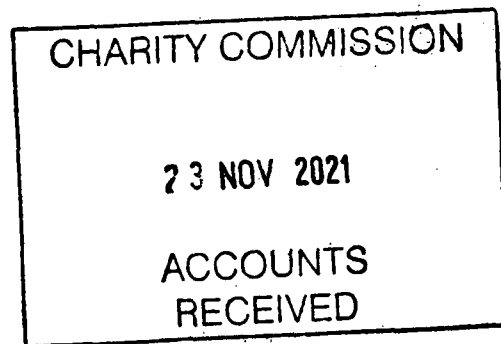


Sandbach Almshouse Charity
Trustees' Report and Financial Statements
for the year ended 31 December 2020



Charity Registration No. 211106

Sandbach Almshouse Charity

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Sandbach Almshouse Charity

Legal and Administrative Information

Chairperson	Mrs I M Mackenzie
Vice Chairperson	Mr D Robinson
Other Trustees	Mr S Hollinshead Mrs P Barnett Mrs P Minshull Mr E Lea Mrs P Cotton Mr R Hovey Mrs P Eaton Mrs K Flavell Mr GP Jones
Clerk to the Trustees	Mr A H Roberts
Charity Number	211106
Address of Charity	The Gables 20 Crewe Road Sandbach Cheshire CW11 4NE
Independent Examiner	Dean Statham 29 King Street Newcastle-Under-Lyme Staffordshire ST5 1ER
Bankers	The Royal Bank of Scotland 2 Bradwell Road Sandbach CW11 1WB

Trustees' Report for the year ended 31 December 2020

Introduction

The Trustees present their report and the unaudited financial statements for the year ended 31 December 2020.

Objectives and Activities

The purpose of the Charity is to provide rented accommodation for the older persons of the Ancient Parish of Sandbach.

The Trustees confirm they have referred to guidance contained in the Charity Commission's general guidance on public benefit when reviewing the Charity's aims and objectives.

Trustees' Responsibilities

The Statement of Recommended Practice, "Accounting and Reporting by Charities" and the Charity's Constitution require the Trustees to make available an Annual Report for each financial year, showing a true and fair view of the financial transactions of Sandbach Almshouse Charity during the financial year and of the disposition at the end of the financial year, of the assets and liabilities.

In preparing the financial statements, the Trustees are required to:

- select suitable accounting policies and apply them consistently;
- make judgements and estimates that are reasonable and prudent;
- state whether applicable accounting standards and statements of recommended practice have been followed, subject to any material departures disclosed and explained in the financial statements; and
- prepare the financial statements on the going concern basis unless it is inappropriate to presume that this basis applies.

The Trustees under Trust Law are responsible for ensuring proper accounting records are kept which disclose, with reasonable accuracy at any one time, the financial position of the Charity and enable them to ensure that the financial statements comply with the Trust Deed dated 4th August 1967 and the Charities Act 2011. 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.

Trustees' Report for the year ended 31 December 2020

Achievements and Performance

The Charity provides 29 properties (consisting of flats and houses) for occupation. A resident warden is employed to look after the welfare of the occupiers.

Financial Review

During the year the Charity received total income of £107,988 and expended £106,107 on charitable activities resulting in net income for the year of £1,881.

This figure when adjusted for unrealised gains on investments held of £35,932 has resulted in a positive movement in funds for the year of £37,813.

Investments in Official Charities Funds were valued at £410,579 and further investment is made annually, in order to provide a fund for any major improvements and maintenance work on the properties that may be required in the future.

Structure, Governance and Management

Sandbach Almshouse Charity, The Gables, 20 Crewe Road, Sandbach, Cheshire, CW11 4NE is registered with the Charity Commission (No 211106).

The Charity is constituted and governed by a Trust Deed dated 4th August 1967.

The Charity is managed by a committee of 13 members, 8 nominated members and 5 co-optative members who are elected by the other Trustees.

Management of the Charity's funds is delegated to the Clerk of the Trustees, Mr A H Roberts. Investment by the Clerk is in accordance with guidelines prescribed by the Trustees.

The Clerk deals with the day to day running of the properties. Trustees meetings are held four times per year to deal with major issues.

Recruitment

Eight Trustees are nominated By Town and Parish Councils within the ancient Parish of Sandbach.

Five Trustees are co-opted from within the ancient Parish of Sandbach.

Trustees' Report for the year ended 31 December 2020**Reference and Administrative Details**

Sandbach Almshouse Charity, The Gables, 20 Crewe Road, Sandbach, Cheshire, CW11 4NE is registered with the Charity Commission (No 211106).

The Charity was administered by the following members during the year:

Chairperson	Mrs I M Mackenzie
Vice Chairperson	Mr D Robinson
Clerk to the Trustees	Mr A H Roberts
Trustees	Mr S Hollinshead Mrs P Barnett Mrs P Minshull Mr E Lea Mrs P Cotton Mr R Hovey Mrs P Eaton Mrs K Flavell Mr GP Jones

The Charity is served by Royal Bank of Scotland PLC in Sandbach and Dean Statham Chartered Accountants in Newcastle-Under-Lyme as Independent Examiner.

On behalf of the board of trustees

I M Mackenzie

(Signature)

ISOBEL MAY MACKENZIE

(Name)

7th Dec. 2021

(Date)

Independent Examiners Report to the Trustees

We report to the Trustees on our examination of the accounts of the Charity for the year ended 31 December 2020, which are set out on pages 5 to 14.

Respective responsibilities of trustees and examiner

The Charity's Trustees are responsible for the preparation of the accounts. The Charity's Trustees consider that an audit is not required for this year under section 144 of the Charities Act 2011 (the Charities Act) and that an independent examination is needed.

It is our responsibility to:

- Examine the accounts under section 145 of the Charities Act 2011;
- To follow the procedures laid down in the General Directions given by the Charity Commission (under section 145(5)(b) of the Charities Act 2011); and
- To state whether particular matters have come to my attention.

Basis of independent examiners report

Our examination was carried out in accordance with the General Directions given by the Charity Commission. An examination includes a review of the accounting records kept by the Charity and a comparison of the accounts presented with those records. It also includes consideration of any unusual items or disclosures in the accounts, and seeking explanations from you as Trustees concerning any such matters. The procedures undertaken do not provide all the evidence that would be required in an audit, and consequently no opinion is given as to whether the accounts present a 'true and fair' view and the report is limited to those matters set out in the statement below.

Independent examiners statement

In connection with our examination, no matter has come to our attention:

- (1) which gives us reasonable cause to believe that in any material respect the requirements
 - to keep accounting records in accordance with sections 130 & 131 of the Charities Act 2011; and
 - to prepare accounts which accord with the accounting records and to comply with the accounting requirements of the Charities Act 2011;have not been met; or
- (2) to which, in our opinion, attention should be drawn in order to enable a proper understanding of the accounts to be reached.



Dean Statham
Chartered Accountant
29 King Street
Newcastle-Under-Lyme
Staffordshire
ST5 1ER

Dated 07.10.2021

Statement of Financial Activities for the year ended 31 December 2020

	Note	Unrestricted Funds	Restricted Funds	Total Funds 2020	Total Funds 2019
		£	£	£	£
Income					
Earned from charitable activities	2	107,580	-	107,580	105,620
Investment income:					
Official custodian for Charinco shares		394	-	394	497
Other bank interest received		14	-	14	52
Total income		<u>107,988</u>	<u>-</u>	<u>107,988</u>	<u>106,169</u>
Expenditure					
Costs of raising funds		-	-	-	-
Expenditure on charitable activities	3	106,107	-	106,107	109,199
Total expenditure		<u>106,107</u>	<u>-</u>	<u>106,107</u>	<u>109,199</u>
Net income/(expenditure)		<u>1,881</u>	<u>-</u>	<u>1,881</u>	<u>(3,030)</u>
Transfers					
Transfers between funds		-	-	-	-
Net income/(expenditure) before gains and losses on investments		<u>1,881</u>	<u>-</u>	<u>1,881</u>	<u>(3,030)</u>
Net gains/(losses) on investments		35,932	-	35,932	64,271
Net movement in funds		<u>37,813</u>	<u>-</u>	<u>37,813</u>	<u>61,241</u>
Reconciliation of funds					
Balances brought forward at 1 January 2020	10	551,927	-	551,927	490,686
Balances carried forward at 31 December 2020	10	<u>589,740</u>	<u>-</u>	<u>589,740</u>	<u>551,927</u>

The Statement of Financial Activities has been prepared on the basis that all operations are continuing.

There are no gains or losses other than those passing through the Statement of Financial Activities.

Balance Sheet as at 31 December 2020

	Note	2020	2019
		£	£
Fixed assets			
Housing properties	4	828,018	823,338
Less: Social housing grant	4	(663,256)	(663,256)
Accumulated depreciation	4	(53,919)	(49,168)
Tangible assets	4	101,316	103,603
		<hr/>	<hr/>
		212,159	214,517
Current assets			
Debtors	5	2,152	1,725
Investments	6	410,579	371,647
Cash at bank and in hand	7	12,540	14,280
		<hr/>	<hr/>
		425,271	387,652
Creditors:			
amounts falling due within one year	8	(13,569)	(13,414)
		<hr/>	<hr/>
Net current assets		411,702	374,238
		<hr/>	<hr/>
Total assets less current liabilities		623,861	588,755
		<hr/>	<hr/>
Creditors:			
amounts falling due after more than one year	9	(34,121)	(36,828)
		<hr/>	<hr/>
Net assets		589,740	551,927
		<hr/>	<hr/>
Funds	10		
<u>Designated reserves</u>			
Routine maintenance		84,290	78,211
Cyclical maintenance		95,100	87,223
Extraordinary maintenance fund		33,355	33,355
<u>Other reserves</u>			
Investment revaluation reserve		365,651	329,719
Income and expenditure account		11,344	23,419
		<hr/>	<hr/>
		589,740	551,927
		<hr/>	<hr/>

Approved by the board of trustees on 07.10.2021 and signed on their behalf by:

Isobel Mackenzie

(Signature)

ISOBEL MAY MACKENZIE

(Name)

Trustee

Dennis Robinson

Dennis

(Signature)

DENNIS ROBINSON

(Name)

Trustee

Statement of Cash Flows for the year ended 31 December 2020

	Note	2020 £	2019 £
Net cash generated from operating activities	7	8,221	7,771
Cash flow from investing activities			
Interest and dividends		408	549
Proceeds from sale of investments		-	-
Purchase of investments		(3,000)	(3,000)
Purchase of fixed assets		(4,680)	(19,596)
Repayment of borrowings		(2,689)	(2,672)
Net change in cash and cash equivalents		(1,740)	(16,948)
Cash and cash equivalents at 1 January		14,280	31,228
Cash and cash equivalents at 31 December		12,540	14,280

Notes to the Accounts for the year ended 31 December 2020**1. Accounting Policies**

The following accounting policies have been applied consistently in dealing with items which are considered material in relation to the Charity's financial statements.

Basis of Accounting

The Financial Statements have been prepared under the historical cost convention as modified by the revaluation of fixed assets.

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

The financial statements have been prepared in accordance with the Statement of Recommended Practice: 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) (effective 1 January 2015) and the Charities Act 2011.

Income

All incoming resources are included in the Statement of Financial Activities when the Charity is legally entitled to the income and the amount can be quantified with reasonable accuracy.

Investment income includes interest and dividends from investments and bank interest. It is accounted for on an accruals basis.

Expenditure

All expenditure is accounted for on an accruals basis and has been classified under headings that aggregate all costs related to the category.

Charitable activities includes repairs and maintenance which are paid for out of a routine maintenance fund and a cyclical maintenance fund.

Realised Gains and Losses

All gains and losses are taken to the Statement of Financial Activities as they arise. Realised gains and losses on investments are calculated as the difference between sales proceeds and their opening carrying value or their purchase value if acquired subsequent to the first day of the financial year. Unrealised gains and losses are calculated as the difference between the fair value at the year end and their carrying value. Realised and unrealised investment gains and losses are combined in the Statement of Financial Activities.

Fixed Assets and Depreciation

Housing properties are stated at cost less social housing grant and depreciation.

Notes to the Accounts for the year ended 31 December 2020**1. Accounting Policies Continued**

Freehold land is not depreciated. Housing properties are split between the structure and those major components which require periodic replacement. Each component is accounted for separately and depreciated over its individual useful economic life. Expenditure relating to subsequent replacement or renewal of components is capitalised as incurred. The Charity depreciates freehold buildings on a straight line basis over the estimated useful life of the component categories. The identified components, to which the Trustees has disaggregated the housing properties balance and their estimated useful economic lives, are as follows:

Housing properties	Structure	100 years
	Roofs	70 years
	Windows and external doors	30 years
	Kitchens	30 years
	Bathrooms	35 years
	Electrics	40 years
	Gas boilers	30 years
	Communal fixtures	10 years
	Central heating	30 years
Communal meeting room	Structure	100 years
	Windows and external doors	30 years
	Gas boiler	30 years
	Kitchen	30 years
Landscaping and car parks		10 years
Sheds and allotments		20 years
Warden control system		10 years

A full years depreciation is charged in the year the above assets were acquired and none in the year of disposal.

Social Housing Grant

Grants for capital expenditure are deducted from the cost of the fixed assets to which they relate as they become receivable. Where individual components are disposed of and this does not create a relevant event for recycling purposes, any grant which has been allocated to the component is released to the income and expenditure account. Upon disposal of the associated property, the Charity is required to recycle these proceeds.

Investments

Investments are a form of basic financial instrument and are initially recognised at their transaction value and subsequently measured at their fair value as at the balance sheet date using the closing quoted market price. The statement of financial activities includes the net gains and losses arising on revaluation and disposals throughout the year. The Charity does not acquire put options, derivatives or other complex financial instruments.

The main form of financial risk faced by the Charity is that of volatility in equity markets and investment markets due to wider economic conditions, the attitude of investors to investment risk, and changes in sentiment concerning equities and within particular sectors or sub sectors.

Notes to the Accounts for the year ended 31 December 2020

1. Accounting Policies ContinuedTaxation

As a registered Charity, it is exempt from income and corporation tax to the extent that its income and gains are applicable to charitable purposes only. Value Added Tax is not recoverable by the Charity, and is therefore included in the relevant costs in the Statement of Financial Activities.

2. Income Earned from Charitable Activities

	Unrestricted Funds £	Restricted Funds £	Total 2020 £	Total 2019 £
Rental income	107,580	-	107,580	105,620
	<u>107,580</u>	<u>-</u>	<u>107,580</u>	<u>105,620</u>

3. Expenditure on Charitable Activities

	Unrestricted Funds £	Restricted Funds £	Total 2020 £	Total 2019 £
Wardens salary	24,375	-	24,375	22,554
Telephone (warden)	780	-	780	780
Warden control (intercom)	2,300	-	2,300	4,469
Electricity	1,865	-	1,865	2,635
Gardening	3,875	-	3,875	5,704
Water rates	9,110	-	9,110	8,494
Window cleaner	88	-	88	121
Communal TV license	90	-	90	83
Mortgage interest	3,113	-	3,113	3,130
Routine maintenance	10,567	-	10,567	13,165
Cyclical maintenance	16,222	-	16,222	15,318
Depreciation	7,038	-	7,038	6,934
<u>Support costs</u>				
Surveyors report	3,731	-	3,731	2,122
Insurances	2,570	-	2,570	2,509
Subscriptions	703	-	703	768
Sundry expenses	295	-	295	1,072
Fees - clerk	17,556	-	17,556	17,556
Loan arrangement fees	125	-	125	125
Accountancy fees	1,704	-	1,704	1,660
	<u>106,107</u>	<u>-</u>	<u>106,107</u>	<u>109,199</u>

Notes to the Accounts for the year ended 31 December 2020

4. Tangible Fixed Assets

	Landscaping & Car Parks £	Sheds & Allotments £	Housing Properties £	Warden Control System £	Communal Meeting Room £	Total £
Cost						
1st January 2020	20,354	1,153	823,338	8,987	95,373	949,205
Additions	-	-	4,680	-	-	4,680
31st December 2020	20,354	1,153	828,018	8,987	95,373	953,885
Social Housing Grant						
1st January 2020	-	-	(663,256)	-	-	(663,256)
Additions	-	-	-	-	-	-
31st December 2020	-	-	(663,256)	-	-	(663,256)
Depreciation						
1st January 2020	7,016	1,153	49,168	5,394	8,701	71,432
Additions	145	-	4,751	899	1,243	7,038
31st December 2020	7,161	1,153	53,919	6,293	9,944	78,470
Net book amount						
31st December 2020	13,193	-	110,843	2,694	85,429	212,159
1st January 2020	13,338	-	110,914	3,593	86,672	214,517

5. Debtors

	2020 £	2019 £
Rent debtors	850	458
Prepayments and accrued income	1,302	1,267
	2,152	1,725

Notes to the Accounts for the year ended 31 December 2020

6. Investments

	2020 £	2019 £
Cost or valuation		
Market value at 1 January 2020	371,647	304,376
Additions at cost	3,000	3,000
Carrying value of disposals	-	-
Net unrealised (loss)/gain on revaluation of investments	35,932	64,271
	<hr/>	<hr/>
Market value at 31 December 2020	410,579	371,647
	<hr/>	<hr/>

Unlisted Investments

At 1 January 2020 and 31 December 2020 shares were held in Co-op Housing Services (North West) at a historic cost of £1 and a market value of £nil.

All investments are carried at their fair value. Investment in equities and fixed interest securities are all traded in quoted public markets, primarily the London stock exchange. Holdings in common investment funds, unit trusts and open-ended investment companies are at the bid price. The basis of fair value for quoted investments is equivalent to the market value, using the bid price. Asset sales and purchases are recognised at the date of trade at cost (that is their transaction value).

The charity is not reliant on investment income to meet its charitable objectives.

7. Reconciliation of Net Movement in Funds to Net Cash Flow from Operating Activities

	2020 £	2019 £
Net movement in funds	37,813	61,241
Investment income	(408)	(549)
Add back depreciation charge	7,038	6,934
Losses/(gains) on investments	(35,932)	(64,271)
Decrease/(increase) in debtors	(427)	6,207
Increase/(decrease) in creditors	137	(1,791)
	<hr/>	<hr/>
Net cash used in operating activities	8,221	7,771
	<hr/>	<hr/>

Analysis of Cash and Cash Equivalents

Royal Bank of Scotland current account	542	521
Royal Bank of Scotland high interest account	11,099	12,862
CCLA - Charities deposit fund	899	897
	<hr/>	<hr/>
	12,540	14,280
	<hr/>	<hr/>

Notes to the Accounts for the year ended 31 December 2020

	2020 £	2019 £
8. Creditors: Amounts falling due within one year		
Mortgages - secured	207	189
Non - housing loan	2,500	2,500
Rent received in advance	3,757	4,010
Accruals and sundry creditors	7,105	6,715
	<u>13,569</u>	<u>13,414</u>

	2020 £	2019 £
9. Creditors: Amounts falling due after one year		
Non - housing loan	2,500	5,000
Mortgages - secured	31,621	31,828
	<u>34,121</u>	<u>36,828</u>

Maturity of debt included above

Between one and two years	2,728	2,707
Between two and five years	831	3,255
In five years or more	30,562	30,866
	<u>34,121</u>	<u>36,828</u>

10. Statement of Funds

	Balance B/F £	Incoming £	Outgoing £	Gains/ Losses £	Balance C/F £
a) Routine maintenance fund	78,211	16,646	(10,567)	-	84,290
b) Cyclical maintenance fund	87,223	24,099	(16,222)	-	95,100
c) Extraordinary maintenance fund	33,355	-	-	-	33,355
d) Investment revaluation reserve	329,719	-	-	35,932	365,651
e) Income and expenditure account	23,419	67,243	(79,318)	-	11,344
	<u>551,927</u>	<u>107,988</u>	<u>(106,107)</u>	<u>35,932</u>	<u>589,740</u>

All funds are unrestricted.

Notes to the Accounts for the year ended 31 December 2020**10. Statement of Funds Continued**

- a) The routine maintenance fund provides for those items of routine maintenance and repair of almshouses belonging to the Charity.
- b) The cyclical maintenance fund provides for those items of ordinary maintenance and repair of almshouses belonging to the Charity which reoccur at infrequent intervals.
- c) The extraordinary maintenance fund provides for extraordinary repair, improvement or rebuilding of the almshouses belonging to the Charity.
- d) The investment revaluation reserve provides for the revaluation of unrestricted investments.
- e) The Income and expenditure account relates to funds which can be spent for any purpose of the Charity.

11. Trustee Expenses and Remuneration

No Trustee received any remuneration or expenses in respect of services as Trustee during the year (2019 - £nil).

12. Clerk Fees

John Greenhall & Co Limited charged fees of £17,556 (2019 - £17,556) for services as the clerk to the trustees.

13. Winding up and Dissolution of the charity

If upon winding up or dissolution of the Charity there remain any assets, after the satisfaction of all debts and liabilities, the assets represented by the accumulated fund shall be transferred to some other charitable body or bodies having similar objects to the Charity.