

LANCASTER CHARITY
REPORT OF THE TRUSTEES AND
UNAUDITED FINANCIAL STATEMENTS
FOR THE YEAR ENDED 31 DECEMBER 2021

Scott & Wilkinson
Dalton House
9 Dalton Square
LANCASTER
LA1 1WD

LANCASTER CHARITY

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FOR THE YEAR ENDED 31 DECEMBER 2021**

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LANCASTER CHARITY

REFERENCE AND ADMINISTRATIVE DETAILS FOR THE YEAR ENDED 31 DECEMBER 2021

Trustees	Mr R W Carradice Chairman Mrs S E Hodgson Rev C Newlands (resigned 31/3/2021) Councillor D Brookes Councillor R Redfern Mr C Hanna Mr A Sandham Mrs P Barker Councillor K Budden Dame P Fielding Councillor A Biddulph Councillor K Frea Councillor J Pritchard Rev L Vasey-Saunders (appointed 12/10/2021)
Principal address	William Penny's Regent Street LANCASTER LA1 1SG
Registered charity number	213461
Independent examiner	Scott & Wilkinson Dalton House 9 Dalton Square LANCASTER LA1 1WD

LANCASTER CHARITY

REPORT OF THE TRUSTEES FOR THE YEAR ENDED 31 DECEMBER 2021

The trustees present their report with the financial statements of the charity for the year ended 31 December 2021. The trustees have adopted the provisions of Accounting and Reporting by Charities: Statement of Recommended Practice applicable to charities preparing their accounts in accordance with the Financial Reporting Standard applicable in the UK and Republic of Ireland (FRS 102) (effective 1 January 2019).

Objectives and activities

Objectives and aims

Lancaster Charity is for the public benefit of the people of the City of Lancaster and provides almshouse accommodation and pensions. Residents and pensioners must be persons in need either not less than 55 years of age or who are disabled by age, accident or infirmity from maintaining themselves and who (except in special cases) have resided in the area for not less than three years.

Public benefit

The trustees confirm that they have complied with the requirements of section 4 of the Charities Act 2011 to have due regard to the public benefit guidance published by the Charity Commission for England and Wales.

Achievement and performance

Charitable activities

Occupancy was again over 95%, due to the reduction in age limit and enlargement of catchment area.

Returns on investments are acceptable in low interest period.

General repairs and maintenance increased slightly to £81,266.

Maintenance charges were not increased again in 2021.

Frequently changing Covid 19 regulations continued to affect staff and residents throughout the year, but the Charity was able to maintain services without interruption. The payment of maintenance fees by residents was not affected once again, largely due to the age group of our residents, who are on a fixed income. House moves were able to progress more readily than in the previous year which helped with keeping occupancy levels high. Again, we did not need to use any of the furlough/business support schemes during the year, as our staff were classified as key workers and so have remained fully employed throughout.

Financial review

Investment policy and objectives

Investments are held in accordance with the powers of the trustees.

Investments held can be split into three categories: endowment, current and extraordinary repair fund. The endowment and current investments are held to provide income to enable the charity to maintain the housing property and pay pensions. The extraordinary repair fund is invested for capital growth only and is a reserve to enable the charity to cope with any large or unexpected repair costs.

Reserves policy

The charity maintains sufficient free reserves to enable them to cover one year's fixed and administrative expenses and also any maintenance costs. Free reserves at the year end are £716,378 (2020 - £490,898).

LANCASTER CHARITY

REPORT OF THE TRUSTEES FOR THE YEAR ENDED 31 DECEMBER 2021

Structure, governance and management

Governing document

Lancaster Charity is regulated by a scheme of the Charity Commissioners dated 6 January 1987. It is an amalgamation of almshouse and pension charities in Lancaster. The latest scheme combined six charities, but previous combinations precede this.

Recruitment and appointment of new trustees

The charity is administered and run by the trustees, six of whom are appointed by Lancaster City Council. The non Lancaster City Council trustees are nominated by the existing trustees.

Related parties

Platten and Benson Almshouse Charity

The charity has common trustees and management, but there are no transactions between the two charities.

Approved by order of the board of trustees on 12th April 2022 and signed on its behalf by:


.....
Mr R W Carradice - Trustee

INDEPENDENT EXAMINER'S REPORT TO THE TRUSTEES OF LANCASTER CHARITY

Independent examiner's report to the trustees of Lancaster Charity

I report to the charity trustees on my examination of the accounts of Lancaster Charity (the Trust) for the year ended 31 December 2021.

Responsibilities and basis of report

As the charity trustees of the Trust you are responsible for the preparation of the accounts in accordance with the requirements of the Charities Act 2011 ('the Act').

I report in respect of my examination of the Trust's accounts carried out under section 145 of the Act and in carrying out my examination I have followed all applicable Directions given by the Charity Commission under section 145(5)(b) of the Act.

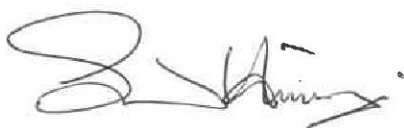
Independent examiner's statement

Since your charity's gross income exceeded £250,000 your examiner must be a member of a listed body. I can confirm that I am qualified to undertake the examination because I am a registered member of Institute of Chartered Accountants in England and Wales which is one of the listed bodies.

I have completed my examination. I confirm that no material matters have come to my attention in connection with the examination giving me cause to believe that in any material respect:

1. accounting records were not kept in respect of the Trust as required by section 130 of the Act; or
2. the accounts do not accord with those records; or
3. the accounts do not comply with the applicable requirements concerning the form and content of accounts set out in the Charities (Accounts and Reports) Regulations 2008 other than any requirement that the accounts give a true and fair view which is not a matter considered as part of an independent examination.

I have no concerns and have come across no other matters in connection with the examination to which attention should be drawn in this report in order to enable a proper understanding of the accounts to be reached.



S W Hinnigan FCA CTA
Institute of Chartered Accountants in England and Wales
Scott & Wilkinson
Dalton House
9 Dalton Square
LANCASTER
LA1 1WD

Date:14/4/2022.....

LANCASTER CHARITY

STATEMENT OF FINANCIAL ACTIVITIES
FOR THE YEAR ENDED 31 DECEMBER 2021

	Notes	Unrestricted funds £	Endowment fund £	2021 Total funds £	2020 Total funds £
Income and endowments from					
Donations and legacies		-	-	-	276
Charitable activities					
Provision of Almhouse accommodation		238,636	-	238,636	229,622
Investment income	2	21,166	-	21,166	21,340
Other income		-	-	-	52
Total		<u>259,802</u>	<u>-</u>	<u>259,802</u>	<u>251,290</u>
Expenditure on					
Charitable activities	3				
Provision of Almhouse accommodation		228,196	-	228,196	287,251
Relief of aged persons		490	-	490	490
Total		<u>228,686</u>	<u>-</u>	<u>228,686</u>	<u>287,741</u>
Net gains on investments		<u>75,745</u>	<u>23,215</u>	<u>98,960</u>	<u>9,552</u>
NET INCOME/(EXPENDITURE)		<u>106,861</u>	<u>23,215</u>	<u>130,076</u>	<u>(26,899)</u>
Reconciliation of funds					
Total funds brought forward		1,860,701	216,960	2,077,661	2,104,560
Total funds carried forward		<u><u>1,967,562</u></u>	<u><u>240,175</u></u>	<u><u>2,207,737</u></u>	<u><u>2,077,661</u></u>

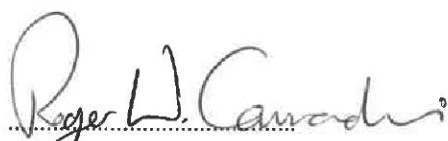
The notes form part of these financial statements

LANCASTER CHARITY

BALANCE SHEET
31 DECEMBER 2021

	Notes	Unrestricted funds £	Endowment fund £	2021 Total funds £	2020 Total funds £
Fixed assets					
Tangible assets	9	1,251,184	-	1,251,184	1,253,249
Investments	10	632,831	240,175	873,006	774,045
		<u>1,884,015</u>	<u>240,175</u>	<u>2,124,190</u>	<u>2,027,294</u>
Current assets					
Debtors	11	2,378	-	2,378	2,348
Cash at bank		103,261	-	103,261	64,997
		<u>105,639</u>	<u>-</u>	<u>105,639</u>	<u>67,345</u>
Creditors					
Amounts falling due within one year	12	(22,092)	-	(22,092)	(16,978)
		<u>83,547</u>	<u>-</u>	<u>83,547</u>	<u>50,367</u>
Net current assets					
		<u>83,547</u>	<u>-</u>	<u>83,547</u>	<u>50,367</u>
Total assets less current liabilities		<u>1,967,562</u>	<u>240,175</u>	<u>2,207,737</u>	<u>2,077,661</u>
NET ASSETS		<u>1,967,562</u>	<u>240,175</u>	<u>2,207,737</u>	<u>2,077,661</u>
Funds	13				
Unrestricted funds				1,967,562	1,860,701
Endowment funds				240,175	216,960
Total funds				<u>2,207,737</u>	<u>2,077,661</u>

The financial statements were approved by the Board of Trustees and authorised for issue on 12th April 2022 and were signed on its behalf by:


Mr R W Carradice - Trustee

**NOTES TO THE FINANCIAL STATEMENTS
FOR THE YEAR ENDED 31 DECEMBER 2021**

1. Accounting policies

Basis of preparing the financial statements

The financial statements of the charity, which is a public benefit entity under FRS 102, have been prepared in accordance with the Charities SORP (FRS 102) 'Accounting and Reporting by Charities: Statement of Recommended Practice applicable to charities preparing their accounts in accordance with the Financial Reporting Standard applicable in the UK and Republic of Ireland (FRS 102) (effective 1 January 2019)', Financial Reporting Standard 102 'The Financial Reporting Standard applicable in the UK and Republic of Ireland' and the Charities Act 2011. The financial statements have been prepared under the historical cost convention, with the exception of investments which are included at market value, as modified by the revaluation of certain assets.

The financial statements have been prepared to give a 'true and fair' view and have departed from the Charities (Accounts and Reports) Regulations 2008 only to the extent required to provide a 'true and fair view'. This departure has involved following the Accounting and Reporting by Charities: Statement of Recommended Practice applicable to charities preparing their accounts in accordance with the Financial Reporting Standard applicable in the UK and Republic of Ireland issued in October 2019 rather than the Accounting and Reporting by Charities: Statement of Recommended Practice effective from 1 April 2005 which has since been withdrawn.

The charity has taken advantage of the following disclosure exemptions in preparing these financial statements, as permitted by FRS 102 'The Financial Reporting Standard applicable in the UK and Republic of Ireland':

- the requirements of Section 7 Statement of Cash Flows.

Income

All income is recognised in the Statement of Financial Activities once the charity has entitlement to the funds, it is probable that the income will be received and the amount can be measured reliably.

Expenditure

Liabilities are recognised as expenditure as soon as there is a legal or constructive obligation committing the charity to that expenditure, it is probable that a transfer of economic benefits will be required in settlement and the amount of the obligation can be measured reliably. Expenditure is accounted for on an accruals basis and has been classified under headings that aggregate all cost related to the category. Where costs cannot be directly attributed to particular headings they have been allocated to activities on a basis consistent with the use of resources.

Tangible fixed assets

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

Fixtures and fittings	- 25% on reducing balance
Computer equipment	- 25% on reducing balance

Taxation

The charity is exempt from tax on its charitable activities.

Fund accounting

Unrestricted funds can be used in accordance with the charitable objectives at the discretion of the trustees.

Restricted funds can only be used for particular restricted purposes within the objects of the charity. Restrictions arise when specified by the donor or when funds are raised for particular restricted purposes.

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

NOTES TO THE FINANCIAL STATEMENTS - continued
FOR THE YEAR ENDED 31 DECEMBER 2021

1. Accounting policies - continued

Fixed asset investments

Fixed asset investments, other than programme related investments, are included at market value at the balance sheet date. Realised gains and losses on investments are calculated as the difference between sales proceeds and their market value at the start of the year, or their subsequent cost, and are charged or credited to the Statement of Financial Activities in the period of disposal.

Unrealised gains or losses represent the movement in market values during the year and are credited or charged to the Statement of Financial Activities based on the market value at the year end.

2. Investment income

	2021	2020
	£	£
Fixed asset investment income	<u>21,166</u>	<u>21,340</u>

3. Charitable activities costs

	Direct Costs (see note 4)	Support costs (see note 5)	Totals
	£	£	£
Provision of Almhouse accommodation	219,017	9,179	228,196
Relief of aged persons	490	-	490
	<u>219,507</u>	<u>9,179</u>	<u>228,686</u>

4. Direct costs of charitable activities

	2021	2020
	£	£
Staff costs	48,840	47,597
Rates and water	11,521	13,045
Insurance	6,834	6,640
Light and heat	60,199	47,015
Telephone	2,162	2,234
Website	86	86
Repairs and maintenance	81,266	60,775
Gardening	4,684	4,244
Payments to named pensioners	490	490
Extraordinary repairs	435	96,540
Residents compensation	2,990	-
	<u>219,507</u>	<u>278,666</u>

NOTES TO THE FINANCIAL STATEMENTS - continued
FOR THE YEAR ENDED 31 DECEMBER 2021

5. Support costs

	Governance costs
	£
Provision of Almhouse accommodation	9,179
	<u> </u>

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

Governance costs

	2021	2020
	Provision of Almhouse accommodation	Total activities
	£	£
Wages	1,570	1,550
Postage, travel and sundries	2,055	1,177
Independent examiner fees	2,682	2,607
Trade subscriptions	807	388
Depreciation of tangible fixed assets	2,065	2,753
Loss on sale of tangible fixed assets	-	600
	<u>9,179</u>	<u>9,075</u>

6. Trustees' remuneration and benefits

There were no trustees' remuneration or other benefits for the year ended 31 December 2021 nor for the year ended 31 December 2020.

Trustees' expenses

There were no trustees' expenses paid for the year ended 31 December 2021 nor for the year ended 31 December 2020.

7. Staff costs

	2021	2020
	£	£
Wages and salaries	50,410	49,147
	<u>50,410</u>	<u>49,147</u>

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

	2021	2020
Charitable activities	4	4
Governance	1	1
	<u>5</u>	<u>5</u>

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

NOTES TO THE FINANCIAL STATEMENTS - continued
FOR THE YEAR ENDED 31 DECEMBER 2021

8. Comparatives for the statement of financial activities

	Unrestricted funds £	Endowment fund £	Total funds £
Income and endowments from			
Donations and legacies	276	-	276
Charitable activities			
Provision of Almhouse accommodation	229,622	-	229,622
Investment income	21,340	-	21,340
Other income	52	-	52
Total	251,290	-	251,290
Expenditure on			
Charitable activities			
Provision of Almhouse accommodation	287,251	-	287,251
Relief of aged persons	490	-	490
Total	287,741	-	287,741
Net gains/(losses) on investments	17,067	(7,515)	9,552
NET INCOME/(EXPENDITURE)	(19,384)	(7,515)	(26,899)
Reconciliation of funds			
Total funds brought forward	1,880,085	224,475	2,104,560
Total funds carried forward	1,860,701	216,960	2,077,661

9. Tangible fixed assets

	Freehold property £	Fixtures and fittings £	Computer equipment £	Totals £
Cost				
At 1 January 2021 and 31 December 2021	1,245,000	57,640	585	1,303,225
Depreciation				
At 1 January 2021	-	50,687	(711)	49,976
Charge for year	-	1,740	325	2,065
At 31 December 2021	-	52,427	(386)	52,041
Net book value				
At 31 December 2021	1,245,000	5,213	971	1,251,184
At 31 December 2020	1,245,000	6,953	1,296	1,253,249

NOTES TO THE FINANCIAL STATEMENTS - continued
FOR THE YEAR ENDED 31 DECEMBER 2021

10. Fixed asset investments

	Listed investments £
Market value	
At 1 January 2021	774,045
Revaluations	98,961
	<u>873,006</u>
At 31 December 2021	<u>873,006</u>
Net book value	
At 31 December 2021	<u>873,006</u>
At 31 December 2020	<u>774,045</u>

There were no investment assets outside the UK.

Cost or valuation at 31 December 2021 is represented by:

	Listed investments £
Valuation in 2021	753,207
Cost	119,799
	<u>873,006</u>

11. Debtors: amounts falling due within one year

	2021 £	2020 £
Prepayments and accrued income	2,378	2,348
	<u>2,378</u>	<u>2,348</u>

12. Creditors: amounts falling due within one year

	2021 £	2020 £
Other creditors	22,092	16,978
	<u>22,092</u>	<u>16,978</u>

LANCASTER CHARITY

NOTES TO THE FINANCIAL STATEMENTS - continued
FOR THE YEAR ENDED 31 DECEMBER 2021

13. Movement in funds

	At 1/1/21 £	Net movement in funds £	At 31/12/21 £
Unrestricted funds			
General fund	1,744,147	91,507	1,835,654
Designated fund	116,554	15,354	131,908
	<u>1,860,701</u>	<u>106,861</u>	<u>1,967,562</u>
Endowment funds			
Permanent endowment	216,960	23,215	240,175
	<u>2,077,661</u>	<u>130,076</u>	<u>2,207,737</u>

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

	Incoming resources £	Resources expended £	Gains and losses £	Movement in funds £
Unrestricted funds				
General fund	259,802	(228,686)	60,391	91,507
Designated fund	-	-	15,354	15,354
	<u>259,802</u>	<u>(228,686)</u>	<u>75,745</u>	<u>106,861</u>
Endowment funds				
Permanent endowment	-	-	23,215	23,215
	<u>259,802</u>	<u>(228,686)</u>	<u>98,960</u>	<u>130,076</u>

Comparatives for movement in funds

	At 1/1/20 £	Net movement in funds £	At 31/12/20 £
Unrestricted funds			
General fund	1,759,700	(15,553)	1,744,147
Designated fund	120,385	(3,831)	116,554
	<u>1,880,085</u>	<u>(19,384)</u>	<u>1,860,701</u>
Endowment funds			
Permanent endowment	224,475	(7,515)	216,960
	<u>2,104,560</u>	<u>(26,899)</u>	<u>2,077,661</u>

NOTES TO THE FINANCIAL STATEMENTS - continued
FOR THE YEAR ENDED 31 DECEMBER 2021

13. Movement in funds - continued

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

	Incoming resources £	Resources expended £	Gains and losses £	Movement in funds £
Unrestricted funds				
General fund	251,290	(287,741)	20,898	(15,553)
Designated fund	-	-	(3,831)	(3,831)
	<u>251,290</u>	<u>(287,741)</u>	<u>17,067</u>	<u>(19,384)</u>
Endowment funds				
Permanent endowment	-	-	(7,515)	(7,515)
	<u>-</u>	<u>-</u>	<u>(7,515)</u>	<u>(7,515)</u>
TOTAL FUNDS	<u><u>251,290</u></u>	<u><u>(287,741)</u></u>	<u><u>9,552</u></u>	<u><u>(26,899)</u></u>

14. Related party disclosures

There were no related party transactions for the year ended 31 December 2021.

LANCASTER CHARITY

**DETAILED STATEMENT OF FINANCIAL ACTIVITIES
FOR THE YEAR ENDED 31 DECEMBER 2021**

	2021	2020
	£	£
Income and endowments		
Donations and legacies		
Donations	-	276
Investment income		
Fixed asset investment income	21,166	21,340
Charitable activities		
Maintenance contributions	235,434	226,370
Rents and wayleaves	2	12
Cold weather payments	3,200	3,240
	<u>238,636</u>	<u>229,622</u>
Other income		
Other income	-	52
Total incoming resources	<u>259,802</u>	<u>251,290</u>
Expenditure		
Charitable activities		
Wages	48,840	47,597
Rates and water	11,521	13,045
Insurance	6,834	6,640
Light and heat	60,199	47,015
Telephone	2,162	2,234
Website	86	86
Repairs and maintenance	81,266	60,775
Gardening	4,684	4,244
Payments to named pensioners	490	490
Extraordinary repairs	435	96,540
Residents compensation	2,990	-
	<u>219,507</u>	<u>278,666</u>
Support costs		
Governance costs		
Wages	1,570	1,550
Postage, travel and sundries	2,055	1,177
Independent examiner fees	2,682	2,607
Trade subscriptions	807	388
Fixtures and fittings	1,740	2,320
Computer equipment	325	433
Carried forward	9,179	8,475

This page does not form part of the statutory financial statements

LANCASTER CHARITY**DETAILED STATEMENT OF FINANCIAL ACTIVITIES
FOR THE YEAR ENDED 31 DECEMBER 2021**

	2021	2020
	£	£
Governance costs		
Brought forward	9,179	8,475
Loss on sale of tangible fixed assets	-	600
	<u>9,179</u>	<u>9,075</u>
Total resources expended	228,686	287,741
Net income/(expenditure)	<u>31,116</u>	<u>(36,451)</u>

This page does not form part of the statutory financial statements