

LANCASTER CHARITY
REPORT OF THE TRUSTEES AND
UNAUDITED FINANCIAL STATEMENTS
FOR THE YEAR ENDED 31 DECEMBER 2022

Scott & Wilkinson
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LANCASTER CHARITY

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FOR THE YEAR ENDED 31 DECEMBER 2022**

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LANCASTER CHARITY

REFERENCE AND ADMINISTRATIVE DETAILS FOR THE YEAR ENDED 31 DECEMBER 2022

Trustees	Mr R W Carradice Chairman Mrs S E Hodgson 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 Ms N Combe (appointed 31/10/2022)
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

**REPORT OF THE TRUSTEES
FOR THE YEAR ENDED 31 DECEMBER 2022**

The trustees present their report with the financial statements of the charity for the year ended 31 December 2022. 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 100% over the year, as we have continued to benefit from the change to our Governing Document in 2017, which adopted the reduction in age limit and enlargement of our catchment area. There is still a reasonable waiting list.

Returns on investments were better and showing signs of improvement.

General repairs and maintenance were quite reduced on the previous year at £49,479. However, due to some large scale essential repair projects, costs met by the Extraordinary Repair Fund were substantial at £208,103.

Maintenance charges were increased in May 2022, the first time for three years.

The Charity continues to develop a programme of upgrading and investing in our properties. We also work to review and find ways of meeting the needs of our residents and their homes, ensuring that legal requirements are fulfilled, and that the Charity is able to sustain its position for the future.

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 £542,537 (2021 - £716,378).

LANCASTER CHARITY

REPORT OF THE TRUSTEES FOR THE YEAR ENDED 31 DECEMBER 2022

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 on11th April 2023..... 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 2022.

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: 17/4/23

LANCASTER CHARITY

STATEMENT OF FINANCIAL ACTIVITIES
FOR THE YEAR ENDED 31 DECEMBER 2022

	Notes	Unrestricted funds £	Restricted fund £	Endowment fund £	2022 Total funds £	2021 Total funds £
Income and endowments from						
Donations and legacies		128	800	-	928	-
Charitable activities						
Provision of Almhouse accommodation		263,778	-	-	263,778	238,636
Investment income	2	21,974	-	-	21,974	21,166
Total		<u>285,880</u>	<u>800</u>	<u>-</u>	<u>286,680</u>	<u>259,802</u>
Expenditure on Charitable activities	3					
Provision of Almhouse accommodation		404,775	800	-	405,575	228,196
Relief of aged persons		490	-	-	490	490
Total		<u>405,265</u>	<u>800</u>	<u>-</u>	<u>406,065</u>	<u>228,686</u>
Net gains/(losses) on investments		(56,001)	-	(14,383)	(70,384)	98,960
NET INCOME/(EXPENDITURE)		(175,386)	-	(14,383)	(189,769)	130,076
Reconciliation of funds						
Total funds brought forward		1,967,562	-	240,175	2,207,737	2,077,661
Total funds carried forward		<u>1,792,176</u>	<u>-</u>	<u>225,792</u>	<u>2,017,968</u>	<u>2,207,737</u>


The notes form part of these financial statements

LANCASTER CHARITY

BALANCE SHEET
31 DECEMBER 2022

	Notes	Unrestricted funds £	Restricted fund £	Endowment fund £	2022 Total funds £	2021 Total funds £
Fixed assets						
Tangible assets	9	1,249,639	-	-	1,249,639	1,251,184
Investments	10	486,830	-	225,792	712,622	873,006
		<u>1,736,469</u>	<u>-</u>	<u>225,792</u>	<u>1,962,261</u>	<u>2,124,190</u>
Current assets						
Debtors	11	2,438	-	-	2,438	2,378
Cash at bank		74,687	-	-	74,687	103,261
		<u>77,125</u>	<u>-</u>	<u>-</u>	<u>77,125</u>	<u>105,639</u>
Creditors						
Amounts falling due within one year	12	(21,418)	-	-	(21,418)	(22,092)
		<u>55,707</u>	<u>-</u>	<u>-</u>	<u>55,707</u>	<u>83,547</u>
Net current assets						
		<u>55,707</u>	<u>-</u>	<u>-</u>	<u>55,707</u>	<u>83,547</u>
Total assets less current liabilities		<u>1,792,176</u>	<u>-</u>	<u>225,792</u>	<u>2,017,968</u>	<u>2,207,737</u>
NET ASSETS		<u>1,792,176</u>	<u>-</u>	<u>225,792</u>	<u>2,017,968</u>	<u>2,207,737</u>
Funds	13					
Unrestricted funds					1,792,176	1,967,562
Endowment funds					225,792	240,175
Total funds					<u>2,017,968</u>	<u>2,207,737</u>

The financial statements were approved by the Board of Trustees and authorised for issue on 11th April 2023 and were signed on its behalf by:


Mr R W Carradice - Trustee

**NOTES TO THE FINANCIAL STATEMENTS
FOR THE YEAR ENDED 31 DECEMBER 2022**

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 2022

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

	2022	2021
	£	£
Fixed asset investment income	21,974	21,166

3. Charitable activities costs

	Direct Costs (see note 4) £	Support costs (see note 5) £	Totals £
Provision of Almhouse accommodation	396,936	8,639	405,575
Relief of aged persons	490	-	490
	<u>397,426</u>	<u>8,639</u>	<u>406,065</u>

4. Direct costs of charitable activities

	2022	2021
	£	£
Staff costs	51,246	48,840
Rates and water	9,541	11,521
Insurance	7,433	6,834
Light and heat	62,593	60,199
Telephone	2,395	2,162
Website	86	86
Repairs and maintenance	49,479	81,266
Gardening	4,396	4,684
Payments to named pensioners	490	490
Christmas party	1,664	-
Extraordinary repairs	208,103	435
Residents compensation	-	2,990
	<u>397,426</u>	<u>219,507</u>

NOTES TO THE FINANCIAL STATEMENTS - continued
FOR THE YEAR ENDED 31 DECEMBER 2022

5. Support costs**Governance costs**

	£
Provision of Almhouse accommodation	8,639
	<u> </u>

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

Governance costs

	2022	2021
	Provision of Almhouse accommodation	Total activities
	£	£
Wages	1,640	1,570
Postage, travel and sundries	1,799	2,055
Independent examiner fees	2,816	2,682
Trade subscriptions	839	807
Depreciation of tangible fixed assets	1,545	2,065
	<u> </u>	<u> </u>
	8,639	9,179
	<u> </u>	<u> </u>

6. Trustees' remuneration and benefits

There were no trustees' remuneration or other benefits for the year ended 31 December 2022 nor for the year ended 31 December 2021.

Trustees' expenses

There were no trustees' expenses paid for the year ended 31 December 2022 nor for the year ended 31 December 2021.

7. Staff costs

	2022	2021
	£	£
Wages and salaries	52,886	50,410
	<u> </u>	<u> </u>
	52,886	50,410
	<u> </u>	<u> </u>

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

	2022	2021
Charitable activities	4	4
Governance	1	1
	<u> </u>	<u> </u>
	5	5
	<u> </u>	<u> </u>

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

NOTES TO THE FINANCIAL STATEMENTS - continued
FOR THE YEAR ENDED 31 DECEMBER 2022

8. Comparatives for the statement of financial activities

	Unrestricted funds £	Restricted fund £	Endowment fund £	Total funds £
Income and endowments from				
Charitable activities				
Provision of Almhouse accommodation	238,636	-	-	238,636
Investment income	21,166	-	-	21,166
Total	259,802	-	-	259,802
Expenditure on				
Charitable activities				
Provision of Almhouse accommodation	228,196	-	-	228,196
Relief of aged persons	490	-	-	490
Total	228,686	-	-	228,686
Net gains on investments	75,745	-	23,215	98,960
NET INCOME	106,861	-	23,215	130,076
Reconciliation of funds				
Total funds brought forward	1,860,701	-	216,960	2,077,661
Total funds carried forward	1,967,562	-	240,175	2,207,737

9. Tangible fixed assets

	Freehold property £	Fixtures and fittings £	Computer equipment £	Totals £
Cost				
At 1 January 2022 and 31 December 2022	1,245,000	57,640	585	1,303,225
Depreciation				
At 1 January 2022	-	52,427	(386)	52,041
Charge for year	-	1,303	242	1,545
At 31 December 2022	-	53,730	(144)	53,586
Net book value				
At 31 December 2022	1,245,000	3,910	729	1,249,639
At 31 December 2021	1,245,000	5,213	971	1,251,184

NOTES TO THE FINANCIAL STATEMENTS - continued
FOR THE YEAR ENDED 31 DECEMBER 2022

10. Fixed asset investments

	Listed investments £
Market value	
At 1 January 2022	873,006
Disposals	(91,478)
Revaluations	(68,906)
	<u>712,622</u>
At 31 December 2022	
Net book value	
At 31 December 2022	<u>712,622</u>
At 31 December 2021	<u>873,006</u>

There were no investment assets outside the UK.

Cost or valuation at 31 December 2022 is represented by:

	Listed investments £
Valuation in 2021	753,207
Valuation in 2022	(141,453)
Cost	100,868
	<u>712,622</u>

11. Debtors: amounts falling due within one year

	2022 £	2021 £
Prepayments and accrued income	<u>2,438</u>	<u>2,378</u>

NOTES TO THE FINANCIAL STATEMENTS - continued
FOR THE YEAR ENDED 31 DECEMBER 2022

12. Creditors: amounts falling due within one year

	2022 £	2021 £
Other creditors	21,418	22,092

13. Movement in funds

	At 1/1/22 £	Net movement in funds £	At 31/12/22 £
Unrestricted funds			
General fund	1,835,654	(84,228)	1,751,426
Extraordinary Repair Designated fund	131,908	(91,158)	40,750
	1,967,562	(175,386)	1,792,176
Endowment funds			
Permanent endowment	240,175	(14,383)	225,792
TOTAL FUNDS	2,207,737	(189,769)	2,017,968

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	285,880	(315,265)	(54,843)	(84,228)
Extraordinary Repair Designated fund	-	(90,000)	(1,158)	(91,158)
	285,880	(405,265)	(56,001)	(175,386)
Restricted funds				
Restricted fund	800	(800)	-	-
Endowment funds				
Permanent endowment	-	-	(14,383)	(14,383)
TOTAL FUNDS	286,680	(406,065)	(70,384)	(189,769)

NOTES TO THE FINANCIAL STATEMENTS - continued
FOR THE YEAR ENDED 31 DECEMBER 2022

13. Movement in funds - continued**Comparatives for 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
Extraordinary Repair Designated fund	116,554	15,354	131,908
	1,860,701	106,861	1,967,562
Endowment funds			
Permanent endowment	216,960	23,215	240,175
TOTAL FUNDS	<u>2,077,661</u>	<u>130,076</u>	<u>2,207,737</u>

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	259,802	(228,686)	60,391	91,507
Extraordinary Repair Designated fund	-	-	15,354	15,354
	259,802	(228,686)	75,745	106,861
Endowment funds				
Permanent endowment	-	-	23,215	23,215
TOTAL FUNDS	<u>259,802</u>	<u>(228,686)</u>	<u>98,960</u>	<u>130,076</u>

14. Related party disclosures

There were no related party transactions for the year ended 31 December 2022.

LANCASTER CHARITY

**DETAILED STATEMENT OF FINANCIAL ACTIVITIES
FOR THE YEAR ENDED 31 DECEMBER 2022**

	2022	2021
	£	£
Income and endowments		
Donations and legacies		
Donations	928	-
Investment income		
Fixed asset investment income	21,974	21,166
Charitable activities		
Maintenance contributions	258,486	235,434
Rents and wayleaves	2	2
Cold weather payments	5,290	3,200
	<u>263,778</u>	<u>238,636</u>
Total incoming resources	286,680	259,802
Expenditure		
Charitable activities		
Wages	51,246	48,840
Rates and water	9,541	11,521
Insurance	7,433	6,834
Light and heat	62,593	60,199
Telephone	2,395	2,162
Website	86	86
Repairs and maintenance	49,479	81,266
Gardening	4,396	4,684
Payments to named pensioners	490	490
Christmas party	1,664	-
Extraordinary repairs	208,103	435
Residents compensation	-	2,990
	<u>397,426</u>	<u>219,507</u>
Support costs		
Governance costs		
Wages	1,640	1,570
Postage, travel and sundries	1,799	2,055
Independent examiner fees	2,816	2,682
Trade subscriptions	839	807
Fixtures and fittings	1,303	1,740
Computer equipment	242	325
	<u>8,639</u>	<u>9,179</u>
Total resources expended	<u>406,065</u>	<u>228,686</u>
Net (expenditure)/income before gains and losses	(119,385)	31,116

This page does not form part of the statutory financial statements

LANCASTER CHARITY

**DETAILED STATEMENT OF FINANCIAL ACTIVITIES
FOR THE YEAR ENDED 31 DECEMBER 2022**

	2022	2021
	£	£
Realised recognised gains and losses		
Realised gains/(losses) on fixed asset investments	(1,478)	-
Net (expenditure)/income	<u>(120,863)</u>	<u>31,116</u>

This page does not form part of the statutory financial statements