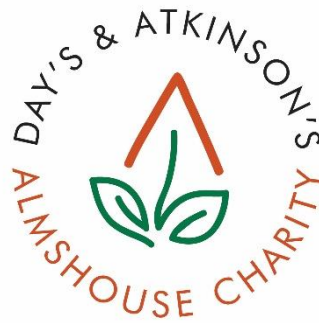


## **The Day's and Atkinson's Almshouse Charity**

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 2024**

**Charity Number 212230**

## **Trustees' Report 2024**

The trustees present their Report as part of the financial statements of the charity for the year ended 31<sup>st</sup> December 2024. 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 Regulator of Social Housing under registration number A4271.

### **1 Administrative Information**

#### **Trustees**

Rev Simon Rea (Chair)  
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 Book keeping & 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 which are identified in the Risk Register. 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. Quarterly Trustees meetings were held in person 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. The Trustees agreed not to implement the yearly increase in WMC payments during 2024 and agreed to defer any further increase until April 2025. The previous WMC increase had been implemented in October 2023.

Food support continued through St Peter's Pantry (the local foodbank) including swapping the charity's fridge for a more suitable fridge/freezer from the foodbank. 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.

In June, The Almshouse Association invited Mike Seaman (Clerk to the Trustees) to join them as a Regional Peer Representative covering the London North and Kent. He made several visits to other Almshouse Charities who were looking for guidance on administration of their Almshouse Charities.

There was no Almshouse Association Members Day this year.

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.

**Neil Price**, a Trustee of the charity is a direct descendent of Charles Day. Day's tomb is located at St Margaret's Church. He is in discussions with the church to embark on a programme of renovation of the tomb which has fallen into disrepair. The Trustees of the Charity agreed to match fund (pound for pound) all monies raised from any external sources for the renovation of Charles Day's tomb. The maximum exposure for the Charity was agreed to be set at £12,000.

### **Maintenance & Garden Works**

3 balcony floors were replaced during 2024. 4 new boilers were installed in residents' flats. **The Garden** wall at Atkinson's was under extreme pressure and cracks had appeared. The wall was strengthened by removing a significant amount of earth and removing the unsightly shrubs, and rebuilding. Topsoil was added and **Peter Murphy** purchased and planted flowers and plants which has added colour and beauty to this once inhospitable patch of land.

### **Residents**

The Residents in Flat 3 vacated their flat in March 2024 and a new resident moved in during May. The Resident in Flat 7 vacated their flat in November 2024 and the flat remained void for the remainder of the year. Both flats were fully redecorated and included laying new flooring.

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. 3 yearly Beneficiary Reviews are ongoing and existing residents are invited to interviews to re-assess their qualification to live in the Almshouse.

### **Financial Review**

There was an overall surplus of **£40,299** in 2024 compared to a surplus of **£33,442** in 2023. **The charity ended the year with net assets of £4,756,218 compared to last year's £4,687,345**

### **Insurance Policy**

The buildings insurance, Public Liability and lift 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 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. At 31 December, the fund held **54,935** shares at a market value of **£294,712** which represents an increase **£29,491** from last year's figure of **£265,221**. This is due to improved global market conditions during 2024.

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 **1408** shares with a market value of **£170,495** an increase **£37,992** from last year's figure of **£132,503**.

## Land at Oakley Village

The Charity owns 2 fields (comprising 11 Acres) at Oakley Village Buckinghamshire: First Stephen's field (7 acres) and Shepherd's Field (4 acres). Currently utilised as grazing land, **these have a combined grazing value of £165,000**.

Potential future residential development would increase their value to approximately **£11m**. The charity continued to explore options around maximising the value of its historic grazing land at Oakley. 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.

The charity has only one loan with The Charity Bank. At the end of 2024 a total of **£303,833** was outstanding. Compared to 2023 where the loan totalled **£323,695**. There were several interest rate rises during the year resulting in the Charity paying interest at The Bank of England base rate plus 2.75%. Combined rate @ 31 December was 7.5%.

At the end of the year the **WMC arrears** comprised of 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 **£12,238.21** compared to the previous year at **£3,690**. The voids (flats 3 & 7) accounted for **£2,788.00 in lost WMC**. A void is the time when a property is not occupied after a resident has moved out.

Some residents struggled to keep up with their payments but in all cases the Charity aims to work together with residents to reduce their arrears.

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.

### **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.

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

### **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**

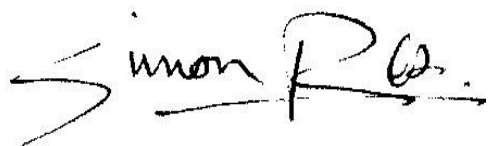
We, the Trustees who held office at the date of approval of these Financial Statements as set out



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 'S' and a distinct 'R'.

REV SIMON REA, CHAIR

Dated...08/07/25

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

CATHERINE TAYLOR, TRUSTEE

Dated... 08/07/25

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 2024 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:  
 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  
 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

15<sup>th</sup> July 2025



#### Sofa Separate Designated

	Unrestricted funds	Designated funds	Restricted funds	Endowment funds	Total funds	Prior year total funds
Income and endowments from:						
Donations and legacies	-	-	-	-	-	400
Other trading activities	-	-	-	-	-	-
Investments	2,017	-	116	-	2,133	1,874
Income from charitable activities	205,578	-	-	-	205,578	198,314
Other income	817	-	-	-	817	816
Total income	208,413	-	116	-	208,528	201,404
Expenditure on:						
Costs of generating funds	-	-	-	-	-	-

Costs of generating voluntary income	-	-	-	-	-	-
Expenditure on charitable activities	168,230	-	-	-	168,230	167,962
Other expenditure	-	-	-	-	-	-
Total expenditure	168,230	-	-	-	168,230	167,962
Net income / (expenditure) resources before transfer	40,183	-	116	-	40,299	33,442
Transfers						
Gross transfers between funds - in	33	49,833	33	351	50,250	66,592
Gross transfers between funds - out	(50,185)	-	(33)	(33)	(50,250)	(66,592)
Other recognised gains / losses						
Gains/losses on investment assets	10,736	17,650	-	188	28,574	38,755
Gains on revaluation, fixed assets, charity's own use	-	-	-	-	-	-
Net movement in funds	767	67,483	116	507	68,873	72,196
Reconciliation of funds						
Total funds brought forward	3,339,291	387,724	-	960,330	4,687,345	4,615,149
Total funds carried forward	3,340,058	455,207	116	960,837	4,756,218	4,687,345

## Statement of Assets and Liabilities (by code)

Class and nominal code	General	Designated	Restricted	Endowment	Total	Last year
<b>Fixed Asset - Heritage assets</b>						
1401: Day's land 18-32	-	-	-	314,000	314,000	314,000
1402: Atkinson's land 60-70	-	-	-	630,000	630,000	630,000
Total	-	-	-	944,000	944,000	944,000
<b>Fixed Asset - Investments</b>						
1420: M&G Samuel Atkinson Income A/C	-	-	-	9,973	9,973	9,649
1421: M&G Accumulation Cyclical Main Fund	10,000	160,495	-	-	170,495	132,503
1422: CCLA Blasson Income A/C	-	-	-	6,864	6,864	6,681
1433: CCLA Accumulation ERF	-	294,712	-	-	294,712	265,221
Total	10,000	455,207	-	16,837	482,044	414,054

**Fixed Asset - Tangible Assets**

1400: Day's buildings	362,864	-	-	-	362,864	362,864
1403: Atkinson's land 58	550,000	-	-	-	550,000	550,000
1404: Atkinson's building (HE Loan)	2,694,530	-	-	-	2,694,530	2,694,530
Total	3,607,394	-	-	-	3,607,394	3,607,394

**Current Asset - Cash At Bank And In Hand**

1500: CAFcash 12543	26,498	-	2,381	-	28,879	48,105
Total	26,498	-	2,381	-	28,879	48,105

**Liability - Agency Accounts**

6699: Agency collections	-	-	2,265	-	2,265	2,525
Total	-	-	2,265	-	2,265	2,525

**Liability - Creditors: Amounts falling due after more than one year**

1600: Loans	303,834	-	-	-	303,834	323,682
Total	303,834	-	-	-	303,834	323,682

Net total assets	3,340,058	455,207	116	960,837	4,756,218	4,687,345
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**Represented by**

General (Unrestricted)	3,340,058	-	-	-	3,340,058	3,339,291
Designated - CMF	-	160,495	-	-	160,495	122,503
Designated - ERF	-	294,712	-	-	294,712	265,221
Restricted - Blasson	-	-	116	-	116	-
Endowment - Atkinson	-	-	-	630,000	630,000	630,000
Endowment - Blasson	-	-	-	6,864	6,864	6,681
Endowment - DAY	-	-	-	314,000	314,000	314,000
Endowment - Samuel	-	-	-	9,973	9,973	9,649
Total	3,340,058	455,207	116	960,837	4,756,218	4,687,345

**Fund movement summary**

Fund	Opening	Incoming	Outgoing	Transfers	Gains/Losses	Journals	Closing
Samuel							
Endowment	9,649	-	-	324	-	-	9,973
Sub-totals	9,649	-	-	324	-	-	9,973
General							
Unrestricted	3,339,291	208,413	168,230	(50,152)	10,736	-	3,340,058
Sub-totals	3,339,291	208,413	168,230	(50,152)	10,736	-	3,340,058
CMF							
Designated	122,503	-	-	31,949	6,044	-	160,495
Sub-totals	122,503	-	-	31,949	6,044	-	160,495

ERF							
Designated	265,221	-	-	17,885	11,606	-	294,712
Sub-totals	265,221	-	-	17,885	11,606	-	294,712
Blasson							
Restricted	-	116	-	-	-	-	116
Endowment	6,681	-	-	(5)	188	-	6,864
Sub-totals	6,681	116	-	(5)	188	-	6,980
DAY							
Endowment	314,000	-	-	-	-	-	314,000
Sub-totals	314,000	-	-	-	-	-	314,000
Atkinson							
Endowment	630,000	-	-	-	-	-	630,000
Sub-totals	630,000	-	-	-	-	-	630,000
<b>Totals</b>	<b>4,687,345</b>	<b>208,528</b>	<b>168,230</b>	<b>-</b>	<b>28,574</b>	<b>-</b>	<b>4,756,218</b>

## Analysis of income and expenditure

	Total					
	Unrestricted	Designated	Restricted	Endowment	This year	Last year
<b>INCOME AND ENDOWMENTS FROM:</b>						
<b>Donations and legacies</b>						
1112 - Grants/Legacy's	-	-	-	-	-	400
Donations and legacies Totals	-	-	-	-	-	400
<b>Investments</b>						
1150 - Grazing Licence	572	-	-	-	572	510
1152 - Dividend CCLA 438480001AA Blasson	-	-	116	-	116	191
1153 - Dividend M&G NAACIF	435	-	-	-	435	322
1154 - Caf Bank Interest	1,010	-	-	-	1,010	850
Investments Totals	2,017	-	116	-	2,133	1,874
<b>Income from charitable activities</b>						

1120 - WMC from residents,HB, UC	205,578	-	-	-	205,578	198,314
Income from charitable activities Totals	205,578	-	-	-	205,578	198,314
<b>Other income</b>						
1110 - Feed in Tariff	404	-	-	-	404	907
1160 - Refunds	413	-	-	-	413	(91)
Other income Totals	817	-	-	-	817	816
Income and endowments Grand totals	208,413	-	116	-	208,528	201,404

#### EXPENDITURE ON:

##### Expenditure on charitable activities

1322 - ERF expenditure	-	-	-	-	-	10,644
1324 - SC Equipment Maintenance	27,639	-	-	-	27,639	9,219
1326 - CMF expenditure	14,667	-	-	-	14,667	22,189
1330 - Routine maintenance	12,804	-	-	-	12,804	22,860
1332 - SC Cleaning Atkinson's	2,319	-	-	-	2,319	1,984
1334 - SC Grounds Maintenance	7,081	-	-	-	7,081	10,782
1340 - SC Atkinson's Water LL	39	-	-	-	39	18
1341 - Void expenditure	15,956	-	-	-	15,956	3,721
1345 - SC Atkinson Electricity LL	1,690	-	-	-	1,690	1,975
1346 - SC Day's Electricity LL	416	-	-	-	416	213
1348 - SC Atkinson Phones(office,lift)	1,597	-	-	-	1,597	1,712
1354 - Benefits to Residents	1,973	-	-	-	1,973	2,956
1362 - Salaried Staff	44,237	-	-	-	44,237	41,166
1366 - Staff training	-	-	-	-	-	635
1370 - Office & IT	1,206	-	-	-	1,206	1,222
1372 - St Margaret's SLA	300	-	-	-	300	275
1374 - Insurance	4,874	-	-	-	4,874	4,366
1376 - Subscriptions & fees	2,304	-	-	-	2,304	1,079
1378 - Loan Interest repayment	24,912	-	-	-	24,912	24,446
1380 - Legal,Professional & Trustee costs	2,689	-	-	-	2,689	4,978
1382 - Independent Examination Costs	1,526	-	-	-	1,526	1,524
Expenditure on charitable activities Totals	168,230	-	-	-	168,230	167,962
Expenditure Grand totals	168,230	-	-	-	168,230	167,962

## 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
Investments	2,017	—	116	—	2,133	1,874
Income from charitable activities	205,578	—	—	—	205,578	198,314
Other income	817	—	—	—	817	816
<b>Total income</b>	<b>208,413</b>	<b>—</b>	<b>116</b>	<b>—</b>	<b>208,528</b>	<b>201,404</b>
<b>Expenditure on:</b>						
Expenditure on charitable activities	168,230	—	—	—	168,230	167,962
<b>Total expenditure</b>	<b>168,230</b>	<b>—</b>	<b>—</b>	<b>—</b>	<b>168,230</b>	<b>167,962</b>
Gains / losses on investment assets	10,736	17,650	—	188	28,574	38,755
<b>Net income / (expenditure) resources before transfer</b>	<b>50,919</b>	<b>17,650</b>	<b>116</b>	<b>188</b>	<b>68,873</b>	<b>72,196</b>
<b>Transfers</b>						
Gross transfers between funds - in	33	49,833	33	351	50,250	66,592

Gross transfers between funds - out	(50,185)	—	(33)	(33)	(50,250)	(66,592)
<b>Other recognised gains / losses</b>						
<b>Net movement in funds</b>	<b>767</b>	<b>67,483</b>	<b>116</b>	<b>507</b>	<b>68,873</b>	<b>72,196</b>
<b>Total funds brought 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>
<b>Total funds carried forward</b>	<b>3,340,058</b>	<b>455,207</b>	<b>116</b>	<b>960,837</b>	<b>4,756,218</b>	<b>4,687,345</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 -	—	—	—	9,973	9,973	9,649
M&G Accumulation Cyclical Main Fund -	10,000	160,495	—	—	170,495	132,503
CCLA Blasson Income A/C -	—	—	—	6,864	6,864	6,681
CCLA Accumulation ERF -	—	294,712	—	—	294,712	265,221
<b>Totals</b>	<b>10,000</b>	<b>455,207</b>	<b>—</b>	<b>16,837</b>	<b>482,044</b>	<b>414,054</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 -	26,498	—	2,381	—	28,879	48,105
<b>Totals</b>	<b>26,498</b>	<b>—</b>	<b>2,381</b>	<b>—</b>	<b>28,879</b>	<b>48,105</b>
<b>Liabilities - Agency accounts</b>						
Agency collections -	—	—	2,265	—	2,265	2,525
<b>Totals</b>	<b>—</b>	<b>—</b>	<b>2,265</b>	<b>—</b>	<b>2,265</b>	<b>2,525</b>
<b>Liabilities - Creditors: Amounts falling due after more than one year</b>						
Loans -	303,834	—	—	—	303,834	323,682
<b>Totals</b>	<b>303,834</b>	<b>—</b>	<b>—</b>	<b>—</b>	<b>303,834</b>	<b>323,682</b>
<b>Grand total</b>	<b>3,340,058</b>	<b>455,207</b>	<b>116</b>	<b>960,837</b>	<b>4,756,218</b>	<b>4,687,345</b>

## Fund movement by type

	Opening	Incoming	Outgoing	Transfers	Gains/losses	Closing
<b>Pinnacles - Pinnacles Days</b>						
Designated	—	—	—	—	—	—
<b>Sub-total for Pinnacles</b>	<b>—</b>	<b>—</b>	<b>—</b>	<b>—</b>	<b>—</b>	<b>—</b>
<b>Samuel - M&amp;G Income Samuel At</b>						
Endowment	9,649	—	—	324	—	9,973
<b>Sub-total for Samuel</b>	<b>9,649</b>	<b>—</b>	<b>—</b>	<b>324</b>	<b>—</b>	<b>9,973</b>
<b>General - General fund</b>						
Unrestricted	3,339,291	208,413	168,230	(50,152)	10,736	3,340,058
<b>Sub-total for General</b>	<b>3,339,291</b>	<b>208,413</b>	<b>168,230</b>	<b>(50,152)</b>	<b>10,736</b>	<b>3,340,058</b>
<b>CMF - M&amp;G Accumulation Cyc</b>						
Designated	122,503	—	—	31,949	6,044	160,495
<b>Sub-total for CMF</b>	<b>122,503</b>	<b>—</b>	<b>—</b>	<b>31,949</b>	<b>6,044</b>	<b>160,495</b>
<b>ERF - CCLA Accumulation Ex</b>						
Designated	265,221	—	—	17,885	11,606	294,712
Endowment	—	—	—	—	—	—

<b>Sub-total for ERF</b>	<b>265,221</b>	<b>—</b>	<b>—</b>	<b>17,885</b>	<b>11,606</b>	<b>294,712</b>
<b>Blasson - CCLA Income Blasson</b>						
Designated	—	—	—	—	—	—
Restricted	—	116	—	—	—	116
Endowment	6,681	—	—	(5)	188	6,864
<b>Sub-total for Blasson</b>	<b>6,681</b>	<b>116</b>	<b>—</b>	<b>(5)</b>	<b>188</b>	<b>6,980</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>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>630,000</b>
<b>Grand total</b>	<b>4,687,345</b>	<b>208,528</b>	<b>168,230</b>	<b>—</b>	<b>28,574</b>	<b>4,756,218</b>

## Analysis of income and expenditure

					<b>Total</b>	
	<b>Unrestricted</b>	<b>Designated</b>	<b>Restricted</b>	<b>Endowment</b>	<b>This year</b>	<b>Last year</b>

## INCOME AND ENDOWMENTS

### Donations and legacies

Grants/Legacy's	—	—	—	—	—	400
<b>Total</b>	<b>—</b>	<b>—</b>	<b>—</b>	<b>—</b>	<b>—</b>	<b>400</b>

### Investments

Grazing License	572	—	—	—	572	510
Dividend CCLA 438480001AA	—	—	116	—	116	191
Blasson	—	—	—	—	—	—
Dividend M&G NAACIF	435	—	—	—	435	322
Caf Bank Interest	1,010	—	—	—	1,010	850
<b>Total</b>	<b>2,017</b>	<b>—</b>	<b>116</b>	<b>—</b>	<b>2,133</b>	<b>1,874</b>



**Income from charitable activities**

WMC from residents,HB, UC	205,578	—	—	—	205,578	198,314
Total	205,578	—	—	—	205,578	198,314

**Other income**

Feed in Tariff	404	—	—	—	404	907
Refunds	413	—	—	—	413	(91)
Total	817	—	—	—	817	816
<b>INCOME TOTAL</b>	<b>208,413</b>	<b>—</b>	<b>116</b>	<b>—</b>	<b>208,528</b>	<b>201,404</b>

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

ERF expenditure	—	—	—	—	—	10,644
SC Equipment Maintenance	27,639	—	—	—	27,639	9,219
CMF expenditure	14,667	—	—	—	14,667	22,189
Routine maintenance	12,804	—	—	—	12,804	22,860
SC Cleaning Atkinson's	2,319	—	—	—	2,319	1,984
SC Grounds Maintenance	7,081	—	—	—	7,081	10,782
SC Atkinson's Water LL	39	—	—	—	39	18
Void expenditure	15,956	—	—	—	15,956	3,721
SC Atkinson Electricity LL	1,690	—	—	—	1,690	1,975
SC Day's Electricity LL	416	—	—	—	416	213
SC Atkinson Phones(office,lift)	1,597	—	—	—	1,597	1,712
Benefits to Residents	1,973	—	—	—	1,973	2,956
Salaried Staff	44,237	—	—	—	44,237	41,166
Staff training	—	—	—	—	—	635
Office & IT	1,206	—	—	—	1,206	1,222
St Margaret's SLA	300	—	—	—	300	275
Insurance	4,874	—	—	—	4,874	4,366
Subscriptions & fees	2,304	—	—	—	2,304	1,079
Loan Interest repayment	24,912	—	—	—	24,912	24,446
Legal,Professional & Trustee costs	2,689	—	—	—	2,689	4,978
Independent Examination Costs	1,526	—	—	—	1,526	1,524
Total	168,230	—	—	—	168,230	167,962
<b>EXPENDITURE TOTAL</b>	<b>168,230</b>	<b>—</b>	<b>—</b>	<b>—</b>	<b>168,230</b>	<b>167,962</b>

<b>GRAND TOTAL</b>	<b>40,183</b>	<b>—</b>	<b>116</b>	<b>—</b>	<b>40,299</b>	<b>33,442</b>
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