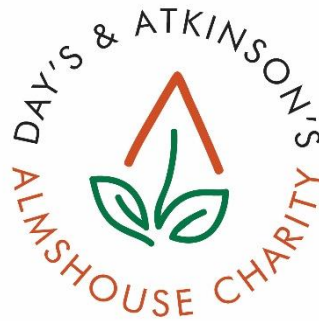


## **The Day's and Atkinson's Almshouse Charity**

Previously known as the Almshouse Charity Founded by Charles Day established 1842, and from 13<sup>th</sup> December 2005 incorporating The Almshouse Charity of Samuel Atkinson & Others, established 1680



a new lease of life

### **Trustees Annual Report and Financial Statements for the year ended 31<sup>st</sup> December 2023**

**Charity Number 212230**

## **Trustees' Report**

The trustees present their Report as part of the financial statements of the charity for the year ended 31<sup>st</sup> December 2023. The financial statements have been prepared based on FRS102 using the guidance included in the Statement of Recommended Practice "Accounting and Reporting by Charities" and comply with the charity's trust deed. Day's and Atkinson's Almshouse Charity is a charity registered with the Charity Commission under registration number 212230. It is member 706 of the Almshouse Association. It is also a Registered Provider of Social Housing registered with Homes England under registration number A4271.

### **1 Administrative Information**

#### **Trustees**

Rev Simon Rea (Chairman)  
Bridget Johnson (St Lawrence Little Stanmore incumbent's nominee)  
Cllr Nick Mearing-Smith (LB Barnet nominee)  
Cllr Lucy Wakeley (LB Barnet nominee)  
Peter Murphy (co-opted trustee)  
Catherine Taylor (co-opted trustee)  
Neil Price (co-opted trustee)

#### **Clerk to Trustees**

Mike Seaman (Clerk to the Trustees)

#### **Office**

Postal Address C/o St Margaret's Church, 1 Station Road, Edgware, HA8 7JE  
Telephone: 020 8952 4066  
Atkinson's Office Tel: 0208 238 1774  
Email: [admin@dandaalmshouses.org.uk](mailto:admin@dandaalmshouses.org.uk)

#### **Independent Examiner**

Kevin Ogilvie, Charity Bookkeeping & Examination Services, 13 Evelyns Close, Hillingdon, Middlesex UB8 3LR. Tel: 07776 258763

#### **Bankers**

CAF Bank Ltd, 25 Kings Hill Ave, West Malling Kent, ME19 4JQ

### **2 Structure, Governance and Management**

#### **Organisation**

On 13<sup>th</sup> December 2005, the Charity Commission sealed a new scheme which incorporated the Almshouse Charities of Samuel Atkinson's and Others plus the William Blason Coal Charity into The Almshouses Founded by Charles Day and renamed the charity as the Day's and Atkinson's Almshouse Charity.

The Trustees are appointed according to the terms of the scheme's governing document, and they are listed above. In 2010 the Trustees agreed to increase the number of co-opted Trustees from three to four.

New trustees receive an induction pack that includes the 'Standards of Almshouse Management', policies and procedures, recent financial statements, and minutes. The clerk provides briefings on the governing instrument, statutory & legal requirements, the almshouses, finances, as well as a tour of the almshouses and meeting with residents.

Broadly speaking, the trustees retain oversight for finance, buildings and compliance with the law and delegate operational responsibility for carrying out their primary objectives to the staff. However, they are encouraged to engage with the charity and residents where their experience and skills make such engagement appropriate.

### **Risk Management**

All significant activities undertaken are subject to a regular risk review. Major risks are identified and ranked in terms of their potential impact and likelihood. Major risks, for this purpose, are those that may have a significant effect on:

- Operational performance, including risks to personnel and residents.
- Achievement of our aims and objectives.
- Meeting the expectations of our residents.

The trustees review these risks on an on-going basis and satisfy themselves that adequate systems and procedures are in place to manage the risks identified. Where appropriate, risks are covered by insurance. In assessing risk, trustees recognise that some areas of work require the acceptance and management of risk if our key objectives are to be achieved.

### **3 Purpose & origins**

The Charity's objects are "the provision of housing accommodation for persons in financial hardship with preference given firstly to those residing in the ancient parishes of Edgware and Little Stanmore in the London Boroughs of Barnet and Harrow respectively, and secondly to those who are previous residents of these parishes; and such charitable purposes for the benefit of the residents as the trustees decide".

All residents are appointed by the Trustees based on written applications and interviews with the Clerk and a Trustee. The London Borough of Barnet has nomination rights to 75% of Day's vacancies, 50% nomination rights of Atkinson's 1 bed vacancies and 100% nomination rights for 2 and 3 bed units.

The Charity's aims are to:

- preserve the historic tradition of Almshouses
- promote the wellbeing and independence of our residents
- provide good quality housing
- manage charitable resources effectively.

The current strategies for achieving these objectives are to:

- retain our independent status.
- maintain positive relationships with our residents.
- make use of the resources provided by the Almshouse Association, the Charity Commission, the Regulator of Social Housing and others as appropriate to ensure effective management.

## History

In 1801 Charles Day, in partnership with Benjamin Martin, established the renowned firm of boot-blackening manufacturers 'Day and Martin' of which he was the sole proprietor from 1808. He made a vast fortune for the times and after he died in 1836 his complicated will became the justification for Charles Dickens's case 'Jarndyce and Jarndyce' in his novel 'Bleak House'. Latterly, Charles Day had his country residence in Edgware.

In 1828 he bought land known as Hither Frog Pool on the 'Turnpike Road' in Edgware from All Soul's College, Oxford, and had eight one-roomed dwellings built for poor men and women of good character, with preference given to parishioners of Edgware and Little Stanmore. He administered them himself then set up a charity with five Trustees, including himself, by deed of gift on 28<sup>th</sup> April 1834. Day's almshouses was formally established in 1842, was registered with the Charity Commission in 1963 and the building was listed as Grade II in 1983.

They remained as single room dwellings with one communal toilet until 1957 when small bathrooms and kitchens were added at the back. Central heating was installed in the 1970s. In March 2003, a major refurbishment was completed involving a land swap with the London Borough of Barnet reducing the width of the site but increasing its depth to facilitate rear extensions with single bedrooms, store cupboards and shower rooms. Kitchen annexes were incorporated into the original living rooms. The refurbishment received a Patron's award from the National Association of Almshouses in 2004.

Atkinson's Almshouse Charity was established in 1680 following a legacy of £600 from Samuel Atkinson for the purchasing of land at Oakley, Buckinghamshire and building of four almshouses in Edgware at a cost of £240, plus their endowment through further land purchase. A further bequest in 1707 from one of the original Trustees led to the establishment of the Thomas Napier charity, which also endowed the almshouse charity through land purchase. A gift of land to Edgware Parish from a Mr Watts, received during his lifetime, resulted in the establishment of a third charity, the purpose of which is undocumented. The income was given in aid of the church and poor rates until 1820, when the Parish agreed it should in future be given to the almshouse charity. In 1878, the Harriet Hurst charity was founded with a bequest of Consolidated Bank Annuities 'for the purpose of the Edgware Old Almshouses'. These four charities were merged by a Charity Commission scheme sealed in 1897 to become the Almshouse Charities of Samuel Atkinson and Others, whose purpose was the provision of almshouses for poor persons of good character who have resided in the Ancient Parish of Edgware for not less than two years and the donation of a portion of the income, specifically £1.10s, of the charities for the benefit of such poor person's resident in Edgware (though not almspeople) as the Trustees thought fit. By this time, only the 4 almshouses and the land at Oakley remained in the charities' possession.

The original Atkinson's almshouses were destroyed by bombs in 1940 and rebuilt in 1957 as bedsits with one bathroom shared between two residents, becoming Nos 60-66 Stone Grove.

In 1943 the Margaret Abel Trust was founded by the will of Margaret Ann Abel for the building of two almshouses on the site owned by the Almshouse Charities to be known as the Abel Homes. These were completed in 1960 at a cost of £3,500 and became Nos 66-70 Stone Grove, two adjoining bedsits sharing a bathroom sited to the rear of Nos 60-66. The remaining £3,000 of the original 3.5% War Stock was used to further endow the Almshouse Charities.

In 1972 all six almshouses were altered so that each had its own bathroom but by 2010 they were in very poor condition. Acquisition of extra land and demolition of the original buildings made way for a major redevelopment to provide a three-storey block with 13 dwellings of which 7 are 2-bedroom and 6 are 1-bedroom flats as well as a pair of semi-detached houses which are 4-bedroom dwellings. The new buildings were completed in December 2011 and given a Patron's Award from the National Association of Almshouses in 2015.

### **Activities**

The principal activities of the Charity are the collection of the weekly maintenance contribution from residents, provision of low-level support to residents as required, upkeep of the fabric of the almshouses and appointment of new residents as vacancies arise.

### **Contribution of Volunteers**

The Charity relies on its trustees giving their time voluntarily to the charity.

## **4 Achievement and Performance**

### **Review of the Year**

The charity continued to work towards providing a real sense of community for our residents. This is very much in accordance with the ethos of the Almshouse Association and has been demonstrated to have positive benefits for the well-being of residents. This sense of community was enhanced by regular team meetings between members of staff and the Chair. Staff members returned to the office and Trustees meetings were held in the office as well as on Zoom.

The charity was mindful of the way inflation (especially energy price rises) has affected residents' financial situations and well-being. We continue to offer help and support with benefit applications, drawing on both Bridget Johnson's wealth of experience in housing management and benefits and Catherine Taylor's general pastoral support. It was decided not to implement the yearly increase in WMC payments from 1<sup>st</sup> April. The increase was deferred until October.

Food support continues through St Peter's Church (foodbank and Christmas Lunch on Jesus) and the charity also benefited from safeguarding support through their connections with the Diocese of London. We are thankful for all such examples of partnership working.

The charity was keen to share good practice with almshouse charities and other charitable organisations. A representative from the Kingsbury Charity was invited to spend time with the Clerk to the Trustees here at 58 Stonegrove. They have since implemented much of our administration and operational applications into their charity, for example banking and Finance Coordinator software. We also shared the risk register with Edgware Parish Office and the Stonegrove Community Trust.

Two residents vacated flat 1 in January 2023 and the flat was decorated. Several applications were received, and an Extraordinary Meeting was held to choose the new occupants. Due process was observed by the trustees, and a young family of four moved in.

A quinquennial inspection was held in June and the report highlighted some major structural

defects to Day's Almshouse. £27,000 was transferred from the Extraordinary Repair Fund to pay for these and other (smaller) works.

The London Borough of Barnet was involved in the 2023 London Festival of Architecture and the charity played an active part in the celebrations this year. They held an event on **Saturday 24<sup>th</sup> June** which took the form of a guided walk and talk with refreshments along the way.

**The following is taken from an article in the Almshouse Gazette**

"We met at the tomb of Charles Day (the 'Day' in Day's and Atkinson's) which is situated in the graveyard at St Margaret's Church Edgware. We then moved on to the Day's Almshouses in Stonegrove, then Atkinson's Almshouses and finally the housing and community project that is 'One Stonegrove' where we held a Q & A and enjoyed a buffet lunch.

The event attracted around 30 participants and was attended by Councillors, the Clergy, Historic England, and members of the public. Rev'd Simon Rea (Chair of the Charity) and Peter Murphy (Trustee) each gave talks and took us on a journey of the architecture of the buildings and the history of the Charity.

The weather was perfect, and our residents welcomed visitors into their homes and gave very positive testimonies as to the benefits of living in an almshouse."

Peter Murphy, Catherine Taylor, Lachie Munro and Mike Seaman attended the Almshouse Association Members Day which was held in London in June. This provided an excellent networking opportunity as well as the chance to hear from other attendees and share experiences and gather practical information. This is part of our commitment to the professional development of staff and trustees. We are grateful for the help and advice we have been able to source through contacts with other almshouses.

A Christmas party for the residents was organised and held in December. A large number of residents enjoyed a buffet with refreshments and music and there was a palpable sense of community with active participation by residents, staff and trustees.

The charity continued to explore options around maximising the value of its historic grazing land at Oakley. The land (two fields) was valued together at a sum of £171,240. In the best interests of the Charity, the Trustees agreed to offer a long lease to the tenant for this sum whilst retaining all rights should the land be sold to developers. The Trustees acknowledge that the help of **Peter Murphy** whose expertise in residential development and planning matters is proving invaluable.

**Neil Price**, a Trustee of the charity is a direct descendent of Charles Day. Day's tomb is located at St Margaret's Church and the charity is in discussions with the church to embark on a programme of renovation of the tomb which has fallen into disrepair.

In line with The Almshouse Association recommendations, the beneficiary status of all adult (i.e. Over 18) residents continues to be reviewed and short-term licences for 3-year periods are being issued.

On behalf of the trustee board and residents, the Chair is most grateful for the continuing dedication and commitment of all members of staff.

## Financial Review

There was an overall surplus of **£33,442** in 2023 compared to a surplus of **£72,376** in 2022. The reduction is due to increased expenditure including higher loan interest payments, extraordinary building repairs and maintenance costs following the quinquennial inspection and legal fees for the proposed leasing of land at Oakley.

**The charity ended the year with net assets of £4,687,345 compared to last year's £4,615,149.**

## Insurance Policy

The buildings insurance and Public Liability insurances are held with Grout Insurance and are reviewed annually to ensure cover is considered appropriate and the premium paid in December.

## Reserves Policy

The Cyclical Maintenance and Extraordinary Repair Funds are kept at such levels as the Trustees deem prudent to comply with The Almshouse Association guidance and likely future maintenance requirements.

## Funding Sources

The Charity's income derives from the residents' maintenance contribution, and approximately 50% of this comes from Housing Benefit or Universal Credit entitlements. The remaining income relates to monies from the feed-in tariff for electricity generated by the photovoltaic roof panels and in 2023 a small sum from the Grazing Licence income from land in Buckinghamshire.

## Investment Policy & Performance

A permanent endowment of the charity is held as the land on which all the 23 almshouses are situated as well as the two fields adjacent to Hedges Farm in Buckinghamshire.

Other assets are as follows: The M&G Multi Asset Fund holds 10,743 income shares. The COIF Charities Ethical Investment Fund holds 2,219 units, the income from which is restricted to fuel expenditure.

The designated Extraordinary Repair Fund is held as accumulation units in a COIF Charities Ethical Investment Fund account. This account accumulates shares, and its value is therefore variable according to the current value of those shares. Transfers from the general fund are made into this account monthly. In June, £27,000 in shares were sold and the monies transferred from the Extraordinary Repair to the general fund to facilitate repairs following the Quinquennial Inspection as described above. At 31 December, the fund held 52,251 shares at a market value of **£265,221** which represents an increase **£16,226** from last year's figure of **£248,995**. This is due to improved global market conditions during 2023.

The designated Cyclical Maintenance Fund is held as accumulation units in a M&G Multi Asset Fund. The fund is increased monthly in line with the recommendation of The Almshouse Association. As far as possible the cost of planned programme work is met from the general account and the transfer to CMF reduced commensurately if required. At 31 December the fund held 1182 shares with a market value of **£132,503** an increase **£33,799** from last year's figure of **£98,704**.

The charity has only one loan with The Charity Bank. At the end of 2023 a total of **£323,695** was outstanding. Compared to 2022 where the loan totalled **£342,970**. There were several interest rate rises during the year resulting in the Charity paying interest at The Bank of England base rate (5.25%) plus 2.75%. Combine rate @ 31 December was 8%.

At the end of the year the WMC arrears comprised late payments by some residents including those who receive Universal Credit paid in arrears and Housing Benefit 4 weekly payments which are also paid in arrears so overlap into the first month of the following year. At the end of the year there was an accumulation of arrears to the value of **£1,535** compared to the previous year at **£3,690**. In all cases the Charity aims to work together with residents to reduce their arrears.

The financial impact of void properties both in works on the property and the WMC lost was **£1,975** compared to the previous year's figure of **£2,948**. A void is the time when a property is not occupied after a resident has moved out.

### **Value for Money**

The primary way in which the trustees ensure value for money is by investing in relationships, particularly between staff, contractors, and residents. This ensures mutual trust in that the residents feel they matter, that their concerns will be heard, and that staff understand which residents are most vulnerable therefore needing extra help from time to time.

In this approach, the trustees continue in the centuries' old culture of almshouse charities that have always gone the extra mile to ensure residents feel valued and part of a community. Indeed, membership of The Almshouse Association is a second way in which the charity ensures value for money, as it means that we can be confident of staying abreast of legislative and other changes, and the best way of dealing with them. It also provides access to a network of other Almshouses and offers the opportunity to share best practice and discuss current issues.

The charity also invests in the professional development of staff members through weekly Team meetings and by encouraging participation in training courses and regular appraisals.

## **5 Plans for Future Periods**

Our priority is to ensure the appropriate upkeep of all buildings to enable provision of good quality accommodation for our residents. The continuation of all adult residents changing to short term 3-year licences will be completed as and when possible. Following discussions at board level and consultation with the Almshouse Association, the charity is actively seeking opportunities to increase the housing stock while at the same time retaining our current ethos.

## **6 Statement of Trustees Responsibilities**

Charity law requires the Trustees to prepare financial statements for each 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, for that period. In preparing those financial statements, the Trustees are required to:

- select suitable accounting policies and apply them consistently.
- observe the methods and principles in the Charities SORP



- make judgements and estimates that are reasonable and prudent.
- state whether applicable accounting standards and statements of recommended practice have been followed.
- 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 which enable them to ensure that the financial statements comply with the Charities Act 2011, the Accounting Requirements for Registered Social Landlords and other relevant regulations. The Trustees have general responsibility for taking such steps as are reasonably open to it to safeguard the assets of the Charity and to prevent and detect fraud and other irregularities.

The Trustees acknowledge they are responsible for the Charity's system of internal control and that such a system can provide only reasonable and not absolute assurance against material misstatement or loss. They have established internal control procedures, which include weekly maintenance payments made by standing order, two signatures for all bank transactions, cash payments only accepted in return for a receipt and no payments except on production of an invoice. Accounts are reconciled monthly and reports showing performance against budget presented at each Trustees' meeting. The effectiveness of this system is regularly reviewed, and no weaknesses have been identified which have resulted in material losses, contingencies or uncertainties requiring disclosure in the financial statements.

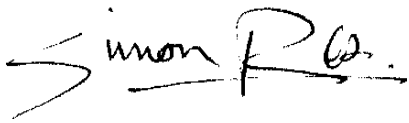
#### **Statement of Disclosure of Information to Independent Examiners**

We, the Trustees 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 information in relation to the collation of this report of which our examiner is unaware, and we have taken steps as trustees to ensure all relevant examination information has

been provided to our independent examiner.

Approved by the trustees on the date stated below and signed on their behalf by:

A handwritten signature in black ink that reads "Simon Rea". The signature is written in a cursive style with a large, stylized 'S' and 'R'.

REV SIMON REA, CHAIR

Dated.....04/04/2024.

A handwritten signature in black ink that reads "C Taylor". The signature is written in a cursive style with a large, stylized 'C' and 'T'.

CATHERINE TAYLOR, TRUSTEE

Dated.....04/04/2024.

## **Independent Examiner's Report to the Trustees of The Day's and Atkinson's Almshouse Charity**

I report on the accounts of the charity for the year ended 2023 which are set out on finance pages of the Annual Report.

### **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(2) of the Charities Act **2011** (the 2011 Act)) and that an independent examination is needed.

It is my responsibility to:

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

### **Basis of Independent Examiner's report**

My 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 examiner's statement**

*Since the gross income for the year exceeds the amount provided in section 145(3) of the Act, I confirm that I am qualified to act as Independent Examiner under the provisions of that section of the Act and that my qualification is as shown below.*

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

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

Kevin Ogilvie  
Charity Bookkeeping and Examination Services  
13 Evelyns Close,  
Hillingdon,  
Middlesex,  
UB8 3LR

4<sup>th</sup> April 2024



## Statement of Financial Activities

	Unrestricted funds	Designated funds	Restricted funds	Endowment funds	Total funds	Prior year total funds
<b>Income and endowments from:</b>						
Donations and legacies	400	—	—	—	400	1,225
Income from charitable activities	198,314	—	—	—	198,314	196,159
Investments	1,683	—	191	—	1,874	1,224
Other income	816	—	—	—	816	746
<b>Total income</b>	<b>201,213</b>	<b>—</b>	<b>191</b>	<b>—</b>	<b>201,404</b>	<b>199,353</b>
<b>Expenditure on:</b>						
Expenditure on charitable activities	167,962	—	—	—	167,962	126,978
<b>Total expenditure</b>	<b>167,962</b>	<b>—</b>	<b>—</b>	<b>—</b>	<b>167,962</b>	<b>126,978</b>
Gains / losses on investment assets	—	38,113	157	485	38,755	(28,160)
<b>Net income / (expenditure) resources before transfer</b>	<b>33,251</b>	<b>38,113</b>	<b>348</b>	<b>485</b>	<b>72,196</b>	<b>44,215</b>
<b>Transfers</b>						
Gross transfers between funds - in	27,191	39,416	—	(15)	66,592	587,551
Gross transfers between funds - out	(39,416)	(27,126)	(348)	299	(66,592)	(587,551)
<b>Other recognised gains / losses</b>						
<b>Net movement in funds</b>	<b>21,026</b>	<b>50,402</b>	<b>—</b>	<b>768</b>	<b>72,196</b>	<b>44,215</b>
<b>Total funds brought forward</b>	<b>3,318,266</b>	<b>337,322</b>	<b>—</b>	<b>959,561</b>	<b>4,615,149</b>	<b>4,570,933</b>
<b>Total funds carried forward</b>	<b>3,339,291</b>	<b>387,724</b>	<b>—</b>	<b>960,330</b>	<b>4,687,345</b>	<b>4,615,149</b>

## Statement of assets and liabilities

	General	Designated	Restricted	Endowment	This year	Last year
<b>Fixed assets - Heritage assets</b>						
Day's land 18-32 -	—	—	—	314,000	314,000	314,000
Atkinson's land 60-70 -	—	—	—	630,000	630,000	630,000
<b>Totals</b>	<b>—</b>	<b>—</b>	<b>—</b>	<b>944,000</b>	<b>944,000</b>	<b>944,000</b>
<b>Fixed assets - Investments</b>						
M&G Samuel Atkinson Income A/C -	—	—	—	9,649	9,649	9,487
M&G Accumulation Cyclical Main Fund -	10,000	122,503	—	—	132,503	98,704
CCLA Blasson Income A/C -	—	—	—	6,681	6,681	6,074
CCLA Accumulation ERF -	—	265,221	—	—	265,221	248,618
<b>Totals</b>	<b>10,000</b>	<b>387,724</b>	<b>—</b>	<b>16,330</b>	<b>414,054</b>	<b>362,883</b>
<b>Fixed assets - Tangible assets</b>						
Day's buildings -	362,864	—	—	—	362,864	362,864
Atkinson's land 58 -	550,000	—	—	—	550,000	550,000
Atkinson's building (HE Loan) -	2,694,530	—	—	—	2,694,530	2,694,530
<b>Totals</b>	<b>3,607,394</b>	<b>—</b>	<b>—</b>	<b>—</b>	<b>3,607,394</b>	<b>3,607,394</b>
<b>Current assets - Cash at bank and in hand</b>						
CAFcash 12543 -	45,580	—	2,525	—	48,105	46,355
<b>Totals</b>	<b>45,580</b>	<b>—</b>	<b>2,525</b>	<b>—</b>	<b>48,105</b>	<b>46,355</b>
<b>Liabilities - Agency accounts</b>						
Agency collections -	—	—	2,525	—	2,525	2,525
<b>Totals</b>	<b>—</b>	<b>—</b>	<b>2,525</b>	<b>—</b>	<b>2,525</b>	<b>2,525</b>
<b>Liabilities - Creditors: Amounts falling due after more than one year</b>						
Loans -	323,682	—	—	—	323,682	342,958
<b>Totals</b>	<b>323,682</b>	<b>—</b>	<b>—</b>	<b>—</b>	<b>323,682</b>	<b>342,958</b>
<b>Grand total</b>	<b>3,339,291</b>	<b>387,724</b>	<b>—</b>	<b>960,330</b>	<b>4,687,345</b>	<b>4,615,149</b>

## Fund movement by type

	Opening	Incoming	Outgoing	Transfers	Gains/losses	Journals	Closing
<b>Samuel - M&amp;G Income Samuel At</b>							
Endowment	9,487	—	—	—	162	—	9,649
<b>Sub-total for Samuel</b>	<b>9,487</b>	<b>—</b>	<b>—</b>	<b>—</b>	<b>162</b>	<b>—</b>	<b>9,649</b>
<b>General - General fund</b>							
Unrestricted	3,318,266	201,213	167,962	(12,225)	—	—	3,339,291
<b>Sub-total for General</b>	<b>3,318,266</b>	<b>201,213</b>	<b>167,962</b>	<b>(12,225)</b>	<b>—</b>	<b>—</b>	<b>3,339,291</b>
<b>CMF - M&amp;G Accumulation Cyc</b>							
Designated	88,704	—	—	26,468	7,331	—	122,503
<b>Sub-total for CMF</b>	<b>88,704</b>	<b>—</b>	<b>—</b>	<b>26,468</b>	<b>7,331</b>	<b>—</b>	<b>122,503</b>
<b>ERF - CCLA Accumulation Ex</b>							
Designated	248,618	—	—	(14,052)	30,656	—	265,221
Endowment	—	—	—	299	(299)	—	—
<b>Sub-total for ERF</b>	<b>248,618</b>	<b>—</b>	<b>—</b>	<b>(13,753)</b>	<b>30,357</b>	<b>—</b>	<b>265,221</b>
<b>Blasson - CCLA Income Blasson</b>							
Designated	—	—	—	(126)	126	—	—
Restricted	—	191	—	(348)	157	—	—
Endowment	6,074	—	—	(15)	622	—	6,681
<b>Sub-total for Blasson</b>	<b>6,074</b>	<b>191</b>	<b>—</b>	<b>(490)</b>	<b>905</b>	<b>—</b>	<b>6,681</b>
<b>DAY - Day's 18-32</b>							
Endowment	314,000	—	—	—	—	—	314,000
<b>Sub-total for DAY</b>	<b>314,000</b>	<b>—</b>	<b>—</b>	<b>—</b>	<b>—</b>	<b>—</b>	<b>314,000</b>
<b>Atkinson - Atkinson Land 60-70</b>							
Designated	—	—	—	—	—	—	—
Endowment	630,000	—	—	—	—	—	630,000
<b>Sub-total for Atkinson</b>	<b>630,000</b>	<b>—</b>	<b>—</b>	<b>—</b>	<b>—</b>	<b>—</b>	<b>630,000</b>
<b>Grand total</b>	<b>4,615,149</b>	<b>201,404</b>	<b>167,962</b>	<b>—</b>	<b>38,755</b>	<b>—</b>	<b>4,687,345</b>

## Analysis of income and expenditure

	Unrestricted	Designated	Restricted	Endowment	Total This year	Total Last year
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### INCOME AND ENDOWMENTS

#### Donations and legacies

Donations	—	—	—	—	—	225
Grants/Legacy's	400	—	—	—	400	1,000
<b>Total</b>	<b>400</b>	<b>—</b>	<b>—</b>	<b>—</b>	<b>400</b>	<b>1,225</b>

#### Income from charitable activities

WMC from residents,HB, UC	198,314	—	—	—	198,314	196,159
<b>Total</b>	<b>198,314</b>	<b>—</b>	<b>—</b>	<b>—</b>	<b>198,314</b>	<b>196,159</b>

#### Investments

Grazing Licence	510	—	—	—	510	510
Dividend CCLA 438480001AA	—	—	191	—	191	190
Blasson	—	—	—	—	—	—
Dividend M&G NAACIF	322	—	—	—	322	376
Caf Bank Interest	850	—	—	—	850	148
<b>Total</b>	<b>1,683</b>	<b>—</b>	<b>191</b>	<b>—</b>	<b>1,874</b>	<b>1,224</b>

**Other income**

Feed in Tariff	907	—	—	—	907	613
Refunds	(91)	—	—	—	(91)	133
Total	816	—	—	—	816	746
<b>INCOME TOTAL</b>	<b>201,213</b>	<b>—</b>	<b>191</b>	<b>—</b>	<b>201,404</b>	<b>199,353</b>

**EXPENDITURE****Expenditure on charitable activities**

ERF expenditure	10,644	—	—	—	10,644	—
SC Equipment Maintenance	9,219	—	—	—	9,219	2,756
CMF expenditure	22,189	—	—	—	22,189	25,049
Routine maintenance	22,860	—	—	—	22,860	15,078
SC Cleaning Atkinson's	1,984	—	—	—	1,984	1,363
SC Grounds Maintenance	10,782	—	—	—	10,782	4,786
SC Atkinson's Water LL	18	—	—	—	18	36
Void expenditure	3,721	—	—	—	3,721	5,622
SC Atkinson Electricity LL	1,975	—	—	—	1,975	1,728
SC Day's Electricity LL	213	—	—	—	213	178
SC Atkinson Phones(office,lift)	1,712	—	—	—	1,712	1,085
Lifeline Barnet Assist	—	—	—	—	—	777
Benefits to Residents	2,956	—	—	—	2,956	1,964
Salaried Staff	41,166	—	—	—	41,166	37,901
Staff training	635	—	—	—	635	1,329
Office & IT	1,222	—	—	—	1,222	3,304
St Margaret's SLA	275	—	—	—	275	300
Insurance	4,366	—	—	—	4,366	4,442
Subscriptions & fees	1,079	—	—	—	1,079	929
Loan Interest repayment	24,446	—	—	—	24,446	16,662
Legal,Professional & Trustee costs	4,978	—	—	—	4,978	161
Independent Examination Costs	1,524	—	—	—	1,524	1,527
Total	167,962	—	—	—	167,962	126,978
<b>EXPENDITURE TOTAL</b>	<b>167,962</b>	<b>—</b>	<b>—</b>	<b>—</b>	<b>167,962</b>	<b>126,978</b>
<b>GRAND TOTAL</b>	<b>33,251</b>	<b>—</b>	<b>191</b>	<b>—</b>	<b>33,442</b>	<b>72,376</b>