

Charity registration number: 206182

Ash United Charities Resthaven Almshouses

Annual Report and Financial Statements

For the Year Ended 31 December 2022

Dudley Gore & Co
50 Queen Street
Ramsgate

Ash United Charities Resthaven Almshouses

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Ash United Charities Resthaven Almshouses

Reference and Administrative Details

Trustees

Maureen Bubb
Rev David Moulden
Mary Smith
John Tanner
Carole Palmer

Principal Office

2 Chequer Lane
Ash
CT3 2ET

Charity Registration Number

206182

Independent Examiner

Peter Smith
Dudley Gore & Co
50 Queen Street
Ramsgate
CT11 9EE

Ash United Charities Resthaven Almshouses

Trustees' Report

The trustees present the annual report together with the financial statements of the charity for the year ended 31 December 2022.

Objectives and activities

Public benefit

As noted below the Trust provides dwellings for use by needy couples and individuals.

The trustees confirm that they have complied with the requirements of section 17 of the Charities Act 2011 to have due regard to the public benefit guidance published by the Charity Commission for England and Wales.

Achievements and performance

The trustees continue to satisfactorily manage all the bungalows at Resthaven.

Financial review

Policy on reserves

The financial statements show total income for the year of £31,084 (2021: £32,871) and cash at CAF Bank and CCLA COIF investments amounting to £55,830 (2021: £47,953). The Trustee's policy is to keep sufficient reserves to fund a rolling programme of renovation and repairs and to meet expected costs as they may arise.

Principal funding sources

Income is derived from weekly maintenance contributions from residents of the six bungalows and from interest from the COIF Charities Deposit Fund and the COIF Investment Fund Accumulation Units.

Plans for future periods

Aims and key objectives for future periods

The Trustees give regular consideration as to how their charitable works within the parish could be expanded. The Trust has a waiting list of appropriate applicants for almshouse accommodation.

Going concern

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

Ash United Charities Resthaven Almshouses

Trustees' Report

Structure, governance and management

Nature of governing document

The Trust is registered as a charity under number 206182.

The Trust has six bungalows: 11, 13, 15, 17, 19 and 21 Queens Road, Ash CT3 2BG. At present, residents make a weekly contribution for maintenance, administrative costs and 'Lifeline' personal alarm costs.

Recruitment and appointment of trustees

The management of the Trust is the responsibility of the Trustees who are elected and co-opted under the terms of the Charity Commission Scheme.

Upon the occurrence of a vacancy the Trustees shall cause a note thereof to be entered in the minutes of their next meeting and in the case of a vacancy in the office of a nominated Trustee shall cause notice thereof to be given to the appropriate appointing council. Any Trustee whom is deemed to be competent may be re-appointed.

Major risks and management of those risks

The Trustees have undertaken a risk assessment that is regularly reviewed in order to identify any risks to which the Trust is exposed. Systems have been established to mitigate risks.

Ash United Charities Resthaven Almshouses

Statement of Trustees' Responsibilities

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

The law applicable to charities requires the Trustees to prepare financial statements for each financial year which give a true and fair view of the state of affairs of the charity and of the incoming resources and application of resources of the charity for that period. In preparing these financial statements, the Trustees are required to:

- select suitable accounting policies and then apply them consistently;
- observe the methods and principles in the Charities SORP;
- make judgements and estimates that are reasonable and prudent;
- state whether applicable accounting standards have been followed, subject to any material departures disclosed and explained in the financial statements; and
- 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 that disclose with reasonable accuracy at any time the financial position of the charity and enable them to ensure that the financial statements comply with the Charities Act 2011, the applicable Charities (Accounts and Reports) Regulations, and the provisions of the constitution. The Trustees are also responsible for safeguarding the assets of the charity and hence for taking reasonable steps for the prevention and detection of fraud and other irregularities.

Approved by the Trustees of the charity on July 23rd and signed on its behalf by:
2023

Mary Smith
Trustee

Mary B. Smith

Ash United Charities Resthaven Almshouses

Independent Examiner's Report to the Trustees of
Ash United Charities Resthaven Almshouses

I report to the charity trustees on my examination of the accounts of the charity for the year ended 31 December 2022 which are set out on pages 6 to 15.

Respective responsibilities of trustees and examiner

As the charity's trustees of Ash United Charities Resthaven Almshouses 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 Ash United Charities Resthaven Almshouses's accounts carried out under section 145 of the 2011 Act and in carrying out my examination I have followed all the applicable Directions given by the Charity Commission under section 145(5)(b) of the Act.

Independent examiner's statement

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

1. accounting records were not kept in respect of Ash United Charities Resthaven Almshouses 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 accounting 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.



Peter Smith
ACPA, ICPA (Fellow)

50 Queen Street
Ramsgate
CT11 9EE

Date: 8th August 2023

Ash United Charities Resthaven Almshouses

Statement of Financial Activities for the Year Ended 31 December 2022

	Note	Unrestricted funds £	Endowment funds £	Total 2022 £	Total 2021 £
Income and Endowments from:					
Donations and legacies		-	-	-	-
Charitable activities		30,969	-	30,969	32,853
Investment income	4	115	-	115	18
Total income		31,084	-	31,084	32,871
Expenditure on:					
Charitable activities		(31,001)	-	(31,001)	(28,309)
Total expenditure		(31,001)	-	(31,001)	(28,309)
Gains/losses on investment assets		(1,560)	(36)	(1,596)	2,635
Net movement in funds		(1,477)	(36)	(1,513)	7,197
Reconciliation of funds					
Total funds brought forward		400,370	467	400,837	393,640
Total funds carried forward	15	398,893	431	399,324	400,837

All of the charity's activities derive from continuing operations during the above two periods.

The funds breakdown for 2022 is shown in note 15.

Ash United Charities Resthaven Almshouses

(Registration number: 206182)
Balance Sheet as at 31 December 2022

	Note	2022 £	2021 £
Fixed assets			
Tangible assets	8	343,373	352,567
Investments	9	16,205	17,801
		<u>359,578</u>	<u>370,368</u>
Current assets			
Debtors	10	1,898	1,040
Cash at bank and in hand		39,625	30,152
		<u>41,523</u>	<u>31,192</u>
Creditors: Amounts falling due within one year	11	<u>(1,777)</u>	<u>(723)</u>
Net current assets		<u>39,746</u>	<u>30,469</u>
Net assets		<u>399,324</u>	<u>400,837</u>
Funds of the charity:			
Endowment funds		431	467
Unrestricted income funds			
Unrestricted funds		<u>398,893</u>	<u>400,370</u>
Total funds	12	<u>399,324</u>	<u>400,837</u>

The financial statements on pages 6 to 15 were approved by the trustees and authorised for issue on 23.1.23 and signed on their behalf by:

Mary Smith
Trustee

Jan B. Smith.

Ash United Charities Resthaven Almshouses

Notes to the Financial Statements for the Year Ended 31 December 2022

1 Accounting policies

Statement of compliance

The financial statements have been prepared in accordance with the second edition of the Charities Statement of Recommended Practice issued in October 2019, the Financial Reporting Standard applicable in the United Kingdom and Republic of Ireland (FRS 102) and the Charities Act 2011.

Basis of preparation

Ash United Charities Resthaven Almshouses meets the definition of a public benefit entity under FRS 102. The accounts (financial statements) have been prepared under the historical cost convention with items recognised at cost or transaction value unless otherwise stated in the relevant note(s) to these accounts.

Going concern

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

Income and endowments

All income is recognised once the charity has entitlement to the income, it is probable that the income will be received and the amount of income receivable can be measured reliably.

Expenditure

All expenditure is recognised once there is a legal or constructive obligation to that expenditure, it is probable settlement is required and the amount can be measured reliably.

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

Tangible fixed assets

Housing land and buildings are stated at cost. The cost of properties is their purchase price including any incidental costs of acquisition, together with costs of property improvements. No interest has been capitalised.

Depreciation and amortisation

Depreciation is provided on tangible fixed assets so as to write off the cost or valuation, less any estimated residual value, over their expected useful economic life as follows:

Asset class	Depreciation method and rate
Fixtures and fittings	25% straight line
Housing properties	2% straight line

Ash United Charities Resthaven Almshouses

Notes to the Financial Statements for the Year Ended 31 December 2022

Impairment of fixed assets

A review for impairment of a fixed asset is carried out if events or changes in circumstances indicate that the carrying value of any fixed asset may not be recoverable. Shortfalls between the carrying value of fixed assets and their recoverable amounts are recognised as impairments. Impairment losses are recognised in the Statement of Financial Activities.

Fixed asset investments

Fixed asset investments, other than programme related investments, are included at market value at the Balance Sheet date. Realised gains and losses on investments are calculated as the difference between sale proceeds and their market value at the start of the year, or their subsequent cost, and are charged or credited to the Statement of Financial Activities in the period of disposal.

Unrealised gains and losses represent the movement in market values during the year and are credited or charged to the Statement of Financial Activities based on the market value at the year end.

Trade debtors

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

Cash and cash equivalents

Cash and cash equivalents comprise cash on hand and call deposits, and other short-term highly liquid investments that are readily convertible to a known amount of cash and are subject to an insignificant risk of change in value.

Liabilities and provisions

Liabilities are recognised when there is an obligation at the Balance Sheet date as a result of a past event, it is probable that a transfer of economic benefit will be required in settlement, and the amount of the settlement can be estimated reliably. Liabilities are recognised at the amount that the charity anticipates it will pay to settle the debt or the amount it has received as advance payments for the goods or services it must provide.

Fund structure

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

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

2 Income from charitable activities

	Unrestricted funds		
	General	Total 2022	Total 2021
	£	£	£
Weekly maintenance contributions:	30,969	30,969	32,853
	<hr/>	<hr/>	<hr/>

Ash United Charities Resthaven Almshouses

Notes to the Financial Statements for the Year Ended 31 December 2022

3 Investment income

	Unrestricted funds		
	General £	Total 2022 £	Total 2021 £
Investment income	101	101	17
Bank interest	14	14	1
	115	115	18

4 Charitable activities

	Unrestricted funds		
	General £	Total 2022 £	Total 2021 £
Clerk costs	793	793	825
Licences and subscriptions	515	515	490
Resident expenses	3,376	3,376	3,557
Depreciation	9,194	9,194	9,194
Property and insurance	15,094	15,094	12,909
Bank charges	83	83	117
Accountancy	1,162	1,162	1,054
Professional fees	25	25	-
Other costs	714	714	163
	30,956	30,956	28,309

Ash United Charities Resthaven Almshouses

Notes to the Financial Statements for the Year Ended 31 December 2022

5 Resident expenses

	2022 £	2021 £
Residents' telephone	600	600
Residents' television licence	8	15
Residents' gas and electricity	133	-
Residents' water rates	1,798	1,832
Careline fees	837	1,110
	<u>3,376</u>	<u>3,557</u>

6 Property and insurance costs

	2022 £	2021 £
Insurance	1,548	1,519
Property & equipment repairs and renewals	12,603	8,399
Gardening, greenhouse and maintenance	943	2,991
	<u>15,094</u>	<u>12,909</u>

7 Taxation and staff costs

The charity is a registered charity and is therefore exempt from taxation.

None of the Trustees received any remuneration during the year (2021 £Nil)

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Notes to the Financial Statements for the Year Ended 31 December 2022

8 Tangible fixed assets

	Land and buildings £	Furniture and equipment £	Grants £	Total £
Cost				
At 1 January 2022	476,223	384	(97,937)	378,670
Additions	-	-	-	-
At 31 December 2022	476,223	384	(97,937)	378,670
Depreciation				
At 1 January 2022	25,719	384	-	16,909
Charge for the year	9,194	-	-	9,194
At 31 December 2022	34,913	384	-	26,103
Net book value				
At 31 December 2022	441,310	-	(97,937)	343,373
At 31 December 2021	450,504	-	(97,937)	352,567

9 Fixed asset investments

Accumulation shares historic cost £7,800. Historic cost of Income shares is unknown.

	Income Shares £	Accumulation Shares £
Cost or Valuation		
At 1 January 2022	467	17,333
Units sold	-	-
Increase/(decrease) in valuation	(36)	(1,560)
At 31 December 2022	431	15,773

10 Debtors

	2022 £	2021 £
Prepayments	1,093	761
Other debtors	805	279
	1,898	1,040

Ash United Charities Resthaven Almshouses

Notes to the Financial Statements for the Year Ended 31 December 2022

11 Creditors: amounts falling due within one year

	2022 £	2021 £
Other creditors	1,177	189
Accruals	600	534
	<u>1,777</u>	<u>723</u>

12 Funds

	Balance at 1 January 2022 £	Incoming resources £	Resources expended £	Other recognised gain/(loss) £	Balance at 31 December 2022 £
Unrestricted funds					
General	383,037	31,084	31,001	-	383,120
Designated funds					
Extraordinary repair fund	17,333	-	-	(1,560)	15,773
Cyclical maintenance fund	-	-	-	-	-
Endowment funds					
Expendable	467	-	-	(36)	431
Total funds	<u>400,837</u>	<u>31,084</u>	<u>31,001</u>	<u>(1,596)</u>	<u>399,324</u>

Ash United Charities Resthaven Almshouses

Detailed Statement of Financial Activities for the Year Ended 31 December 2022

	Total 2022 £	Total 2021 £
Income and Endowments from:		
Donations and legacies (analysed below)	-	-
Charitable activities (analysed below)	30,969	32,853
Investment income (analysed below)	115	18
Total income	<u>31,084</u>	<u>32,871</u>
Expenditure on:		
Charitable activities (analysed below)	<u>(31,001)</u>	<u>(28,309)</u>
Total expenditure	(31,001)	(28,309)
Gains/losses on investment assets (analysed below)	<u>(1,596)</u>	<u>2,635</u>
Net (expenditure)/income	<u>(1,513)</u>	<u>7,197</u>
Net movement in funds	(1,513)	7,197
Reconciliation of funds		
Total funds brought forward	<u>400,837</u>	<u>393,640</u>
Total funds carried forward	<u>399,324</u>	<u>400,837</u>

Ash United Charities Resthaven Almshouses

Detailed Statement of Financial Activities for the Year Ended 31 December 2022

	Total 2022 £	Total 2021 £
<i>Donations and legacies</i>		
Appeals and donations	-	-
	-	2,986
<i>Charitable activities</i>		
Primary purpose trading	30,969	32,853
	30,969	32,853
<i>Investment income</i>		
Income from other unlisted investments	14	1
Income from other investments	101	17
	115	18
<i>Charitable activities</i>		
Water rates	(1,798)	(1,832)
Light, heat and power	(133)	-
Insurance	(1,548)	(1,519)
Careline fees	(837)	(1,110)
Clerk* fees	(793)	(825)
General maintenance	(13,546)	(11,390)
Telephone and fax	(600)	(600)
Printing, stationery & other costs	(714)	(163)
Dues and subscriptions	(523)	(505)
Accountancy fees	(1,162)	(1,054)
Legal and professional fees	(25)	-
Bank charges	(83)	(117)
Depreciation of fixtures and fittings	(9,194)	(9,194)
	(30,956)	(28,309)
<i>Gains/losses on investment assets</i>		
Funds - investment assets	(1,596)	2,635