

THE LYGON ALMSHOUSES

**THE LYGON ALMSHOUSES
FINANCIAL STATEMENTS
FOR THE YEAR ENDED 31 MARCH 2022**

Registered Charity Number: 208562
Registered Provider Number: A0646

THE LYGON ALMSHOUSES

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**THE LYGON ALMSHOUSES
LEGAL AND ADMINISTRATIVE DETAILS
FOR THE YEAR ENDED 31 MARCH 2022**

Chairman	The Rev. Ross Gunderson
Vice-chairman	Mrs Val Barker – reappointed 19 August 2020
Hon Treasurer	Mr Charles Noel
Other Trustees	<p>The Bishop of London Cllr. Adronie Alford – reappointed 31 Dec 2020 Ms Ev Hesketh Mrs V Lawrence-Gray Mr Esmond Jackson JP – reappointed 21 April 2021 Mrs Clare Khalil – from 21 April 2021 Cllr. Amanda Lloyd-Harris Mrs Cat McNair Mr David Morris Ms Caroline Needham Cllr. Ann Rosenberg The Rev. Penny Seabrook Mrs Margaret Stephens – until 12 April 2021</p>
Clerk to the Trustees	Mrs Deborah Prescott
Assistant Clerk to the Trustees	Mrs Katie Arengo-Jones
Registered Office	<p>313 Fulham Palace Road London SW6 6TH</p>
Bankers	<p>National Westminster Bank Plc 45 Fulham Broadway London SW6 1AG</p>
Solicitors	<p>Lee Bolton Monier Williams 1 The Sanctuary London SW1P 3JT</p>
Accountants	<p>Beever and Struthers Statutory Auditors Chartered Accountants 15 Bunhill Row London EC1Y 8LP</p>
Statutory registrations	<p>Registered Charity Number: 208562 Registered Provider Number: A0646</p>
Governing Document	Scheme dated 15 March 1977

**THE LYGON ALMSHOUSES
REPORT OF THE TRUSTEES
FOR THE YEAR ENDED 31 MARCH 2022**

The Trustees present their annual report and audited accounts for the year ended 31 March 2022.

1. Principal activity

The principal activity of the charity continues to be the provision of sheltered housing for the people of Fulham in a 40 flat almshouse at 313 - 321 Fulham Palace Road.

2. Governance

On 12 April 2021 Clare Khalil was appointed a trustee following the resignation of Margaret Stephens who had served as a Trustee for 29 years.

The Lygon Almshouses are governed by the scheme dated 15th March 1977. Of the sixteen Trustees, three are ex-officio, six are nominated by the local authority (there is currently one vacancy) and seven are co-opted by the board of Trustees and appointed at a special meeting at which all Trustees have the opportunity to vote. As laid down in our scheme, co-opted Trustees "should be persons who through residence, occupation or employment or otherwise have special knowledge of the area of the former metropolitan borough of Fulham." They are co-opted for the special skills they can offer to the charity.

All Trustees are invited to visit the almshouses. They are sent a copy of the scheme, a copy of the Almshouse Association's guide to managing an almshouse charity and copies of minutes, accounts and policies adopted by the Trustees over the course of time. Trustees can also attend the Almshouse Association's training days for clerks and Trustees if they wish.

3. Achievements and performance

The Almshouses had two vacancies at the end of the year. The cost of voids was £10,535 for the financial year (2021: £2,997). The increase in voids was mainly due to an increase in changes of residents, 7 compared to 3 last year, but partly to delays in arranging to visit applicants during Covid restrictions. Lighting in the common parts on the first floor was replaced with LED fittings and movement sensors. 2 flats have had their windows replaced with double glazed aluminium windows – this is the first step in a major window replacement programme (see 5 below). Following relaxations in Covid restrictions a garden party was held in July and a tea party in December.

4. Financial review

Charitable activities showed a deficit of £3,044 (2021: £57,931 surplus). This reflects increased expenditure on repairs, including the redecoration of flats as they become vacant. As noted last year, as a result of lockdown restrictions in 2020/21 only essential repairs could be carried out and several projects had to be postponed to 2021/22. The prior year had also benefited from furlough grants of £11,645. There was a gain on Investments of £98,035 (2021: £215,910), giving a total surplus for the year of £94,991 (2021: £273,841).

5. Plans for future periods

The window replacement programme will continue for all flats during 2022/3, reducing heat loss and repainting costs (see note 20 to the accounts).

6. Public benefit

All charities are required to include in the annual report of the Trustees a report of activities undertaken by the charity to further its charitable purposes for the public benefit. This requirement is met by the principal activity statement above. During the year ended 31 March 2022 weekly maintenance charge for residents averaged £100.60 (2021: £97.20). Trustees confirm they have complied with the duty in section 17 of the Charities Act 2011 to have due regard to public benefit guidance published by the Charities Commission.

THE LYGON ALMSHOUSES
REPORT OF THE TRUSTEES (*continued*)
FOR THE YEAR ENDED 31 MARCH 2022

7. Events after the year-end

There have been no events after the year-end which will impact the accounts.

8. Reserves and investments

The Almshouses hold reserves to meet future liabilities and to generate income to support the charitable activities. These are backed by investments and are held for the long term. Their performance is regularly reviewed by the Trustees. The Trustees are satisfied that sufficient provision has been made in the Extraordinary Repair Fund (ERF) and Cyclical Maintenance Fund (CMF) for future needs. The total of the reserves held is £2,793,259 (2021: £2,698,268).

9. Statement of Trustees' responsibilities

The Charities Act 2011 requires the Trustees to prepare accounts for each financial year which give a true and fair view of the state of affairs of the charity and of the surplus of the almshouse for that period. In preparing these accounts the Trustees are required to:-

1. Select suitable accounting policies and then apply them consistently.
2. Make judgements and estimates that are reasonable and prudent.
3. State whether applicable accounting standards have been followed.
4. Prepare the accounts on the going concern basis unless it is inappropriate.

The Trustee body is responsible for keeping proper accounting records which disclose with reasonable accuracy at any time the financial position of the charity and enable it to ensure that the accounts comply with the relevant legislation. It is 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, by establishing and maintaining a satisfactory system of control over the accounting records, cash holdings and all the charity's receipts and remittances.

The Trustees who held office at the date of approval of this Report of the Trustees confirm that, so far as they are each aware there is no relevant audit information of which the charity's auditors are unaware; and each Trustee has taken all steps that they ought to have taken as a Trustee to make themselves aware of any relevant audit information and to establish that the charity's auditors are aware of that information.

10. Value for money

The Trustees are mindful of the need to obtain value for money in all transactions entered into on behalf of the charity. In respect of the major works to be undertaken a competitive tender involving three potential contractors is carried out.

The regulator has recently issued value for money metrics to ensure performance to be measured consistently for each Registered Provider. We have adopted these which are reported below:


THE LYGON ALMSHOUSES
REPORT OF THE TRUSTEES (continued)
FOR THE YEAR ENDED 31 MARCH 2022

Indicator	2022	2021	Commentary
Reinvestment in development and capital works	5.19%	0.41%	Capital works had been postponed prior year during the covid pandemic. Window replacement on the first floor began in February 2021. First floor lighting in common parts replaced with LED lights, movement sensors installed in lights on both floors
New supply delivered (Social housing units)	-	-	No additional units
New supply delivered (Non-social housing units)	-	-	
Gearing	-	-	No loans are held
Interest cover including capitalised repairs (EBITDA-MRI)	-	-	
Social housing cost per unit	£7,727	£4,882	Prior year repair costs reduced during pandemic
Operating margin (Social housing lettings)	-19.23%	7.75%	Prior year reduced repair costs & receipt of furlough grants
Operating margin (overall)	-19.23%	7.75%	
Return on capital employed	-1.53%	0.67%	

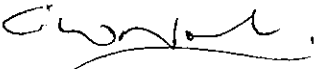
Disclosure of information to the reporting accountants

We, who held office at the date of approval of these Financial Statements as set out above each confirm, so far as we are aware, that:

- there is no relevant audit information of which the auditors are unaware; and
- we have taken all the steps that we ought to have taken as members of the Board in order to make ourselves aware of any relevant audit information and to establish that the auditors are aware of that information.


The Rev Ross Gunderson (Chairman)

13 JULY 2022


Charles Noel (Hon Treasurer)

13 JULY 2022

**THE LYGON ALMSHOUSES
ACCOUNTANTS REPORT TO THE BOARD ON THE UNAUDITED ACCOUNTS
YEAR ENDED 31 MARCH 2022**

We report on the accounts for the year ended 31 March 2022 set out on pages 6 to 20.

Respective responsibilities of the Board and reporting accountants

The Board of the Registered Social Housing Provider is responsible for the preparation of the accounts, and they consider that the Registered Social Housing Provider is exempt from an audit. It is our responsibility to carry out procedures designed to enable us to report our opinion.

Basis of opinion

Our procedures consisted of comparing the accounts with the accounting records kept by the Registered Social Housing Provider and making such enquiries of the officers of the Registered Social Housing Provider as we considered necessary for the purpose of this report. These procedures provide the only assurance expressed in our opinion.

Opinion

In our opinion:

- the accounts for year ended 31 March 2022 are in accordance with the accounting records kept by the Registered Social Housing Provider under paragraph 135(2)(a) of the Housing and Regeneration Act 2008;
- having regard only to, and on the basis of the information contained in the accounting records:
 - the accounts comply with the requirements of the Charities Act 2011;
 - the Registered Social Housing Provider has satisfied the conditions for exemption from an audit of the accounts for the year ended 31 March 2021 specified in section 136(3) of the Housing and Regeneration Act 2008;
- the accounts comply with the requirements of the Housing and Regeneration Act 2008 and the Accounting Direction for private registered providers of social housing in England 2019.



Beever and Struthers
Chartered Accountants

15 Bunhill Row
London
EC1Y 8LP

Date: 05 August 2022

**THE LYGON ALMSHOUSES
STATEMENT OF FINANCIAL ACTIVITIES
FOR THE YEAR ENDED 31 MARCH 2022**

		2022				2021
	Note	Unrestricted Funds £	Restricted Funds £	Endowment Reserves £	Total £	Total £
Income and endowments from:						
Donations and Legacies	2	1,000	-	-	1,000	100
Charitable activities	3	222,354	-	-	222,354	232,401
Investments	4	39,153	-	-	39,153	39,812
Total income and endowments		262,507	-	-	262,507	272,313
Expenditure on:						
Charitable activities	5	260,605	450	-	261,055	210,056
Governance	6	4,496	-	-	4,496	4,326
Total expenditure		265,101	450	-	265,551	214,382
Income from charitable activities and investments less expenditure		(2,594)	(450)	-	(3,044)	57,931
Net gain / (losses) on investments	13a	44,249	-	53,786	98,035	215,910
Net income / (expenditure)		41,655	(450)	53,786	94,991	273,841
Transfers between funds		3,084	-	(3,084)	-	-
Net Movement in funds		44,739	(450)	50,702	94,991	273,841
Reconciliation of funds:						
Total funds brought forward	16	997,225	1,064,552	636,491	2,698,268	2,424,427
Total funds carried forward	16	1,041,964	1,064,102	687,193	2,793,259	2,698,268

All income and expenditure derive from continuing activities.

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

The Rev. Ross Gunderson (Chairman):

Date:

13 JULY 2022

Mr Charles Noel (Hon. Treasurer):

Date:

13 JULY 2022

THE LYGON ALMSHOUSES
STATEMENT OF FINANCIAL POSITION
AS AT 31 MARCH 2022

		2022	2021
	Note	£	£
Fixed assets			
Housing properties	11	1,357,810	1,306,904
Other fixed assets	12	1,307	839
Investments	13	1,326,401	1,210,488
		<u>2,685,518</u>	<u>2,518,231</u>
Current assets			
Debtors	14	12,149	3,748
Cash at bank and in hand		112,204	193,395
		<u>124,353</u>	<u>197,143</u>
Creditors: amounts falling due within one year	15	(16,612)	(17,106)
Net current assets		<u>107,741</u>	<u>180,037</u>
Net assets		<u>2,793,259</u>	<u>2,698,268</u>
Capital and reserves			
Restricted reserves		1,064,102	1,064,552
Endowment reserves		687,193	636,491
Unrestricted reserves		1,041,964	997,225
Total charity funds	16	<u>2,793,259</u>	<u>2,698,268</u>

The financial statements were approved and authorised for issue by the board of trustees

Signed on behalf of the board of trustees

The Rev. Ross Gunderson (Chairman):



Mr Charles Noel (Hon. Treasurer):



Date: 13 JULY 2022

Date: 13 JULY 2022

The notes on pages 9 to 20 form part of these financial statements.

**THE LYGON ALMSHOUSES
STATEMENT OF CASH FLOWS
FOR THE YEAR ENDED 31 MARCH 2022**

	Note	2022 £	2021 £
Cash flow from operating activities	18	(30,834)	40,540
Net cash flow from operating activities		(30,834)	40,540
Cash flow from investing activities			
Purchase of tangible fixed assets		(71,632)	(5,382)
Payments to acquire investments		(17,878)	(17,929)
Proceeds from movement in investments		-	-
Interest received		17	61
Dividends received		39,136	39,751
Net cash flow from investing activities		(50,357)	16,501
Net increase in cash and cash equivalents		(81,191)	57,041
Cash and cash equivalents at 1 April 2021		193,395	136,354
Cash and cash equivalents at 31 March 2022		112,204	193,395
Cash and cash equivalents consists of:			
Cash at bank and in hand		112,204	193,395
Cash and cash equivalents at 31 March 2022		112,204	193,395

The notes on pages 9 to 20 form part of these financial statements.

**THE LYGON ALMSHOUSES
NOTES TO THE FINANCIAL STATEMENTS
FOR THE YEAR ENDED 31 MARCH 2022**

Legal Form

The Lygon Almshouses is a charity registered in England with the Charity Commission. Its registered office is 313 Fulham Palace Road, London, SW6 6TH.

1. PRINCIPAL ACCOUNTING POLICIES

Basis of accounting

The financial statements have been prepared under the historical cost convention on an accruals basis. They have been prepared in accordance with the Statement of Recommended Practice: Accounting and Reporting by Charities (SORP 2019) and applicable accounting standards and the Charities Act 2011.

The charity constitutes a public benefit entity as defined by FRS 102. The financial statements have been prepared in accordance with 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) issued on 16 July 2014, the Charities Act 2011, and UK Generally Accepted Practice as it applies from 1 January 2015.

Incoming resources/income recognition

All incoming resources are included in the Statement of Financial Activities (SoFA) when the charity is legally entitled to the income after any performance conditions have been met, the amount can be measured reliably and it is probable that the income will be received.

Outgoing resources (expenditure)

Liabilities are recognised as resources expended as soon as there is a legal or constructive obligation committing the charity to the expenditure. All expenditure is accounted for on an accruals basis and has been classified under the headings that aggregate all costs related to the category.

Costs of charitable activities include all costs relating to the maintenance of the housing properties as well as the support and welfare of the residents.

Governance costs include the cost of governance arrangements which relate to the general running of the charity.

Support costs are those that assist the work of the charity but do not directly represent charitable activities and include office costs, governance costs, and administrative payroll costs.

Funds

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

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

Restricted funds are funds which are to be used in accordance with specific restrictions imposed by donors or which have been raised by the charity for particular purposes. The cost of raising and administering such funds are charged against the specific fund. The aim and use of each restricted fund is set out in the notes to the financial statements.

**THE LYGON ALMSHOUSES
NOTES TO THE FINANCIAL STATEMENTS
FOR THE YEAR ENDED 31 MARCH 2022**

1. PRINCIPAL ACCOUNTING POLICIES (continued)

Funds (continued)

Endowment funds represent those assets which must be held permanently by the charity, principally investments. Income arising on the endowment funds can be used in accordance with the objects of the charity and is included as unrestricted income. Any capital gains or losses arising on the investments form part of the fund. Investment management charges and legal advice relating to the fund are charged against the fund.

Investment income and gains are allocated to the appropriate fund.

Tangible fixed assets

Tangible fixed assets are stated at cost (or deemed cost) less accumulated depreciation and accumulated impairment losses. Cost includes costs directly attributable to making the asset capable of operating as intended.

Depreciation is provided on all tangible fixed assets, at rates calculated to write off the cost, less estimated residual value, of each asset on a systematic basis over its expected useful life as follows:

Fixtures, fittings and equipment	5 years
Freehold buildings	100 years
Property improvements	5 - 20 years
Roofing	30 years

Investments

Investments are recognised initially at fair value which is normally the transaction price excluding transaction costs. Subsequently, they are measured at fair value with changes recognised in 'net gains / (losses) on investments' in the SoFA if the shares are publicly traded or their fair value can otherwise be measured reliably. Other investments are measured at cost less impairment.

Debtors

Amounts receivable (or paid in advance) at the end of the period are included in the accounts under debtors. These include invoiced service and prepaid expenditure.

Liabilities

Amounts payable at the end of the period are included in the accounts under amounts payable within or after one year as appropriate. This includes amounts due to suppliers and accrued expenditure (due but not invoiced).

Improvements to properties

The charity capitalises expenditure on housing properties which adds to the value of the property or extends its useful life. Improvements to property that relate to assets that have a separately identifiable life to the property concerned are also capitalised but under a category separate from the property.

**THE LYGON ALMSHOUSES
NOTES TO THE FINANCIAL STATEMENTS
FOR THE YEAR ENDED 31 MARCH 2022**

1. PRINCIPAL ACCOUNTING POLICIES (*continued*)

Provisions

Provisions are recognised when the charity has an obligation at the balance sheet date as a result of a past event, it is probable that an outflow of economic benefits will be required in settlement and the amount can be reliably estimated.

Going concern

The financial statements have been prepared on a going concern basis as the trustees believe that no material uncertainties exist. The trustees have considered the level of funds held and the expected level of income and expenditure for 12 months from authorising these financial statements. The budgeted income and expenditure is sufficient with the level of reserves for the charity to be able to continue as a going concern.

Judgements and key sources of estimation uncertainty

The preparation of the financial statements requires management to make judgements, estimates and assumptions that affect the amounts reported for assets and liabilities as at the balance sheet date and the amounts reported for revenues and expenses during the year. However, the nature of estimation means that actual outcomes could differ from those estimates. The following judgements (apart from those involving estimates) have had an effect on amounts recognised in the financial statements:

Tangible fixed assets are depreciated over their useful lives taking into account residual values, where appropriate. The actual lives of the assets and residual values are assessed annually and may vary depending on a number of factors. In re-assessing asset lives, factors such as technological innovation, product life cycles and maintenance programmes are taken into account. Residual value assessments consider issues such as future market conditions, the remaining life of the asset and projected disposal values.

Reserves

Extraordinary repairs

The Scheme requires the Trustees to set aside a sum of not less than £900 each year for the purpose of providing for extra-ordinary repairs, improvements, and rebuilding of the Almshouse belonging to the charity. The Trustees have designated appropriate reserves.

Designated reserves

The charity designates reserves that are not freely available for general use but which are part of its accumulated income:

- (i) A Arthur designation represents a legacy received in 1992/93 plus further legacies received in 2012/13, 2018/19 & 2021/22. The Trustees are not aware of any restrictions on the use of the legacies but have nevertheless determined they should be used for the benefit of the residents.
- (ii) Designations for cyclical maintenance and extraordinary repairs are explained in the respective accounting policies set out above.

Endowment fund

Endowment fund designation represents the original investment in the charity together with subsequent surpluses and deficits attributable to that investment.

Restricted Funds

Restricted funds represent the social housing grant plus a donation of £9,000 received during the year which was applied to the cost of improvements to the pathways and is depreciated as set out in note 16.

**THE LYGON ALMSHOUSES
NOTES TO THE FINANCIAL STATEMENTS
FOR THE YEAR ENDED 31 MARCH 2022**

1. PRINCIPAL ACCOUNTING POLICIES *(continued)*

Financial instruments

Financial instruments such as loans, accounts payables, accounts receivables and cash are classified either as basic or complex. All financial instruments are initially measured at their fair values at the time the transactions occur. Subsequently all basic instruments are measured at amortised cost and all complex financial instruments are measured at a fair value through the comprehensive income.

Financial instruments held by the Charity are classified as follows:

- Cash is held at cost
- Fixed asset investments are held at fair value
- Other Financial assets such as receivables are classified as loans and receivables and held at amortised cost using the effective interest method,
- Financial liabilities are held at amortised cost using the effective interest method.

THE LYGON ALMSHOUSES
NOTES TO THE FINANCIAL STATEMENTS
FOR THE YEAR ENDED 31 MARCH 2022

2 Income from Donations and Legacies

	2022 £	2021 £
Donations and Legacies	1,000	100
	<u>1,000</u>	<u>100</u>

3 Income from charitable activities

	2022 £	2021 £
Maintenance contributions	198,720	198,501
Guest rooms	215	-
Sir William Powell management income	16,000	16,000
Laundry & other income	7,419	6,255
HMRC furlough grants	-	11,645
	<u>222,354</u>	<u>232,401</u>
Void losses (being rental income lost as a result of property not being let, although available for letting)	10,535	2,997

4 Income from investments

	2022 £	2021 £
Distributions received from the Endowment Fund	18,745	18,107
Distributions received from the Archie Arthur Fund	3,513	3,716
Distributions reinvested in the Extraordinary Repair Fund	16,878	17,928
Bank deposit interest	17	61
	<u>39,153</u>	<u>39,812</u>

THE LYGON ALMSHOUSES
NOTES TO THE FINANCIAL STATEMENTS
FOR THE YEAR ENDED 31 MARCH 2022

5 Analysis of resources expended

	Staff Costs	Other Direct Costs	Other Allocated Costs	Total 2022	Total 2021
	£	£	£	£	£
<u>Charitable activities</u>					
Clerk and admin	35,886	-	-	35,886	34,759
Insurance	-	5,046	-	5,046	4,998
Legal & professional fees	-	14,236	-	14,236	6,869
Bank charges	-	399	-	399	400
Stationery & sundries	-	2,199	-	2,199	2,038
Catering & entertainment	-	2,196	-	2,196	519
Depreciation	-	20,258	-	20,258	19,104
Warden	17,966	-	-	17,966	17,368
Utilities	-	37,336	-	37,336	47,753
Cleaning and Gardening	19,147	4,498	-	23,645	21,869
Equipment Maintenance	-	19,220	-	19,220	19,415
Routine Maintenance	-	82,668	-	82,668	34,422
Write off of arrears	-	-	-	-	542
	72,999	188,056	-	261,055	210,056

6 Governance

	2022	2021
	£	£
Accounting fees (including VAT)	8 4,496	4,326
	4,496	4,326

7 Net income / (expenditure) for the year ending 31 March 2022

Net income / (expenditure) is stated after charging / (crediting):

	2022	2021
	£	£
Depreciation of tangible fixed assets	20,258	19,104
Loss / (profit) on fair value movement of investments	(98,035)	(215,910)

THE LYGON ALMSHOUSES
NOTES TO THE FINANCIAL STATEMENTS
FOR THE YEAR ENDED 31 MARCH 2022

8 Reporting accountant's remuneration

Amounts payable to auditor (excluding VAT):

	2022	2021
	£	£
Independent examination of the accounts	2,070	1,970
Assurance services other than audit or independent examination	735	700
Other financial services - payroll	942	935

9 Trustees' and key management personnel remuneration and expenses

The trustees neither received nor waived any remuneration during the year (2021: £Nil).

10 Staff costs and employee benefits

The average monthly number of employees and full time equivalent (FTE) during the year ending 31 March 2022 was as follows:

	2022	2022	2021	2021
	Number	FTE	Number	FTE
Charitable activities	5	2	5	2
	5	2	5	2

The total staff costs and employee benefits were as follows:

	2022	2021
	£	£
Wages and salaries	70,197	69,207
Social security	-	-
Pension Costs	1,812	1,804
Training and other	990	(75)
	72,999	70,936

No employee received total employee benefits of more than £60,000 (2021: None).

THE LYGON ALMSHOUSES
NOTES TO THE FINANCIAL STATEMENTS
FOR THE YEAR ENDED 31 MARCH 2022

11 Housing properties

	Land	Housing Properties	Property Improvements	Total
	£	£	£	£
Cost				
At 1 April 2021	920,000	308,370	263,859	1,492,229
Additions	-	-	70,469	70,469
At 31 March 2022	920,000	308,370	334,328	1,562,698
Depreciation:				
At 1 April 2021	-	95,596	89,729	185,325
Charge for the year	-	3,084	16,479	19,563
At 31 March 2022	-	98,680	106,208	204,888
Net book value:				
At 31 March 2022	920,000	209,690	228,120	1,357,810
At 31 March 2021	920,000	212,774	174,130	1,306,904

The net book value of land and buildings comprise of freehold property.

12 Other fixed assets

	Fixtures, Fittings and Equipment Housing	Fixtures, Fittings and Equipment Office	Total
	£	£	£
Cost			
At 1 April 2021	42,165	15,135	57,300
Additions	-	1,163	1,163
Disposal	-	-	-
At 31 March 2022	42,165	16,298	58,463
Depreciation:			
At 1 April 2021	42,165	14,296	56,461
Charge for the year	-	695	695
Disposal	-	-	-
At 31 March 2022	42,165	14,991	57,156
Net book value:			
At 31 March 2022	-	1,307	1,307
At 31 March 2021	-	839	839

THE LYGON ALMSHOUSES
NOTES TO THE FINANCIAL STATEMENTS
FOR THE YEAR ENDED 31 MARCH 2022

13a Investments

Market Value	Permanent Endowment Fund	Unrestricted Funds		Total Funds
		Extraordinary Repair	Archie Arthur	
	£	£	£	£
As at 1 April 2020	513,746	388,583	74,320	976,649
Revaluations	106,164	92,852	16,894	215,910
Additions	-	-	-	-
Income re-invested	-	17,929	-	17,929
Disposals	-	-	-	-
As at 1 April 2021	619,910	499,364	91,214	1,210,488
Revaluations	53,786	37,879	6,370	98,035
Additions	-	-	1,000	1,000
Income Re-invested	-	16,878	-	16,878
Disposals	-	-	-	-
As at 31 March 2022	673,696	554,121	98,584	1,326,401

The historical cost of listed investments held as at 31 March 2022 is £1,060,644. (2021: £1,043,666).

13b Investments

	Cost		Market Value	
	31.3.2021 Restated	31.3.2022	31.3.2021	31.3.2022
	£	£	£	£
PERMANENT ENDOWMENT FUND				
COIF Charities Investment Trust 34,580.82 income units	582,027	582,027	619,910	673,696
EXTRAORDINARY REPAIR FUND				
National Association of Almshouses Common Investment Fund 5,204.196 accumulation units	391,013	391,013	499,364	554,121
ARCHIE ARTHUR FUND				
National Association of Almshouses Common Investment Fund 107,296.013 income units (2021: 106,186.381 income units)	<u>70,626</u>	<u>71,626</u>	<u>91,214</u>	<u>98,584</u>
TOTAL INVESTMENTS	<u>1,043,666</u>	<u>1,044,666</u>	<u>1,210,488</u>	<u>1,326,401</u>

Costs at 31 March 2021 of the Extraordinary Repair and Archie Arthur funds have been restated, there is no effect on the total investment cost.

THE LYGON ALMSHOUSES
NOTES TO THE FINANCIAL STATEMENTS
FOR THE YEAR ENDED 31 MARCH 2022

14 Debtors

	2022 £	2021 £
Arrears of weekly maintenance charges	429	1,350
Provision for doubtful debts	-	(542)
Sundry receivables	8,041	-
Prepayments	3,679	2,940
	<u>12,149</u>	<u>3,748</u>

15 Creditors: amounts falling due within one year

	2022 £	2021 £
Trade creditors	6,156	-
Accrued expenses	8,049	6,580
Weekly maintenance charges paid in advance	571	943
Other creditors	1,836	9,583
	<u>16,612</u>	<u>17,106</u>

16 Fund reconciliation

	Balance at 1 April 2021	Gains/ (Losses)	Donation Received	Interest & Investment Income	Deprecia- tion	Investment Gains	Transfer to Cyclical Maintenance	Balance at 31 March 2022
	£	£	£	£	£	£	£	£
A Arthur legacy	91,214	-	1,000	-	-	6,369	-	98,583
Cyclical maintenance	57,712	-	-	8	-	-	(6,820)	50,900
Extraordinary repairs	499,364	-	-	16,878	-	37,880	-	554,122
Accumulated surplus	348,935	(3,044)	(1,000)	(16,888)	3,534	-	6,820	338,359
Unrestricted reserves	997,225	(3,044)	-	-	3,534	44,249	-	1,041,964
Restricted funds	1,064,552	-	-	-	(450)	-	-	1,064,102
Permanent Endowment	636,491	-	-	-	(3,084)	53,786	-	687,193
Total	<u>2,698,268</u>	<u>(3,044)</u>	<u>-</u>	<u>-</u>	<u>-</u>	<u>98,035</u>	<u>-</u>	<u>2,793,259</u>

Extraordinary repairs and the Archie Arthur legacy are represented by fixed asset investments as disclosed in the investment note. The permanent endowment reserve represents the cost of housing properties less the depreciation charge plus the book value of investments including surpluses and deficits arising from the revaluation of those investments. The cyclical maintenance reserve is cash backed by a separately designated bank account. Restricted funds represent the social housing grant, £1,056,452, plus a prior year donation of £9,000 which was applied to housing improvements and is depreciated over 20 years, net book value £7,650.

THE LYGON ALMSHOUSES
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17 Analysis of net assets between funds

	Unrestricted funds £	Endowment funds £	Restricted funds £	Total 2022 £
Fixed assets	934,223	687,193	1,064,102	2,685,518
Cash and current assets	124,353	-	-	124,353
Current liabilities	(16,612)	-	-	(16,612)
Total	1,041,964	687,193	1,064,102	2,793,259

18 Reconciliation of net income / (expenditure) to net cash flow from operating activities

	2022 £	2021 £
Net income (expenditure) for year	94,991	273,841
Dividends received	(39,136)	(39,751)
Interest receivable	(17)	(61)
Depreciation and impairment of tangible fixed assets	20,258	19,104
(Gains) / losses on investments	(98,035)	(215,910)
(Increase) / decrease in debtors	(8,401)	(380)
Increase / (decrease) in creditors	(494)	3,697
Net cash flow from operating activities	(30,834)	40,540

19 Related party transactions

Sir William Powell's Almshouses is a related party as the two charities have 4 trustees of in common:

- Councillor Adronie Alford
- Councillor Ann Rosenberg
- Caroline Needham
- The Rev. Penny Seabrook

During the year the Lygon Almshouses provided management services to Sir William Powell's Almshouses for which it charged a fee of £16,000 (2021: £16,000). There was a balance outstanding at the end of the year £8,000 (2021: nil).

20 Capital Commitments

	2022 £	2021 £
Capital expenditure contracted for and not provided for in the accounts	115,265	5,381

Capital commitment will be met by the charity's current cash/investments.

THE LYGON ALMSHOUSES
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21 Financial instruments

The carrying amounts of the charity's financial instruments are as follows:

	2022 £	2021 £
Financial assets		
Measured at fair value through net income / expenditure:		
- Fixed asset listed investments (note 13)	1,326,401	1,210,488
Measured at cost		
Cash at bank and in hand	112,204	193,395
Measured at amortised cost:		
- Trade and other debtors (note 14 excluding prepayments)	8,470	808
Total Financial Assets	1,447,075	1,404,691
Financial liabilities		
Measured at amortised cost		
- Trade and other creditors (note 15 excluding accruals)	8,563	10,526
Total Financial Liabilities	8,563	10,526

22 Net Debt

Analysis of changes in net debt:

	At 1 April 2021 £	Cash Flows £	Non-Cash Movements £	At 31 March 2022 £
Cash and Cash Equivalents	193,395	(81,191)	-	112,204
Housing Loans Due in One Year	-	-	-	-
Housing Loans Due After One Year	-	-	-	-
	<u>193,395</u>	<u>(81,191)</u>	<u>-</u>	<u>112,204</u>