

THE DAVENPORT HOMES
TRUSTEES' REPORT AND
FINANCIAL STATEMENTS
YEAR ENDED 31 MARCH 2025
Charity Number 215415

THE DAVENPORT HOMES

REPORT OF THE TRUSTEES for the year ended 31st March 2025

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 who acted in the year are:

Present term of office expires:

David John Corney - Chairman
Kevin Cooke
Jan Cove
Stephen Charles Goodchild
Michael Frank Holford
Elizabeth Mary Spencer
Simon Willcock

18th July 2027
18th September 2028
20th April 2027
24th February 2030
26th April 2026
5th June 2028
31st October 2027

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 PO Box 68, 130 New Street. B2 4JU
Solicitors:	Wallace Robinson and Morgan, 4 Drury Lane, Solihull, West Midlands, B91 3BD
Investment Managers:	Evelyn Partners Investment Management LLP, 14th Floor, 103 Colmore Row, Birmingham, B3 3AG.
Accountants	Shona Cutler Limited Chartered Accountants, Grove Farm Bungalow, Lincomb, Worcestershire. B3 3AG

Auditor

J. W. Hinks LLP of 19 Highfield Road, Edgbaston, Birmingham. B15 3BH acted as auditor during the period and propose themselves for re-appointment for the current year.

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REPORT OF THE TRUSTEES for the year ended 31st March 2025 (continued)

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)

Recruitment and Appointment of Trustees

The body of Trustees consists, when complete, of not less than four 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, which has been revised and updated during the year under review.

The Trustees have appointed a Liaison Officer who is a part time employee 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.

THE DAVENPORT HOMES

REPORT OF THE TRUSTEES for the year ended 31st March 2025 (continued)

Organisational Structure (continued)

Individual Trustees make themselves available regularly to meet the Trust Administrator, the 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.

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 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 trustees have decided that their best interests would be served by the construction of five additional cottages on the land at Bentley Heath. Plans have been drawn up to achieve this end. During the year fees totalling £127,037 have been incurred on the new build.

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 surplus of £21,585.

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 31st March 2025 was £5,508,294.

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 Evelyn Partners Investment Management LLP of 14th Floor, 103 Colmore Row, Birmingham, B3 23G 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, together with the residents' Weekly Maintenance Contribution, is normally more than that necessary to cover the costs of administering and maintaining 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.

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REPORT OF THE TRUSTEES for the year ended 31st March 2025 (continued)

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.

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 20th October 2025 and signed on their behalf by:

D.J. CORNEY

Chairman

Independent Auditor's Report to the Trustees of The Davenport Homes

Opinion

We have audited the financial statements of The Davenport Homes (the 'charity') for the year ended 31 March 2025 which comprise of the Statement of Financial Activities, Balance Sheet and notes to the financial statements, including significant accounting policies. The financial reporting framework that has been applied in their preparation is applicable law and United Kingdom Accounting Standards, including Financial Reporting Standard 102 *The Financial Reporting Standard applicable in the UK and Republic of Ireland* (United Kingdom Generally Accepted Accounting Practice).

In our opinion the financial statements:

- give a true and fair view of the state of the charity's affairs as at 31 March 2025, and of its incoming resources and application of resources, including its income and expenditure, for the year then ended;
- have been properly prepared in accordance with United Kingdom Generally Accepted Accounting Practice; and
- have been prepared in accordance with the requirements of the Charities Act 2011.

Basis for opinion

We conducted our audit in accordance with International Standards on Auditing (UK) (ISAs (UK)) and applicable law. Our responsibilities under those standards are further described in the auditor responsibilities for the audit of the financial statements section of our report. We are independent of the charity in accordance with the ethical requirements that are relevant to our audit of the financial statements in the UK, including the FRC's Ethical Standard, and we have fulfilled our other ethical responsibilities in accordance with these requirements. We believe that the audit evidence we have obtained is sufficient and appropriate to provide a basis for our opinion.

Conclusions relating to going concern

In auditing the financial statements, we have concluded that the trustees' use of the going concern basis of accounting in the preparation of the financial statements is appropriate.

Based on the work we have performed, we have not identified any material uncertainties relating to events or conditions that, individually or collectively, may cast significant doubt on the charity's ability to continue as a going concern for a period of at least twelve months from when the financial statements are authorised for issue.

Our responsibilities and the responsibilities of the trustees with respect to going concern are described in the relevant sections of this report.

Other information

The other information comprises the information included in the trustees' annual report², other than the financial statements and our auditor's report thereon. The trustees are responsible for the other information. Our opinion on the financial statements does not cover the other information and we do not express any form of assurance conclusion thereon.

Our responsibility is to read the other information and, in doing so, consider whether the other information is materially inconsistent with the financial statements or our knowledge obtained in the course of the audit or otherwise appears to be materially misstated. If we identify such material inconsistencies or apparent material misstatements, we are required to determine whether this gives rise to a material misstatement in the financial statements themselves. If, based on the work we have performed, we conclude that there is a material misstatement of this other information, we are required to report that fact.

We have nothing to report in this regard.

Matters on which we are required to report by exception

We have nothing to report in respect of the following matters in relation to which the Charities (Accounts and Reports) Regulations 2008 require us to report to you if, in our opinion:

- the information given in the trustees' report is inconsistent in any material respect with the financial statements; or
- sufficient accounting records have not been kept; or
- the financial statements are not in agreement with the accounting records; or
- we have not received all the information and explanations we require for our audit.

Responsibilities of trustees

As explained more fully in the trustees' responsibilities statement, the trustees are responsible for the preparation of the financial statements and for being satisfied that they give a true and fair view, and for such internal control as the trustees determine is necessary to enable the preparation of financial statements that are free from material misstatement, whether due to fraud or error.

In preparing the financial statements, the trustees are responsible for assessing the charity's ability to continue as a going concern, disclosing, as applicable, matters related to going concern and using the going concern basis of accounting unless the trustees either intend to liquidate the charity or to cease operations, or have no realistic alternative but to do so.

Independent Auditor's Report to the Trustees of The Davenport Homes (continued)

Auditor responsibilities for the audit of the financial statements

We have been appointed as auditor under section 144 of the Charities Act 2011 and report in accordance with the Act and relevant regulations made or having effect thereunder.

Our objectives are to obtain reasonable assurance about whether the financial statements as a whole are free from material misstatement, whether due to fraud or error, and to issue an auditor's report that includes our opinion. Reasonable assurance is a high level of assurance, but is not a guarantee that an audit conducted in accordance with ISAs (UK) will always detect a material misstatement when it exists. Misstatements can arise from fraud or error and are considered material if, individually or in the aggregate, they could reasonably be expected to influence the economic decisions of users taken on the basis of these financial statements.

Irregularities, including fraud, are instances of non-compliance with laws and regulations. We design procedures in line with our responsibilities, outlined above, to detect material misstatements in respect of irregularities, including fraud. The extent to which our procedures are capable of detecting irregularities, including fraud is detailed below:

We identified areas of laws and regulations that could reasonably be expected to have a material effect on the financial statements and discussed the policies and procedures regarding compliance.

Specific areas considered were as follows:

- Enquiring with management and others to gain an understanding of the charity itself including operations, financial reporting and known fraud or error.
- Evaluating and understanding the internal control system.
- Performing analytical procedures as expected or unexpected variances in account balances or classes of transactions appear.
- Testing documentation supporting account balances or classes of transactions.

Owing to the inherent limitations of an audit, there is an unavoidable risk that we may not have detected all irregularities including those leading to material misstatements in the financial statements or non-compliance with regulation, even though we have properly planned and performed our audit in accordance with auditing standards.

This risk increases the more that compliance with a law or regulation is removed from the events and transactions reflected in the financial statements, as we will be less likely to become aware of instances of non-compliance. The risk is also greater regarding irregularities occurring due to fraud rather than error, as fraud involves intentional concealment, forgery, collusion, omission or misrepresentation.

A further description of our responsibilities is available on the FRC's website at: <https://www.frc.org.uk/auditors/audit-assurance/auditor-s-responsibilities-for-the-audit-of-the-fi/description-of-the-auditor%E2%80%99s-responsibilities-for>. This description forms part of our auditor's report.

We communicate with those charged with governance regarding, among other matters, the planned scope and timing of the audit and significant audit findings, including any significant deficiencies in internal control that we identify during our audit.

Use of our report

This report is made solely to the charity's trustees, as a body, in accordance with Part 4 of the Charities (Accounts and Reports) Regulations 2008. Our audit work has been undertaken so that we might state to the charity's trustees those matters we are required to state to them in an auditor's report and for no other purpose. To the fullest extent permitted by law, we do not accept or assume responsibility to anyone other than the charity and the charity's trustees as a body, for our audit work, for this report, or for the opinions we have formed.

JW Hinks LLP
Chartered Accountants and Statutory Auditors
19 Highfield Road
Edgbaston
Birmingham
West Midlands
B15 3BH

Date.....

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STATEMENT OF FINANCIAL ACTIVITIES for the year ended 31 March 2025

	Unrestricted Income £	Designated for Almshouses £	Expendable Endowment £	Permanent Endowment £	2025 Total £	2024 Total £
INCOME FROM						
Donations and legacies	1,205				1,205	899
Income from operating activities (note 2)	200,232				200,232	176,777
Investment income						
Income from funds held by Investment Managers (note 3)	85,804				85,804	86,076
Bank interest	-				-	-
	<u>287,241</u>	<u>-</u>	<u>-</u>	<u>-</u>	<u>287,241</u>	<u>263,752</u>
Total incoming resources						
EXPENDITURE ON						
Costs of generating funds						
Investment management fees	3,702				14,807	13,223
Charitable activities (notes 4 & 5)	195,946		11,105	25,622	221,568	257,514
	<u>199,648</u>	<u>-</u>	<u>11,105</u>	<u>25,622</u>	<u>236,375</u>	<u>270,737</u>
Total resources expended						
NET INCOME/(EXPENDITURE) BEFORE INVESTMENT GAINS CARRIED FORWARD	<u>87,593</u>	<u>-</u>	<u>(11,105)</u>	<u>(25,622)</u>	<u>50,866</u>	<u>(6,985)</u>

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STATEMENT OF FINANCIAL ACTIVITIES for the period ended 31 March 2025 (continued)

	Unrestricted Income £	Designated for Almshouses £	Expendable Endowment £	Permanent Endowment £	2025 Total £	2024 Total £
NET INCOME/(EXPENDITURE) BEFORE INVESTMENT GAINS BROUGHT FORWARD	87,593	-	(11,105)	(25,622)	50,866	(6,985)
GAINS/(LOSSES) ON INVESTMENTS						
Investment disposals			(11,500)		(11,500)	(2,228)
Investment revaluations			125,061		125,061	163,061
			113,561		113,561	160,833
	87,593	-	102,456	(25,622)	164,427	153,848
Transfer between funds (note 11)	(66,008)	-	(61,029)	127,037	-	-
NET MOVEMENT IN FUNDS	21,585	-	41,427	101,415	164,427	153,848
Total funds brought forward at 1 April 2024	89,799	-	3,186,152	2,067,916	5,343,867	5,190,019
TOTAL FUNDS CARRIED FORWARD AT 31 MARCH 2025	£111,384	-	£3,227,579	£2,169,331	£5,508,294	£5,343,867

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

All incoming resources and resources expended derive from continuing operations.

THE DAVENPORT HOMES

BALANCE SHEET at 31 March 2025

		2025 £	2024 £
Fixed Assets			
Tangible assets (Note 7)		2,169,331	2,067,916
Investments (Note 8)		3,326,022	3,268,927
		<u>5,495,353</u>	<u>5,336,843</u>
Current Assets			
Debtors (Note 9)	4,230		13,076
Bank and cash	32,007		24,149
		<u>36,237</u>	<u>37,225</u>
Less Liabilities			
Amounts falling due within one year (Note 10)	23,296		30,201
		<u>12,941</u>	<u>7,024</u>
Net Current Assets			
		<u>£5,508,294</u>	<u>£5,343,867</u>
Net Assets			
Funds (Note 11)			
Income			
Unrestricted Income		111,384	89,799
Designated for Almshouses		-	-
		<u>111,384</u>	<u>89,799</u>
Capital			
Expendable Endowment		3,227,579	3,186,152
Permanent Endowment utilised for Almshouses		2,169,331	2,067,916
		<u>5,396,910</u>	<u>5,254,068</u>
		<u>£5,508,294</u>	<u>£5,343,867</u>

The notes on pages 10 to 17 form part of these financial statements.

Approved by the Trustees on 20th October 2025:

D. J. CORNEY

Mrs J. COVE

M. F. HOLFORD

Mrs M SPENCER

S. C. GOODCHILD

S. WILLCOCK

K. COOKE

THE DAVENPORT HOMES

NOTES TO THE FINANCIAL STATEMENTS for the year ended 31 March 2025

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.

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NOTES TO THE FINANCIAL STATEMENTS for the year ended 31 March 2025 (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 residents' monthly contributions. 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 income and residents' monthly contributions are 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 accountancy fees, audit 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 31 March 2025 (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.

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NOTES TO THE FINANCIAL STATEMENTS for the year ended 31 March 2025 (continued)

2. Income from operating activities

	2025 £	2024 £
Contributions from residents		
Maintenance charges	194,577	170,262
Gas charges	3,603	4,466
Contributions towards office costs	2,000	2,000
Other income	52	49
	<u>£200,232</u>	<u>£176,777</u>

3. Income from funds held by investment managers

	2025 £	2024 £
Income from investments listed on a recognised stock exchange	85,804	86,076
Interest on funds held on deposit	-	-
	<u>£85,804</u>	<u>£86,076</u>

4. Charitable expenditure

	2025 £	2024 £
Upkeep of almshouses and benefits for residents		
Heating and lighting	10,023	10,569
Water rates and council tax	4,783	10,169
Insurance	3,492	3,529
Depreciation of buildings	25,622	24,352
Repairs and renewals		
Equipment	1,324	960
Property	58,531	92,031
Estate expenses	32,036	28,643
Salaries and pension contributions	53,182	50,228
Office expenses	5,914	5,489
Sundry expenses	5,856	3,516
	<u>£200,763</u>	<u>£229,486</u>
Charged against Permanent Endowment		
Depreciation	25,622	24,352
Charged against Unrestricted Income		
All other charitable expenses	175,141	205,134
	<u>£200,763</u>	<u>£229,486</u>

5. Governance costs

	2025 £	2024 £
Accountancy and audit fees	10,302	9,702
Trustees' indemnity insurance	1,746	1,765
Other professional fees	8,757	16,561
	<u>£20,805</u>	<u>£28,028</u>

THE DAVENPORT HOMES

NOTES TO THE FINANCIAL STATEMENTS for the year ended 31 March 2025 (continued)

6. Remuneration and other benefits

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

During the year D. Corney received £638 (2024 £470), K. Cooke received £1,383 (2024 £Nil), S. Goodchild received £347 (2024 £Nil), M. Holford received £Nil (2024 £209) and M. Spencer received £Nil (2024 £299) 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 (2024 1 full-time and 2 part-time). Their total remuneration was £53,182 (2024 £50,228).

7. Tangible fixed assets

Freehold land and almshouses built thereon

	Land £	Buildings £	Total £
Cost			
At 1 April 2024	85,296	2,589,090	2,674,386
Additions	-	127,037	127,037
At 31 March 2025	85,296	2,716,127	2,801,423
Depreciation			
At 1 April 2024	-	606,470	606,470
Charge for the period	-	25,622	25,622
At 31 March 2025	-	632,092	663,092
Written down value at 31 March 2025	<u>£85,296</u>	<u>£2,084,035</u>	<u>£2,169,331</u>
Written down value at 31 March 2024	<u>£85,296</u>	<u>£1,982,620</u>	<u>£2,067,916</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 period ended 31 March 2025 (continued)

8. Investments

	2025 £	2024 £
Cost of investments listed on a recognised Stock Exchange		
At 1 April 2024	2,459,851	2,377,734
Purchases	509,865	455,610
Cost of sales	(474,331)	(373,493)
At 31 March 2025	<u>2,495,385</u>	<u>2,459,851</u>
Surplus on revaluation		
At 1 April 2024	765,991	615,472
Eliminated on sales	(92,746)	(12,542)
Adjustment for the period	125,061	163,061
At 31 March 2025	<u>798,306</u>	<u>765,991</u>
Market Value at 31 March 2024	<u>£3,293,691</u>	<u>£3,225,842</u>
Investments at Market Value comprised:		
Government stock	198,235	102,918
Other fixed interest securities	275,023	276,410
Equities and unit trusts	2,820,433	2,846,514
	<u>3,293,691</u>	<u>3,225,842</u>
Uninvested cash	32,331	43,085
	<u>£3,326,022</u>	<u>£3,268,927</u>

At 31 March 2025 the Trust held the following investment which individually represented in excess of 5% of the total value of the portfolio.

Vanguard Funds PLC 2,625 units Market Value £213,695 = 6.49%

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 31 March 2025 (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

	2025 £	2024 £
Dividends and interest in transit	1,700	1,855
Sundry and Prepayments	2,530	11,221
	<u>£4,230</u>	<u>£13,076</u>

10. Liabilities: Amounts falling due within one year

	2025 £	2024 £
Accruals	23,296	30,201
	<u>£23,296</u>	<u>£30,201</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.

During the year a transfer of £127,037 has been made from the Expendable Endowment Fund to the Permanent Endowment Fund to match the expenditure capitalised.

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

During the year the Trustees transferred a net amount of £66,008 from the Unrestricted Income Fund to the Expendable Endowment Fund.

THE DAVENPORT HOMES

NOTES TO THE FINANCIAL STATEMENTS for the year ended 31 March 2025 (continued)

12. Analysis of assets between funds

Income	Unrestricted Income £	Designated for Almshouses £	Total £
Debtors	4,230	-	4,230
Uninvested cash	98,443	-	98,443
Bank and cash	32,007	-	32,007
	<u>134,680</u>	<u>-</u>	<u>134,680</u>
Less: Liabilities	23,296	-	23,296
	<u>£111,384</u>	<u>-</u>	<u>£111,384</u>

Capital	Expendable Endowment £	Permanent Endowment £	Total £
Tangible assets	-	2,169,331	2,169,331
Listed investments	3,293,691	-	3,293,691
Uninvested cash	(66,112)	-	(66,112)
Bank and cash	-	-	-
	<u>£3,227,579</u>	<u>£2,169,331</u>	<u>£5,396,910</u>

13. Related party transactions

During the year the trust received £2,247 (2024: £2,267) 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 £243 (2024: £247).

14. Year end change

In the prior period the trustees elected to change the year end from 5th April to 31st March to align with month end reporting and administrative purposes. As a result, the comparative information presented in the financial statements (including the related notes) may not be entirely comparable in every respect.