

BERWICK ALMSHOUSES CHARITY
TRUSTEES ANNUAL REPORT FOR THE YEAR ENDING 30 JUNE 2022

LEGAL AND ADMINISTRATIVE INFORMATION

1. Name The Berwick Almshouses Charity
2. Charity Number 214070A/3
3. Principal Address C/o New Windsor House, Oxon Business Park,
Shrewsbury SY5 9HJ
4. Charity's Governing Document Trust Deed dated 1968
5. Trustees who served during the year

Mrs R E Angell-James	Chairman
Mayor of Shrewsbury	Cllr Elisabeth Roberts
Cllr Garry Burchett	SCC Nominated
Cllr Pam Moseley	STC Nominated
Cllr Kevin Pardy	STC Nominated
T M Evans	Trustee
6. Officers and Agents
 - a) Clerk and land agent: M Watney Balfours LLP New Windsor House Oxon Business
Park, Shrewsbury SY3 5HJ
 - b) Bankers: Lloyds TSB Shrewsbury
 - c) Independent Examiner of the Accounts: Dyke Yaxley LLP, 1 Brassey Road, Shrewsbury SY3 7FA

AIMS AND ORGANISATION

1. Objects

The object of the Charity is to provide accommodation for people of modest means from the Parish of St Mary, Shrewsbury or from a wider area if no local applications are received.

2. Organisation

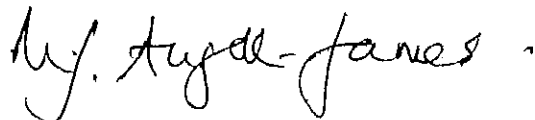
The Charity is controlled by a Board of Trustees who meets once or twice a year. The Trustees have a Clerk and employ a Land Agent and Surveyor who charges for his services. His office keeps the books of the Charity and the accounts are independently examined by a firm of Chartered Accountants. There is one paid employee of the Charity the warden for the Almshouses who occupy one of the houses known as the Priest House.

3. Summary of Charitable Activities undertaken during the Year

Most of the Almshouses have been occupied during the year but there have been vacancies. The Shrewsbury Town Council has the right of nomination for some of the vacancies following a substantial grant towards the modernisation of the Almshouses. (A list of residents is attached at Appendix A)

REVIEW OF FINANCIAL ACTIVITIES AND AFFAIRS

1. Most of the Almshouses have been occupied throughout the year resulting in the Charity income amounted to £53,696 from maintenance charges. In addition, £2,092.50 was received from residents for services. Bank interest and dividends amounted to £19.62
2. The Trustees have made a contribution of £2,520.0 to an extraordinary repair fund which now amounts to £63,570.00.
3. The Trustees carry out normal routine maintenance each year refurbishment and redecorate a proportion of the flats. This year we have had normal expenditure but are saving for a new garden room.
4. Cash reserves as at 30 June 2022 amounted to £98,554.36. Running expenses for the Charity for the year have been £24,252.58 for maintenance and £30,273.08 for overheads.
5. The charity has a policy on reserves. It sets aside between 7.5% and 10% of its gross income for an Extraordinary Repairs Fund (ERF) which is invested with NAACIF. In addition it aims to hold cash amounting to about half a year's income to allow for emergency repairs or for a sudden reduction in income due to unexpected vacancies. After that the charity will build up a fund for a special project to improve the welfare of residents of the almshouses
6. The annual account for the Charity is attached at Appendix B.



Chairman
On behalf of the Trustees

TRUSTEES OF BERWICK ALMSHOUSES CHARITY

CHARITY REFERENCE NUMBER 214070

STATEMENT OF ACCOUNTS

FOR THE YEAR

1st JULY 2021 TO 30th JUNE 2022

Declaration

The accounts set out for this financial year, and the Statement of Assets and Liabilities, are as approved by the Trustees.

SIGNED - _____
Trustee authorised to sign on behalf of all Trustees

DATE - _____

**BALFOURS
MARKET HOUSE
MARKET STREET
CRAVEN ARMS
SHROPSHIRE
SY7 9NN**

Trustees of The Berwick Almshouses

Balance Sheet

From - 1st July 2021
To - 30th June 2022

	<u>2021/2022</u>	<u>2020/2021</u>
FIXED ASSETS		
Freehold Property	£ 630,500.00	£ 630,500.00
Property Improvements	£ 23,507.02	£ 23,507.02
New Equipment	£ -	£ -
Plant & Machinery	£ 27,649.53	£ 27,649.53
	£ 681,656.55	£ 681,656.55
CURRENT ASSETS		
Lloyds TSB - Treasurers Account	£ 54,249.80	£ 53,614.91
Debtors Control	£ 1,131.00	£ 746.50
Nationwide Building Society Account	£ 44,144.12	£ 44,130.88
Petty Cash	£ 160.42	£ 158.41
NAACIF - ERF Investment - at cost	£ 63,570.00	£ 61,050.00
Creditors Control	£ -	£ -
	£ 163,255.34	£ 159,700.70
CURRENT LIABILITIES		
Creditors Control	£ 3,689.04	£ 1,416.86
Sundry Creditors and Accruals	£ -	£ -
Debtors Control Account	£ -	£ -
	£ 3,689.04	£ 1,416.86
Current Assets less Current Liabilities	£ 159,566.30	£ 158,283.84
	<u>£ 841,222.85</u>	<u>£ 839,940.39</u>
CAPITAL & RESERVES		
Capital Account	£ 703,419.13	£ 700,899.13
Revenue Account	£ 136,521.26	£ 117,538.31
Revenue Account 20/21	£ 1,282.46	£ 21,502.95
Suspense	£ -	£ -
	<u>£ 841,222.85</u>	<u>£ 839,940.39</u>

Trustees of The Berwick Almshouses

Revenue Accounts

From - 1st July 2021
To - 30th June 2022

	2021 / 2022	2020 / 2021
INCOME		
Maintenance Contributions	£ 53,696.00	£ 56,499.21
Washing Machine	£ 1,296.00	£ 1,136.00
Tumble Dryer	£ 679.00	£ 1,053.00
Guest Room Hire	£ 65.00	£ -
TV Licence Contribution	£ 52.50	£ 52.50
Bank and Building Society Interest	£ 19.62	£ 37.75
Other Income	£ -	£ 71.74
	£ 55,808.12	£ 58,850.20
MAINTENANCE		
Flat Repairs and Maintenance	£ 20,363.44	£ 6,345.86
General Maintenance Misc	£ 3,251.03	£ 3,269.14
Garden Maintenance	£ 638.11	£ 809.44
	£ 24,252.58	£ 10,424.44
	£ 31,555.54	£ 48,425.76
OVERHEADS		
Electricity	£ 2,414.25	£ 1,558.46
Sewage maintenance	£ 989.74	£ 2,354.80
Insurance	£ 1,584.09	£ 1,454.23
Water	£ 1,296.10	£ -
Council Tax	£ 543.37	£ -
TV Licencing	£ 45.00	£ 52.50
Warden's Wages	£ 12,468.51	£ 12,187.52
Management Fees and Costs	£ 7,135.79	£ 7,270.79
Professional Fees and Costs	£ 1,646.73	£ 1,026.00
Subscriptions	£ 222.00	£ 216.00
Advertising	£ -	£ -
Miscellaneous	£ 1,927.50	£ 802.51
Grants to Residents	£ -	£ -
	£ 30,273.08	£ 26,922.81
REVENUE Surplus	£ 1,282.46	£ 21,502.95
CAPITAL TRANSACTIONS		
+ Sale of Barclays Shares	£ -	£ -
- NAACIF - ERF Investment	-£ 2,520.00	-£ 2,520.00
- Sewage Treatment Project	£ -	£ -
- Almshouse Association - loan repayment	£ -	£ -
- Workshop Shed	£ -	-£ 4,020.00
	-£ 2,520.00	-£ 6,540.00
EXCESS Surplus	-£ 1,237.54	£ 14,962.95

Berwick Almshouses Trial Balance as at 30/06/2022

Nominal Code	Description	Account Type	Bal C'Fwd Movement
100	Freehold Property	B	630,500.00
150	Property Improvements	B	23,507.02
255	Plant & Machinery - Mowers	B	5,200.00
265	Plant & Machinery	B	22,449.53
1200	Bank - Current Account	B	54,249.80
1300	Building Society Account	B	44,130.88
1310	Petty Cash	B	160.42
1350	Investments	B	63,570.00
2101	Sundry Creditors	B	0.00
3000	Capital Account	B	-703,419.13
3450	Profit & Loss A/c	B	-136,521.26
3999	Suspense	B	0.00
4010	Residential Rent	P	-53,696.00
4450	Other Income	P	-2,046.38
4700	Tenants/Occupier Contributions	P	-52.50
5050	Residential Repairs & Maintenance	P	21,383.00
6000	Insurance	P	1,584.09
6150	Utilities	P	5,263.46
6200	Estate General	P	2,869.58
6250	Wages	P	12,468.51
6300	Management	P	7,135.79
6350	Professional Fees	P	1,646.73
6550	Subscriptions	P	222.00
6600	Miscellaneous	P	1,952.50
YEPL	Year End P&L adjustment	P	21,502.95
	Profit & Loss Brought Forward	B	-21,502.95
	CREDITORS CONTROL:	B	-3,689.04
	DEBTORS CONTROL:	B	1,131.00
	CLIENT CONTROL:	B	0.00
Grand Total for Currency GBP			0.00



Section A

Independent Examiner's Report

Report to the trustees

Charity name
The Berwick Almshouse Charity

On accounts for the year
ended

30/06/2022

Charity no
(if any)

214070

Set out on pages

1 and 2

I report to the trustees on my examination of the accounts of the above charity ("the Trust") for the year ended 30/06/2022.

Responsibilities and
basis of report

As the charity's trustees, 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 2011 Act and in carrying out my examination, I have followed all the applicable Directions given by the Charity Commission under section 145(5)(b) of the Act.

Independent
examiner's statement

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

- the accounting records were not kept in accordance with section 130 of the Charities Act; or
- the accounts did not accord with the accounting records; or
- the accounts did 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.

Signed:

Date:

3 May 2023

Name:

Mark Griffiths

Relevant professional
qualification(s) or body
(if any):

FCA

Address:

Dyke Yaxley Limited

1 Brassey road, Old Potts Way, Shrewsbury

SY3 7FA

Section B**Disclosure**

Only complete if the examiner needs to highlight material matters of concern (see CC32, Independent examination of charity accounts: directions and guidance for examiners).

Give here brief details of any items that the examiner wishes to disclose.



The Berwick Almshouse Charity			Charity No (if any)	214070	CC17a
Annual accounts for the period					
Period start date	01/07/2021	To	Period end date	30/06/2022	

Section A

Statement of financial activities

Recommended categories by activity	Details of own analysis	Note	Restricted			Total this year £	Total last year £
			Unrestricted funds £	income funds £	Endowment funds £		
			F01	F02	F03	F04	F05
Incoming resources (Note 3)							
Incoming resources from generated funds			-	-	-	-	-
Voluntary income		S01	-	-	-	-	-
Activities for generating funds		S02	55,789	-	-	55,789	-
Investment income		S03	20	-	-	20	-
Incoming resources from charitable activities		S04	-	-	-	-	-
Other incoming resources		S05	-	-	-	-	-
Total incoming resources		S06	55,808	-	-	55,808	-
Resources expended (Notes 4-8)							
Costs of Generating Funds			-	-	-	-	-
Costs of generating voluntary income		S07	-	-	-	-	-
Fundraising trading costs		S08	54,526	-	-	54,526	-
Investment management costs		S09	-	-	-	-	-
Charitable activities		S10	-	-	-	-	-
Governance costs		S11	-	-	-	-	-
Other resources expended		S12	-	-	-	-	-
Total resources expended		S13	54,526	-	-	54,526	-
Net incoming/(outgoing) resources before transfers		S14	1,282	-	-	1,282	-
Gross transfers between funds		S15	-	-	-	-	-
Net incoming/(outgoing) resources before other recognised gains/(losses)		S16	1,282	-	-	1,282	-
Other recognised gains/(losses)							
Gains and losses on revaluation of fixed assets for the charity's own use		S17	-	-	-	-	-
Gains and losses on investment assets		S18	-	-	-	-	-
Net movement in funds		S19	1,282	-	-	1,282	-
Total funds brought forward		S20	-	-	-	-	-
Total funds carried forward		S21	1,282	-	-	1,282	-

Section B Balance sheet

	Note	Unrestricted funds £ F01	Restricted Income funds £ F02	Endowment funds £ F03	Total this year £ F04	Total last year £ F05
Fixed assets						
Tangible assets (Note 9)	B01	681,657	-	-	681,657	681,657
	B02	-	-	-	-	-
Investments (Note 10)	B03	-	-	-	-	-
Total fixed assets	B04	681,657	-	-	681,657	681,657
Current assets						
Stock and work in progress	B05	-	-	-	-	-
Debtors (Note 11)	B06	1,131	-	-	1,131	747
(Short term) investments	B07	63,570	-	-	63,570	61,050
Cash at bank and in hand	B08	98,554	-	-	98,554	97,903
Total current assets	B09	163,255	-	-	163,255	159,700
Creditors: amounts falling due within one year (Note 12)	B10	3,689	-	-	3,689	1,417
Net current assets/(liabilities)	B11	159,566	-	-	159,566	158,283
Total assets less current liabilities	B12	841,223	-	-	841,223	839,940
Creditors: amounts falling due after one year (Note 12)	B13	-	-	-	-	-
Provisions for liabilities and charges	B14	-	-	-	-	-
Net assets	B15	841,223	-	-	841,223	839,940
Funds of the Charity						
Unrestricted funds	B16	841,223			841,223	839,940
	B17	-			-	-
Restricted income funds (Note 13)	B18		-		-	-
Endowment funds (Note 13)	B19			-	-	-
Total funds	B20	841,223	-	-	841,223	839,940

Signed by one or two trustees on behalf of all the trustees

Signature	Print Name	Date of approval

Section C**Notes to the accounts****Note 1 Basis of preparation**

This section should be completed by all charities.

1.1 Basis of accounting

These accounts have been prepared on the basis of historic cost (except that investments are shown at market value) in accordance with:

- Accounting and Reporting by Charities – Statement of Recommended Practice (SORP 2005);

- and with

✓

Accounting Standards;

or

Financial Reporting Standards for Smaller Enterprises (FRSSE);

- and with the Charities Act.

except for the following:

Investments have been shown at historic cost, rather than market value.

1.2 Change in basis of accounting

There has been no change to the accounting policies (valuation rules and methods of accounting) since last year.

1.3 Changes to previous accounts

No changes have been made to accounts for previous years.

Note 2

Accounting policies

This standard list of accounting policies has been applied by the charity except for those deleted. Where a different or additional policy has been adopted then this is detailed in the box below.

INCOMING RESOURCES

Recognition of incoming resources	These are included in the Statement of Financial Activities (SoFA) when: <ul style="list-style-type: none"> the charity becomes entitled to the resources; the trustees are virtually certain they will receive the resources; and the monetary value can be measured with sufficient reliability.
Incoming resources with related expenditure	Where incoming resources have related expenditure (as with fundraising or contract income) the incoming resources and related expenditure are reported gross in the SoFA.
Grants and donations	Grants and donations are only included in the SoFA when the charity has unconditional entitlement to the resources.
Investment Income	This is included in the accounts when receivable.

EXPENDITURE AND LIABILITIES

Liability recognition	Liabilities are recognised as soon as there is a legal or constructive obligation committing the charity to pay out resources.
Governance costs	Include costs of the preparation and examination of statutory accounts, the costs of trustee meetings and cost of any legal advice to trustees on governance or constitutional matters.
Grants with performance conditions	Where the charity gives a grant with conditions for its payment being a specific level of service or output to be provided, such grants are only recognised in the SoFA once the recipient of the grant has provided the specified service or output.
Grants payable without performance conditions	These are only recognised in the accounts when a commitment has been made and there are no conditions to be met relating to the grant which remain in the control of the charity.
Support Costs	Support costs include central functions and have been allocated to activity cost categories on a basis consistent with the use of resources, eg allocating property costs by floor areas, or per capita, staff costs by the time spent and other costs by their usage.

ASSETS

Tangible fixed assets for use by charity	These are capitalised if they can be used for more than one year, and cost at least £500. They are valued at cost or a reasonable value on receipt.
Investments	Investments are held at historic cost, rather than being valued at market value at the year end. The market value at the year end of the investments was £163,894.49.

Trustees of The Berwick Almshouses

Revenue Accounts

From - 1st July 2021
To - 30th June 2022

2021 / 2022

2020 / 2021

INCOME

Maintenance Contributions	£ 53,696.00	£ 56,499.21
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	£ 30,273.08	£ 26,922.81

REVENUE Surplus

£ 1,282.46

£ 21,502.95

CAPITAL TRANSACTIONS

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- NAACIF - ERF Investment	-£ 2,520.00	-£ 2,520.00
- Sewage Treatment Project	£ -	£ -
- Almshouse Association - loan repayment	£ -	£ -
- Workshop Shed	£ -	-£ 4,020.00
	-£ 2,520.00	-£ 6,540.00

EXCESS Surplus

-£ 1,237.54

£ 14,962.95

Trustees of The Berwick Almshouses

Balance Sheet

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To - 30th June 2022

	<u>2021/2022</u>	<u>2020/2021</u>
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