

Charity registration number 207042

**BEDFORD, MORISON AND CORDERY ALMSHOUSE CHARITY
ANNUAL REPORT AND UNAUDITED FINANCIAL STATEMENTS
FOR THE YEAR ENDED 31 DECEMBER 2021**

BEDFORD, MORISON AND CORDERY ALMSHOUSE CHARITY

LEGAL AND ADMINISTRATIVE INFORMATION

Trustees	Mrs. E. Nelson-Walker (Chair) Mr. R. B. Frost (Treasurer) Mr. P. Mould (Deputy Chair) Rev. T. Rindl Mr. N. H. Tyrwhitt Cllr. M. Devonish Mrs. F. Evans Dr. N. Ineson
Charity number	207042
Registered office	19 The Almshouses St Mary's Close Watford Hertfordshire WD18 0EQ
Independent examiner	Gary Howard FCA Howard Wilson Chartered Accountants 36 Crown Rise Watford Hertfordshire WD25 0NE
Bankers	National Westminster Bank plc 72/74 High Street Watford Hertfordshire WD17 2GZ
Investment advisors	The M&G Group M&G House Victoria Road Chelmsford Essex CM1 1FB CCLA Investment Management Ltd 80 Cheapside London EC27 6DZ

BEDFORD, MORISON AND CORDERY ALMSHOUSE CHARITY

CONTENTS

	Page
Trustees report	1 - 2
Independent examiner's report	3
Statement of financial activities	4
Balance sheet	5
Notes to the financial statements	6 - 13

BEDFORD, MORISON AND CORDERY ALMSHOUSE CHARITY

TRUSTEES REPORT

FOR THE YEAR ENDED 31 DECEMBER 2021

The Trustees present their report and financial statements for the year ended 31 December 2021.

The financial statements have been prepared in accordance with the accounting policies set out in the notes to the financial statements and comply with the charity's governing document, the Charities Act 2011 and "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

The charity's objects are to provide almshouses for poor women or married couples of good character who are resident at time of appointment in the areas comprising the ancient parishes of Watford, Chenies and Langley Marsh or the area which, on 18 December 1918, comprised the parishes of Watford Urban, Oxhey and Watford Rural.

Public benefit statement

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

Review of 2021

A challenging year for everybody, irrespective of business, vocation, charity involvement, sport or status in life.

During the year our Site Manager has had a period of absence. The Deputy Site Manager has done an excellent job filling in for her.

Two of our residents have moved on. Due to COVID it has been difficult to hire contractors and/or materials to have vacant premises refitted and decorated. However, we now have 2 residents and premises waiting to be refurbished and decorated.

A Trustee who has been an active member for over 22 years resigned. We have, however three new Trustees.

We also held a Christmas lunch for all residents and guests. We missed the feast in 2020 so this was a welcome relief, enjoyed by everyone. It was cheerful to see the residents relaxed, laughing and enjoying themselves.

We also launched our website with all the technical work being completed by a student, introduced by one of the new Trustees. We are very pleased with the result and have enjoyed working on our new initiative.

Financial review

The Charity generated income £69,882 (2020: £65,827) as detailed in the Statement of Financial Activities. This money will be kept and used for the benefit of the Residents.

The Charity spent £55,153 (2020: £56,051) on running and maintaining The Almshouses and other associated support costs. Our Repairs and Maintenance expenditure for 2020 was £32,074 (2020: £33,069).

Just under £9,000 of this was spent on further refurbishment of two of our properties, which were vacated during the year. These were re-let to new residents by the year end. Expenditure of £9,600 was made on works required following the Quinquennial Survey in 2020. The balance of expenditure was for routine maintenance. A summary of the works carried out during 2021 is shown in the "Analysis of Repairs and Maintenance" included with the year end accounts.

At 31st December 2021 the Charity held unrestricted funds of £3,510,688 (2020: £3,027,887) of which £3,420,269 (2020: £2,952,197) were tied up in fixed assets and investments, leaving free reserves of £90,419 (2020: £75,690). The free reserves include a COIF deposit account of £30,595 (2020: £30,592) and a NatWest current account of £60,664 (2020: £45,939).

BEDFORD, MORISON AND CORDERY ALMSHOUSE CHARITY

TRUSTEES REPORT (CONTINUED)

FOR THE YEAR ENDED 31 DECEMBER 2021

Reserves policy

The Trustees aim is to maintain free reserves which cover three to six months expenditure and consider that reserves of this level will ensure that, in the event of a significant drop in funding, they will be able to continue the Charity's current activities.

Plans for the future

- We have received an estimate to replace a large, irregular path. It is a major project but needs to be completed for health and safety
- Complete the refurbishments and decorations and advertise for new residents
- Review and recommend the options for the replacement of gas boilers as per the government legislation
- Continue the review and where appropriate make recommendations to the BMC constitution
- Hold a summer party to give all the residents the opportunity to meet their fellow residents

Risk management

The Trustees have assessed the major risks to which the charity is exposed, and are satisfied that systems are in place to mitigate exposure to the major risks.

Structure, governance and management

The charity is constituted under a Trust Deed dated 7 October 1960 as amended by a Charity Commission Scheme dated 14 April 1970.

The maximum number of trustees who can serve is 9 made up as follows:

The vicar of St Mary's Parish Church

3 trustees nominated by the Borough of Watford

1 trustee nominated by the Parish Council

4 co-optative trustees being persons residing or working in or near the Borough of Watford.

New co-optative trustees are appointed by existing trustees.

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

Mrs. E. Nelson-Walker (Chairman)

Mr. R. B. Frost (Treasurer)

Mr. P. Mould (Deputy Chair)

Rev. T. Rindl

Cllr. D. Scudder

(Resigned 21 September 2021)

Mr. N. H. Tyrwhitt

Cllr. M. Devonish

(Appointed 21 September 2021)

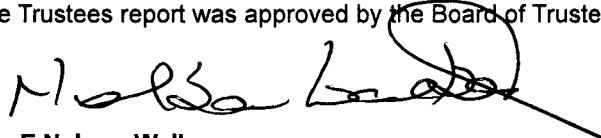
Mrs. F. Evans

(Appointed 21 September 2021)

Dr. N. Ineson

(Appointed 21 September 2021)

The Trustees report was approved by the Board of Trustees.



Mrs E Nelson-Walker

Trustees

Dated: 5 July 2022

BEDFORD, MORISON AND CORDERY ALMSHOUSE CHARITY

INDEPENDENT EXAMINER'S REPORT

TO THE TRUSTEES OF BEDFORD, MORISON AND CORDERY ALMSHOUSE CHARITY

I report to the Trustees on my examination of the financial statements of Bedford, Morison and Cordery Almshouse Charity (the charity) for the year ended 31 December 2021.

Responsibilities and basis of report

As the Trustees of the charity you are responsible for the preparation of the financial statements in accordance with the requirements of the Charities Act 2011 (the 2011 Act).

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

Independent examiner's statement

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

I understand that this has been done in order for financial statements to provide a true and fair view in accordance with Generally Accepted Accounting Practice effective for reporting periods beginning on or after 1 January 2015.

I have completed my examination. I confirm that no 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 charity as required by section 130 of the 2011 Act; or
- 2 the financial statements do not accord with those records; or
- 3 the financial statements 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 financial statements to be reached.



Gary Howard FCA

Howard Wilson Chartered Accountants
36 Crown Rise
Watford
Hertfordshire
WD25 0NE

Dated: 12 July 2022

BEDFORD, MORISON AND CORDERY ALMSHOUSE CHARITY

STATEMENT OF FINANCIAL ACTIVITIES INCLUDING INCOME AND EXPENDITURE ACCOUNT FOR THE YEAR ENDED 31 DECEMBER 2021

		Unrestricted funds 2021 £	Total 2020 £
	Notes		
<u>Income from:</u>			
Donations and legacies	3	450	-
Charitable activities	4	61,425	57,660
Investments	5	8,007	8,167
Total income		69,882	65,827
<u>Expenditure on:</u>			
Charitable activities	6	55,153	56,051
Total expenditure		55,153	56,051
Net income/(expenditure) before gains/(losses) on investments		14,729	9,776
Net gains/(losses) on investments	9	75,230	(22,931)
Net income for the year		89,959	(13,155)
Other recognised gains and losses			
Revaluation of tangible fixed assets		392,842	86,970
Net movement in funds		482,801	73,815
Fund balances at 1 January 2021		3,027,887	2,954,072
Fund balances at 31 December 2021		3,510,688	3,027,887

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

All income and expenditure derive from continuing activities.

BEDFORD, MORISON AND CORDERY ALMSHOUSE CHARITY

BALANCE SHEET

AS AT 31 DECEMBER 2021

	Notes	2021 £	£	2020 £	£
Fixed assets					
Tangible assets	10	2,709,812		2,316,970	
Investments	11	710,457		635,227	
		<u>3,420,269</u>		<u>2,952,197</u>	
Current assets					
Cash at bank and in hand		91,259		76,530	
Creditors: amounts falling due within one year	13	<u>(840)</u>		<u>(840)</u>	
Net current assets			90,419		75,690
Total assets less current liabilities			<u>3,510,688</u>		<u>3,027,887</u>
Income funds					
<u>Unrestricted funds</u>					
Designated funds	14	3,420,269		2,952,197	
General unrestricted funds		<u>90,419</u>		<u>75,690</u>	
			3,510,688		3,027,887
			<u>3,510,688</u>		<u>3,027,887</u>

The financial statements were approved by the Trustees on 5 July 2022



Mr R Frost
Trustee

BEDFORD, MORISON AND CORDERY ALMSHOUSE CHARITY

NOTES TO THE FINANCIAL STATEMENTS

FOR THE YEAR ENDED 31 DECEMBER 2021

1 Accounting policies

Charity information

Bedford, Morison and Cordery Almshouse Charity is a charitable trust.

1.1 Accounting convention

The financial statements have been prepared in accordance with the charity's governing document, the Charities Act 2011 and "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)". The charity is a Public Benefit Entity as defined by FRS 102.

The charity has taken advantage of the provisions in the SORP for charities applying FRS 102 Update Bulletin 1 not to prepare a Statement of Cash Flows.

The financial statements have departed from the Charities (Accounts and Reports) Regulations 2008 only to the extent required to provide a true and fair view. This departure has involved following the Statement of Recommended Practice for charities applying FRS 102 rather than the version of the Statement of Recommended Practice which is referred to in the Regulations but which has since been withdrawn.

The financial statements are prepared in sterling, which is the functional currency of the charity. Monetary amounts in these financial statements are rounded to the nearest £.

The financial statements have been prepared under the historical cost convention, modified to include the revaluation of freehold properties and to include investment properties and certain financial instruments at fair value. The principal accounting policies adopted are set out below.

1.2 Going concern

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

1.3 Charitable funds

Unrestricted funds are available for use at the discretion of the Trustees in furtherance of their charitable objectives.

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

1.4 Income

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

Cash donations are recognised on receipt. Other donations are recognised once the charity has been notified of the donation, unless performance conditions require deferral of the amount.

1.5 Expenditure

Expenditure is recognised when a constructive or actual liability exists. In respect of awards made, this is when the trustees have approved the award and communicated their decision to the recipient.

BEDFORD, MORISON AND CORDERY ALMSHOUSE CHARITY

NOTES TO THE FINANCIAL STATEMENTS (CONTINUED)

FOR THE YEAR ENDED 31 DECEMBER 2021

1 Accounting policies

(Continued)

1.6 Tangible fixed assets

Tangible fixed assets are initially measured at cost and subsequently measured at cost or valuation, net of depreciation and any impairment losses.

No depreciation is charged on freehold land and buildings as the land is revalued each year at the insured value which is considered by the trustees as equivalent to the depreciated replacement cost.

1.7 Fixed asset investments

Fixed asset investments are initially measured at transaction price excluding transaction costs, and are subsequently measured at fair value at each reporting date. Changes in fair value are recognised in net income/(expenditure) for the year. Transaction costs are expensed as incurred.

1.8 Impairment of fixed assets

At each reporting end date, the charity reviews the carrying amounts of its tangible assets to determine whether there is any indication that those assets have suffered an impairment loss. If any such indication exists, the recoverable amount of the asset is estimated in order to determine the extent of the impairment loss (if any).

1.9 Cash and cash equivalents

Cash and cash equivalents include cash in hand, deposits held at call with banks, other short-term liquid investments with original maturities of three months or less, and bank overdrafts. Bank overdrafts are shown within borrowings in current liabilities.

Basic financial assets

Basic financial assets, which include debtors and cash and bank balances, are initially measured at transaction price including transaction costs and are subsequently carried at amortised cost using the effective interest method unless the arrangement constitutes a financing transaction, where the transaction is measured at the present value of the future receipts discounted at a market rate of interest. Financial assets classified as receivable within one year are not amortised.

Basic financial liabilities

Basic financial liabilities, including creditors and bank loans are initially recognised at transaction price unless the arrangement constitutes a financing transaction, where the debt instrument is measured at the present value of the future payments discounted at a market rate of interest. Financial liabilities classified as payable within one year are not amortised.

Debt instruments are subsequently carried at amortised cost, using the effective interest rate method.

Trade creditors are obligations to pay for goods or services that have been acquired in the ordinary course of operations from suppliers. Amounts payable are classified as current liabilities if payment is due within one year or less. If not, they are presented as non-current liabilities. Trade creditors are recognised initially at transaction price and subsequently measured at amortised cost using the effective interest method.

Derecognition of financial liabilities

Financial liabilities are derecognised when the charity's contractual obligations expire or are discharged or cancelled.

BEDFORD, MORISON AND CORDERY ALMSHOUSE CHARITY

NOTES TO THE FINANCIAL STATEMENTS (CONTINUED)

FOR THE YEAR ENDED 31 DECEMBER 2021

1 Accounting policies

(Continued)

1.10 Employee benefits

The cost of any unused holiday entitlement is recognised in the period in which the employee's services are received.

Termination benefits are recognised immediately as an expense when the charity is demonstrably committed to terminate the employment of an employee or to provide termination benefits.

2 Critical accounting estimates and judgements

In the application of the charity's accounting policies, the Trustees are required to make judgements, estimates and assumptions about the carrying amount of assets and liabilities that are not readily apparent from other sources. The estimates and associated assumptions are based on historical experience and other factors that are considered to be relevant. Actual results may differ from these estimates.

The estimates and underlying assumptions are reviewed on an ongoing basis. Revisions to accounting estimates are recognised in the period in which the estimate is revised where the revision affects only that period, or in the period of the revision and future periods where the revision affects both current and future periods.

3 Donations and legacies

	Unrestricted funds	Total
	2021 £	2020 £
Donations and gifts	450	-

4 Charitable activities

	Almshouse income 2021 £	Almshouse income 2020 £
Contribution from residents	61,425	57,660

BEDFORD, MORISON AND CORDERY ALMSHOUSE CHARITY

NOTES TO THE FINANCIAL STATEMENTS (CONTINUED)

FOR THE YEAR ENDED 31 DECEMBER 2021

5 Investments

	Unrestricted funds	Unrestricted funds
	2021	2020
	£	£
Investment income	8,003	8,087
Interest receivable	4	80
	<hr/>	<hr/>
	8,007	8,167
	<hr/>	<hr/>

BEDFORD, MORISON AND CORDERY ALMSHOUSE CHARITY

NOTES TO THE FINANCIAL STATEMENTS (CONTINUED)

FOR THE YEAR ENDED 31 DECEMBER 2021

6 Charitable activities

	2021 £	2020 £
Staff costs	8,890	8,480
Light and heat	6,395	6,311
Water services	1,805	1,616
Council tax	1,357	2,016
Insurance	1,694	1,655
Repairs and maintenance (see analysis below)	32,074	33,069
Postage and stationery	120	18
Computer costs	169	239
Telephone, TV and internet	719	757
Sundry expenses	769	735
Legal and professional costs	35	-
Subscriptions	286	315
Governance costs	840	840
	<u>55,153</u>	<u>56,051</u>

Analysis of Repairs and Maintenance

	2021 £	2020 £
Electrical repairs	1,600	1,105
Plumbing and heating	1,550	1,801
Water testing	1,507	1,507
Pest control	3,979	-
Properties refurbishment	9,182	22,908
Window cleaning	855	600
Exterior repairs	9,607	-
Window/gutter/sundry repairs	1,338	-
Gardening	1,736	1,590
Fire and safety costs	720	1,310
Sundry items	-	2,248
	<u>32,074</u>	<u>33,069</u>

Governance costs comprise payment to the Independent Examiner for examination services of £840 (2020: £840).

7 Trustees

None of the Trustees (or any persons connected with them) received any remuneration or benefits from the charity during the year. One trustee received a total of £502 (2020: 1 trustee £799) for reimbursed repairs and maintenance, computer, office, travel costs and sundry expenses in the year.

BEDFORD, MORISON AND CORDERY ALMSHOUSE CHARITY

NOTES TO THE FINANCIAL STATEMENTS (CONTINUED)

FOR THE YEAR ENDED 31 DECEMBER 2021

8 Employees

Number of employees

The average monthly number of employees during the year was:

	2021 Number	2020 Number
Charitable activities	2	2

Employment costs

	2021 £	2020 £
Wages and salaries	8,890	8,480

There were no employees whose annual remuneration was £60,000 or more.

9 Net gains/(losses) on investments

	Unrestricted funds 2021 £	Unrestricted funds 2020 £
Revaluation of investments	75,230	(22,931)

10 Tangible fixed assets

	Freehold land and buildings £
Cost or valuation	
At 1 January 2021	2,316,970
Revaluation	392,842
At 31 December 2021	2,709,812
Carrying amount	
At 31 December 2021	2,709,812
At 31 December 2020	2,316,970

FOR THE YEAR ENDED 31 DECEMBER 2021

(Continued)

2021
£

2020
£

2,316,970

2,316,970

11 Fixed asset investments

Listed investments
£

635,227

75,230

710,457

710,457

635,227

2021
£

2020
£

M&G Charity Multi Asset Funds - 4,317 Accumulation Shares

489,412

432,444

M&G Charity Multi Asset Funds - 216,518 Income Shares

221,045

202,783

710,457

635,227

The historic cost of listed investments included above is £220,000 (2020: £220,000).

2021
£

2020
£

Instruments measured at fair value through profit or loss

710.457

635,227

BEDFORD, MORISON AND CORDERY ALMSHOUSE CHARITY

NOTES TO THE FINANCIAL STATEMENTS (CONTINUED)

FOR THE YEAR ENDED 31 DECEMBER 2021

13 Creditors: amounts falling due within one year

	2021 £	2020 £
Accruals and deferred income	840	840

14 Designated funds

The income funds of the charity include the following designated funds which have been set aside out of unrestricted funds by the trustees for specific purposes:

	Balance at 1 January 2020 £	Transfers £	Revaluations, gains and losses £	Balance at 1 January 2021 £	Revaluations, gains and losses £	Balance at 31 December 2021 £
Fixed Asset Fund	2,230,000	-	86,970	2,316,970	392,842	2,709,812
Emergency Repair Fund	71,201	30,000	-	101,201	-	101,201
Common Maintenance Fund	98,799	20,000	-	118,799	-	118,799
Investments - Revaluation Reserve	438,158	-	(22,931)	415,227	75,230	490,457
	<u>2,838,158</u>	<u>50,000</u>	<u>64,039</u>	<u>2,952,197</u>	<u>468,072</u>	<u>3,420,269</u>

The Fixed Asset Fund represents funds tied up in the charity's tangible fixed assets. These assets are shown at insurance value as no historic cost figure is available. The majority of the fund represents revaluation gains on the properties.

The Emergency Repairs Fund is funds set aside in investments to cover the future costs of emergency repairs. The market value of the emergency repair fund investments is £489,412 of which the original cost of £101,201 is shown above and the revaluation surplus of £388,211 is shown in revaluation reserves.

The Common Maintenance Fund is funds set aside in investments to generate an income to cover the costs of everyday repairs and maintenance. The market value of the common maintenance fund investments is £221,045 of which the original cost of £118,799 is shown above and the revaluation surplus of £102,246 is shown in revaluation reserves.

Investments - Revaluation Reserve represents the unrealised gain between the market value of the charity's investments at the year end and their original cost.

15 Related party transactions

There were no disclosable related party transactions during the year (2020 - none).