

**REPORT OF THE TRUSTEES**

**FINANCIAL STATEMENTS**

**FOR THE YEAR ENDED 31 DECEMBER 2020**

**FOR**

**ALVECHURCH ALMSHOUSE CHARITY**

# ALVECHURCH ALMSHOUSE CHARITY

## CHARITY INFORMATION

### FOR THE YEAR ENDED 31 DECEMBER 2020

**Trustees:** Mrs A Humphries (Chairperson) Mr J Curtis  
Mr T Thurrell Mr M Worrall  
Mrs H Burden (resigned November 2020) Mr D Thomas  
Mrs L Lawson

**Treasurer** Ms C Dennehy

**Registered Office:** 20 Willowbrook Road  
Alvechurch  
Worcestershire  
B48 7PZ

**Registered number:** 214948

**Accountants:** Fullard Duffill Limited  
106 Birmingham Road  
Bromsgrove  
Worcestershire  
B61 0DF

**Bankers:** Santander UK plc  
Bridle Road  
Bootle  
Merseyside  
L30 4GB

**Clerk to the Trustees:** Mrs S Moxon  
20 Willowbrook Road  
Alvechurch  
Worcestershire  
B48 7PZ

## **ALVECHURCH ALMSHOUSE CHARITY**

### **REPORT OF THE TRUSTEES FOR THE YEAR ENDED 31 DECEMBER 2020**

The Trustees present their report with the financial statements of the Charity for the year ended 31 December 2020.

#### **Principal activity**

The principal activity of the Charity in the year was that of maintaining and servicing the almshouse properties on behalf of the residents.

#### **Review of Business**

The results for the year and the financial position of the Charity are as shown in the annexed financial statements. Funds are available to allow the Charity to continue in operation.

#### **Events since the end of the year**

Information relating to events since the end of the year is given in the notes to the financial statements.

#### **Trustees**

The Trustees during the year under review are as detailed on page 1. Appointment of Trustees is governed by a Charity Commission Scheme dated 18 September 1984. The Board of Trustees is authorised to appoint co-optative Trustees and arrange for nominations from the Parish Council for nominative Trustees. The Trustees delegate the day to day running of the Charity to the Hon. Treasurer and the Clerk to the Trustees. Major items are referred to the Trustees.

#### **Review of the Charity**

The Trustees consider that the performance of the Charity this year has been satisfactory and confirm that assets are available and adequate to fulfil the obligations of the Charity.

#### **Retained funds**

The policy of the Charity is to hold accumulated funds to provide capital for investment, which will in turn provide income to meet costs as they arise. The Charity tries to maintain a breakeven situation annually, as directed by the Charity Commission.

#### **Risk Management**

The Trustees examine the major risks that the Charity faces when preparing and updating the annual budgets. The Charity has developed systems to monitor and control these risks to mitigate any impact that they may have on the Charity's future.

#### **Development, activities and achievements**

The Trustees consider that the performance of the Charity has been satisfactory.

## ALVECHURCH ALMSHOUSE CHARITY

### REPORT OF THE TRUSTEES FOR THE YEAR ENDED 31 DECEMBER 2020

(continued)

#### **Constitution, objects and achievements**

The Charity is constituted by Trust Deed and its objects are as above. In order to do this the Charity collects contributions from the residents as agreed by the Trustees to be reviewed annually. This was set at £70 per week for the year. The policy of the Charity remains to provide for all repairs and services to the almshouse at a fair and affordable fee. The Trustees delegate the day to day responsibility for the collection of contributions and payment of bills to the treasurer.

#### **Statement of Trustees' responsibilities**

Charity law requires the Trustees to prepare financial statements for each financial year which give a true and fair view of the state of affairs of the Charity and of the surplus or deficit of the Charity for that period. In preparing those financial statements, the Trustees are required to:

- 1 select suitable accounting policies and apply them consistently
- 2 make judgements and estimates that are reasonable and prudent
- 3 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 to enable them to ensure that the financial statements comply with the Charities Act 2011. They are also responsible for safeguarding the assets of the Charity and hence for taking reasonable steps for the prevention and detection of fraud and other irregularities.

#### **Accountants**

The accountants, Fullard Duffill Limited, will be proposed for re-appointment in accordance with the rules of the Charity.

#### **On behalf of the board**



Mrs A Humphries - Chairperson

Dated: 20 July 2021

## INDEPENDENT EXAMINERS' REPORT TO THE TRUSTEES OF

### ALVECHURCH ALMSHOUSE CHARITY

We report on the financial statements of the Charity for the year ended 31 December 2020 which are set out on pages 5 to 13.

#### Respective responsibilities of trustees and examiners

The Charity's Trustees are responsible for the preparation of the financial statements. The Charity's Trustees consider that an audit is not required this year under section 145 of the Charities Act 2011 (the 2011 Act) and that an independent examination is needed.

It is our 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 Commissioner under section 145(5)(b) of the 2011 Act and

to state whether particular matters have come to our attention

#### Basis of independent examiners' report

Our examination was carried out in accordance with the General Directions given by the Charity Commissioner. An examination includes a review of the accounting records kept by the Charity and a comparison of the financial statements presented with those records. It also includes consideration of any unusual items or disclosures in the financial statements, and the seeking of 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 financial statements present a "true and fair view" and the report is limited to those matters set out in the statement below.

#### Independent examiners' statement

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

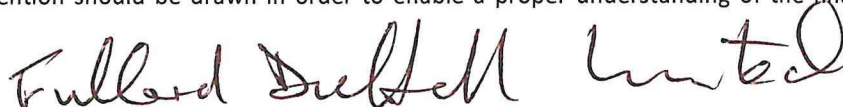
which gives us reasonable cause to believe that, in any material respect, the requirements:

- (a) to keep accounting records in accordance with section 130 of the 2011 Act; and
- (b) to prepare financial statements which accord with the accounting records and to comply with the accounting requirements of the 2011 Act have not been met; or

to which, in our opinion, attention should be drawn in order to enable a proper understanding of the financial statements to be reached.

Fullard Duffill Limited  
Chartered Accountants  
Bromsgrove

20 July 2021



# ALVECHURCH ALMSHOUSE CHARITY

## STATEMENT OF FINANCIAL ACTIVITIES FOR THE YEAR ENDED 31 DECEMBER 2020

	Notes	Restricted Funds 2020	Unrestricted funds 2020	Total funds 2020	Total funds 2019
<b>Incoming resources</b>					
Contributions		7,226	35,381	42,607	41,364
Investment income	4	8,415	736	9,151	8,891
Interest receivable		34	54	88	145
Other income		-	203	203	-
Transfer from restricted funds		-	-	-	-
Transfer from unrestricted funds		13,390	-	13,390	12,920
<b>Total incoming resources</b>		<u>29,065</u>	<u>36,374</u>	<u>65,439</u>	<u>63,320</u>
<b>Resources expended</b>					
Water rates		-	2,325	2,325	2,138
Maintenance		-	8,736	8,736	13,069
Heat and light		8,108	-	8,108	7,603
Interest payable		-	4,871	4,871	4,931
Administration		-	6,207	6,207	6,739
Transfer to unrestricted funds		-	-	-	-
Transfer to restricted funds		-	13,390	13,390	12,920
<b>Total resources expended</b>		<u>8,108</u>	<u>35,529</u>	<u>43,637</u>	<u>47,400</u>
<b>Net incoming/(outgoing) resources for the year</b>	6	20,957	845	21,802	15,920
<b>Other recognised gains and losses</b>					
Net gains/(losses) on revaluation of investments	10	-	(13,761)	(13,761)	28,844
<b>Net movement of funds for the year</b>		<u>20,957</u>	<u>(12,916)</u>	<u>8,041</u>	<u>44,764</u>
Retained funds brought forward		189,092	118,785	307,877	263,113
<b>Retained funds carried forward</b>		<u>210,049</u>	<u>105,869</u>	<u>315,918</u>	<u>307,877</u>
		=====	=====	=====	=====

None of the Charity's activities were acquired or discontinued during the current or previous year.

# ALVECHURCH ALMSHOUSE CHARITY

## BALANCE SHEET AT 31 DECEMBER 2020

	Notes	£	2020 £	£	2019 £
<b>Fixed assets</b>					
Tangible assets	8		55,881		56,081
<b>Current assets</b>					
Debtors	9	1,664		1,370	
Investments	10	235,012		240,358	
Cash at bank and in hand		62,904		49,499	
			<u>299,580</u>	<u>291,227</u>	
<b>Creditors: Amounts falling due within one year</b>	11	(3,366)		(2,777)	
<b>Net current assets</b>			296,214		288,450
<b>Total assets less current liabilities</b>			<u>352,095</u>		<u>344,531</u>
<b>Creditors: Amounts falling due after one year</b>	12		(36,177)		(36,654)
<b>Net assets</b>			<u>315,918</u>		<u>307,877</u>
			=====		=====
<b>Funds</b>					
Extraordinary repair fund	13		150,168		136,673
Heating and lighting fund	14		2,259		3,141
Cyclical repairs and maintenance fund	15		57,622		49,278
Retained funds	16		105,869		118,785
			<u>315,918</u>		<u>307,877</u>
			=====		=====

On behalf of the board:

Mrs A Humphries - Trustee

Mr T Thurrell – Trustee

*A. E. Humphries*  
*T Thurrell*

**ALVECHURCH ALMSHOUSE CHARITY**

**NOTES TO THE FINANCIAL STATEMENTS**

**FOR THE YEAR ENDED 31 DECEMBER 2020**

**1. Accounting policies**

**Basis of preparing financial statements**

The financial statements have been prepared in accordance with the Charities (Accounts and Reports) Regulations 2008 and the Statement of Recommended Practice "Accounting and Reporting by Charities" published in March 2005 ("SORP"), and with applicable accounting standards. These financial statements are prepared under the historical cost convention as adjusted by the revaluation of investments.

**Financial Reporting Standard Number 1**

Exemption has been taken from preparing a cash flow statement on the grounds that the Charity qualifies as a small charity.

**Turnover**

All incoming resources are included in the SOFA where the Charity is legally entitled to the income and the amount can be quantified with reasonable accuracy.

**Tangible fixed assets**

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

Freehold property - straight line over 200 years

**Housing Association Grant**

The Housing Association Grant (HAG) is paid by the Housing Association to reduce the cost of development and is therefore shown as a deduction from the cost of housing properties in the balance sheet. HAG is repayable under certain circumstances, primarily following the sale of a property, but will normally be restricted to the net proceeds of the sale.

**Investments and investment income**

Investments are included at closing market value at the balance sheet date. Net gains/(losses) on investments are the aggregate of realised and unrealised amounts and are stated in the Statement of Financial Activities.

**Cyclical repairs and maintenance**

The Charity has established a regular programme of cyclical repairs and maintenance. Costs are charged to the income and expenditure account in the year in which they are incurred.

**Extraordinary repairs**

Costs of extraordinary repairs are charged to the income and expenditure account in the year in which they are incurred.



# ALVECHURCH ALMSHOUSE CHARITY

## NOTES TO THE FINANCIAL STATEMENTS FOR THE YEAR ENDED 31 DECEMBER 2020

### 1. Accounting policies (continued)

#### Cyclical repairs and maintenance fund

This reserve represents amounts set aside for cyclical maintenance to meet costs in excess of budgeted expenditure for the year.

#### Extraordinary repairs fund

This reserve represents amounts set aside to carry out major repairs on housing properties.

### 2. Turnover

During the year the Charity received all rents due

### 3. Staff costs

	2020	2019
	£	£
Wages and salaries	2,000	1,750
	=====	=====
The average number of employees during the year was as follows:		
Clerk to the Trustees	1	1
Treasurer	1	1

### 4. Income from investments

	2020	2019
	£	£
Income from designated charity funds	9,151	8,891
	=====	=====

### 5. Interest payable

	2020	2019
	£	£
Housing Association loan interest	4,871	4,931
	=====	=====

# ALVECHURCH ALMSHOUSE CHARITY

## NOTES TO THE FINANCIAL STATEMENTS FOR THE YEAR ENDED 31 DECEMBER 2020

### 6. Net incoming/(outgoing) resources for the year

Net incoming resources for the year is stated after charging:

	2020	2019
	£	£
Depreciation	200	200
Accountants	400	400
	=====	=====

### 7. Taxation

The Charity is exempt from taxation.

### 8. Tangible fixed assets

	Freehold Property £
<b>Cost</b>	
At 1 January 2020	175,326
Housing Association Grant	(115,245)
	-----
Net cost at 31 December 2020	60,081
	=====
<b>Depreciation</b>	
At 1 January 2020	4,000
Charge for the year	200
	-----
At 31 December 2020	4,200
	=====
<b>Net book value</b>	
At 31 December 2020	55,881
	=====
At 31 December 2019	56,081
	=====

# ALVECHURCH ALMSHOUSE CHARITY

## NOTES TO THE FINANCIAL STATEMENTS FOR THE YEAR ENDED 31 DECEMBER 2020

Included in freehold property is freehold land valued at £20,000 which is not depreciated. The title to the freehold land is vested in the Official Custodian for Charities and relates to an area of 1 acre, 2 rods and 5 perches. The housing property relates to 10 almshouse dwellings in Station Road, Alvechurch. The buildings and sundry contents owned by the Charity are valued for insurance purposes at £1,000,000.

### 9. Debtors

	2020	2019
	£	£
Prepayments	1,664	1,370
	=====	=====

### 10. Investments

	2020	2019
	£	£
Unlisted investments at market value	235,012	240,358
	=====	=====
Valuation at 1 January 2020	240,358	203,345
Reinvested dividends	8,415	8,169
	-----	-----
	248,773	211,514
Net surplus/(deficit) on revaluation	(13,761)	28,844
Disposals	-	-
	-----	-----
Valuation at 31 December 2020	235,012	240,358
	=====	=====
M & G Charity Multi Asset	209,436	216,320
COIF charity fund	25,576	24,038
	-----	-----
	235,012	240,358
	=====	=====

# **ALVECHURCH ALMSHOUSE CHARITY**

## **NOTES TO THE FINANCIAL STATEMENTS FOR THE YEAR ENDED 31 DECEMBER 2020**

### **11. Creditors: Amounts falling due with one year**

	2020	2019
	£	£
Trade creditors	400	400
Accruals	2,966	2,377
	<u>3,366</u>	<u>2,777</u>
	=====	=====

### **12. Creditors: Amounts falling due after one year**

	2020	2019
	£	£
Housing Association loan (secured) – maturing after more than 5 years	36,177	36,654
	=====	=====

The loan is secured by a first charge on certain freehold properties.

### **13. Extraordinary repair fund**

	2020	2019
	£	£
At 1 January 2020	136,673	123,604
Dividends reinvested	8,415	8,169
Expenditure in the year	-	-
Transfer from retained funds	5,080	4,900
	<u>150,168</u>	<u>136,673</u>
	=====	=====

### **14. Heat and light fund**

	2020	2019
	£	£
At 1 January 2020	3,141	3,518
Contributions received	7,226	7,226
Payments made in the year	(8,108)	(7,603)
	<u>2,259</u>	<u>3,141</u>
	=====	=====

# ALVECHURCH ALMSHOUSE CHARITY

## NOTES TO THE FINANCIAL STATEMENTS FOR THE YEAR ENDED 31 DECEMBER 2020

### 15. Cyclical repairs and maintenance fund

	2020	2019
	£	£
At 1 January 2020	49,278	41,185
Interest received in the year	34	73
Transfer from retained funds	8,310	8,020
	<hr/>	<hr/>
At 31 December 2020	57,622	49,278
	=====	=====

### 16. Retained funds

	2020	2019
	£	£
At 31 January 2020	118,785	94,806
Surplus/(deficit) for the year	(12,916)	23,979
	<hr/>	<hr/>
At 31 December 2020	105,869	118,785
	=====	=====

### 17. Contingent liabilities

There were no material contingent liabilities at the year end.

### 18. Post balance sheet events

There were no material post balance sheet events.

# ALVECHURCH ALMSHOUSE CHARITY

## DETAILED INCOME AND EXPENDITURE ACCOUNT FOR THE YEAR ENDED 31 DECEMBER 2020

	£	2020 £	£	2019 £
<b>Income</b>				
Maintenance contributions		42,607		41,364
<b>Cost of sales</b>				
Water rates		(2,325)		(2,138)
<b>Gross profit</b>		<u>40,282</u>		<u>39,226</u>
<b>Other income</b>				
Sundry income	203		-	
Income from designated charity funds	9,151		8,891	
Deposit account interest	88		145	
	<u>          </u>	9,442	<u>          </u>	9,036
		<u>49,724</u>		<u>48,262</u>
<b>Expenditure</b>				
Heat and light	8,108		7,603	
Wages	2,000		1,750	
Administration fees	404		589	
Alarm system maintenance and internet	599		821	
Subscriptions	208		227	
Accountants	400		400	
Legal fees	1,163		1,591	
Insurance	1,133		1,061	
Repairs to property	8,736		13,069	
Tenant welfare	100		100	
Loan interest	4,871		4,931	
Depreciation	200		200	
	<u>          </u>	27,922	<u>          </u>	32,342
<b>Surplus on ordinary activities</b>		<u>21,802</u>		<u>15,920</u>
		=====		=====