additional new trustees are required, the board will endeavour to recruit suitable new trustees. The induction process for any newly appointed trustee comprises an initial meeting, followed by a short meeting(s) to provide a brief history of the trust, copy of committee minutes, copies of prior years annual reports and accounts, a copy of the governing trust deed and a copy of the Charity Commission's guidance for trustees.

REFERENCE AND ADMINISTRATIVE DETAILS

Registered Charity number

206136

Principal address

Phebe Bell Court
10 The Flats
Sidemoor
Bromsgrove
Worcestershire
B61 8LF

Trustees

M Bishop Chairman
L Hodges Vice Chairman
B Weaving Trustee
R Khan Trustee
P Rowan Trustee
J Grundy Trustee
Rev J Hatton Trustee

The board of trustees are authorised to appoint new trustees to fill vacancies arising through resignation or death of an existing trustee. Under the trust deed the body of trustees shall consist of nine competent persons when complete.

REFERENCE AND ADMINISTRATIVE DETAILS

Independent Examiner
Kenneth Morris Limited
1 Aston Court
Bromsgrove Technology Park
Bromsgrove
Worcestershire
B60 3AL

Bankers
Barclays Bank PLC
Worcester High Street
Leicester
LE87 2BB

Solicitors
Hallmark Whatley Hulme
3 Sansome Place
Worcester
WR1 1UQ

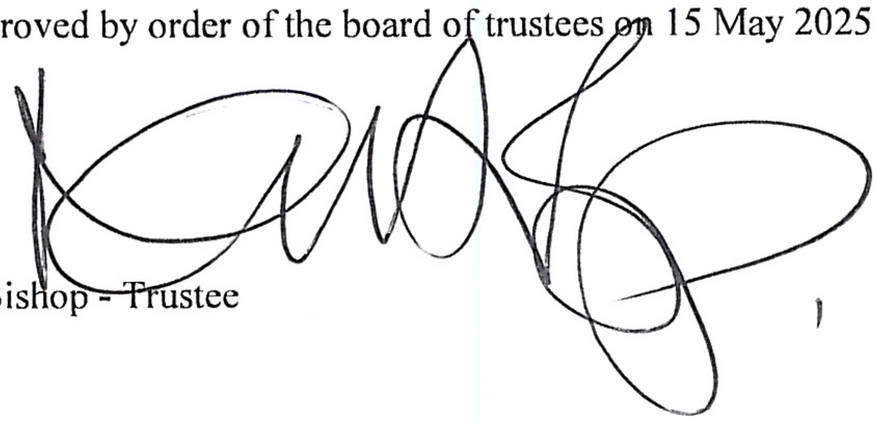
EVENTS SINCE THE END OF THE YEAR

Information relating to events since the end of the year is given in the notes to the financial statements.

DONATIONS

Donations totalling £5,500 (2023 - £8,000) were received this year.

Approved by order of the board of trustees on 15 May 2025 and signed on its behalf by:



M Bishop - Trustee

Bromsgrove United Charities

Statement of Financial Activities
for the Year Ended 31 December 2024

	Notes	Unrestricted funds £	Restricted funds £	2024 Total funds £	2023 Total funds £
INCOME AND ENDOWMENTS FROM					
Donations and legacies		5,500	-	5,500	8,000
Charitable activities	3				
Housing Activities		288,729	-	288,729	285,194
Investment income	2	38,998	-	38,998	35,845
Other income		-	-	-	257
Total		333,227	-	333,227	329,296
EXPENDITURE ON					
Charitable activities	4				
Housing Activities		438,586	-	438,586	302,046
Other	7	18,776	-	18,776	29,869
Total		457,362	-	457,362	331,915
Net gains on investments		42,648	-	42,648	120,482
NET INCOME/(EXPENDITURE)		(81,487)	-	(81,487)	117,863
RECONCILIATION OF FUNDS					
Total funds brought forward		1,662,933	-	1,662,933	1,545,070
TOTAL FUNDS CARRIED FORWARD		1,581,446	-	1,581,446	1,662,933

The notes form part of these financial statements

Bromsgrove United Charities

Balance Sheet
31 December 2024

	Notes	Unrestricted funds £	Restricted funds £	2024 Total funds £	2023 Total funds £
FIXED ASSETS					
Tangible assets	10	811,893	-	811,893	823,437
Investments	11	1,325,316	-	1,325,316	1,282,668
		2,137,209	-	2,137,209	2,106,105
CURRENT ASSETS					
Debtors	12	8,793	-	8,793	1,699
Cash at bank and in hand		146,420	-	146,420	264,675
		155,213	-	155,213	266,374
CREDITORS					
Amounts falling due within one year	13	(30,001)	-	(30,001)	(24,620)
NET CURRENT ASSETS		125,212	-	125,212	241,754
TOTAL ASSETS LESS CURRENT LIABILITIES		2,262,421	-	2,262,421	2,347,859
CREDITORS					
Amounts falling due after more than one year	14	(89,614)	-	(89,614)	(90,962)
ACCRUALS AND DEFERRED INCOME	17	(591,361)	-	(591,361)	(593,964)
NET ASSETS		1,581,446	-	1,581,446	1,662,933

The notes form part of these financial statements

continued...

Balance Sheet - continued
31 December 2024

	Notes	2024 Total funds £	2023 Total funds £
FUNDS	18		
Unrestricted funds:			
General fund		809,776	906,040
Land & Buildings		118,026	127,844
Cyclical Maintenance Fund		225,959	218,162
Extraordinary Repair Fund		427,685	410,887
		1,581,446	1,662,933
TOTAL FUNDS		1,581,446	1,662,933

The financial statements were approved by the Board of Trustees and authorised for issue on 15 May 2025 and were signed on its behalf by:

Trustee JOHN GRUNDY

Trustee BRIDGET WEAVING

Trustee LAURA M HODGES

The notes form part of these financial statements

Independent Examiner's Report to the Trustees of
Bromsgrove United Charities

Independent examiner's report to the trustees of Bromsgrove United Charities
I report to the charity trustees on my examination of the accounts of Bromsgrove United Charities (the Trust) for the year ended 31 December 2024.

Responsibilities and basis of report
As the charity trustees of the Trust you are responsible for the preparation of the accounts in accordance with the requirements of the Charities Act 2011 ('the Act').

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

Independent examiner's statement
Since your charity's gross income exceeded £250,000 your examiner must be a member of a listed body. I can confirm that I am qualified to undertake the examination because I am a member of the Institute of Chartered Accountants in England and Wales, which is one of the listed bodies.

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

1. accounting records were not kept in respect of the Trust as required by Section 130 of the Act; or
2. the accounts do not accord with those records; or
3. the accounts do not comply with the applicable requirements concerning the form and content of accounts set out in the Charities (Accounts and Reports) Regulations 2008 other than any requirement that the accounts give a true and fair view which is not a matter considered as part of an independent examination.

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

Kenneth Morris Limited

Kenneth Morris Limited
1 Aston Court
Bromsgrove Technology Park
Bromsgrove
Worcestershire
B60 3AL

15 May 2025

THE UNITED CHARITIES

England & Wales - Charity number 206136

Accounts

REGISTERED CHARITY NUMBER: 206136

Report of the Trustees and

Unaudited Financial Statements for the Year Ended 31 December 2023

for

Bromsgrove United Charities

Kenneth Morris Limited
1 Aston Court
Bromsgrove Technology Park
Bromsgrove
Worcestershire
B60 3AL

Bromsgrove United Charities

Contents of the Financial Statements
for the Year Ended 31 December 2023

	Page
Report of the Trustees	1 to 3
Independent Examiner's Report	4
Statement of Financial Activities	5
Balance Sheet	6 to 7
Notes to the Financial Statements	8 to 16
Detailed Statement of Financial Activities	17 to 18

Report of the Trustees
for the Year Ended 31 December 2023

The trustees present their report with the financial statements of the charity for the year ended 31 December 2023. The trustees have adopted the provisions of Accounting and Reporting by Charities: Statement of Recommended Practice applicable to charities preparing their accounts in accordance with the Financial Reporting Standard applicable in the UK and Republic of Ireland (FRS 102) (effective 1 January 2019).

OBJECTIVES AND ACTIVITIES

Objectives and aims

The focus of our activities remains the provision of social housing, the management and letting of lands belonging to the charity and the payments of relief in need. The trustees confirm that there have been no changes in the policies adopted by them to achieve the objects of the charity during the year.

In planning our activities for the year we kept in mind the Charity Commission's guidance on public benefit. The Charity provides a public benefit by alleviating the burden on the community and the local authority by providing warden care to the needy at low rents.

Volunteers

The Charity is dependent on the services of the trustees who receive no remuneration or benefits for their services.

ACHIEVEMENT AND PERFORMANCE

The trustees consider that the performance of the charity this year has been satisfactory and they confirm that assets are available and adequate to fulfil the obligations of the charity.

Occupancy of the accommodation has been good with void rents of only £3,985.

As well as routine maintenance continuing during the year, at Kathleen Field Court, corridors have been repainted and major renovations done to flat 18. At Phebe Bell Court, some kitchens have been replaced and this work is still continuing. Also, ground floor lighting has been updated and major renovations have been done to flat 12. Fire risk improvements have also been made to both properties.

Churchfields Road has remained an investment property and been fully occupied during the year.

FINANCIAL REVIEW

Investment policy and objectives

The trustee's investment objective is that the real value of the assets be maintained, and enhanced over the longer term. The trustees receive regular reports on the state of its portfolio, and consider the performance to be satisfactory for the year.

Reserves policy

The policy of the charity is to hold accumulated reserves to provide capital for investment, which in turn provides income to meet costs as they arise, such as major repair costs. The Charity tries to maintain a break-even situation annually.

Void Rents:

During the year the charity suffered void rents amounting to £3,985 (2022 - £1,149) whilst properties were empty.

STRUCTURE, GOVERNANCE AND MANAGEMENT

Governing document

The charity is controlled by its governing document, a deed of trust and constitutes an unincorporated charity.

Its full objects are defined therein. The charity does not actively fund raise.

A copy of the trust deed can be obtained from the treasurer at the registered office shown on page 2.

The trustees confirm that there have been no changes in the policies adopted by them to achieve the objects of the charity during the year.

STRUCTURE, GOVERNANCE AND MANAGEMENT

Recruitment and appointment of new trustees

The trustees are appointed by the Board of Trustees. The trust deed provides for a body of nine competent persons, being two ex-officio trustees, three nominated trustees and four co-opted trustees. The trustees have quarterly meetings at which a quorum of four trustees must be present, to agree the broad strategy and areas of activity for the trust, including consideration of grant making, investment, reserves and risk management policies and performance. The day to day administration is delegated to the treasurer and the clerk to the trustees.

Organisational structure

The trustees delegate the day to day running of the charity to the Treasurer and the Clerk to the Trustees, Lisa Siembab. Certain minor repair items are then delegated to the Wardens. Major items are referred to the Trustees.

Bishop Hall's Charity for the Needy

In March 2002, Bromsgrove United Charities took over the assets and income of Bishop Hall's Charity for the Needy and it is now administered under the terms and conditions of the Trust Deed of Bromsgrove United Charities.

Induction and training of new trustees

The board keeps the skill requirements for the trustee body under review and in the event that a trustee permanently retires or additional new trustees are required, the board will endeavour to recruit suitable new trustees. The induction process for any newly appointed trustee comprises an initial meeting, followed by a short meeting(s) to provide a brief history of the trust, copy of committee minutes, copies of prior years annual reports and accounts, a copy of the governing trust deed and a copy of the Charity Commission's guidance for trustees.

REFERENCE AND ADMINISTRATIVE DETAILS

Registered Charity number

206136

Principal address

Phebe Bell Court
10 The Flats
Sidemoor
Bromsgrove
Worcestershire
B61 8LF

Trustees

M Bishop Chairman
L Hodges Vice Chairman
B Weaving Trustee
R Khan Trustee
P Rowan Trustee
J Hewer Trustee (resigned 18.2.23)
J Grundy Trustee
Rev. J Hatton (appointed 18.5.23)

The board of trustees are authorised to appoint new trustees to fill vacancies arising through resignation or death of an existing trustee. Under the trust deed the body of trustees shall consist of nine competent persons when complete.

Independent Examiner

Kenneth Morris Limited
1 Aston Court
Bromsgrove Technology Park
Bromsgrove
Worcestershire
B60 3AL

REFERENCE AND ADMINISTRATIVE DETAILS

Bankers
Barclays Bank PLC
Worcester High Street
Leicester
LE87 2BB

Solicitors
Hallmark Whatley Hulme
3 Sansome Place
Worcester
WR1 1UQ

EVENTS SINCE THE END OF THE YEAR

Information relating to events since the end of the year is given in the notes to the financial statements.

DONATIONS

Donations totalling £8,000 (2022 - £11,000) were received this year.

Approved by order of the board of trustees on 23 May 2024 and signed on its behalf by:

M Bishop - Trustee

Independent examiner's report to the trustees of Bromsgrove United Charities
I report to the charity trustees on my examination of the accounts of Bromsgrove United Charities (the Trust) for the year ended 31 December 2023.

Responsibilities and basis of report
As the charity trustees of the Trust you are responsible for the preparation of the accounts in accordance with the requirements of the Charities Act 2011 ('the Act').

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

Independent examiner's statement
Since your charity's gross income exceeded £250,000 your examiner must be a member of a listed body. I can confirm that I am qualified to undertake the examination because I am a member of the Institute of Chartered Accountants in England and Wales, which is one of the listed bodies.

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

1. accounting records were not kept in respect of the Trust as required by Section 130 of the Act; or
2. the accounts do not accord with those records; or
3. the accounts do not comply with the applicable requirements concerning the form and content of accounts set out in the Charities (Accounts and Reports) Regulations 2008 other than any requirement that the accounts give a true and fair view which is not a matter considered as part of an independent examination.

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

Kenneth Morris Limited
1 Aston Court
Bromsgrove Technology Park
Bromsgrove
Worcestershire
B60 3AL

23 May 2024

Bromsgrove United Charities

Statement of Financial Activities
for the Year Ended 31 December 2023

	Notes	Unrestricted funds £	Restricted funds £	2023 Total funds £	2022 Total funds £
INCOME AND ENDOWMENTS FROM					
Donations and legacies		8,000	-	8,000	11,000
Charitable activities	3				
Housing Activities		285,194	-	285,194	233,282
Investment income	2	35,845	-	35,845	31,355
Other income		257	-	257	-
Total		329,296	-	329,296	275,637
EXPENDITURE ON					
Charitable activities	4				
Housing Activities		302,046	-	302,046	282,070
Other	7	29,869	-	29,869	27,826
Total		331,915	-	331,915	309,896
Net gains/(losses) on investments		120,482	-	120,482	(138,853)
NET INCOME/(EXPENDITURE)		117,863	-	117,863	(173,112)
RECONCILIATION OF FUNDS					
Total funds brought forward		1,545,070	-	1,545,070	1,718,182
TOTAL FUNDS CARRIED FORWARD		1,662,933	-	1,662,933	1,545,070

The notes form part of these financial statements

Balance Sheet
31 December 2023

	Notes	Unrestricted funds £	Restricted funds £	2023 Total funds £	2022 Total funds £
FIXED ASSETS					
Tangible assets	10	823,437	-	823,437	838,703
Investments	11	1,282,668	-	1,282,668	1,162,186
		2,106,105	-	2,106,105	2,000,889
CURRENT ASSETS					
Debtors	12	1,699	-	1,699	333
Cash at bank and in hand		264,675	-	264,675	257,318
		266,374	-	266,374	257,651
CREDITORS					
Amounts falling due within one year	13	(24,620)	-	(24,620)	(24,720)
NET CURRENT ASSETS		241,754	-	241,754	232,931
TOTAL ASSETS LESS CURRENT LIABILITIES		2,347,859	-	2,347,859	2,233,820
CREDITORS					
Amounts falling due after more than one year	14	(90,962)	-	(90,962)	(92,182)
ACCRUALS AND DEFERRED INCOME	17	(593,964)	-	(593,964)	(596,568)
NET ASSETS		1,662,933	-	1,662,933	1,545,070

The notes form part of these financial statements

continued...

Balance Sheet - continued
31 December 2023

	Notes	2023 Total funds £	2022 Total funds £
FUNDS	18		
Unrestricted funds:			
General fund		906,040	843,071
Land & Buildings		127,844	139,010
Cyclical Maintenance Fund		218,162	185,955
Extraordinary Repair Fund		410,887	377,034
TOTAL FUNDS		1,662,933	1,545,070

The financial statements were approved by the Board of Trustees and authorised for issue on 23 May 2024 and were signed on its behalf by:

Trustee

Trustee

Trustee

The notes form part of these financial statements

1. ACCOUNTING POLICIES

Basis of preparing the financial statements
The financial statements of the charity, which is a public benefit entity under FRS 102, have been prepared in accordance with the Charities SORP (FRS 102) 'Accounting and Reporting by Charities: Statement of Recommended Practice applicable to charities preparing their accounts in accordance with the Financial Reporting Standard applicable in the UK and Republic of Ireland (FRS 102) (effective 1 January 2019)', Financial Reporting Standard 102 'The Financial Reporting Standard applicable in the UK and Republic of Ireland' and the Charities Act 2011. The financial statements have been prepared under the historical cost convention, with the exception of investments which are included at market value, as modified by the revaluation of certain assets.

The format of these financial statements has been revised to comply with the Registered Social Landlords General Determination 2006 and the statement of accounting requirements for registered social landlords contained therein, and in accordance with the SORP: accounting by registered social housing providers 2014.

Financial reporting standard 102 - reduced disclosure exemptions
The charity has taken advantage of the following disclosure exemption in preparing these financial statements, as permitted by FRS 102 'The Financial Reporting Standard applicable in the UK and Republic of Ireland':

- the requirements of Section 7 Statement of Cash Flows.

Income
All income is recognised in the Statement of Financial Activities once the charity has entitlement to the funds, it is probable that the income will be received and the amount can be measured reliably.

Expenditure
Liabilities are recognised as expenditure as soon as there is a legal or constructive obligation committing the charity to that expenditure, 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 accounted for on an accruals basis and has been classified under headings that aggregate all cost related to the category. Where costs cannot be directly attributed to particular headings they have been allocated to activities on a basis consistent with the use of resources.

Grants offered subject to conditions which have not been met at the year end date are noted as a commitment but not accrued as expenditure.

Tangible fixed assets
Depreciation is provided at the following annual rates in order to write off the costs less estimated residual value of each asset over its estimated useful life :

Freehold Property	- 2% on cost
Fixtures & Fittings	- 15% on reducing balance

Land is not depreciated

Taxation
The charity is exempt from tax on its charitable activities.

Fund accounting
Unrestricted funds can be used in accordance with the charitable objectives at the discretion of the trustees.

Restricted funds can only be used for particular restricted purposes within the objects of the charity. Restrictions arise when specified by the donor or when funds are raised for particular restricted purposes.

Further explanation of the nature and purpose of each fund is included in the notes to the financial statements.

continued...

1. ACCOUNTING POLICIES - continued

Pension costs and other post-retirement benefits
The charity operates a defined contribution pension scheme. Contributions payable to the charity's pension scheme are charged to the Statement of Financial Activities in the period to which they relate.

Investments
Investments are stated at market value at the balance sheet date as provided by the investment broker. The Statement of Financial Activities includes the net gains and losses arising on revaluations and disposals throughout the year.

Extraordinary maintenance costs and reserves
The charity has established a regular programme of cyclical repairs and maintenance in accordance with the trust deed of the charity. Repairs are charged to the revenue account in the year in which they are incurred. The reserve represents the amounts set aside for cyclical maintenance.

2. INVESTMENT INCOME

	2023	2022
	£	£
Rents received - net of costs	6,951	7,798
Dividend income	21,939	21,855
COIF deposit account income	5,823	1,591
Deposit account interest	1,132	111
	35,845	31,355

3. INCOME FROM CHARITABLE ACTIVITIES

	Activity	2023	2022
		£	£
Social Housing Letting	Housing Activities	285,194	233,282

4. CHARITABLE ACTIVITIES COSTS

	Direct Costs	Grant funding of activities (see note 5)	Support costs (see note 6)	Totals
	£	£	£	£
Housing Activities	269,879	3,400	28,767	302,046

5. GRANTS PAYABLE

	2023	2022
	£	£
Housing Activities	3,400	3,800

The total grants paid to individuals during the year was as follows:

	2023	2022
	£	£
Relief in Need	2,300	2,500
RIN Poor Widows	1,100	1,300
	3,400	3,800

continued...

6. SUPPORT COSTS

	Management	Governance costs	Totals
	£	£	£
Other resources expended	-	7,128	7,128
Housing Activities	28,767	-	28,767
	28,767	7,128	35,895

	2023	2022
	£	£
Clerk to the trustees	23,938	21,764
Social Security	0	335
Pension	659	2,562
Treasurer's honorarium	4,170	3,882
	28,767	28,543

7. OTHER

	2023	2022
	£	£
Depreciation	12,832	13,081
Loss on sale of assets	339	-
Interest payable and similar charges	9,570	9,720
Support costs	7,128	5,025
	29,869	27,826

8. TRUSTEES' REMUNERATION AND BENEFITS

There were no trustees' remuneration or other benefits for the year ended 31 December 2023 nor for the year ended 31 December 2022.

Trustees' expenses

There were no trustees' expenses paid for the year ended 31 December 2023 nor for the year ended 31 December 2022.

9. STAFF COSTS

	2023	2022
	£	£
Wages and salaries	79,737	76,241
Social security costs	-	571
Other pension costs	1,491	3,064
	81,228	79,876

continued...

9. STAFF COSTS - continued

The average monthly number of employees during the year was as follows:

	2023	2022
Full time	2	2
Part time	5	5
Administrative - full time	1	1
Administrative - part time	1	1
	9	9

No employees received emoluments in excess of £60,000.

10. TANGIBLE FIXED ASSETS

	Freehold property - PBC £	Freehold Property - KFC £	Fixtures and fittings £	Totals £
COST				
At 1 January 2023	636,961	611,715	46,153	1,294,829
Additions	-	-	509	509
Disposals	-	-	(469)	(469)
At 31 December 2023	636,961	611,715	46,193	1,294,869
DEPRECIATION				
At 1 January 2023	71,497	349,418	35,211	456,126
Charge for year	2,010	11,760	1,666	15,436
Eliminated on disposal	-	-	(130)	(130)
At 31 December 2023	73,507	361,178	36,747	471,432
NET BOOK VALUE				
At 31 December 2023	563,454	250,537	9,446	823,437
At 31 December 2022	565,464	262,297	10,942	838,703

Included in cost or valuation of land and buildings is freehold land, of £560,200 (2022 - £560,200)

The charity owns certain freehold land and property in the Bromsgrove area. The land consists of :- (a) Land understood to comprise 3.777 acres at Bournheath which is tenanted (b) Kathleen Field Court comprising 19 self-contained units fronting to Churchfields Road, Bromsgrove together with 42 Churchfields Road, Bromsgrove. (c) Land which is understood to comprise 1.2 acres known as Phebe Bell Court, comprising 24 flats and 1 house at The Flats, Sidemoor, Bromsgrove. Deeds are not available for inspection in respect of certain properties referred to above, the only evidence of title consists of Orders of the Charity Commission including those dated 1st August 1982, which vested the title of Bromsgrove Consolidated Charities in the Official Custodian dated 25th April 1899, which described the property which at that date was vested in the Official Custodian in the schedule thereto, and the Order of Scheme.

continued...

11. FIXED ASSET INVESTMENTS

	Unlisted investments £
MARKET VALUE	
At 1 January 2023	1,162,186
Revaluations	120,482
At 31 December 2023	1,282,668
NET BOOK VALUE	
At 31 December 2023	1,282,668
At 31 December 2022	1,162,186

There were no fixed asset investments outside the UK.

Cost or valuation at 31 December 2023 is represented by:

	Unlisted investments £
Valuation in 2021	515,802
Valuation in 2022	(138,853)
Valuation in 2023	120,482
Cost	785,237
	1,282,668

If fixed asset investments had not been revalued they would have been included at the following historical cost:

	2023 £	2022 £
Cost	785,237	785,237

Fixed asset investments were valued on an open market basis on 31 December 2023 by CCLA Investment Management Limited.

At the year end the above investment comprised 1949.61 (2022 - 1949.61) COIF Accumulation Shares and 40270.30 COIF income shares (2022 - 40270.30).

12. DEBTORS: AMOUNTS FALLING DUE WITHIN ONE YEAR

	2023 £	2022 £
Trade debtors	1,130	-
Prepayments and accrued income	569	333
	1,699	333

continued...

13. CREDITORS: AMOUNTS FALLING DUE WITHIN ONE YEAR

	2023	2022
	£	£
Other creditors	24,620	24,720

14. CREDITORS: AMOUNTS FALLING DUE AFTER MORE THAN ONE YEAR

	2023	2022
	£	£
Bank loans (see note 15)	90,962	92,182

15. LOANS

An analysis of the maturity of loans is given below:

	2023	2022
	£	£
Amounts falling due in more than five years:		
Repayable by instalments:		
Bank loans more than 5 years by instalment	90,962	92,182

16. SECURED DEBTS

The following secured debts are included within creditors:

	2023	2022
	£	£
Bank loans	90,962	92,182

The loan is secured by a first legal charge over the properties concerned. The title deeds and documents are held by The Royal Bank of Scotland as administrators to Orchardbrook Limited (the lender) or by solicitors to Orchardbrook Limited's order.

17. ACCRUALS AND DEFERRED INCOME

	2023	2022
	£	£
Housing Association grant	593,964	596,568

18. MOVEMENT IN FUNDS

	At 1.1.23	Net movement in funds	Transfers between funds	At 31.12.23
	£	£	£	£
Unrestricted funds				
General fund	843,071	119,769	(56,800)	906,040
Land & Buildings	139,010	(11,166)	-	127,844
Cyclical Maintenance Fund	185,955	(2,993)	35,200	218,162
Extraordinary Repair Fund	377,034	12,253	21,600	410,887
	1,545,070	117,863	-	1,662,933
TOTAL FUNDS	1,545,070	117,863	-	1,662,933

continued...

18. MOVEMENT IN FUNDS - continued

Net movement in funds, included in the above are as follows:

	Incoming resources £	Resources expended £	Gains and losses £	Movement in funds £
Unrestricted funds				
General fund	317,858	(265,344)	67,255	119,769
Land & Buildings	-	(11,166)	-	(11,166)
Cyclical Maintenance Fund	10,148	(30,013)	16,872	(2,993)
Extraordinary Repair Fund	1,290	(25,392)	36,355	12,253
	329,296	(331,915)	120,482	117,863
TOTAL FUNDS	329,296	(331,915)	120,482	117,863

Comparatives for movement in funds

	At 1.1.22 £	Net movement in funds £	Transfers between funds £	At 31.12.22 £
Unrestricted funds				
General fund	946,136	(52,562)	(50,503)	843,071
Land & Buildings	149,056	(11,149)	1,103	139,010
Cyclical Maintenance Fund	231,753	(84,398)	38,600	185,955
Extraordinary Repair Fund	383,237	(25,003)	18,800	377,034
	1,710,182	(173,112)	8,000	1,545,070
Restricted funds				
Cyclical Maintenance Fund - Restricted	8,000	-	(8,000)	-
TOTAL FUNDS	1,718,182	(173,112)	-	1,545,070

Comparative net movement in funds, included in the above are as follows:

	Incoming resources £	Resources expended £	Gains and losses £	Movement in funds £
Unrestricted funds				
General fund	263,859	(220,115)	(96,306)	(52,562)
Land & Buildings	1	(11,150)	-	(11,149)
Cyclical Maintenance Fund	486	(71,396)	(13,488)	(84,398)
Extraordinary Repair Fund	11,291	(7,235)	(29,059)	(25,003)
	275,637	(309,896)	(138,853)	(173,112)
TOTAL FUNDS	275,637	(309,896)	(138,853)	(173,112)

continued...

18. MOVEMENT IN FUNDS - continued

A current year 12 months and prior year 12 months combined position is as follows:

	At 1.1.22 £	Net movement in funds £	Transfers between funds £	At 31.12.23 £
Unrestricted funds				
General fund	946,136	67,207	(107,303)	906,040
Land & Buildings	149,056	(22,315)	1,103	127,844
Cyclical Maintenance Fund	231,753	(87,391)	73,800	218,162
Extraordinary Repair Fund	383,237	(12,750)	40,400	410,887
	1,710,182	(55,249)	8,000	1,662,933
Restricted funds				
Cyclical Maintenance Fund - Restricted	8,000	-	(8,000)	-
TOTAL FUNDS	1,718,182	(55,249)	-	1,662,933

A current year 12 months and prior year 12 months combined net movement in funds, included in the above are as follows:

	Incoming resources £	Resources expended £	Gains and losses £	Movement in funds £
Unrestricted funds				
General fund	581,717	(485,459)	(29,051)	67,207
Land & Buildings	1	(22,316)	-	(22,315)
Cyclical Maintenance Fund	10,634	(101,409)	3,384	(87,391)
Extraordinary Repair Fund	12,581	(32,627)	7,296	(12,750)
	604,933	(641,811)	(18,371)	(55,249)
TOTAL FUNDS	604,933	(641,811)	(18,371)	(55,249)

19. CONTINGENT LIABILITIES

There were no known material contingent liabilities at the year end.

20. CAPITAL COMMITMENTS

	2023 £	2022 £
Contracted but not provided for in the financial statements	59,383	11,765

continued...

21. RELATED PARTY DISCLOSURES

There were no related party transactions for the year ended 31 December 2023.

22. POST BALANCE SHEET EVENTS

There were no known material post balance sheet events.

Detailed Statement of Financial Activities		**PHEBE BELL COURT**		**KATHLEEN FIELD COURT**		**TOTALS**	
for the year ended 31st December 2023		2023	2022	2023	2022	2023	2022
Incoming Resources from charitable activities							
Residents Contributions		176,423	144,614	108,771	88,668	285,194	233,282
Donations		8,000	5,500	-	5,500	8,000	11,000
Dividends		-	-	21,939	21,855	21,939	21,855
Deposit account interest		422	75	710	36	1,132	111
COIF Interest		-	-	5,823	1,591	5,823	1,591
Sundry Income		257	-	-	-	257	-
Net rental income	Guest rooms etc	25	-	-	160	25	160
	42 Churchfields Road	-	-	6,622	7,334	6,622	7,334
	Other	-	-	304	304	304	304
		185,127	150,189	144,169	125,448	329,296	275,637
Charitable Activities							
Wages		29,840	29,403	26,791	25,812	56,631	55,215
Rates and water		5,097	4,883	3,193	2,869	8,290	7,752
Insurance		3,618	3,545	1,980	1,601	5,598	5,146
Light and heat		39,665	22,268	36,879	17,518	76,544	39,786
Relief in Need - Donations		-	-	2,300	2,500	2,300	2,500
Relief in Need - Poor Widows		-	-	1,100	1,300	1,100	1,300
Clerk to the Trustees		12,298	12,331	12,299	12,330	24,597	24,661
Honorarium		2,085	1,941	2,085	1,941	4,170	3,882
Telephone & postage		2,999	2,261	1,547	1,479	4,546	3,740
Subscriptions		900	807	-	-	900	807
Sundry expenses		1,093	1,138	651	888	1,744	2,026
Amenity Treats & Christmas		725	916	810	969	1,535	1,885
Alarm system maintenance		6,586	6,932	6,494	4,011	13,080	10,943
Property repairs & maintenance		58,384	19,161	27,326	88,867	85,710	108,028
Cleaning & window cleaner		5,081	4,758	3,433	3,038	8,514	7,796
Garden upkeep		3,945	3,806	2,842	2,797	6,787	6,603
		172,316	114,150	129,730	167,920	302,046	282,070
Carried Forward		12,811	92,418	14,439	(42,472)	27,250	(6,433)

Bromsgrove United Charities

Detailed Statement of Financial Activities (cont)		**PHEBE BELL COURT**		**KATHLEEN FIELD COURT**		**TOTALS**	
for the year ended 31st December 2023		2023	2022	2023	2022	2023	2022
Brought forward		12,811	92,418	14,439	(42,472)	27,250	(6,433)
Governance Costs							
Professional fees		448	893	2,774	508	3,222	1,401
Auditors' remuneration		-	1,248	-	1,758	-	3,006
Accountancy Fees		1,530	-	1,758	-	3,288	-
Payroll charges		309	309	309	309	618	618
		2,287	2,450	4,841	2,575	7,128	5,025
Other resources expended							
Depreciation of tangible fixed assets		2,946	3,081	9,886	10,000	12,832	13,081
Loss on disposal of assets		339	-			339	-
Bank charges		-	30	183	184	183	214
Loan interest		9,387	9,506	-	-	9,387	9,506
		12,672	12,617	10,069	10,184	22,741	22,801
Profit/(loss) on sale of investments		-	-	-	-	-	-
NET INCOMING/(OUTGOING) RESOURCES		**(2,148)**	**20,972**	**(471)**	**(55,231)**	**(2,619)**	**(34,259)**
Profit/(loss) on							
Investment valuation changes	COIF - ERF	20,350	(16,591)	16,005	(12,468)	36,355	(29,059)
	COIF -CMF	9,097	(4,952)	7,775	(8,536)	16,872	(13,488)
	COIF - General	33,627	(48,153)	33,628	(48,153)	67,255	(96,306)
		63,074	(69,696)	57,408	(69,157)	120,482	(138,853)
NET MOVEMENT IN FUNDS		**60,926**	**(48,724)**	**56,937**	**(124,388)**	**117,863**	**(173,112)**

THE UNITED CHARITIES

England & Wales - Charity number 206136

Accounts

REGISTERED CHARITY NUMBER: 206136

Report of the Trustees and

Financial Statements for the Year Ended 31 December 2022

for

Bromsgrove United Charities

Kenneth Morris Limited
Statutory Auditors
1 Aston Court
Bromsgrove Technology Park
Bromsgrove
Worcestershire
B60 3AL

Bromsgrove United Charities

Contents of the Financial Statements
for the Year Ended 31 December 2022

	Page
Report of the Trustees	1 to 3
Report of the Independent Auditors	4 to 5
Statement of Financial Activities	6
Balance Sheet	7 to 8
Notes to the Financial Statements	9 to 17
Detailed Statement of Financial Activities	18 to 19

Bromsgrove United Charities

Report of the Trustees
for the Year Ended 31 December 2022

The trustees present their report with the financial statements of the charity for the year ended 31 December 2022. The trustees have adopted the provisions of Accounting and Reporting by Charities: Statement of Recommended Practice applicable to charities preparing their accounts in accordance with the Financial Reporting Standard applicable in the UK and Republic of Ireland (FRS 102) (effective 1 January 2019).

OBJECTIVES AND ACTIVITIES

Objectives and aims

The focus of our activities remains the provision of social housing, the management and letting of lands belonging to the charity and the payments of relief in need. The trustees confirm that there have been no changes in the policies adopted by them to achieve the objects of the charity during the year.

In planning our activities for the year we kept in mind the Charity Commission's guidance on public benefit. The Charity provides a public benefit by alleviating the burden on the community and the local authority by providing warden care to the needy at low rents.

Volunteers

The Charity is dependent on the services of the trustees who receive no remuneration or benefits for their services.

ACHIEVEMENT AND PERFORMANCE

The trustees consider that the performance of the charity this year has been satisfactory and they confirm that assets are available and adequate to fulfil the obligations of the charity.

Occupancy of the accommodation has been good with void rents of only £1,149.

As well as routine maintenance continuing during the year, replacement windows have been installed and 2 kitchens replaced at Kathleen Field Court and electrics updated in all flats at Phebe Bell Court.

Churchfields Road has remained an investment property and been fully occupied during the year.

FINANCIAL REVIEW

Investment policy and objectives

The trustee's investment objective is that the real value of the assets be maintained, and enhanced over the longer term. The trustees receive regular reports on the state of its portfolio, and consider the performance to be satisfactory for the year.

Reserves policy

The policy of the charity is to hold accumulated reserves to provide capital for investment, which in turn provides income to meet costs as they arise, such as major repair costs. The Charity tries to maintain a break-even situation annually.

Void Rents:

During the year the charity suffered void rents amounting to £1,149 (2021 - £18,211) whilst properties were empty.

STRUCTURE, GOVERNANCE AND MANAGEMENT

Governing document

The charity is controlled by its governing document, a deed of trust and constitutes an unincorporated charity.
Its full objects are defined therein. The charity does not actively fund raise.

A copy of the trust deed can be obtained from the treasurer at the registered office shown on page 2.

The trustees confirm that there have been no changes in the policies adopted by them to achieve the objects of the charity during the year.

STRUCTURE, GOVERNANCE AND MANAGEMENT

Recruitment and appointment of new trustees

The trustees are appointed by the Board of Trustees. The trust deed provides for a body of nine competent persons, being two ex-officio trustees, three nominated trustees and four co-opted trustees. The trustees have quarterly meetings at which a quorum of four trustees must be present, to agree the broad strategy and areas of activity for the trust, including consideration of grant making, investment, reserves and risk management policies and performance. The day to day administration is delegated to the treasurer and the clerk to the trustees.

Organisational structure

The trustees delegate the day to day running of the charity to the Hon. Treasurer and the Clerk to the Trustees, Mrs L Hodson. Certain minor repair items are then delegated to the Wardens. Major items are referred to the Trustees.

Bishop Hall's Charity for the Needy

In March 2002, Bromsgrove United Charities took over the assets and income of Bishop Hall's Charity for the Needy and it is now administered under the terms and conditions of the Trust Deed of Bromsgrove United Charities.

Induction and training of new trustees

The board keeps the skill requirements for the trustee body under review and in the event that a trustee permanently retires or additional new trustees are required, the board will endeavour to recruit suitable new trustees. The induction process for any newly appointed trustee comprises an initial meeting, followed by a short meeting(s) to provide a brief history of the trust, copy of committee minutes, copies of prior years annual reports and accounts, a copy of the governing trust deed and a copy of the Charity Commission's guidance for trustees.

REFERENCE AND ADMINISTRATIVE DETAILS

Registered Charity number

206136

Principal address

Phebe Bell Court
10 The Flats
Sidemoor
Bromsgrove
Worcestershire
B61 8LH

Trustees

M Bishop Chairman
L Hodges Vice Chairman
B Weaving Trustee
R Khan Trustee
P Rowan Trustee
J Hewer Trustee (resigned 18.2.23)
J Grundy Trustee (appointed 26.5.22)

The board of trustees are authorised to appoint new trustees to fill vacancies arising through resignation or death of an existing trustee. Under the trust deed the body of trustees shall consist of nine competent persons when complete.

Auditors

Kenneth Morris Limited
Statutory Auditors
1 Aston Court
Bromsgrove Technology Park
Bromsgrove
Worcestershire
B60 3AL

REFERENCE AND ADMINISTRATIVE DETAILS

Bankers
Barclays Bank PLC
Worcester High Street
Leicester
LE87 2BB

Solicitors
Hallmark Hulme
3 Sansome Place
Worcester
WR1 1UQ

EVENTS SINCE THE END OF THE YEAR

Information relating to events since the end of the year is given in the notes to the financial statements.

DONATIONS

Donations totalling £11,000 (2021 - £100) were received this year.

STATEMENT OF TRUSTEES' RESPONSIBILITIES

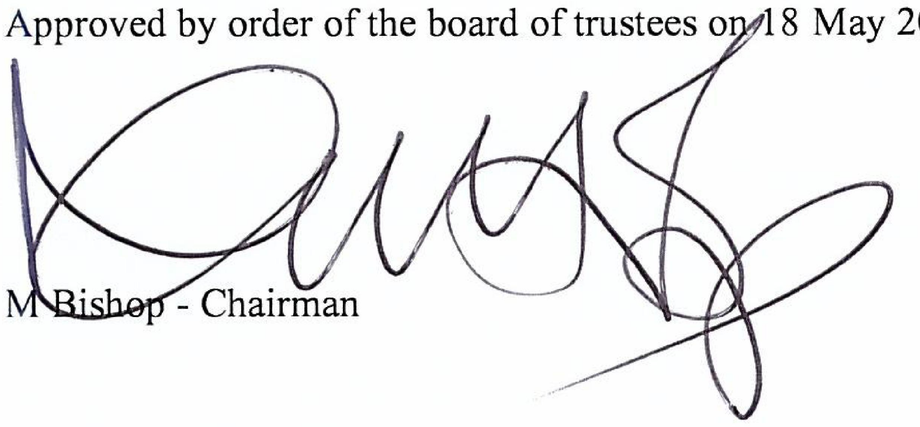
The trustees are responsible for preparing the Report of the Trustees and the financial statements in accordance with applicable law and United Kingdom Accounting Standards (United Kingdom Generally Accepted Accounting Practice).

The law applicable to charities in England and Wales, the Charities Act 2011, Charity (Accounts and Reports) Regulations 2008 and the provisions of the trust deed 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, including the income and expenditure, of the charity for that period. In preparing those financial statements, the trustees are required to

- select suitable accounting policies and then apply them consistently;
- observe the methods and principles in the Charity SORP;
- make judgements and 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 business.

The trustees are responsible for keeping proper accounting records which disclose with reasonable accuracy at any time the financial position of the charity and to 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.

Approved by order of the board of trustees on 18 May 2023 and signed on its behalf by:



M Bishop - Chairman

Report of the Independent Auditors to the Trustees of
Bromsgrove United Charities

Opinion
We have audited the financial statements of Bromsgrove United Charities (the 'charity') for the year ended 31 December 2022 which comprise the Statement of Financial Activities, the Balance Sheet and 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 (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 Auditors' responsibilities for the audit of the financial statements section of our report. We are independent of the charity in accordance with the ethical requirements that are relevant to our audit of the financial statements in the 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 trustees' use of the going concern basis of accounting in the preparation of the financial statements is appropriate.

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

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

Other information
The 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 Report of the Independent Auditors thereon.

Our opinion on the financial statements does not cover the other information and, except to the extent otherwise explicitly stated in our report, we do not express any form of assurance conclusion thereon.

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 this gives rise to a material misstatement in the financial statements themselves. If, based on the work we have performed, we conclude that there is a material misstatement of this other information, we are required to report that fact. We have nothing to report in this regard.

Matters on which we are required to report by exception
We have nothing to report in respect of the following matters where the Charities (Accounts and Reports) Regulations 2008 requires us to report to you if, in our opinion:
- the information given in the Report of the Trustees is inconsistent in any material respect with the financial statements; or
- sufficient accounting records have not been kept; or
- the financial statements are not in agreement with the accounting records and returns; or
- we have not received all the information and explanations we require for our audit.

Report of the Independent Auditors to the Trustees of
Bromsgrove United Charities

Responsibilities of trustees
As explained more fully in the Statement of Trustees' Responsibilities, the trustees are responsible for the preparation of the financial statements which give a true and fair view, and for such internal control as the trustees determine is necessary to enable the preparation of financial statements that are free from material misstatement, whether due to fraud or error.

In preparing the financial statements, the trustees are responsible for assessing the charity's ability to continue as a going concern, disclosing, as applicable, matters related to going concern and using the going concern basis of accounting unless the trustees either intend to liquidate the charity or to cease operations, or have no realistic alternative but to do so.

Our responsibilities for the audit of the financial statements
We have been appointed as auditors 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 a Report of the Independent Auditors 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.

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.

Kenneth Morris Limited
Statutory Auditors
1 Aston Court
Bromsgrove Technology Park
Bromsgrove
Worcestershire
B60 3AL

18 May 2023

Bromsgrove United Charities

Statement of Financial Activities
for the Year Ended 31 December 2022

	Notes	Unrestricted funds £	Restricted funds £	2022 Total funds £	2021 Total funds £
INCOME AND ENDOWMENTS FROM					
Donations and legacies		11,000	-	11,000	100
Charitable activities	3				
Housing Activities		233,282	-	233,282	204,160
Investment income	2	31,355	-	31,355	31,094
Total		275,637	-	275,637	235,354
EXPENDITURE ON					
Charitable activities	4				
Housing Activities		282,070	-	282,070	182,626
Other	7	27,826	-	27,826	27,639
Total		309,896	-	309,896	210,265
Net gains/(losses) on investments		(138,853)	-	(138,853)	171,418
NET INCOME/(EXPENDITURE)		(173,112)	-	(173,112)	196,507
Transfers between funds	18	8,000	(8,000)	-	-
Net movement in funds		(165,112)	(8,000)	(173,112)	196,507
RECONCILIATION OF FUNDS					
Total funds brought forward		1,710,182	8,000	1,718,182	1,521,675
TOTAL FUNDS CARRIED FORWARD		1,545,070	-	1,545,070	1,718,182

The notes form part of these financial statements

Bromsgrove United Charities

Balance Sheet
31 December 2022

	Notes	Unrestricted funds £	Restricted funds £	2022 Total funds £	2021 Total funds £
FIXED ASSETS					
Tangible assets	10	838,703	-	838,703	854,387
Investments	11	1,162,186	-	1,162,186	1,301,039
		2,000,889	-	2,000,889	2,155,426
CURRENT ASSETS					
Debtors	12	333	-	333	5
Cash at bank and in hand		257,318	-	257,318	267,491
		257,651	-	257,651	267,496
CREDITORS					
Amounts falling due within one year	13	(24,720)	-	(24,720)	(12,283)
NET CURRENT ASSETS		232,931	-	232,931	255,213
TOTAL ASSETS LESS CURRENT LIABILITIES		2,233,820	-	2,233,820	2,410,639
CREDITORS					
Amounts falling due after more than one year	14	(92,182)	-	(92,182)	(93,286)
ACCRUALS AND DEFERRED INCOME	17	(596,568)	-	(596,568)	(599,171)
NET ASSETS		1,545,070	-	1,545,070	1,718,182

The notes form part of these financial statements

continued...

Balance Sheet - continued
31 December 2022

FUNDS	18		
Unrestricted funds:			
General fund		843,071	946,136
Land & Buildings		139,010	149,056
Cyclical Maintenance Fund		185,955	231,753
Extraordinary Repair Fund		377,034	383,237
		1,545,070	1,710,182
Restricted funds		-	8,000
TOTAL FUNDS		1,545,070	1,718,182

The financial statements were approved by the Board of Trustees and authorised for issue on 18 May 2023 and were signed on its behalf by:

Trustee MARK A FOSTER

Trustee BRIDGET WEAVING

Trustee LAURA HODGES

1. ACCOUNTING POLICIES

Basis of preparing the financial statements
The financial statements of the charity, which is a public benefit entity under FRS 102, have been prepared in accordance with the Charities SORP (FRS 102) 'Accounting and Reporting by Charities: Statement of Recommended Practice applicable to charities preparing their accounts in accordance with the Financial Reporting Standard applicable in the UK and Republic of Ireland (FRS 102) (effective 1 January 2019)', Financial Reporting Standard 102 'The Financial Reporting Standard applicable in the UK and Republic of Ireland' and the Charities Act 2011. The financial statements have been prepared under the historical cost convention, with the exception of investments which are included at market value, as modified by the revaluation of certain assets.

The format of these financial statements has been revised to comply with the Registered Social Landlords General Determination 2006 and the statement of accounting requirements for registered social landlords contained therein, and in accordance with the SORP: accounting by registered social housing providers 2014.

Financial reporting standard 102 - reduced disclosure exemptions
The charity has taken advantage of the following disclosure exemptions in preparing these financial statements, as permitted by FRS 102 'The Financial Reporting Standard applicable in the UK and Republic of Ireland':

- the requirements of Section 7 Statement of Cash Flows.

Income
All income is recognised in the Statement of Financial Activities once the charity has entitlement to the funds, it is probable that the income will be received and the amount can be measured reliably.

Expenditure
Liabilities are recognised as expenditure as soon as there is a legal or constructive obligation committing the charity to that expenditure, 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 accounted for on an accruals basis and has been classified under headings that aggregate all cost related to the category. Where costs cannot be directly attributed to particular headings they have been allocated to activities on a basis consistent with the use of resources.

Grants offered subject to conditions which have not been met at the year end date are noted as a commitment but not accrued as expenditure.

Tangible fixed assets
Depreciation is provided at the following annual rates in order to write off the costs less estimated residual value of each asset over its estimated useful life :

Freehold Property	- 2% on cost
Fixtures & Fittings	- 15% on reducing balance

Land is not depreciated.

Taxation
The charity is exempt from tax on its charitable activities.

Fund accounting
Unrestricted funds can be used in accordance with the charitable objectives at the discretion of the trustees.

Restricted funds can only be used for particular restricted purposes within the objects of the charity. Restrictions arise when specified by the donor or when funds are raised for particular restricted purposes.

Further explanation of the nature and purpose of each fund is included in the notes to the financial statements.

continued...

1. ACCOUNTING POLICIES - continued

Pension costs and other post-retirement benefits
The charity operates a defined contribution pension scheme. Contributions payable to the charity's pension scheme are charged to the Statement of Financial Activities in the period to which they relate.

Investments
Investments are stated at market value at the balance sheet date as provided by the investment broker. The Statement of Financial Activities includes the net gains and losses arising on revaluations and disposals throughout the year.

Extraordinary maintenance costs and reserves
The charity has established a regular programme of cyclical repairs and maintenance in accordance with the trust deed of the charity. Repairs are charged to the revenue account in the year in which they are incurred. The reserve represents the amounts set aside for cyclical maintenance.

2. INVESTMENT INCOME

	2022	2021
	£	£
Rents received - net of costs	7,798	6,777
Dividend income	21,855	24,287
COIF deposit account income	1,591	19
Deposit account interest	111	11
	31,355	31,094

3. INCOME FROM CHARITABLE ACTIVITIES

	Activity	2022	2021
		£	£
Social Housing Letting	Housing Activities	233,282	204,160

4. CHARITABLE ACTIVITIES COSTS

	Direct Costs	Grant funding of activities (see note 5)	Support costs (see note 6)	Totals
	£	£	£	£
Housing Activities	249,727	3,800	28,543	282,070

5. GRANTS PAYABLE

	2022	2021
	£	£
Housing Activities	3,800	2,075

The total grants paid to individuals during the year was as follows:

	2022	2021
	£	£
Relief in Need	2,500	1,500
RIN Poor Widows	1,300	575
	3,800	2,075

continued...

6. SUPPORT COSTS

	Management	Governance costs	Totals
	£	£	£
Other resources expended	-	5,025	5,025
Housing Activities	28,543	-	28,543
	28,543	5,025	33,568

	2022	2021
	£	£
Clerk to the trustees	21,764	20,739
Social Security	335	203
Pension	2,562	2,622
Treasurer's honorarium	3,882	3,702
	28,543	27,266

7. OTHER

	2022	2021
	£	£
Depreciation	13,081	13,425
Loss on sale of assets	-	89
Interest payable and similar charges	9,720	9,786
Support costs	5,025	4,339
	27,826	27,639

8. TRUSTEES' REMUNERATION AND BENEFITS

There were no trustees' remuneration or other benefits for the year ended 31 December 2022 nor for the year ended 31 December 2021.

Trustees' expenses

There were no trustees' expenses paid for the year ended 31 December 2022 nor for the year ended 31 December 2021.

9. STAFF COSTS

	2022	2021
	£	£
Wages and salaries	76,241	71,864
Social security costs	571	350
Other pension costs	3,064	3,122
	79,876	75,336

continued...

9. STAFF COSTS - continued

The average monthly number of employees during the year was as follows:

	2022	2021
Full time	2	2
Part time	5	5
Administrative - full time	1	1
Administrative - part time	1	1
	9	9

No employees received emoluments in excess of £60,000.

10. TANGIBLE FIXED ASSETS

	Freehold property - PBC £	Freehold Property - KFC £	Fixtures and fittings £	Totals £
COST				
At 1 January 2022 and 31 December 2022	636,961	611,715	46,153	1,294,829
DEPRECIATION				
At 1 January 2022	69,487	337,675	33,280	440,442
Charge for year	2,010	11,743	1,931	15,684
At 31 December 2022	71,497	349,418	35,211	456,126
NET BOOK VALUE				
At 31 December 2022	565,464	262,297	10,942	838,703
At 31 December 2021	567,474	274,040	12,873	854,387

Included in cost or valuation of land and buildings is freehold land, of £560,200 (2021 - £560,200)

The charity owns certain freehold land and property in the Bromsgrove area. The land consists of :- (a) Land understood to comprise 3.777 acres at Bournheath which is tenanted (b) Kathleen Field Court comprising 19 self-contained units fronting to Churchfields Road, Bromsgrove together with 42 Churchfields Road, Bromsgrove. (c) Land which is understood to comprise 1.2 acres known as Phebe Bell Court, comprising 24 flats and 1 house at The Flats, Sidemoor, Bromsgrove. Deeds are not available for inspection in respect of certain properties referred to above, the only evidence of title consists of Orders of the Charity Commission including those dated 1st August 1982, which vested the title of Bromsgrove Consolidated Charities in the Official Custodian dated 25th April 1899, which described the property which at that date was vested in the Official Custodian in the schedule thereto, and the Order of Scheme.

continued...

11. FIXED ASSET INVESTMENTS

	Unlisted investments £
MARKET VALUE	
At 1 January 2022	1,301,039
Revaluations	(138,853)
At 31 December 2022	1,162,186
NET BOOK VALUE	
At 31 December 2022	1,162,186
At 31 December 2021	1,301,039

There were no fixed asset investments outside the UK.

Cost or valuation at 31 December 2022 is represented by:

	Unlisted investments £
Valuation in 2021	515,802
Valuation in 2022	(138,853)
Cost	785,237
	1,162,186

If fixed asset investments had not been revalued, they would have been included at the following historical cost:

	2022 £	2021 £
Cost	785,237	785,237

Fixed asset investments were valued on an open market basis on 31 December 2022 by CCLA Investment Management Limited.

At the year end the above investment comprised 1949.61 (2021 - 1949.61) COIF Accumulation Shares and 40270.30 COIF income shares (2021 - 40270.30).

12. DEBTORS: AMOUNTS FALLING DUE WITHIN ONE YEAR

	2022 £	2021 £
Prepayments and accrued income	333	5

continued...

13. CREDITORS: AMOUNTS FALLING DUE WITHIN ONE YEAR

	2022	2021
	£	£
Other creditors	24,720	12,283

14. CREDITORS: AMOUNTS FALLING DUE AFTER MORE THAN ONE YEAR

	2022	2021
	£	£
Bank loans (see note 15)	92,182	93,286

15. LOANS

An analysis of the maturity of loans is given below:

	2022	2021
	£	£
Amounts falling due in more than five years:		
Repayable by instalments:		
Bank loans more than 5 years by instalment	92,182	93,286

16. SECURED DEBTS

The following secured debts are included within creditors:

	2022	2021
	£	£
Bank loans	92,182	93,286

The loan is secured by a first legal charge over the properties concerned. The title deeds and documents are held by The Royal Bank of Scotland as administrators to Orchardbrook Limited (the lender) or by solicitors to Orchardbrook Limited's order.

17. ACCRUALS AND DEFERRED INCOME

	2022	2021
	£	£
Housing Association grant	596,568	599,171

continued...

18. MOVEMENT IN FUNDS

	At 1.1.22 £	Net movement in funds £	Transfers between funds £	At 31.12.22 £
Unrestricted funds				
General fund	946,136	(52,562)	(50,503)	843,071
Land & Buildings	149,056	(11,149)	1,103	139,010
Cyclical Maintenance Fund	231,753	(84,398)	38,600	185,955
Extraordinary Repair Fund	383,237	(25,003)	18,800	377,034
	1,710,182	(173,112)	8,000	1,545,070
Restricted funds				
Cyclical Maintenance Fund - Restricted	8,000	-	(8,000)	-
TOTAL FUNDS	1,718,182	(173,112)	-	1,545,070

Net movement in funds, included in the above are as follows:

	Incoming resources £	Resources expended £	Gains and losses £	Movement in funds £
Unrestricted funds				
General fund	263,859	(220,115)	(96,306)	(52,562)
Land & Buildings	1	(11,150)	-	(11,149)
Cyclical Maintenance Fund	486	(71,396)	(13,488)	(84,398)
Extraordinary Repair Fund	11,291	(7,235)	(29,059)	(25,003)
	275,637	(309,896)	(138,853)	(173,112)
TOTAL FUNDS	275,637	(309,896)	(138,853)	(173,112)

Comparatives for movement in funds

	At 1.1.21 £	Net movement in funds £	Transfers between funds £	At 31.12.21 £
Unrestricted funds				
General fund	851,017	144,519	(49,400)	946,136
Land & Buildings	159,210	(11,154)	1,000	149,056
Cyclical Maintenance Fund	182,175	19,578	30,000	231,753
Extraordinary Repair Fund	321,273	43,564	18,400	383,237
	1,513,675	196,507	-	1,710,182
Restricted funds				
Cyclical Maintenance Fund - Restricted	8,000	-	-	8,000
TOTAL FUNDS	1,521,675	196,507	-	1,718,182

continued...

18. MOVEMENT IN FUNDS - continued

Comparative net movement in funds, included in the above are as follows:

	Incoming resources £	Resources expended £	Gains and losses £	Movement in funds £
Unrestricted funds				
General fund	232,365	(190,737)	102,891	144,519
Land & Buildings	(1)	(11,153)	-	(11,154)
Cyclical Maintenance Fund	1,869	(3,550)	21,259	19,578
Extraordinary Repair Fund	1,121	(4,825)	47,268	43,564
	235,354	(210,265)	171,418	196,507
TOTAL FUNDS	235,354	(210,265)	171,418	196,507

A current year 12 months and prior year 12 months combined position is as follows:

	At 1.1.21 £	Net movement in funds £	Transfers between funds £	At 31.12.22 £
Unrestricted funds				
General fund	851,017	91,957	(99,903)	843,071
Land & Buildings	159,210	(22,303)	2,103	139,010
Cyclical Maintenance Fund	182,175	(64,820)	68,600	185,955
Extraordinary Repair Fund	321,273	18,561	37,200	377,034
	1,513,675	23,395	8,000	1,545,070
Restricted funds				
Cyclical Maintenance Fund - Restricted	8,000	-	(8,000)	-
TOTAL FUNDS	1,521,675	23,395	-	1,545,070

A current year 12 months and prior year 12 months combined net movement in funds, included in the above are as follows:

	Incoming resources £	Resources expended £	Gains and losses £	Movement in funds £
Unrestricted funds				
General fund	496,224	(410,852)	6,585	91,957
Land & Buildings	-	(22,303)	-	(22,303)
Cyclical Maintenance Fund	2,355	(74,946)	7,771	(64,820)
Extraordinary Repair Fund	12,412	(12,060)	18,209	18,561
	510,991	(520,161)	32,565	23,395
TOTAL FUNDS	510,991	(520,161)	32,565	23,395

continued...

19. CONTINGENT LIABILITIES

There were no known material contingent liabilities at the year end.

20. CAPITAL COMMITMENTS

	2022	2021
	£	£
Contracted but not provided for in the financial statements	11,765	64,500

21. RELATED PARTY DISCLOSURES

There were no related party transactions for the year ended 31 December 2022.

22. POST BALANCE SHEET EVENTS

There were no known material post balance sheet events.

Bromsgrove United Charities

Detailed Statement of Financial Activities for the year ended 31st December 2022		PHEBE BELL COURT 2022	PHEBE BELL COURT 2021	KATHLEEN FIELD COURT 2022	KATHLEEN FIELD COURT 2021	TOTALS 2022	TOTALS 2021
Incoming Resources from charitable activities							
Residents Contributions		144,614	122,569	88,668	81,591	233,282	204,160
Donations		5,500	100	5,500		11,000	100
Dividends				21,855	24,286	21,855	24,286
Deposit account interest		75	5	36	6	111	11
COIF Interest				1,591	19	1,591	19
Net rental income	Guest rooms etc			160		160	-
	42 Churchfields Road	-	-	7,334	6,475	7,334	6,475
	Other	-	-	304	305	304	305
		150,189	122,674	125,448	112,682	275,637	235,356
Charitable Activities							
Wages		29,403	26,686	25,812	25,086	55,215	51,772
Rates and water		4,883	5,714	2,869	3,450	7,752	9,164
Insurance		3,545	3,319	1,601	1,350	5,146	4,669
Light and heat		22,268	10,284	17,518	10,530	39,786	20,814
Relief in Need - Donations				2,500	1,500	2,500	1,500
Relief in Need - Poor Widows				1,300	575	1,300	575
Clerk to the Trustees		12,331	11,782	12,330	11,782	24,661	23,564
Honorarium		1,941	1,851	1,941	1,851	3,882	3,702
Telephone & postage		2,261	2,017	1,479	1,387	3,740	3,404
Subscriptions		807	708	-	-	807	708
Sundry expenses		1,138	544	888	492	2,026	1,036
Amenity Treats & Christmas		916	655	969	980	1,885	1,635
Alarm system maintenance		6,932	5,531	4,011	4,300	10,943	9,831
Property repairs & maintenance		19,161	16,034	88,867	22,867	108,028	38,901
Cleaning & window cleaner		4,758	4,220	3,038	3,175	7,796	7,395
Garden upkeep		3,806	2,073	2,797	1,883	6,603	3,956
		114,150	91,418	167,920	91,208	282,070	182,626
Carried Forward		36,039	92,418	- 42,472	21,474	- 6,433	52,730

Bromsgrove United Charities

Detailed Statement of Financial Activities (cont)		**PHEBE BELL COURT**		**KATHLEEN FIELD COURT**		**TOTALS**	
for the year ended 31st December 2022		2022	2021	2022	2021	2022	2021
Brought forward		36,039	92,418	- 42,472	21,474	- 6,433	52,730
Governance Costs							
Professional fees		893	227	508	227	1,401	454
Auditors' remuneration		1,248	1,128	1,758	2,130	3,006	3,258
Payroll charges		309	313	309	314	618	627
		2,450	1,668	2,575	2,671	5,025	4,339
Other resources expended							
Depreciation of tangible fixed assets		3,081	3,270	10,000	10,155	13,081	13,425
Loss on disposal of assets			89		-	-	89
Bank charges		30	-	184	173	214	173
Loan interest		9,506	9,615	-	-	9,506	9,615
		12,617	12,974	10,184	10,328	22,801	23,302
Profit/(loss) on sale of investments		-	-	-	-	-	-
NET INCOMING/(OUTGOING) RESOURCES		**20,972**	**16,614**	- **55,231**	**8,475**	- **34,259**	**25,089**
Profit/(loss) on							
Investment valuation changes	COIF - ERF	- 16,591	26,947	- 12,468	20,321	- 29,059	47,268
	COIF -CMF	- 4,952	7,832	- 8,536	13,427	- 13,488	-
	COIF - General	- 48,153	51,445	- 48,153	51,446	- 96,306	102,891
		- 69,696	86,224	- 69,157	85,194	- 138,853	150,159
NET MOVEMENT IN FUNDS		- **48,724**	**102,838**	- **124,388**	**93,669**	- **173,112**	**196,507**

THE UNITED CHARITIES

England & Wales - Charity number 206136

Accounts

REGISTERED CHARITY NUMBER: 206136

Report of the Trustees and

Financial Statements for the Year Ended 31 December 2020

for

Bromsgrove United Charities

Kenneth Morris Limited
Statutory Auditors
1 Aston Court
Bromsgrove Technology Park
Bromsgrove
Worcestershire
B60 3AL

Bromsgrove United Charities

Contents of the Financial Statements
for the Year Ended 31 December 2020

	Page
Report of the Trustees	1 to 3
Report of the Independent Auditors	4 to 5
Statement of Financial Activities	6
Balance Sheet	7 to 8
Notes to the Financial Statements	9 to 17
Detailed Statement of Financial Activities	18 to 19

Report of the Trustees
for the Year Ended 31 December 2020

The trustees present their report with the financial statements of the charity for the year ended 31 December 2020. The trustees have adopted the provisions of Accounting and Reporting by Charities: Statement of Recommended Practice applicable to charities preparing their accounts in accordance with the Financial Reporting Standard applicable in the UK and Republic of Ireland (FRS 102) (effective 1 January 2019).

OBJECTIVES AND ACTIVITIES

Objectives and aims

The focus of our activities remains the provision of social housing, the management and letting of lands belonging to the charity and the payments of relief in need. The trustees confirm that there have been no changes in the policies adopted by them to achieve the objects of the charity during the year.

In planning our activities for the year, we kept in mind the Charity Commission's guidance on public benefit. The Charity provides a public benefit by alleviating the burden on the community and the local authority by providing warden care to the needy at low rents.

Volunteers

The Charity is dependent on the services of the trustees who receive no remuneration or benefits for their services.

ACHIEVEMENT AND PERFORMANCE

The trustees consider that the performance of the charity this year has been satisfactory and they confirm that assets are available and adequate to fulfil the obligations of the charity.

Good occupancy of the accommodation has been maintained during the year

Routine maintenance has continued during the year.

42 Churchfields Road has remained an investment property during the year.

FINANCIAL REVIEW

Investment policy and objectives

The trustee's investment objective is that the real value of the assets be maintained, and enhanced over the longer term. The trustees receive regular reports on the state of its portfolio, and consider the performance to be satisfactory for the year.

Reserves policy

The policy of the charity is to hold accumulated reserves to provide capital for investment, which in turn provides income to meet costs as they arise. The Charity tries to maintain a break-even situation annually.

Void Rents:

During the year the charity suffered void rents amounting to £5,181 (2019 - £9,956) whilst properties were empty.

STRUCTURE, GOVERNANCE AND MANAGEMENT

Governing document

The charity is controlled by its governing document, a deed of trust and constitutes an unincorporated charity.

Its full objects are defined therein. The charity does not actively fund raise.

A copy of the trust deed can be obtained from the treasurer at the registered office shown on page 2.

The trustees confirm that there have been no changes in the policies adopted by them to achieve the objects of the charity during the year.

STRUCTURE, GOVERNANCE AND MANAGEMENT

Recruitment and appointment of new trustees

The trustees are appointed by the Board of Trustees. The trust deed provides for a body of nine competent persons, being two ex-officio trustees, three nominated trustees and four co-opted trustees. The trustees have quarterly meetings at which a quorum of four trustees must be present, to agree the broad strategy and areas of activity for the trust, including consideration of grant making, investment, reserves and risk management policies and performance. The day to day administration is delegated to the treasurer and the clerk to the trustees.

Organisational structure

The trustees delegate the day to day running of the charity to the Hon. Treasurer and the Clerk to the Trustees, Mrs L Hodson. Certain minor repair items are then delegated to the Wardens. Major items are referred to the Trustees.

Bishop Hall's Charity for the Needy

In March 2002, Bromsgrove United Charities took over the assets and income of Bishop Hall's Charity for the Needy and it is now administered under the terms and conditions of the Trust Deed of Bromsgrove United Charities.

Induction and training of new trustees

The board keeps the skill requirements for the trustee body under review and in the event that a trustee permanently retires or additional new trustees are required, the board will endeavour to recruit suitable new trustees. The induction process for any newly appointed trustee comprises an initial meeting, followed by a short meeting(s) to provide a brief history of the trust, copy of committee minutes, copies of prior years annual reports and accounts, a copy of the governing trust deed and a copy of the Charity Commission's guidance for trustees.

REFERENCE AND ADMINISTRATIVE DETAILS

Registered Charity number

206136

Principal address

Phebe Bell Court
10 The Flats
Sidemoor
Bromsgrove
Worcestershire
B61 8LH

Trustees

M Bishop Chairman
L Hodges Vice Chairman
B Weaving Trustee
R Khan Trustee
P Rowan Trustee
J Hewer Trustee

The board of trustees are authorised to appoint new trustees to fill vacancies arising through resignation or death of an existing trustee. Under the trust deed the body of trustees shall consist of nine competent persons when complete.

Auditors

Kenneth Morris Limited
Statutory Auditors
1 Aston Court
Bromsgrove Technology Park
Bromsgrove
Worcestershire
B60 3AL

Report of the Trustees
for the Year Ended 31 December 2020

REFERENCE AND ADMINISTRATIVE DETAILS

Bankers
Barclays Bank PLC
Worcester High Street
Leicester
LE87 2BB

Solicitors
Hallmark Hulme
3 Sansome Place
Worcester
WR1 1UQ

EVENTS SINCE THE END OF THE YEAR

Information relating to events since the end of the year is given in the notes to the financial statements.

DONATIONS

Donations totalling £11,000 (2019 - £nil) were received this year, £8,000 of which is to help pay for the replacement of windows at Kathleen Field Court next year.

STATEMENT OF TRUSTEES' RESPONSIBILITIES

The trustees are responsible for preparing the Report of the Trustees 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, the Charities Act 2011, Charity (Accounts and Reports) Regulations 2008 and the provisions of the trust deed 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, including the income and expenditure, of the charity for that period. In preparing those financial statements, the trustees are required to

- select suitable accounting policies and then apply them consistently;
- observe the methods and principles in the Charity SORP;
- make judgements and 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 business.

The trustees are responsible for keeping proper accounting records which disclose with reasonable accuracy at any time the financial position of the charity and to 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.

Approved by order of the board of trustees on 27 May 2021 and signed on its behalf by:

M Bishop - Trustee

Report of the Independent Auditors to the Trustees of
Bromsgrove United Charities

Opinion
We have audited the financial statements of Bromsgrove United Charities (the 'charity') for the year ended 31 December 2020 which comprise the Statement of Financial Activities, the Balance Sheet and 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 (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 Auditors' responsibilities for the audit of the financial statements section of our report. We are independent of the charity in accordance with the ethical requirements that are relevant to our audit of the financial statements in the 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 trustees' use of the going concern basis of accounting in the preparation of the financial statements is appropriate.

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

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

Other information
The 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 Report of the Independent Auditors thereon.

Our opinion on the financial statements does not cover the other information and, except to the extent otherwise explicitly stated in our report, we do not express any form of assurance conclusion thereon.

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 this gives rise to a material misstatement in the financial statements themselves. If, based on the work we have performed, we conclude that there is a material misstatement of this other information, we are required to report that fact. We have nothing to report in this regard.

Matters on which we are required to report by exception
We have nothing to report in respect of the following matters where the Charities (Accounts and Reports) Regulations 2008 requires us to report to you if, in our opinion:
- the information given in the Report of the Trustees is inconsistent in any material respect with the financial statements; or
- sufficient accounting records have not been kept; or
- the financial statements are not in agreement with the accounting records and returns; or
- we have not received all the information and explanations we require for our audit.

Responsibilities of trustees
As explained more fully in the Statement of Trustees' Responsibilities, the trustees are responsible for the preparation of the financial statements which give a true and fair view, and for such internal control as the trustees determine is necessary to enable the preparation of financial statements that are free from material misstatement, whether due to fraud or error.

In preparing the financial statements, the trustees are responsible for assessing the charity's ability to continue as a going concern, disclosing, as applicable, matters related to going concern and using the going concern basis of accounting unless the trustees either intend to liquidate the charity or to cease operations, or have no realistic alternative but to do so.

Our responsibilities for the audit of the financial statements
We have been appointed as auditors 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 a Report of the Independent Auditors that includes our opinion. Reasonable assurance is a high level of assurance, but is not a guarantee that an audit conducted in accordance with ISAs (UK) will always detect a material misstatement when it exists. Misstatements can arise from fraud or error and are considered material if, individually or in the aggregate, they could reasonably be expected to influence the economic decisions of users taken on the basis of these financial statements.

Irregularities, including fraud, are instances of non-compliance with laws and regulations. We design procedures in line with our responsibilities, outlined above, to detect material misstatements in respect of irregularities, including fraud.

A further description of our responsibilities for the audit of the financial statements is located on the Financial Reporting Council's website at www.frc.org.uk/auditorsresponsibilities. This description forms part of our Report of the Independent Auditors.

Kenneth Morris Limited
Statutory Auditors
Eligible to act as an auditor in terms of Section 1212 of the Companies Act 2006
1 Aston Court
Bromsgrove Technology Park
Bromsgrove
Worcestershire
B60 3AL

27 May 2021

Statement of Financial Activities
for the Year Ended 31 December 2020

	Notes	Unrestricted funds £	Restricted funds £	2020 Total funds £	2019 Total funds £
INCOME AND ENDOWMENTS FROM					
Donations and legacies		3,000	8,000	11,000	-
Charitable activities	3				
Housing Activities		211,975	-	211,975	200,031
Investment income	2	30,643	-	30,643	20,451
Total		245,618	8,000	253,618	220,482
EXPENDITURE ON					
Charitable activities	4				
Housing Activities		206,102	-	206,102	167,404
Other	7	27,269	-	27,269	28,633
Total		233,371	-	233,371	196,037
Net gains on investments		67,090	-	67,090	135,583
NET INCOME		79,337	8,000	87,337	160,028
RECONCILIATION OF FUNDS					
Total funds brought forward		1,434,338	-	1,434,338	1,274,310
TOTAL FUNDS CARRIED FORWARD		1,513,675	8,000	1,521,675	1,434,338

The notes form part of these financial statements

Balance Sheet
31 December 2020

	Notes	Unrestricted funds £	Restricted funds £	2020 Total funds £	2019 Total funds £
FIXED ASSETS					
Tangible assets	10	870,036	-	870,036	885,438
Investments	11	1,129,621	-	1,129,621	862,531
		1,999,657	-	1,999,657	1,747,969
CURRENT ASSETS					
Debtors	12	493	-	493	737
Cash at bank and in hand		223,677	8,000	231,677	402,114
		224,170	8,000	232,170	402,851
CREDITORS					
Amounts falling due within one year	13	(14,092)	-	(14,092)	(16,914)
NET CURRENT ASSETS		210,078	8,000	218,078	385,937
TOTAL ASSETS LESS CURRENT LIABILITIES		2,209,735	8,000	2,217,735	2,133,906
CREDITORS					
Amounts falling due after more than one year	14	(94,285)	-	(94,285)	(95,190)
ACCRUALS AND DEFERRED INCOME	17	(601,775)	-	(601,775)	(604,378)
NET ASSETS		1,513,675	8,000	1,521,675	1,434,338

The notes form part of these financial statements

continued...

Balance Sheet - continued
31 December 2020

FUNDS	18		
Unrestricted funds:			
General fund		851,017	791,801
Land & Buildings		159,210	169,463
Cyclical Maintenance Fund		182,175	177,536
Extraordinary Repair Fund		321,273	295,538
		1,513,675	1,434,338
Restricted funds		8,000	-
TOTAL FUNDS		1,521,675	1,434,338

The financial statements were approved by the Board of Trustees and authorised for issue on 27 May 2021 and were signed on its behalf by:

Trustee

Trustee

Trustee

The notes form part of these financial statements

1. ACCOUNTING POLICIES

Basis of preparing the financial statements
The financial statements of the charity, which is a public benefit entity under FRS 102, have been prepared in accordance with the Charities SORP (FRS 102) 'Accounting and Reporting by Charities: Statement of Recommended Practice applicable to charities preparing their accounts in accordance with the Financial Reporting Standard applicable in the UK and Republic of Ireland (FRS 102) (effective 1 January 2019)', Financial Reporting Standard 102 'The Financial Reporting Standard applicable in the UK and Republic of Ireland' and the Charities Act 2011. The financial statements have been prepared under the historical cost convention, with the exception of investments which are included at market value, as modified by the revaluation of certain assets.

The format of these financial statements has been revised to comply with the Registered Social Landlords General Determination 2006 and the statement of accounting requirements for registered social landlords contained therein, and in accordance with the SORP: accounting by registered social housing providers 2014.

Financial reporting standard 102 - reduced disclosure exemptions
The charity has taken advantage of the following disclosure exemptions in preparing these financial statements, as permitted by FRS 102 'The Financial Reporting Standard applicable in the UK and Republic of Ireland':

- the requirements of Section 7 Statement of Cash Flows.

Income
All income is recognised in the Statement of Financial Activities once the charity has entitlement to the funds, it is probable that the income will be received and the amount can be measured reliably.

Expenditure
Liabilities are recognised as expenditure as soon as there is a legal or constructive obligation committing the charity to that expenditure, 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 accounted for on an accruals basis and has been classified under headings that aggregate all cost related to the category. Where costs cannot be directly attributed to particular headings they have been allocated to activities on a basis consistent with the use of resources.

Grants offered subject to conditions which have not been met at the year-end date are noted as a commitment but not accrued as expenditure.

Tangible fixed assets
Depreciation is provided at the following annual rates in order to write off the costs less estimated residual value of each asset over its estimated useful life:

Freehold Property	- 2% on cost
Fixtures & Fittings	- 15% on reducing balance

Land is not depreciated

Taxation
The charity is exempt from tax on its charitable activities.

Fund accounting
Unrestricted funds can be used in accordance with the charitable objectives at the discretion of the trustees.

Restricted funds can only be used for particular restricted purposes within the objects of the charity. Restrictions arise when specified by the donor or when funds are raised for particular restricted purposes.

Further explanation of the nature and purpose of each fund is included in the notes to the financial statements.

continued...

Notes to the Financial Statements - continued
for the Year Ended 31 December 2020

1. ACCOUNTING POLICIES - continued

Pension costs and other post-retirement benefits
The charity operates a defined contribution pension scheme. Contributions payable to the charity's pension scheme are charged to the Statement of Financial Activities in the period to which they relate.

Investments
Investments are stated at market value at the balance sheet date as provided by the investment broker. The Statement of Financial Activities includes the net gains and losses arising on revaluations and disposals throughout the year.

Cyclical repairs and maintenance costs and reserves
The charity has established a regular programme of cyclical repairs and maintenance in accordance with the trust deed of the charity. Repairs are charged to the revenue account in the year in which they are incurred. The reserve represents the amounts set aside for cyclical maintenance to meet costs in excess of budgeted expenditure for any year.

2. INVESTMENT INCOME

	2020	2019
	£	£
Rents received - net of costs	7,649	(1,789)
Dividend income	22,364	20,465
COIF deposit account income	487	1,422
Deposit account interest	143	353
	30,643	20,451

3. INCOME FROM CHARITABLE ACTIVITIES

	Activity	2020	2019
		£	£
Social Housing Letting	Housing Activities	211,975	200,031

4. CHARITABLE ACTIVITIES COSTS

	Direct Costs	Grant funding of activities (see note 5)	Support costs (see note 6)	Totals
	£	£	£	£
Housing Activities	177,554	2,364	26,184	206,102

continued...

5. GRANTS PAYABLE

	2020	2019
	£	£
Housing Activities	2,364	2,327

The total grants paid to individuals during the year was as follows:

	2020	2019
	£	£
Relief in Need	1,714	1,627
RIN Poor Widows	650	700
	2,364	2,327

6. SUPPORT COSTS

	Management	Governance costs	Totals
	£	£	£
Other resources expended	-	3,435	3,435
Housing Activities	26,184	-	26,184
	26,184	3,435	29,619

	2020	2019
	£	£
Clerk to the trustees	19,749	18,999
Social Security	482	431
Pension	2,331	1,872
Treasurer's honorarium	3,622	3,767
	26,184	25,069

7. OTHER

	2020	2019
	£	£
Depreciation	13,763	14,056
Loss on sale of assets	224	-
Interest payable and similar charges	9,847	9,971
Support costs	3,435	4,606
	27,269	28,633

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8. TRUSTEES' REMUNERATION AND BENEFITS

There were no trustees' remuneration or other benefits for the year ended 31 December 2020 nor for the year ended 31 December 2019.

Trustees' expenses

There were no trustees' expenses paid for the year ended 31 December 2020 nor for the year ended 31 December 2019.

9. STAFF COSTS

	2020	2019
	£	£
Wages and salaries	66,990	62,937
Social security costs	869	885
Other pension costs	2,794	2,328
	70,653	66,150

The average monthly number of employees during the year was as follows:

	2020	2019
Full time	2	2
Part time	4	5
Administrative - full time	1	1
Administrative - part time	1	1
	8	9

No employees received emoluments in excess of £60,000.

10. TANGIBLE FIXED ASSETS

	Freehold property - PBC	Freehold Property - KFC	Fixtures and fittings	Totals
	£	£	£	£
COST				
At 1 January 2020	636,961	611,715	45,767	1,294,443
Additions	-	-	1,188	1,188
Disposals	-	-	(822)	(822)
At 31 December 2020	636,961	611,715	46,133	1,294,809
DEPRECIATION				
At 1 January 2020	65,466	314,179	29,360	409,005
Charge for year	2,010	11,750	2,606	16,366
Eliminated on disposal	-	-	(598)	(598)
At 31 December 2020	67,476	325,929	31,368	424,773
NET BOOK VALUE				
At 31 December 2020	569,485	285,786	14,765	870,036
At 31 December 2019	571,495	297,536	16,407	885,438

continued...

10. TANGIBLE FIXED ASSETS - continued

Included in cost or valuation of land and buildings is freehold land, of £560,200 (2019 - £560,200)

The charity owns certain freehold land and property in the Bromsgrove area. The land consists of :- (a) Land understood to comprise 3.777 acres at Bournheath which is tenanted (b) Kathleen Field Court comprising 19 self-contained units fronting to Churchfields Road, Bromsgrove together with 42 Churchfields Road, Bromsgrove. (c) Land which is understood to comprise 1.2 acres known as Phebe Bell Court, comprising 24 flats and 1 house at The Flats, Sidemoor, Bromsgrove. Deeds are not available for inspection in respect of certain properties referred to above, the only evidence of title consists of Orders of the Charity Commission including those dated 1st August 1982, which vested the title of Bromsgrove Consolidated Charities in the Official Custodian dated 25th April 1899, which described the property which at that date was vested in the Official Custodian in the schedule thereto, and the Order of Scheme.

11. FIXED ASSET INVESTMENTS

	Unlisted investments £
MARKET VALUE	
At 1 January 2020	862,531
Additions	200,000
Revaluations	67,090
At 31 December 2020	1,129,621
NET BOOK VALUE	
At 31 December 2020	1,129,621
At 31 December 2019	862,531

There were no fixed asset investments outside the UK.

The above investment comprised 960.79 (2019 - 960.79) COIF Accumulation Shares and 51696.13 COIF income shares (2019 - 40270.30).

12. DEBTORS: AMOUNTS FALLING DUE WITHIN ONE YEAR

	2020 £	2019 £
Trade debtors	177	620
Prepayments and accrued income	316	117
	493	737

continued...

13. CREDITORS: AMOUNTS FALLING DUE WITHIN ONE YEAR

	2020	2019
	£	£
Other creditors	14,092	16,914
	14,092	16,914

14. CREDITORS: AMOUNTS FALLING DUE AFTER MORE THAN ONE YEAR

	2020	2019
	£	£
Bank loans (see note 15)	94,285	95,190

15. LOANS

An analysis of the maturity of loans is given below:

	2020	2019
	£	£
Amounts falling due in more than five years:		
Repayable by instalments:		
Bank loans more than 5 years by instalment	94,285	95,190

16. SECURED DEBTS

The following secured debts are included within creditors:

	2020	2019
	£	£
Bank loans	94,285	95,190

The loan is secured by a first legal charge over the properties concerned. The title deeds and documents are held by The Royal Bank of Scotland as administrators to Orchardbrook Limited (the lender) or by solicitors to Orchardbrook Limited's order.

17. ACCRUALS AND DEFERRED INCOME

	2020	2019
	£	£
Housing Association grant	601,775	604,378

continued...

18. MOVEMENT IN FUNDS

	At 1.1.20 £	Net movement in funds £	Transfers between funds £	At 31.12.20 £
Unrestricted funds				
General fund	791,801	119,578	(60,362)	851,017
Land & Buildings	169,463	(23,495)	13,242	159,210
Cyclical Maintenance Fund	177,536	(24,601)	29,240	182,175
Extraordinary Repair Fund	295,538	7,855	17,880	321,273
	1,434,338	79,337	-	1,513,675
Restricted funds				
Cyclical Maintenance Fund - Restricted	-	8,000	-	8,000
TOTAL FUNDS	1,434,338	87,337	-	1,521,675

Net movement in funds, included in the above are as follows:

	Incoming resources £	Resources expended £	Gains and losses £	Movement in funds £
Unrestricted funds				
General fund	240,616	(164,638)	43,600	119,578
Land & Buildings	(1)	(23,494)	-	(23,495)
Cyclical Maintenance Fund	4,253	(32,476)	3,622	(24,601)
Extraordinary Repair Fund	750	(12,763)	19,868	7,855
	245,618	(233,371)	67,090	79,337
Restricted funds				
Cyclical Maintenance Fund - Restricted	8,000	-	-	8,000
TOTAL FUNDS	253,618	(233,371)	67,090	87,337

Comparatives for movement in funds

	At 1.1.19 £	Net movement in funds £	Transfers between funds £	At 31.12.19 £
Unrestricted funds				
General fund	731,734	106,324	(46,257)	791,801
Land & Buildings	142,505	20,604	6,354	169,463
Cyclical Maintenance Fund	154,265	618	22,653	177,536
Extraordinary Repair Fund	245,806	32,482	17,250	295,538
	1,274,310	160,028	-	1,434,338
TOTAL FUNDS	1,274,310	160,028	-	1,434,338

continued...

18. MOVEMENT IN FUNDS - continued

Comparative net movement in funds, included in the above are as follows:

	Incoming resources £	Resources expended £	Gains and losses £	Movement in funds £
Unrestricted funds				
General fund	182,254	(179,340)	103,410	106,324
Land & Buildings	37,301	(16,697)	-	20,604
Cyclical Maintenance Fund	618	-	-	618
Extraordinary Repair Fund	309	-	32,173	32,482
	220,482	(196,037)	135,583	160,028
TOTAL FUNDS	220,482	(196,037)	135,583	160,028

A current year 12 months and prior year 12 months combined position is as follows:

	At 1.1.19 £	Net movement in funds £	Transfers between funds £	At 31.12.20 £
Unrestricted funds				
General fund	731,734	225,902	(106,619)	851,017
Land & Buildings	142,505	(2,891)	19,596	159,210
Cyclical Maintenance Fund	154,265	(23,983)	51,893	182,175
Extraordinary Repair Fund	245,806	40,337	35,130	321,273
	1,274,310	239,365	-	1,513,675
Restricted funds				
Cyclical Maintenance Fund - Restricted	-	8,000	-	8,000
TOTAL FUNDS	1,274,310	247,365	-	1,521,675

A current year 12 months and prior year 12 months combined net movement in funds, included in the above are as follows:

	Incoming resources £	Resources expended £	Gains and losses £	Movement in funds £
Unrestricted funds				
General fund	422,870	(343,978)	147,010	225,902
Land & Buildings	37,300	(40,191)	-	(2,891)
Cyclical Maintenance Fund	4,871	(32,476)	3,622	(23,983)
Extraordinary Repair Fund	1,059	(12,763)	52,041	40,337
	466,100	(429,408)	202,673	239,365
Restricted funds				
Cyclical Maintenance Fund - Restricted	8,000	-	-	8,000
TOTAL FUNDS	474,100	(429,408)	202,673	247,365

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19. CONTINGENT LIABILITIES

There were no known material contingent liabilities at the year end.

20. CAPITAL COMMITMENTS

	2020	2019
	£	£
Contracted but not provided for in the financial statements	60,000	40,000

21. RELATED PARTY DISCLOSURES

There were no related party transactions for the year ended 31 December 2020.

22. POST BALANCE SHEET EVENTS

There were no known material post balance sheet events.

Bromsgrove United Charities

Detailed Statement of Financial Activities		**PHEBE BELL COURT**		**KATHLEEN FIELD COURT**		**TOTALS**	
for the year ended 31st December 2020		2020	2019	2020	2019	2020	2019
Incoming Resources from charitable activities							
Residents Contributions		130,229	123,179	81,746	76,852	211,975	200,031
Donations		3,000	-	8,000	-	11,000	-
Dividends			-	22,364	20,465	22,364	20,465
Deposit account interest		80	212	64	141	144	353
COIF Interest		225	474	262	948	487	1,422
Net rental income	Guest rooms etc	180	190	-	-	180	190
	42 Churchfields Road	-	-	7,164	(2,286)	7,164	(2,286)
	Other	-	-	304	306	304	306
		133,714	124,055	119,904	96,426	253,618	220,481
Charitable Activities							
Wages		25,185	22,309	22,906	22,538	48,091	44,847
Water rates		5,016	7,519	2,959	2,981	7,975	10,500
Insurance		3,219	4,401	1,600	1,439	4,819	5,840
Light and heat		11,464	13,745	11,681	11,207	23,145	24,952
Relief in Need - Donations			-	1,714	1,627	1,714	1,627
Relief in Need - Poor Widows			-	650	700	650	700
Clerk to the Trustees		11,281	10,651	11,281	10,651	22,562	21,302
Honorarium		1,811	1,884	1,811	1,883	3,622	3,767
Telephone & postage		1,878	1,879	1,435	1,166	3,313	3,045
Printing stationery & computer supplies			-		-	-	-
Subscriptions		391	561	-	-	391	561
Sundry expenses		172	1,231	1,445	832	1,617	2,063
Amenity Treats & Christmas		262	630	375	180	637	810
Alarm system maintenance		5,134	5,533	3,774	4,596	8,908	10,129
Property repairs & maintenance		43,204	14,991	23,203	10,359	66,407	25,350
Cleaning & window cleaner		4,482	4,850	2,790	3,073	7,272	7,923
Garden upkeep		2,251	2,234	2,728	1,754	4,979	3,988
		115,750	92,418	90,352	74,986	206,102	167,404
Carried Forward		17,964	92,418	29,552	21,440	47,516	53,077

Bromsgrove United Charities

Detailed Statement of Financial Activities (cont)		**PHEBE BELL COURT**		**KATHLEEN FIELD COURT**		**TOTALS**	
for the year ended 31st December 2020		2020	2019	2020	2019	2020	2019
Brought forward		17,964	92,418	29,552	21,440	47,516	53,077
Governance Costs							
Professional fees		287	755	252	550	539	1,305
Auditors' remuneration		1,134	1,110	1,146	1,615	2,280	2,725
Payroll charges		308	288	308	288	616	576
		1,729	2,153	1,706	2,453	3,435	4,606
Other resources expended							
Depreciation of tangible fixed assets		1,415	3,505	12,348	10,551	13,763	14,056
Loss on disposal of assets		224	-		-	224	-
Bank charges		-	-	136	172	136	172
Loan interest		9,711	9,799	-	-	9,711	9,799
		11,350	13,304	12,484	10,723	23,834	24,027
Profit/(loss) on sale of investments		-	-	-	-	-	-
NET INCOMING/(OUTGOING) RESOURCES		**4,885**	**16,180**	**15,362**	**8,264**	**20,247**	**24,444**
Profit/(loss) on							
Investment valuation changes	COIF - ERF	9,732	17,573	7,963	14,600	17,695	32,173
	COIF - General	24,697	51,705	24,698	51,705	49,395	103,410
		34,429	69,278	32,661	66,305	67,090	135,583
NET MOVEMENT IN FUNDS		**39,314**	**85,458**	**48,023**	**74,569**	**87,337**	**160,027**