

**Report of the Trustees and  
Financial Statements  
for the Year Ended 31 December 2023  
for  
George Edward Smart Homes**

# **George Edward Smart Homes**

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

	<b>Page</b>
<b>Report of the Trustees</b>	1 to 8
<b>Report of the Independent Auditors</b>	9 to 11
<b>Statement of Financial Activities</b>	12
<b>Balance Sheet</b>	13
<b>Cash Flow Statement</b>	14
<b>Notes to the Cash Flow Statement</b>	15
<b>Notes to the Financial Statements</b>	16 to 27

**George Edward Smart Homes**  
**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**

**Aims:**

The primary aim of the charity is to provide quality accommodation, care and support for older people while acknowledging the rights of each person to independence that is fully supported and maintained in a stimulating environment. The charity's philosophy is based on ensuring individuals are treated with respect, their dignity is preserved at all times and their right to privacy and confidentiality is always observed. The Home encourages and supports residents in maintaining a full and contented life whilst ensuring they have choice and the ability to convey their thoughts and feelings about all aspects of their daily life.

**The Future:**

George Edward Smart Homes will cease to exist as of 1 January 2025 and continue as Combe Hay on the 1 January 2025.

**Significant activities:**

The charity has continued to focus on its work on meeting the accommodation, care and support needs of older people in line with our objectives. The charity actively strives to make a difference in people's lives and in meeting residents' needs, wishes and aspirations.

**Quality and Care Standards:**

We are registered with the Care Quality Commission (CQC) under the Care Standards Act 2000. Following the latest inspection the Home is actively working on the points raised by inspectors to bring improvements and changes to systems and procedures to provide good quality standards. The full report can be viewed by visiting the CQC web site at [www.cqc.org.uk](http://www.cqc.org.uk) or by contacting your local CQC office.

**Accommodation:**

The Home is registered to provide accommodation to a maximum occupancy of 60 residents, the occupancy fluctuated during the year and the Trustees are monitoring the situation. The Home has six flats/apartments giving accommodation for two people although in the main these rooms have had single occupants.

In addition to permanent residents the Home also provides respite care accommodation. This has been well used with people making return visits with a view to long term stay. New residents are assessed and accepted based on ability to meet needs.

Fees include 24 hours a day care, all meals and general laundry. Residents can also make use of the domestic laundry facility enabling them to maintain their independence. Cleaning is provided on a daily basis by the housekeeping team.

As a residential care home, it is largely expected for the residents to be self caring, however the implementation of the policy introduced in 2007 for providing extra care and support if residents become frailer and in need of additional help has proved to be beneficial and has prevented residents having to move to other accommodation.

**George Edward Smart Homes**  
**Report of the Trustees**  
**for the Year Ended 31 December 2023**

**Objectives and activities**

**Residents fees:**

Whilst Trustees are aware of the continuing problems residents may have in respect of low stock market, investment returns and bank interest rates, residents' fees were increased in April 2024 by 10%. Staff remuneration was reviewed in April 2022 and increased by 10% also keeping above the increases in National Minimum Wage.

**Meals and Kitchen:**

Meals and food is an important feature in any care situation and is the time when residents come together and enjoy a variety of different meals; the Home provides a wide choice to try and meet every taste. The staff strive to make the meals varied, healthy, nutritional and wholesome, with all the attributes of good home cooked food. Diabetic and special dietary requirements are provided for. The Trustees and Senior Management team have consulted with and discussed catering preferences with residents during the year. The most recent hygiene inspection resulted in a 5 star rating!

**Residents and Family Communications:**

The residents' health and well-being is a priority, and to support this, the Home benefits from good professional relationships with local doctors and other health professionals.

Care reviews are completed regular with residents and families ensuring communication is clear and always two way!

Once a year the charity seeks the views on all matters and aspects concerning the Home by asking residents, family and visitors to complete a satisfaction questionnaire, the results are posted on the notice board as a you said we did.

Residents' meetings are held regularly, and they are encouraged to openly discuss any matters regarding the Home and food and services provided. Trustees hold a meeting to inform residents on the charity's performance and its future plans as well as encouraging residents to bring up ideas of their own that would identify good practice and meet their needs efficiently.

Information is openly displayed for residents and visitors, which displays the most recent inspection report, policies and procedures relevant to residents, health & safety inspection reports, thank-you letters, and minutes of residents' meetings as well as brochures and information booklets about the home.

**Welfare and Social Activities:**

The Home has a full time welfare manager who in addition to her welfare duties is responsible for the residents' religious and cultural needs. Communion services are provided in the Home on a regular basis.

Following relaxation of COVID-19 restrictions, residents are kept up to date with change in arrangements and requirements by means of a daily and weekly diary which is posted on the notice board, as well as individual copies.

The Home's minibus, used for regular trips into town for those residents who wish to take advantage of this service, also for coffee outings and visits to theatres, the library, museums and local events.

In-house activities, in the form of music and movement, Tai-Chi classes, watercolour painting, craft classes, musical afternoons, games, including carpet bowls and quizzes, are ongoing.

From time to time concerts, lectures and musical evenings had been provided by professional and local personalities. We have now returned to inviting entertainers or children to visit the home to host carol services and concerts.

**George Edward Smart Homes**  
**Report of the Trustees**  
**for the Year Ended 31 December 2023**

**Objectives and activities**

The Home organises many fundraising activities on behalf of other charities, by means of summer and Christmas fairs, coffee mornings and raffles. The charities which have benefited in the past include Alzheimers, Breast Cancer, British Heart, Macmillan, Martin House, Parkinson, Salvation Army and Yorkshire Air Ambulance. Residents were encouraged and supported to participate in these activities and in the twice weekly craft sessions which produced items to sell at the many events.

A shopping trolley service was provided by a team of volunteer Friends of the Home, any profits made are donated back to the Home to purchase extra items for the benefit of the residents.

**Building:**

Combe Hay was purpose built as a care home in 1958 and extended further in 1967, it is situated in attractive landscaped grounds of almost four and a half acres on the outskirts of Scarborough in North Yorkshire.

The trustees and the management of the Home ensure that the building is maintained to the highest standards possible, continuing to upgrade and refurbish the facilities as required.

Work carried out in the Home, where possible is contracted to local traders and suppliers as well as the Home's in-house maintenance team who do an excellent job.

**Gardens:**

The Homes four and a half acres of gardens are cared for by two full time gardeners who once again achieved awards in the 'Scarborough in Bloom' competition. The gardens are an important feature of the Home, giving the residents endless hours of pleasure and enabling them to spend relaxing time among the many varying features in the garden. The gardeners are constantly removing and replacing shrubs and cutting back excess growth to improve the overall appearance and features.

The gardeners continue to grow herbs and produce which are used in the kitchen, and flowers which are displayed in the Home bringing some self-sufficiency to the establishment.

**Staff/Personnel:**

The Home's management is appointed by the Trustees. Trustees encourage training of staff to the highest standards. The Head of Home and appropriate staff are qualified in accordance with national regulations.

The largest staff group is those providing care and support who are mainly qualified in N.V.Q. level 2 in care. Other staff are presently working towards N.V.Q. level 2 in care and in cleaning and support services.

**Staff Communication:**

There are over 70 members of staff, and the management endeavour to provide good communication to all staff, by means of daily handover meetings, monthly staff meetings, and monthly management meetings augmented with two month formal supervision and annual appraisals.

**Information and Marketing:**

The Home has a comprehensive website which has been re-designed and improved, and a range of written information leaflets. The main aim of the information is to ensure that the wider community knows about the Home and the services provided. The open events also help with the marketing of the Home. The Home is advertised in the local press on a regular basis as vacancies arise.

**George Edward Smart Homes**  
**Report of the Trustees**  
**for the Year Ended 31 December 2023**

**Objectives and activities**

**Public Benefit**

The charity has referred to the guidance contained in the Charity Commission's general guidance on public benefit when reviewing its aims and objectives and in planning its future activities. Public Benefit derived from the charity's services and activities fall under the Charity Commission general heading of: "The relief of those in need, by reason of youth, age, ill-health, disability, financial hardship or other disadvantage."

The charity's objectives do not restrict the working of the organisation to a particular locality or region. In the main, however, the charity serves The Borough of Scarborough and District and the Yorkshire Region.

The charity aims to complement statutory social care and health service provision and as such is designed to provide value for money and equal access, without restriction, within areas of operation. The charity is mindful of prevailing social and economic conditions and has demonstrated through its continued ability to secure and attract new residents that it provides a value for money service. The service is designed to meet not only the individual needs of the residents but also the broad objectives of the government's policy on social care and health services.

The charity continues to use its financial and other resources to support a range of individuals who are in need of help and support. Investment in both the fabric and quality of accommodation as well as provision of training for staff in discharging their duties demonstrates the charity's commitment to continuous service improvements. Charitable donations are always put into service improvements.

Measures are in place to enable resident participation in all aspects of their Home supported by staff; this is demonstrated by the charity's ongoing commitment to improving the lives and independence of its residents.

**Achievement and performance**

**Charitable activities**

The statement of financial activities shows net outgoing resources of £323,964 (2022 outgoing resources of £55,756). The net movement of funds, after taking account of unrealised gains on investments, leads to an increase in funds of £85,828 (2022 decrease in funds of £598,090).

As a registered charity, it is entitled to the exemptions from taxation in respect of income and capital gains received within categories covered by S524-537 Income Tax Act 2007 and S256 Taxation of Chargeable Gains Act 1992, to the extent that such income or gains are applied for charitable purposes.

**Investment performance**

Trustees under the Trust Deed, have the power to make any investments that the trustees see fit. The investment policy followed is to obtain a return of income on the majority of the portfolio and accumulate capital on the smaller part to achieve an overall return above inflation over a medium term (5 year) period.

Investments are managed on behalf of the charity by CCLA Investment Management Ltd. The Trustees review the performance of the investment managers quarterly. Over the reporting period and following additional investment, the value of the portfolio has increased by 1%, there was a decrease of 13% in 2022.

**George Edward Smart Homes**  
**Report of the Trustees**  
**for the Year Ended 31 December 2023**

**Financial review**

**Reserves policy**

In the absence of any accepted formula for arriving at an appropriate level of free reserves to be held, the Trustees have taken a pragmatic decision to adopt a figure equivalent to one year's charitable expenditure. The figure for free reserves is arrived at after deducting the amount locked away in the investments in tangible assets. At the end of the year free reserves amounted to £4,506,321 (2022 - £4,400,207) compared with charitable expenditure for the year of £2,215,043 (2022 - £1,990,120) which is considerably above the Trustees adopted policy.

In determining the level of free reserves, the Trustees have regard to:

- The fact that income and expenditure is broadly in balance.
- The requirements of the Charities governing trust deed to maintain the extraordinary repair fund out of the income of the charity.
- The Trustees' analysis of required future expenditure both of a capital and revenue nature which are not likely to be met from current income, such as additional costs arising from the requirements of national minimum care standards and the need to equip and maintain the up-to-date facilities needed to sustain the standard of residential amenities;
- Forecast for levels of future income and expenditure;
- Ongoing uncertainty of the investment market.

The reserves policy is reviewed annually by the Trustees.

**Going concern**

The Trustees have prepared the accounts on a going concern basis on the grounds that the charity has healthy bank balances and readily realisable funds and a reasonable expectation that ongoing occupancy levels will be adequate for the charity to continue to operate and, as such, there are no material uncertainties regarding going concern.

**Future plans**

The Trustees will continue to operate the Home safeguarding and maintaining the assets and resources of the Home while providing facilities, care and support to all residents enabling a comfortable and safe living environment.

**Structure, governance and management**

**Governing document**

The charity is governed by its Trust Deed dated 5 July 1963 and amended by supplemental deeds dated 21 April 1980 and 27 May 2002 and is a registered charity number 207164.

The charities 'Trustees Guidelines and Responsibilities' produced in 2007 clearly states how the charity meets its responsibilities in accordance with the Charities Trust Deed.

The Trustees have complied with their duty under the Charities Act 2011 to have due regard to guidance published by the Charity Commission.

**Recruitment and appointment of new trustees**

The appointment of new Trustees is the responsibility of continuing Trustees. The appointment of the chairman and vice chairman is by election annually at the annual general meeting.

**Organisational structure**

Trustees normally have meetings six times a year to review the financial and operational management of the charity, as well as approving policy, strategic plans and ensuring proper governance. The charity's day to day financial and operational management is delegated by the Trustees to the Home's manager.

**George Edward Smart Homes**  
**Report of the Trustees**  
**for the Year Ended 31 December 2023**

**Structure, governance and management**

**Induction and training of new trustees**

The Trustees induction process for the appointment of new Trustees is reviewed by the chairman and manager. Trustees, staff and residents are involved in the induction process. Trustees have leave to attend external courses appropriate to their role and special interest.

**Reference and administrative details**

**Registered Charity number**

207164

**Principal address**

Stepney Drive  
Scarborough  
YO12 5DJ

**Trustees**

C G Boyes  
R Cocker  
I Glaves  
G Hay B Sc FCA  
E Heritage  
J Nickson  
M Priestley  
J Patterson  
I Wyatt  
J Stephenson (appointed 1.1.23)

**Senior management**

Mrs Julie Haley BM/CEO	Head of Home - started 3rd July 2023
	Head of Home - left 29th November 2023
Mrs K Holroyd	Head of Home - started 30st October 2023 and left November 2024
Mr A Holden	
Mrs M Watson	Clerk to the Trustees - Office manager

**Auditors**

Ashby Berry Coulsons Limited  
Statutory Auditors  
2 Belgrave Crescent  
Scarborough  
North Yorkshire  
YO11 1UB

**Insurance**

Allianz Assurance PLC  
57 Ladymead  
Guildford  
Surrey  
GU1 1DB



**George Edward Smart Homes**  
**Report of the Trustees**  
**for the Year Ended 31 December 2023**

**Reference and administrative details**

**Investment Advisors**

CCLA Investment Management Ltd  
80 Cheapside  
London  
EC2V 6DZ

**Employment Law Advisors**

Royal Bank of Scotland  
Mentor Services  
1 Hardman Boulevard  
Manchester  
M3 3AQ

**Charity contact details**

Telephone number	01723 375709
Fax. number	01723 500717
E.mail address	enquiries@combe-hay.co.uk
Website address	www.combe-hay.co.uk

**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) including Financial Reporting Standard 102 "The Financial Reporting Standard applicable in the UK and Republic of Ireland".

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;
- state whether applicable accounting standards have been followed, subject to any material departures disclosed and explained in the financial statements;
- 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.

**George Edward Smart Homes**  
**Report of the Trustees**  
**for the Year Ended 31 December 2023**

Approved by order of the board of trustees on 25 October 2024 and signed on its behalf by:

G Hay B Sc FCA - Trustee

## **Report of the Independent Auditors to the Trustees of George Edward Smart Homes**

### **Opinion**

We have audited the financial statements of George Edward Smart Homes (the 'charity') for the year ended 31 December 2023 which comprise the Statement of Financial Activities, the Balance Sheet, the Cash Flow Statement 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), including Financial Reporting Standard 102 'The Financial Reporting Standard applicable in the UK and Republic of Ireland'.

In our opinion the financial statements:

- give a true and fair view of the state of the charity's affairs as at 31 December 2023 and of its incoming resources and application of resources, for the year then ended;
- have been properly prepared in accordance with United Kingdom Generally Accepted Accounting Practice, including Financial Reporting Standard 102 'The Financial Reporting Standard applicable in the UK and Republic of Ireland'; 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.

## **Report of the Independent Auditors to the Trustees of George Edward Smart Homes**

### **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.

The extent to which our procedures are capable of detecting irregularities, including fraud is detailed below:

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. The extent to which our procedures are capable of detecting irregularities, including fraud is detailed below.

Our audit procedures have included:

Performing audit work over the risk of management override of controls, including reviewing accounting estimates for bias and testing journal entries and other adjustments for appropriateness;  
Reviewing minutes of meetings of those charged with governance;  
Reviewing financial statement disclosures to assess compliance with applicable laws and regulations  
Enquiry of management and those charged with governance concerning potential litigation and claims.

We consider that these procedures, together with evidence acquired from our other audit work, provide an audit approach enabling a reasonable likelihood of detection of irregularities.

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](http://www.frc.org.uk/auditorsresponsibilities). This description forms part of our Report of the Independent Auditors.

**Report of the Independent Auditors to the Trustees of  
George Edward Smart Homes**

**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.

Ashby Berry Coulsons Limited  
Statutory Auditors  
2 Belgrave Crescent  
Scarborough  
North Yorkshire  
YO11 1UB

25 October 2024

# George Edward Smart Homes

## Statement of Financial Activities for the Year Ended 31 December 2023

		Unrestricted funds £	Restricted funds £	Endowment fund £	2023 Total funds £	2022 Total funds £
	Notes					
<b>Income and endowments from</b>						
Donations and legacies	2	10,000	-	-	10,000	145,004
<b>Charitable activities</b>	4					
Provision of accommodation, care and support		1,776,025	-	-	1,776,025	1,679,965
Investment income	3	103,459	-	-	103,459	101,895
Other income		1,595	-	-	1,595	7,500
<b>Total</b>		<u>1,891,079</u>	<u>-</u>	<u>-</u>	<u>1,891,079</u>	<u>1,934,364</u>
<b>Expenditure on Charitable activities</b>	5					
Provision of accommodation, care and support		2,215,043	-	-	2,215,043	1,990,120
Net gains/(losses) on investments		<u>409,792</u>	<u>-</u>	<u>-</u>	<u>409,792</u>	<u>(542,334)</u>
<b>NET INCOME/(EXPENDITURE)</b>		<b>85,828</b>	<b>-</b>	<b>-</b>	<b>85,828</b>	<b>(598,090)</b>
<b>Reconciliation of funds</b>						
Total funds brought forward		4,461,516	424,143	249,501	5,135,160	5,733,250
<b>Total funds carried forward</b>		<u><u>4,547,344</u></u>	<u><u>424,143</u></u>	<u><u>249,501</u></u>	<u><u>5,220,988</u></u>	<u><u>5,135,160</u></u>

The notes form part of these financial statements

# George Edward Smart Homes

## Balance Sheet 31 December 2023

	Notes	Unrestricted funds £	Restricted funds £	Endowment fund £	2023 Total funds £	2022 Total funds £
<b>Fixed assets</b>						
Tangible assets	12	6,689	424,143	249,501	680,333	721,984
Investments	13	4,327,573	-	-	4,327,573	4,267,781
		<u>4,334,262</u>	<u>424,143</u>	<u>249,501</u>	<u>5,007,906</u>	<u>4,989,765</u>
<b>Current assets</b>						
Stocks	14	4,678	-	-	4,678	4,579
Debtors	15	116,805	-	-	116,805	49,912
Cash at bank and in hand		283,793	-	-	283,793	198,548
		<u>405,276</u>	<u>-</u>	<u>-</u>	<u>405,276</u>	<u>253,039</u>
<b>Creditors</b>						
Amounts falling due within one year	16	(192,194)	-	-	(192,194)	(107,644)
		<u>213,082</u>	<u>-</u>	<u>-</u>	<u>213,082</u>	<u>145,395</u>
<b>Net current assets</b>						
		<u>213,082</u>	<u>-</u>	<u>-</u>	<u>213,082</u>	<u>145,395</u>
<b>Total assets less current liabilities</b>		<u>4,547,344</u>	<u>424,143</u>	<u>249,501</u>	<u>5,220,988</u>	<u>5,135,160</u>
<b>NET ASSETS</b>		<u>4,547,344</u>	<u>424,143</u>	<u>249,501</u>	<u>5,220,988</u>	<u>5,135,160</u>
<b>Funds</b>	18					
Unrestricted funds					4,547,344	4,461,516
Restricted funds					424,143	424,143
Endowment funds					249,501	249,501
<b>Total funds</b>					<u>5,220,988</u>	<u>5,135,160</u>

The financial statements were approved by the Board of Trustees and authorised for issue on 25 October 2024 and were signed on its behalf by:

G Hay B Sc FCA - Trustee

The notes form part of these financial statements

# George Edward Smart Homes

## Cash Flow Statement for the Year Ended 31 December 2023

	Notes	2023 £	2022 £
<b>Cash flows from operating activities</b>			
Cash generated from operations	1	<u>(338,939)</u>	<u>(76,901)</u>
Net cash used in operating activities		<u>(338,939)</u>	<u>(76,901)</u>
<b>Cash flows from investing activities</b>			
Purchase of tangible fixed assets		(29,275)	(54,351)
Sale of fixed asset investments		350,000	100,000
Interest received		2,041	477
Dividends received		<u>101,418</u>	<u>101,027</u>
Net cash provided by investing activities		<u>424,184</u>	<u>147,153</u>
<b>Change in cash and cash equivalents in the reporting period</b>		<b>85,245</b>	<b>70,252</b>
<b>Cash and cash equivalents at the beginning of the reporting period</b>		<b><u>198,548</u></b>	<b><u>128,296</u></b>
<b>Cash and cash equivalents at the end of the reporting period</b>		<b><u><u>283,793</u></u></b>	<b><u><u>198,548</u></u></b>

The notes form part of these financial statements



# George Edward Smart Homes

## Notes to the Cash Flow Statement for the Year Ended 31 December 2023

<b>1. Reconciliation of net income/(expenditure) to net cash flow from operating activities</b>	<b>2023</b>	<b>2022</b>
	<b>£</b>	<b>£</b>
<b>Net income/(expenditure) for the reporting period (as per the Statement of Financial Activities)</b>	<b>85,828</b>	<b>(598,090)</b>
<b>Adjustments for:</b>		
Depreciation charges	<b>70,925</b>	70,826
(Gain)/losses on investments	<b>(409,792)</b>	542,334
Interest received	<b>(2,041)</b>	(477)
Dividends received	<b>(101,418)</b>	(101,027)
Increase in stocks	<b>(99)</b>	-
(Increase)/decrease in debtors	<b>(66,892)</b>	8,934
Increase in creditors	<b>84,550</b>	599
<b>Net cash used in operations</b>	<b><u>(338,939)</u></b>	<b><u>(76,901)</u></b>

## 2. Analysis of changes in net funds

	At 1.1.23 £	Cash flow £	At 31.12.23 £
<b>Net cash</b>			
Cash at bank and in hand	<b>198,548</b>	<b>85,245</b>	<b>283,793</b>
	<b><u>198,548</u></b>	<b><u>85,245</u></b>	<b><u>283,793</u></b>
<b>Total</b>	<b><u>198,548</u></b>	<b><u>85,245</u></b>	<b><u>283,793</u></b>

The notes form part of these financial statements

# George Edward Smart Homes

## Notes to the Financial Statements for the Year Ended 31 December 2023

### 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.

#### 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.

#### Government grants

Government grants are recognised at the fair value of the asset received or receivable when there is reasonable assurance that the company will comply with conditions attaching to them and the grants will be received, using the performance model.

#### 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.

#### Tangible fixed assets

Depreciation is provided at the following annual rates in order to write off the cost less estimated residual value of each asset over its estimated useful life.

Freehold property	- 2% on cost
Fixtures and fittings	- 15% to 33% on cost
Motor vehicles	- 20% on cost

There is a capitalisation threshold of £1,000 for tangible fixed assets.

#### Stocks

Stocks are valued at the lower of cost and net realisable value.

#### 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.

## **George Edward Smart Homes**

### **Notes to the Financial Statements - continued for the Year Ended 31 December 2023**

#### **1. Accounting policies - continued**

##### **Fund accounting**

The permanent endowment fund was set up as required by the initial documents establishing the charity, which state that the income and expenditure should be applied to the outgoings and expenses of running the Homes.

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

##### **Pension costs**

The charity operates a defined contributory group personal pension plan for participating employees. Contributions payable are charged to the Statement of Financial Activities in the period to which they relate.

##### **Investments**

Investments are included in the balance sheet at their market value at the balance sheet date. Any gain or loss arising in the year, either on disposal or revaluation is reflected in the Statement of Financial Activities.

##### **Operating lease rentals**

Operating lease rentals are included within expenses of the period to which they relate.

##### **Value added tax**

Irrecoverable vat is included within the relevant expenditure heading.

##### **Creditors and provisions**

Creditors and provisions are recognised where the charity has a present obligation resulting from a past event that will probably result in a transfer of funds to a third party and the amount due to settle the obligation can be measured or estimated reliably. Creditors and provisions are recognised at their settlement amount.

##### **Going concern**

The Trustees have prepared the accounts on a going concern basis on the grounds that the charity has healthy bank balances and readily realisable funds and a reasonable expectation that ongoing occupancy levels will be adequate for the charity to continue to operate, so there are no material uncertainties regarding going concern

##### **Financial instruments**

The charity only enters into basic financial instrument transactions that result in the recognition of financial assets and liabilities such as trade, other debtors and creditors. Debt instruments that are payable or receivable within one year, typically debtors or creditors, are measured initially or subsequently at the undiscounted amount of cash or other consideration expected to be paid or received.

# George Edward Smart Homes

## Notes to the Financial Statements - continued for the Year Ended 31 December 2023

### 2. Donations and legacies

	2023	2022
	£	£
Donations	<u>10,000</u>	<u>145,004</u>

### 3. Investment income

	2023	2022
	£	£
Income from unlisted investments	101,418	101,418
Bank interest	2,041	477
	<u>103,459</u>	<u>101,895</u>

### 4. Income from charitable activities

	Activity	2023	2022
		£	£
Residents' fees	Provision of accommodation, care and support	1,776,025	1,645,479
Covid-19 grants	Provision of accommodation, care and support	-	34,486
		<u>1,776,025</u>	<u>1,679,965</u>

During the year £0 (2022 - £34,486) was received from NYCC in respect of Covid-19 support.

### 5. Charitable activities costs

	Direct Costs (see note 6) £	Support costs (see note 7) £	Totals £
Provision of accommodation, care and support	<u>2,143,752</u>	<u>71,291</u>	<u>2,215,043</u>

# George Edward Smart Homes

## Notes to the Financial Statements - continued for the Year Ended 31 December 2023

### 6. Direct costs of charitable activities

	2023	2022
	£	£
Staff costs	1,504,482	1,380,542
Catering, amenities, medical and rates	181,906	166,921
Insurance	33,548	25,843
Light, heat and water	155,148	119,765
Telephone	5,344	4,692
Printing, postage and stationery	7,278	3,135
Repairs and maintenance	105,872	90,921
Cleaning	10,734	12,292
Website, computer and adverts	7,640	1,348
Staff training	7,904	3,036
Staff welfare	2,382	1,450
General expenses	38,564	31,292
Computer costs	12,025	9,980
Depreciation	70,925	70,826
	<u>2,143,752</u>	<u>1,922,043</u>

### 7. Support costs

	Management	Finance	Governance	Totals
	£	£	costs	£
	£	£	£	£
Provision of accommodation, care and support	<u>59,855</u>	<u>3,076</u>	<u>8,360</u>	<u>71,291</u>

Support costs, included in the above, are as follows:

#### Management

	2023	2022
	Provision of accommodation, care and support	Total activities
	£	£
Staff costs	37,943	30,922
Accountancy	21,912	21,960
	<u>59,855</u>	<u>52,882</u>

# George Edward Smart Homes

## Notes to the Financial Statements - continued for the Year Ended 31 December 2023

### 7. Support costs - continued Finance

	2023 Provision of accommodation, care and support £	2022 Total activities £
Bank charges	<u>3,076</u>	<u>3,885</u>

### Governance costs

	2023 Provision of accommodation, care and support £	2022 Total activities £
Auditors' remuneration	<u>8,360</u>	<u>11,310</u>

### 8. Auditors' remuneration

	2023 £	2022 £
Fees payable to the charity's auditors for the audit of the charity's financial statements	<u>8,360</u>	<u>11,310</u>

### 9. 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.

# George Edward Smart Homes

## Notes to the Financial Statements - continued for the Year Ended 31 December 2023

### 10. Staff costs

	2023	2022
	£	£
Wages and salaries	1,396,989	1,279,745
Social security costs	97,599	86,856
Other pension costs	47,837	44,863
	<u>1,542,425</u>	<u>1,411,464</u>

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

	2023	2022
Care staff	37	35
Domestic, catering, maintenance, garden	29	30
Support staff	1	1
	<u>67</u>	<u>66</u>

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

The key management personnel of the charity comprises the Home manager and deputies. The total employee benefits of the key management of the charity were £204,296 (2022 - £137,182).

### 11. Comparatives for the statement of financial activities

	Unrestricted funds £	Restricted funds £	Endowment fund £	Total funds £
<b>Income and endowments from</b>				
Donations and legacies	145,004	-	-	145,004
<b>Charitable activities</b>				
Provision of accommodation, care and support	1,645,479	34,486	-	1,679,965
Investment income	101,895	-	-	101,895
Other income	7,500	-	-	7,500
<b>Total</b>	<u>1,899,878</u>	<u>34,486</u>	<u>-</u>	<u>1,934,364</u>
<b>Expenditure on</b>				
<b>Charitable activities</b>				
Provision of accommodation, care and support	1,950,664	39,456	-	1,990,120
Net gains/(losses) on investments	(542,334)	-	-	(542,334)
<b>NET INCOME/(EXPENDITURE)</b>	<u>(593,120)</u>	<u>(4,970)</u>	<u>-</u>	<u>(598,090)</u>

# George Edward Smart Homes

## Notes to the Financial Statements - continued for the Year Ended 31 December 2023

### 11. Comparatives for the statement of financial activities - continued

	Unrestricted funds £	Restricted funds £	Endowment fund £	Total funds £
<b>Reconciliation of funds</b>				
Total funds brought forward	5,054,636	429,113	249,501	5,733,250
	<hr/>	<hr/>	<hr/>	<hr/>
<b>Total funds carried forward</b>	<u>4,461,516</u>	<u>424,143</u>	<u>249,501</u>	<u>5,135,160</u>

### 12. Tangible fixed assets

	Freehold property £	Fixtures and fittings £	Motor vehicles £	Totals £
<b>Cost</b>				
At 1 January 2023	1,313,855	877,760	35,678	2,227,293
Additions	-	29,275	-	29,275
	<hr/>	<hr/>	<hr/>	<hr/>
At 31 December 2023	<u>1,313,855</u>	<u>907,035</u>	<u>35,678</u>	<u>2,256,568</u>
<b>Depreciation</b>				
At 1 January 2023	680,794	788,837	35,678	1,505,309
Charge for year	34,777	36,149	-	70,926
	<hr/>	<hr/>	<hr/>	<hr/>
At 31 December 2023	<u>715,571</u>	<u>824,986</u>	<u>35,678</u>	<u>1,576,235</u>
<b>Net book value</b>				
At 31 December 2023	<u>598,284</u>	<u>82,049</u>	<u>-</u>	<u>680,333</u>
	<hr/>	<hr/>	<hr/>	<hr/>
At 31 December 2022	<u>633,061</u>	<u>88,923</u>	<u>-</u>	<u>721,984</u>

The market value of the freehold property on a current use basis is estimated by the trustees to be in the region of £3,500,000.



# George Edward Smart Homes

## Notes to the Financial Statements - continued for the Year Ended 31 December 2023

### 13. Fixed asset investments

	Unlisted investments £
<b>Market value</b>	
At 1 January 2023	<b>4,267,781</b>
Disposals	<b>(350,000)</b>
Revaluations	<b>409,792</b>
	<hr/>
At 31 December 2023	<b>4,327,573</b>
	<hr/>
<b>Net book value</b>	
At 31 December 2023	<b>4,327,573</b>
	<hr/>
At 31 December 2022	<b>4,267,781</b>
	<hr/>

There were no investment assets outside the UK.

The unlisted investments portfolio at 31 December 2023 is as follows:-

	2023 Market value £	2023 Cost £	2022 Market value £	2022 Cost £
Charities Official Investment				
Fund Income Fund	3,694,288	2,094,225	3,378,622	2,094,225
Charities Official Investment				
Fund Accumulation Units	633,284	199,378	889,159	315,009
	<hr/>	<hr/>	<hr/>	<hr/>

Cost or valuation at 31 December 2023 is represented by:

	Unlisted investments £
Valuation in 2022	<b>1,858,547</b>
Valuation in 2023	<b>59,792</b>
Cost	<b>2,409,234</b>
	<hr/>
	<b>4,327,573</b>
	<hr/>

# George Edward Smart Homes

## Notes to the Financial Statements - continued for the Year Ended 31 December 2023

<b>14. Stocks</b>	<b>2023</b>	<b>2022</b>
	£	£
Stocks	<b>4,678</b>	<b>4,579</b>
<b>15. Debtors: amounts falling due within one year</b>	<b>2023</b>	<b>2022</b>
	£	£
Trade debtors	<b>84,472</b>	8,943
Other debtors	<b>4,106</b>	3,129
Prepayments and accrued income	<b>28,227</b>	37,840
	<b>116,805</b>	<b>49,912</b>
<b>16. Creditors: amounts falling due within one year</b>	<b>2023</b>	<b>2022</b>
	£	£
Trade creditors	<b>39,761</b>	20,909
Other creditors	<b>73,579</b>	10,580
Accruals and deferred income	<b>78,854</b>	76,155
	<b>192,194</b>	<b>107,644</b>
<b>17. Leasing agreements</b>		
Minimum lease payments under non-cancellable operating leases fall due as follows:		
	<b>2023</b>	<b>2022</b>
	£	£
Within one year	<b>10,641</b>	10,184
Between one and five years	<b>33,098</b>	39,383
In more than five years	-	2,119
	<b>43,739</b>	<b>51,686</b>

Included within the costs of charitable activities are charges relating to operating lease rentals of £11,036 (2022 - £10,383).

# George Edward Smart Homes

## Notes to the Financial Statements - continued for the Year Ended 31 December 2023

### 18. Movement in funds

	At 1.1.23 £	Net movement in funds £	At 31.12.23 £
<b>Unrestricted funds</b>			
General fund	4,427,182	85,828	4,513,010
Designated minibus fund	34,334	-	34,334
	<u>4,461,516</u>	<u>85,828</u>	<u>4,547,344</u>
<b>Restricted funds</b>			
Extraordinary repairs fund	424,143	-	424,143
<b>Endowment funds</b>			
Permanent endowment fund	249,501	-	249,501
	<u>5,135,160</u>	<u>85,828</u>	<u>5,220,988</u>

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

	Incoming resources £	Resources expended £	Gains and losses £	Movement in funds £
<b>Unrestricted funds</b>				
General fund	1,891,079	(2,215,043)	409,792	85,828
	<u>1,891,079</u>	<u>(2,215,043)</u>	<u>409,792</u>	<u>85,828</u>

# George Edward Smart Homes

## Notes to the Financial Statements - continued for the Year Ended 31 December 2023

### 18. Movement in funds - continued

#### Comparatives for movement in funds

	At 1.1.22 £	Net movement in funds £	At 31.12.22 £
<b>Unrestricted funds</b>			
General fund	5,020,302	(593,120)	4,427,182
Designated minibus fund	34,334	-	34,334
	<hr/>	<hr/>	<hr/>
	5,054,636	(593,120)	4,461,516
<b>Restricted funds</b>			
Extraordinary repairs fund	424,143	-	424,143
Covid-19 support	4,970	(4,970)	-
	<hr/>	<hr/>	<hr/>
	429,113	(4,970)	424,143
<b>Endowment funds</b>			
Permanent endowment fund	249,501	-	249,501
	<hr/>	<hr/>	<hr/>
<b>TOTAL FUNDS</b>	<u>5,733,250</u>	<u>(598,090)</u>	<u>5,135,160</u>

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

	Incoming resources £	Resources expended £	Gains and losses £	Movement in funds £
<b>Unrestricted funds</b>				
General fund	1,899,878	(1,950,664)	(542,334)	(593,120)
<b>Restricted funds</b>				
Covid-19 support	34,486	(39,456)	-	(4,970)
	<hr/>	<hr/>	<hr/>	<hr/>
<b>TOTAL FUNDS</b>	<u>1,934,364</u>	<u>(1,990,120)</u>	<u>(542,334)</u>	<u>(598,090)</u>

The designated minibus fund is intended to finance the future replacement of the existing minibus.

The charity's governing trust deed requires the trustees to establish an extraordinary repairs fund for the purpose of providing for extraordinary repairs, improvement or rebuilding of the Homes. The extraordinary repairs fund is to be established and maintained out of income of the charity.

The initial documents setting up the charity stipulated that a permanent endowment fund be created, the income from which would be used for the general running of the Homes.

## George Edward Smart Homes

### Notes to the Financial Statements - continued for the Year Ended 31 December 2023

#### 19. Employee benefit obligations

Pension contributions amounting to £19,784 (2022 - £14,263) were due at the balance sheet date.

#### 20. Related party disclosures

A family member of a trustee is employed by the charity in an administrative role, also acting as clerk to the trustees. This appointment was made in open competition and the trustee was not involved in the decision-making process regarding appointment. The role is paid at an independently commercial level wholly commensurate with the individual's qualification and contribution to the charity and receives no special treatment as a result of the relationship to a trustee.

#### 21. Financial assets and liabilities

	2023 £	2022 £
Financial assets measured at fair value through SOFA	<u>4,327,573</u>	<u>4,267,781</u>

Financial assets measured at fair value comprise investments held at market value.