

Charity registration number 207042

**BEDFORD, MORISON AND CORDERY ALMSHOUSE CHARITY
ANNUAL REPORT AND UNAUDITED FINANCIAL STATEMENTS
FOR THE YEAR ENDED 31 DECEMBER 2022**

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
Mr. M. Tunstall

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

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BEDFORD, MORISON AND CORDERY ALMSHOUSE CHARITY

TRUSTEES REPORT

FOR THE YEAR ENDED 31 DECEMBER 2022

The Trustees present their report and financial statements for the year ended 31 December 2022.

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 2022

The Charity opened with full occupancy

A new Trustee has joined us, Mike Tunstall as the Trustee responsible for maintenance and major projects.

The Charity has employed a bursar who has already taken a lot of the financial administration work from Roger Frost and lightened his load substantially.

Maintenance work continued but most of the effort was targeted at agreeing the maintenance/building work for 2023. This has been agreed and started.

Carbon Neutral Project has taken a substantial amount of time and effort from Trustee, Nigel Ineson, supported by Mike Tunstall and all other Trustees. We are aiming for installation in the warm weather.

Financial review

The Charity generated income £70,173 (2021: £69,882) as detailed in the Statement of Financial Activities. This money will be kept and used for the benefit of the Residents and maintenance of the estate.

The Charity spent £55,332 (2021: £55,153) on revenue costs running and maintaining The Almshouses and other associated support costs. Our Repairs and Maintenance expenditure for 2022 was £24,313 (2021 £32,074).

Just under £4,300 of this was spent on further refurbishment of two of our properties, which were vacated during the year. One flat was re-let to a new resident mid-year, the other remained vacant at year end but should be occupied in February 2023 by our newly employed bursar. The balance of expenditure was for routine maintenance. A summary of the works carried out during 2022 is shown in the 'Analysis of Repairs and Maintenance' in note 6 to the year end accounts.

Capital expenditure of £7,979 was made during the year. Two capital projects were commenced, one was to rebuild the website for the charity. The other to review our heat and energy requirements and consider alternative sources of energy to heat the Almshouses long term. Other capital expenditure was made to update our computer and audio visual systems.

At 31st December 2022 the Charity held unrestricted funds of £3,817,905 (2021: £3,510,688) of which £3,712,645 (2021: £3,420,269) were tied up in fixed assets and investments, leaving free reserves of £105,287 (2021: £90,419). The free reserves include a COIF deposit account of £30,894 (2021: £30,595) and a NatWest current account of £75,266 (2021: £60,664).

BEDFORD, MORISON AND CORDERY ALMSHOUSE CHARITY

TRUSTEES REPORT (CONTINUED)

FOR THE YEAR ENDED 31 DECEMBER 2022

Reserves policy

The Trustees aim is to maintain free reserves which cover three to six months expenditure, however with the planned capital expenditure in 2023 our curent free reserve level is above that which we would normally hold.

Plans for the future

- Carbon Neutral programme
- Power washing all the paths
- Arrange a 100-year party for our oldest resident
- The Trustees believe the residents are due for some leisure days and suggestions are being calendarised
- Establish the Resident Liason Role
- Arrange the Christmas Lunch

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

Mr. N. H. Tyrwhitt

Cllr. M. Devonish

Mrs. F. Evans

Dr. N. Ineson

Mr. M. Tunstall

(Appointed 20 September 2022)

The Trustees report was approved by the Board of Trustees.



Mr R Frost

Trustees

Dated: 15 August 2023

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 2022.

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: 21 August 2023

BEDFORD, MORISON AND CORDERY ALMSHOUSE CHARITY

STATEMENT OF FINANCIAL ACTIVITIES INCLUDING INCOME AND EXPENDITURE ACCOUNT FOR THE YEAR ENDED 31 DECEMBER 2022

	Notes	Unrestricted funds 2022 £	Total 2021 £
Income from:			
Donations and legacies	3	297	450
Charitable activities	4	61,089	61,425
Investments	5	8,787	8,007
Total income		70,173	69,882
Expenditure on:			
Charitable activities	6	55,332	55,153
Total expenditure		55,332	55,153
Net income/(expenditure) before gains/(losses) on investments		14,841	14,729
Net gains/(losses) on investments	9	(3,020)	75,230
Net income for the year		11,821	89,959
Other recognised gains and losses			
Revaluation of tangible fixed assets		295,396	392,842
Net movement in funds		307,217	482,801
Fund balances at 1 January 2022		3,510,688	3,027,887
Fund balances at 31 December 2022		3,817,905	3,510,688

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 2022

	Notes	2022 £	£	2021 £	£
Fixed assets					
Tangible assets	11	3,005,208		2,709,812	
Investments	12	707,437		710,457	
		<u>3,712,645</u>		<u>3,420,269</u>	
Current assets					
Cash at bank and in hand		106,160		91,259	
Creditors: amounts falling due within one year	13	<u>(900)</u>		<u>(840)</u>	
Net current assets			105,260		90,419
Total assets less current liabilities			<u>3,817,905</u>		<u>3,510,688</u>
Income funds					
<u>Unrestricted funds</u>					
Designated funds	14	3,712,618		3,420,269	
General unrestricted funds		<u>105,287</u>		<u>90,419</u>	
			3,817,905		3,510,688
			<u>3,817,905</u>		<u>3,510,688</u>

The financial statements were approved by the Trustees on 15 August 2023


Mr R Frost
Trustee

BEDFORD, MORISON AND CORDERY ALMSHOUSE CHARITY

NOTES TO THE FINANCIAL STATEMENTS

FOR THE YEAR ENDED 31 DECEMBER 2022

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 2022

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.

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

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 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 2022

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	Unrestricted funds
	2022	2021
	£	£
Donations and gifts	297	450

4 Charitable activities

	Almshouse income	Almshouse income
	2022	2021
	£	£
Contribution from residents	61,089	61,425

5 Investments

	Unrestricted funds	Unrestricted funds
	2022	2021
	£	£
Investment income	8,488	8,003
Interest receivable	299	4
	8,787	8,007

BEDFORD, MORISON AND CORDERY ALMSHOUSE CHARITY

NOTES TO THE FINANCIAL STATEMENTS (CONTINUED)

FOR THE YEAR ENDED 31 DECEMBER 2022

6 Charitable activities

	2022 £	2021 £
Staff costs	8,280	8,890
Light and heat	6,626	6,395
Water services	1,481	1,805
Council tax	2,255	1,357
Insurance	1,805	1,694
Repairs and maintenance (see analysis below)	24,313	32,074
Postage and stationery	56	120
Computer costs	3,104	169
Telephone, TV and internet	1,459	719
Sundry expenses	1,755	769
Legal and professional costs	35	35
Subscriptions	293	286
Health & safety costs	2,970	-
Governance costs	900	840
	<u>55,332</u>	<u>55,153</u>

Analysis of Repairs and Maintenance

	2022 £	2021 £
Electrical repairs	2,436	1,600
Plumbing and heating	7,399	1,550
Water testing	2,141	1,507
Pest control	40	3,979
Properties refurbishment	4,325	9,182
Window cleaning	1,028	855
Exterior repairs	3,400	9,607
Heat loss surveys	1,300	-
Window/gutter/sundry repairs	510	1,338
Gardening	1,350	1,736
Fire and safety costs	384	720
	<u>24,313</u>	<u>32,074</u>

Governance costs comprise payment to the Independent Examiner for examination services of £900 (2021: £840).

7 Trustees

None of the Trustees (or any persons connected with them) received any remuneration or benefits from the charity during the year. Two trustees received a total of £1,873 (2021: 1 trustee £502) 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 2022

8 Employees

Number of employees

The average monthly number of employees during the year was:

	2022 Number	2021 Number
Charitable activities	2	2

Employment costs

	2022 £	2021 £
Wages and salaries	8,280	8,890

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

9 Net gains/(losses) on investments

	Unrestricted funds 2022 £	Unrestricted funds 2021 £
Revaluation of investments	(3,020)	75,230

10 Taxation

The charity is exempt from tax on income and gains falling within section 505 of the Taxes Act 1988 or section 252 of the Taxation of Chargeable Gains Act 1992 to the extent that these are applied to its charitable objects.

11 Tangible fixed assets

	Freehold land and buildings £
Cost or valuation	
At 1 January 2022	2,709,812
Revaluation	295,396
At 31 December 2022	3,005,208
Carrying amount	
At 31 December 2022	3,005,208
At 31 December 2021	2,709,812

BEDFORD, MORISON AND CORDERY ALMSHOUSE CHARITY

NOTES TO THE FINANCIAL STATEMENTS (CONTINUED)

FOR THE YEAR ENDED 31 DECEMBER 2022

11 Tangible fixed assets

(Continued)

The carrying value of land included in land and buildings comprises:

	2022 £	2021 £
Freehold	3,005,181	2,709,812

The land and buildings represent the Essex Almshouses held for functional use by the charity and are stated at their insured value which the Trustees consider to be equivalent to the depreciated replacement cost.

12 Fixed asset investments

	Listed investments £
Cost or valuation	
At 1 January 2022	710,457
Valuation changes	(3,020)
At 31 December 2022	707,437
Carrying amount	
At 31 December 2022	707,437
At 31 December 2021	710,457

	2022 £	2021 £
Investments at fair value comprise:		
M&G Charity Multi Asset Funds - 4,317 Accumulation Shares	493,280	489,412
M&G Charity Multi Asset Funds - 216,518 Income Shares	214,157	221,045
	707,437	710,457

Fixed asset investments revalued

The historic cost of listed investments included above is £220,000 (2021: £220,000).

13 Creditors: amounts falling due within one year

	2022 £	2021 £
Accruals and deferred income	900	840

BEDFORD, MORISON AND CORDERY ALMSHOUSE CHARITY

NOTES TO THE FINANCIAL STATEMENTS (CONTINUED)

FOR THE YEAR ENDED 31 DECEMBER 2022

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 2021	Revaluations, gains and losses	Balance at 1 January 2022	Revaluations, gains and losses	Balance at 31 December 2022
	£	£	£	£	£
Fixed Asset Fund	2,316,970	392,842	2,709,812	295,369	3,005,181
Emergency Repair Fund	101,201	-	101,201	-	101,201
Common Maintenance Fund	118,799	-	118,799	-	118,799
Investments - Revaluation Reserve	415,227	75,230	490,457	(3,020)	487,437
	<u>2,952,197</u>	<u>468,072</u>	<u>3,420,269</u>	<u>292,349</u>	<u>3,712,618</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 £493,280 of which the original cost of £101,201 is shown above and the revaluation surplus of £392,079 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 £214,157 of which the original cost of £118,799 is shown above and the revaluation surplus of £95,358 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 (2021 - none).

