

**THE DAVENPORT HOMES**

**TRUSTEES' REPORT AND  
FINANCIAL STATEMENTS**

**YEAR ENDED 5 APRIL 2022**

**Charity Number 215415**

## **THE DAVENPORT HOMES**

### **REPORT OF THE TRUSTEES for the year ended 5 April 2022**

The Trustees present their Report for the year ended 5 April 2022. The Trustees have adopted the provisions of the Statement of Recommended Practice (SORP) 'Accounting and Reporting by Charities' (FRS 102) in preparing the annual report and financial statements of the Charity.

The financial statements have been prepared in accordance with the accounting policies set out in notes to the accounts and comply with the Charity's governing document, the Charities Act 2011 and 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 published on 16 July 2014.

#### **Reference and Administrative Information**

The Trust is registered with the Charity Commission, registration number 215415. The Trust has been accepted as a charity by HM Revenue & Customs and as such its income and capital gains are exempt from taxation. The Charity's principal address is 30 Bentley Heath Cottages, Tilehouse Green Lane, Knowle, Solihull, B93 9EL.

#### **Trustees**

The Trustees are:

Present term of office expires:

David John Corney - Chairman	25 April 2027
Jan Cove	25 April 2027
Stephen Charles Goodchild	24 February 2025
Michael Frank Holford	26 April 2026
Graham McGuinness	04 September 2024
Elizabeth Mary Spencer	15 January 2025

The present Trustees are members of the local community who are in sympathy with the aims of the Charity. They are local people of integrity whose different experiences combine and add to the Charity's activities and management.

#### **Other Advisers**

Bankers:	HSBC Bank Plc of 22-24 Colmore Row, Birmingham B3 2QD
Solicitors:	Wallace Robinson and Morgan, 4 Drury Lane, Solihull, West Midlands, B91 3BD
Investment Managers:	Evelyn Partners Investment Management LLP, 3rd Floor, 9 Colmore Row, Birmingham, B3 2BJ

#### **Independent Examiner**

The Trustees have determined that an independent examination of the Charity's financial statements is required and have appointed Shona Cutler BSc (Hons), FCA TEP of Shona Cutler Limited Chartered Accountants, Grove Farm Bungalow, Lincomb, Worcesterhire, DY13 9RB.

#### **Structure, Governance and Management**

##### **Governing Document**

The Charity is governed by a Scheme created on 6 August 2003 under an Order from the Charity Commission for England and Wales under the power given in the Charities Act 1993 and is known as The Davenport Homes (215415).

The current Scheme governs the charities previously known as The Davenport Homes (215415); and The Samuel Welsh Memorial Homes (216935)

## **THE DAVENPORT HOMES**

### **REPORT OF THE TRUSTEES for the year ended 5 April 2022 (continued)**

#### **Recruitment and Appointment of Trustees**

The body of Trustees consists, when complete, of not less than six and not more than eight competent persons. Each Trustee is appointed for a term of five years by a resolution of the Trustees. Upon the completion of their term of office any competent Trustee may be reappointed.

#### **Risk Management**

The risks to which the Charity is exposed are under regular review. Policies have been adopted to mitigate potential risks to the Charity, its Residents and Employees.

#### **Objectives**

The objects of the Charity, as set out in the latest Scheme, are (a) the provision of housing accommodation for beneficiaries; and (b) such charitable purposes for the benefit of the residents as the Trustees decide. The Trustees have referred to the guidance contained in the Charity Commission's general guidance on public benefit when reviewing the Charity's aims and objectives and planning future activities. In particular, the Trustees have considered how planned activities will contribute to the aims and objectives set.

#### **Public Benefit**

The Charity provides accommodation to those who are unable to afford commercial rents. It maintains close contact with the residents, ensuring that their health and welfare are protected.

#### **Organisational Structure**

All matters of policy and management of the Charity are determined by the Trustees at their regular meetings, which take place four times each year. Informal meetings also take place, more frequently, to review ongoing operational issues.

As authorised by the Scheme the Trustees have appointed a part time Trust Administrator/Property Manager. In general terms the day to day administration of the Charity is carried out by the Trust Administrator who attends each Trustees' meeting to report on all important matters dealt with since the last meeting.

The Trustees have established a website at [www.davenportalmshouses.org.uk](http://www.davenportalmshouses.org.uk), which has been revised and updated during the year under review.

The Trustees have appointed a Residents' Liaison Officer who is the Charity's one full time employee. It is her responsibility to administer to the general welfare and environment of all residents on a day to day basis. She reports weekly to the Trust Administrator and a group of Trustees, or more frequently if necessary, on any matter requiring attention by the Trustees. In addition, she attends each formal meeting of the Trustees to report on a more general basis and to take part in the discussions of the Trustees on all matters relevant to the general welfare of the residents.

Individual Trustees make themselves available regularly to meet the Trust Administrator, the Residents' Liaison Officer and residents to ensure that all matters of concern are dealt with promptly. Certain Trustees with specialist knowledge and experience attend the site regularly to advise, within the bounds of their specialist expertise, on action it is necessary for the Trustees to take. Property, legal and financial matters are dealt with in this way.

## **THE DAVENPORT HOMES**

### **REPORT OF THE TRUSTEES for the year ended 5 April 2022 (continued)**

#### **Achievements, Performance and Financial Review**

It is the aim of the Charity, both presently and in the future, to provide comfortable and well-maintained properties for the use of residents and to provide a secure and peaceful environment in which they may live. The Charity presently has adequate financial resources and plans in place to enable the Charity to meet these objectives.

All cottages and flats have been occupied throughout the year except for short periods between the departure and arrival of beneficiaries and where refurbishment has been taking place.

The Trustees are pleased that the social welfare of the residents is being maintained by the activities of the Residents' Liaison Officer and of the residents themselves. These activities normally include social functions at Bentley Heath Cottages, trips to local places of interest and a Christmas luncheon.

The outbreak of the Covid 19 pandemic has curtailed many of the social activities normally enjoyed by the residents. Procedures have been put in place to manage the additional risks presented by the pandemic. A Christmas lunch was served to residents in their own cottages.

A programme to upgrade the kitchens and bathrooms of the Charity's older cottages is well under way and is expected to be completed during the next financial year.

The financial statements disclose details of the financial transactions for the year and it will be seen that after providing for the upkeep of the almshouses, benefits for residents, governance and costs of generating funds, there was a deficit of £69,151, largely attributable to the cottage upgrades.

During the year there has been an increase in the market value of the Charity's investments and as a result the value of the Charity's Funds at 5 April 2022 was £5,422,019.

The Trustees are of the opinion that the Balance Sheet discloses funds adequate for the purpose of fulfilling the obligations of the Charity.

#### **Investment Policy**

The Scheme imposes no restrictions on the investment powers of the Trustees.

The Trustees have approved an investment policy that requires the production of an adequate income return consistent with a requirement to maintain the real value of the capital of the Charity. The Trustees have appointed Smith & Williamson Investment Management LLP (a part of the Evelyn Partners group) of 3rd Floor, 9 Colmore Row, Birmingham, B3 2BJ to act as Investment Managers to the Charity with full discretionary powers. Their performance is monitored using the FTSE All Share Index as a benchmark.

#### **Reserves Policy**

The investments of the Charity produce an income which is normally more than that necessary to cover the costs of administering the present almshouses. It is the Trustees policy to retain an amount approximating to the estimated total operating expenses for the forthcoming year in the Unrestricted Income Fund. Funds surplus to these requirements are transferred to a fund designated to meet future developments. The Trustees are constantly considering ways in which these surplus funds may be used to increase the number of almshouse units operated by the Charity or to carry out major improvements to existing accommodation.

#### **Plans for Future Periods**

The Trustees plan to continue to operate the almshouses and will consider ways in which surplus funds can be utilised to further the objects of the Charity.

## **THE DAVENPORT HOMES**

### **REPORT OF THE TRUSTEES for the year ended 5 April 2022 (continued)**

#### **Statement of Trustees' Responsibilities for the financial statements**

The Trustees are responsible for preparing the Trustees' Report and the financial statements in accordance with applicable law and United Kingdom Accounting Standards (United Kingdom Generally Accepted Accounting Practice).

The law applicable to Charities in England & Wales requires the Trustees to prepare financial statements for each financial year which give a true and fair view of the state of the Charity's affairs and of the incoming resources and application of resources of the Charity for that period.

In preparing these financial statements, the Trustees are required to:

- (a) select suitable accounting policies and apply them consistently;
- (b) observe the methods and principles in the Charities SORP;
- (c) make judgements and estimates that are reasonable and prudent;
- (d) state whether applicable accounting standards have been followed, subject to any material departures disclosed and explained in the financial statements; and
- (e) prepare the financial statements on a going concern basis unless it is considered inappropriate to assume that the Trust will continue.

The Trustees are responsible for keeping proper accounting records that disclose with reasonable accuracy at any time the financial position of the Charity and enable them to ensure that the financial statements comply with the Charities Act 2011, the Charity (Accounts and Reports) Regulations 2008 and the provisions of the Scheme.

The Trustees are also responsible for safeguarding the assets of the Charity and for taking reasonable steps for the prevention and detection of fraud and other irregularities.

**Approved by the Trustees on 25<sup>th</sup> July 2022 and signed on their behalf by:**

**D.J. CORNEY**

Chairman

## **INDEPENDENT EXAMINER'S REPORT TO THE TRUSTEES OF THE DAVENPORT HOMES**

I report on the financial statements of the Charity for the year ended 5 April 2022, which are set out on pages 6 to 16.

### **Respective responsibilities of Trustees and Examiner**

The Charity's Trustees are responsible for the preparation of the financial statements. 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 financial statements under section 145 of the 2011 Act;
- to follow the procedures laid down in the general Directions given by the Charity Commission under section 145(5)(b) of the 2011 Act; and
- to state whether particular matters have come to my attention.

### **Basis of the 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 financial statements with those records. It also includes consideration of any unusual items or disclosures in the financial statements and seeking explanations from you as Trustees of any such matters. The procedures undertaken do not provide all the evidence that would be required for 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 Examiner's Statement**

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

1. 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 financial statements which accord with the accounting records and to comply with the accounting requirements of the 2011 Acthave not been met; or
2. to which, in my opinion, attention should be drawn in order to enable a proper understanding of the financial statements to be reached.

**Shona Cutler BSc (Hons), FCA TEP**  
Shona Cutler Limited

25 July 2022

Grove Farm Bungalow  
Lincomb  
Stourport on Severn  
Worcestershire  
DY13 9RB

**THE DAVENPORT HOMES**

**STATEMENT OF FINANCIAL ACTIVITIES for the year ended 5 April 2022**

	Unrestricted Income £	Designated for Almshouses £	Expendable Endowment £	Permanent Endowment £	2022 Total £	2021 Total £
<b>INCOME FROM</b>						
Donations and legacies	3,760				3,760	237
Income from operating activities (note 2)	169,493				169,493	165,652
Investment income						
Income from funds held by Investment Managers (note 3)	68,480				68,480	62,836
Bank interest	-				-	1
	<u>241,733</u>				<u>241,733</u>	<u>228,726</u>
Total incoming resources						
<b>EXPENDITURE ON</b>						
Costs of generating funds	3,719				14,877	11,901
Investment management fees	307,165		11,158	24,352	331,517	201,263
Charitable activities (notes 4 & 5)						
	<u>310,884</u>		<u>11,158</u>	<u>24,352</u>	<u>346,394</u>	<u>213,164</u>
Total resources expended						
<b>NET INCOME/(EXPENDITURE) BEFORE INVESTMENT GAINS CARRIED FORWARD</b>	<u>(69,151)</u>		<u>(11,158)</u>	<u>(24,352)</u>	<u>(104,661)</u>	<u>15,562</u>

**THE DAVENPORT HOMES**

**STATEMENT OF FINANCIAL ACTIVITIES for the year ended 5 April 2022 (continued)**

	Unrestricted Income £	Designated for Almshouses £	Expendable Endowment £	Permanent Endowment £	2022 Total £	2021 Total £
<b>NET INCOME/(EXPENDITURE) BEFORE INVESTMENT GAINS BROUGHT FORWARD</b>	(69,151)		(11,158)	(24,352)	(104,661)	15,562
<b>GAINS/(LOSSES) ON INVESTMENTS</b>						
Investment disposals			4,836		4,836	77,650
Investment revaluations			170,756		170,756	610,057
			175,592		175,592	687,707
	(69,151)		164,434	(24,352)	70,931	703,269
Transfer between funds (note 11)	(27,388)	-	27,388	-	-	-
<b>NET MOVEMENT IN FUNDS</b>	<b>(96,539)</b>	-	191,822	(24,352)	70,931	703,269
Total funds brought forward at 6 April 2021	204,089	-	3,006,027	2,140,972	5,351,088	4,647,819
<b>TOTAL FUNDS CARRIED FORWARD AT 5 APRIL 2022</b>	<b>£107,550</b>	-	<b>£3,197,849</b>	<b>£2,116,620</b>	<b>£5,422,019</b>	<b>£5,351,088</b>

The statement of financial activities includes all gains and losses recognised in the year.

All incoming resources and resources expended derive from continuing operations.



# THE DAVENPORT HOMES

## BALANCE SHEET at 5 April 2022

	2022 £	2021 £
Fixed Assets		
Tangible assets (Note 7)	2,116,620	2,140,972
Investments (Note 8)	3,290,829	3,101,238
	<u>5,407,449</u>	<u>5,242,210</u>
Current Assets		
Debtors (Note 9)	5,755	51,445
Bank and cash	23,875	78,719
	<u>29,630</u>	<u>130,164</u>
Less Liabilities		
Amounts falling due within one year (Note 10)	15,060	21,286
	<u>          </u>	<u>          </u>
Net Current Assets	14,570	108,878
	<u>          </u>	<u>          </u>
Net Assets	<u>£5,422,019</u>	<u>£5,351,088</u>
Funds (Note 11)		
Income		
Unrestricted Income	107,550	204,089
Designated for Almshouses	-	-
	<u>107,550</u>	<u>204,089</u>
Capital		
Expendable Endowment	3,197,849	3,006,027
Permanent Endowment utilised for Almshouses	2,116,620	2,140,972
	<u>5,314,469</u>	<u>5,146,999</u>
	<u>          </u>	<u>          </u>
	<u>£5,422,019</u>	<u>£5,351,088</u>

The notes on pages 9 to 16 form part of these financial statements.

Approved by the Trustees on 25<sup>th</sup> July 2022:

D. J. CORNEY

Mrs J. COVE

M. F. HOLFORD

Mrs M SPENCER

G. McGUINNESS

S. C. GOODCHILD

## THE DAVENPORT HOMES

### NOTES TO THE FINANCIAL STATEMENTS

for the year ended 5 April 2022

#### 1. Summary of significant accounting Policies

##### (a) General information and basis of preparation

The Davenport Homes is an unincorporated charity registered in England And Wales. The address of the office is given in the Reference and Administrative Information section page 1 of these financial statements. The charity's principal activities are the provision of housing accommodation.

The charity constitutes a public benefit entity as defined by FRS 102. The financial statements have been prepared in accordance with 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 United Kingdom and Republic of Ireland (FRS 102) issued on 16 July 2014, the Charities Act 2011 and UK Generally Accepted Practice as it applies from 1 January 2015.

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 (FRS 102) issued on 16 July 2014.

The financial statements are prepared on a going concern basis under the historical cost convention, modified to include certain items at fair value. The financial statements are prepared in sterling which is the functional currency of the charity.

The significant accounting policies applied in the preparation of these financial statements are set out below. These policies have been consistently applied to all years presented unless otherwise stated.

##### (b) Funds

Unrestricted funds are available for use at the discretion of the trustees in furtherance of the general objectives of the charity. Designated funds are those funds which are unrestricted in nature but which have been designated by the Trustees to be used in a particular manner.

Restricted funds are funds which are to be used in accordance with specific restrictions imposed by donors or which have been raised by the charity for particular purposes. The cost of raising and administering such funds are charged against the specific fund. The charity has no restricted funds.

Endowment funds represent those assets which must be held permanently by the charity. Income arising on the endowment funds can be used in accordance with the objects of the charity and is included as unrestricted income. Any capital gains or losses arising form part of the fund. Charges or legal advice relating to the fund are charged against the fund.

## **THE DAVENPORT HOMES**

### **NOTES TO THE FINANCIAL STATEMENTS**

**for the year ended 5 April 2022 (continued)**

#### **(c) Income recognition**

All incoming resources are included in the Statement of Financial Activities (SoFA) when the charity is legally entitled to the income after any performance conditions have been met, the amount can be measured reliably and it is probable that the income will be received.

Investment income is earned through holding assets for investment purposes such as shares and property. It includes dividends, interest and rent. Where it is not practicable to identify investment management costs incurred within a scheme with reasonable accuracy the investment income is reported net of these costs. It is included when the amount can be measured reliably. Interest income is recognised using the effective interest method and dividend and rent income is recognised as the charity's right to receive payment is established.

#### **(d) Expenditure recognition**

All expenditure is accounted for on an accruals basis and has been classified under the headings that aggregate all costs related to the category. Expenditure is recognised where there is a legal or constructive obligation to make payments to third parties, it is probable that the settlement will be required and the amount of the obligation can be measured reliably. It is categorised under the following headings:

- Expenditure on charitable activities includes the upkeep of almshouses and benefits for residents as well as the administrative costs.
- Other expenditure represents those items not falling into the categories above.

Irrecoverable VAT is charged as an expense against the activity for which expenditure arose.

#### **(e) Governance costs**

Governance costs include those costs associated with meeting the constitutional and statutory requirements of the charity and include independent examination fees and costs linked to the strategic management of the charity.

#### **(f) Tangible assets**

Purchases of land and buildings are capitalised at cost. Assets donated to the trust or acquired at less than their current value are capitalised at the current value at the date of acquisition. Subsequent expenditure on a fixed asset that enhances the value of the asset is capitalised. Any fixtures and fittings acquired on the initial purchase or erection of a building are capitalised as part of the building costs. All replacements of fixtures and fittings are charged as a revenue expense.

## THE DAVENPORT HOMES

### NOTES TO THE FINANCIAL STATEMENTS

for the year ended 5 April 2022 (continued)

#### (f) Tangible assets (continued)

Purchases of furniture and other equipment and any fixtures and fittings deemed to be additions, as distinct from replacements, are capitalised if the initial cost of the asset exceeds £2,000.

Otherwise the cost is treated as a revenue expense.

Depreciation is written off fixed assets at rates appropriate to their useful economic lives. The rates used are:

Freehold land	Nil
Freehold buildings	1% per annum (Estimated life of 100 years)
Furniture & equipment	20% per annum (Estimated life of 5 years)

The Trustees review the carrying values of all fixed assets each year and in any case where the net carrying value of an asset is higher than its recoverable amount an impairment charge is made to write down the net carrying value to the lower recoverable amount.

#### (g) Investments

Investments are recognised initially at fair value which is normally the transaction price excluding transaction costs. Subsequently, they are measured at fair value with changes recognised in 'net gains/(losses) on investments' in the SoFA if the shares are publicly traded or their fair value can otherwise be measured reliably. Other investments are measured at cost less impairment.

Current asset investments are short term highly liquid investments and are held at fair value. These include cash on deposit and cash equivalents with a maturity of less than one year.

#### (h) Debtors and creditors receivable/payable within one year

Debtors and creditors with no stated interest rate and receivable or payable within one year are recorded at transaction price. Any losses arising from impairment are recognised in expenditure.

#### (i) Tax

The charity is an exempt charity within the meaning of schedule 3 of the Charities Act 2011 and is considered to pass the tests set out in Paragraph 1 Schedule 6 Finance Act 2010 and therefore it meets the definition of a charity for UK corporation tax purposes.

#### (j) Going concern

The financial statements have been prepared on a going concern basis as the trustees believe that no material uncertainties exist. The trustees have considered the level of funds held and the expected level of income and expenditure for 12 months from authorising these financial statements. The budgeted income and expenditure is sufficient with the level of reserves for the charity to be able to continue as a going concern.

# THE DAVENPORT HOMES

## NOTES TO THE FINANCIAL STATEMENTS for the year ended 5 April 2022 (continued)

### 2. Income from operating activities

	2022 £	2021 £
Contributions from residents		
Weekly maintenance charges	165,386	161,574
Gas charges	2,102	2,070
Contributions towards office costs	2,000	2,000
Other income	5	8
	<u>£169,493</u>	<u>£165,652</u>

### 3. Income from funds held by investment managers

	2022 £	2021 £
Income from investments listed on a recognised stock exchange	68,480	62,836
Interest on funds held on deposit	-	-
	<u>£68,480</u>	<u>£62,836</u>

### 4. Charitable expenditure

	2022 £	2021 £
Upkeep of almshouses and benefits for residents		
Heating and lighting	7,957	8,215
Water rates and council tax	9,697	11,000
Insurance	3,707	3,677
Depreciation of buildings	24,352	24,344
Repairs and renewals		
Equipment	1,144	1,251
Property	203,685	75,946
Estate expenses	24,606	23,999
Salaries and pension contributions	46,474	42,681
Office expenses	2,454	1,951
Sundry expenses	1,903	2,257
	<u>£325,979</u>	<u>£195,321</u>
Charged against Permanent Endowment		
Depreciation	24,352	24,344
Charged against Unrestricted Income		
All other charitable expenses	301,627	170,977
	<u>£325,979</u>	<u>£195,321</u>

### 5. Governance costs

	2022 £	2021 £
Accountancy and independent examination fees	3,684	3,540
Trustees' indemnity insurance	1,854	1,838
Other professional fees	-	564
	<u>£5,538</u>	<u>£5,942</u>

## THE DAVENPORT HOMES

### NOTES TO THE FINANCIAL STATEMENTS for the year ended 5 April 2022 (continued)

#### 6. Remuneration and other benefits

None of the Trustees receives remuneration or other benefits from the Trust.

During the year D. Corney received £360 (2021 £330), M. Holford received £13 (2021 £7) and E. M. Spencer received £769 (2021 £Nil) in reimbursement of out of pocket expenses incurred on behalf for the Trust.

During the year the average number of employees was 1 full-time and 2 part-time (2021 1 full-time and 2 part-time). Their total remuneration was £46,473 (2021 £42,681).

#### 7. Tangible fixed assets

Freehold land and almshouses built thereon

	Land £	Buildings £	Total £
Cost			
At 6 April 2021	85,296	2,589,090	2,674,386
Additions	-	-	-
At 5 April 2022	85,296	2,589,090	2,674,386
Depreciation			
At 6 April 2021	-	533,414	533,414
Charge for the year	-	24,352	24,352
At 5 April 2022	-	557,766	557,766
Written down value at 5 April 2022	<u>£85,296</u>	<u>£2,031,324</u>	<u>£2,116,620</u>
Written down value at 5 April 2021	<u>£85,296</u>	<u>£2,055,676</u>	<u>£2,140,972</u>

The Charity's freehold land and buildings are stated at historical cost less accumulated depreciation. Historical cost includes expenditure that is directly attributable to bring the land and buildings to a condition necessary for it to be capable of operating in the manner intended by the Trustees. Depreciation is charged at 1% of cost, per annum.

# THE DAVENPORT HOMES

## NOTES TO THE FINANCIAL STATEMENTS for the year ended 5 April 2022 (continued)

### 8. Investments

	2022 £	2021 £
Cost of investments listed on a recognised Stock Exchange		
At 6 April 2021	2,150,486	2,035,114
Purchases	221,817	465,459
Cost of sales	(144,836)	(350,087)
At 5 April 2022	<u>2,227,467</u>	<u>2,150,486</u>
Surplus on revaluation		
At 6 April 2021	839,229	235,760
Eliminated on sales	(23,770)	(6,588)
Adjustment for the year	170,756	610,057
At 5 April 2022	<u>986,215</u>	<u>839,229</u>
Market Value at 5 April 2022	<u>£3,213,682</u>	<u>£2,989,715</u>
<b>Investments at Market Value comprised:</b>		
Government stock	66,320	62,586
Other fixed interest securities	191,145	212,236
Equities and unit trusts	2,956,217	2,714,893
	<u>3,213,682</u>	<u>2,989,715</u>
Uninvested cash	77,147	111,523
	<u>£3,290,829</u>	<u>£3,101,238</u>

At 5 April 2022 the Trust held the following investment which individually represented in excess of 5% of the total value of the portfolio.

Vanguard Funds PLC  
3,000 units

Market Value £197,914 = 6.16%

The fair value of listed investments is determined by reference to the quoted price for identical assets in an active market at the balance sheet date.

All investments are carried at their fair value. Investments in equities and fixed interest securities are all traded in quoted public markets, primarily the London Stock Exchange. Holdings in common investment funds, unit trusts and open-ended investment companies are at the bid price. The basis of fair value for quoted investments is equivalent to the market value, using the bid price. Asset sales and purchases are recognised at the date of trade at cost (that is their transaction value).

## THE DAVENPORT HOMES

### NOTES TO THE FINANCIAL STATEMENTS

for the year ended 5 April 2022 (continued)

#### 8. Investments (continued)

The main risk to the Charity from financial instruments lies in the combination of uncertain investment markets and volatility in yield. The Charity is reliant on dividend yield to finance its work. Liquidity risk is anticipated to be low as all assets are traded. The Charity's investments are mainly traded in markets with good liquidity and high trading volumes. The Charity has no material investment holdings in markets subject to exchange controls or trading restrictions.

The Charity manages these investment risks by retaining expert advisers and operating an investment policy that provides for a high degree of diversification of holdings within investment classes that are quoted on recognised stock exchanges. The Charity does not make use of derivatives and similar complex financial instruments as it takes the view that investments are held for their longer term yield total return and historic studies of quoted financial instruments have shown that volatility in any particular 5 year period will normally be corrected.

#### 9. Debtors

	2022 £	2021 £
Dividends and interest in transit	3,870	49,525
H M Revenue & Customs	-	-
Sundry and Prepayments	1,885	1,920
	<u>£5,755</u>	<u>£51,445</u>

#### 10. Liabilities: Amounts falling due within one year

	2022 £	2021 £
Accruals	15,060	21,286
	<u>£15,060</u>	<u>£21,286</u>

#### 11. Funds

The Trust has four funds, two of which are capital funds, the Expendable Endowment Fund and the Permanent Endowment Fund and two of which are income funds, the Designated for Almshouses Fund and the Unrestricted Income Fund.

The Expendable Endowment Fund represents the general capital of the Trust, the income from which provides the Charity's incoming resources. The Permanent Endowment Fund has been utilised for the acquisition of almshouses, land and buildings and cannot be distributed.

The Unrestricted Income Fund represents the general unallocated income of the Charity.

During the year the Trustees transferred a net amount of £27,388 from the Unrestricted Income Fund to the Expendable Endowment Fund.



# THE DAVENPORT HOMES

## NOTES TO THE FINANCIAL STATEMENTS

for the year ended 5 April 2022 (continued)

### 12. Analysis of assets between funds

Income	Unrestricted Income £	Designated for Almshouses £	Total £
Debtors	5,755		5,755
Uninvested cash	92,980		92,980
Bank and cash	23,875	-	23,875
	<u>122,610</u>	<u>-</u>	<u>122,610</u>
Less: Liabilities	15,060		15,060
	<u>£107,550</u>	<u>-</u>	<u>£107,550</u>

Capital	Expendable Endowment £	Permanent Endowment £	Total £
Tangible assets		2,116,620	2,116,620
Listed investments	3,213,682		3,213,682
Uninvested cash	(15,833)		(15,833)
Bank and cash	-		-
	<u>£3,197,849</u>	<u>£2,116,620</u>	<u>£5,314,469</u>

### 13. Related party transactions

During the year the trust received £2,232 (2021: £2,302) in respect of office rental and telephone, from the W. E. Dunn Charitable Trust, a trust of which D. Corney, trustee, is also a trustee. At the year end there is a debtor from the W. E. Dunn Charitable Trust of £273 (2021: £232).