

BOURNE UNITED CHARITIES
Charity No: 216000

TRUSTEES' REPORT
AND AUDITED FINANCIAL STATEMENTS
FOR THE YEAR ENDED
31 DECEMBER 2021

Dexter & Sharpe Audit Services Ltd
(Statutory Auditor)
Rollestone House
Bridge Street
Horncastle
Lincolnshire
LN9 5HZ

BOURNE UNITED CHARITIES

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The following pages do not form part of the Statutory Accounts

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BOURNE UNITED CHARITIES

OFFICERS AND AGENTS FOR THE YEAR ENDED 31 DECEMBER 2021

Trustees:	<u>Ex-Officio</u>	The Revd. Christopher John Atkinson
	<u>Life Trustee</u>	Mrs Joyce Edith Burrows
	<u>Co-optive</u>	Mr Geoffrey Richard Greatwood Mr Trevor Hollinshead Dr Carl Richard Pears (resigned 27 May 2021) Mr Ivan John Stephen Fuller Mr John Alfred Kirkman Mr David Stanley Mapp (Chair to 27 May 2021) Mr Nicolas James Legge (Vice-Chair) Mrs Anna Patricia Rogers Mr Charles Falconer McLean Mrs Fiona Louise Pembrey Mrs Susan Bennett (appointed 27 January 2022)
	<u>Nominative</u>	(Nominated by Bourne Town Council) Mr Philip James Knowles (Chair from 27 May 2021) Mr Robert Gideon Thomson Russell Mrs Anna Sylvia Kelly
Clerk to Trustees:		Mrs G S Clingo
Bankers:		National Westminster Bank Plc Market Place, Spalding, Lincolnshire, PE11 1ST
Investment Advisors:		Whiting & Partners Wealth Management Ltd 12/13 The Crescent, Wisbech, Cambridgeshire, PE13 1EH Ruffer LLP 80 Victoria Street, London, SW1E 5JL
Solicitor:		Greenwoods LLP Monkstone House, City Road, Peterborough, PE1 1JE Roythornes Enterprise Way, Spalding, Lincolnshire, PE11 3YR
Auditors:		Dexter & Sharpe Audit Services Ltd (Statutory Auditor) Rollestone House Bridge Street Horncastle Lincolnshire LN9 5HZ

BOURNE UNITED CHARITIES

TRUSTEES' ANNUAL REPORT FOR THE YEAR ENDED 31 DECEMBER 2021

The Trustees present their report and accounts for the year ended 31 December 2021.

Constitution objects and policies

Bourne United Charities, Red Hall, South Street, Bourne, Lincolnshire, PE10 9LY, is registered with the Charity Commissioners (No 216000) and constituted by Deed of Trust. Charities included in the scheme dated 8 May 1978 are as follows:

Robert Harrington (Exclusive of Educational Foundation)
John Brown
William Fisher for Almshouses
William Fisher for Bread
Jeremiah Ives
Nicholas Rand
William Trollope (Exclusive of Trollope's School)
Poors Land (North Fen)
Poors Land (South Fen)

Bourne United Charities is principally an Almshouse Charity, whose main objects are the provision of Almshousing, the relief of need in Bourne, Dyke, Cawthorpe and Twenty and the provision of social amenities for the benefit of inhabitants generally.

The Trustees have given careful consideration to the Charity Commission Guidance on public benefit.

Administration

The Charities are administered by common Trustees and a part time Clerk, as listed on the previous page. Strategic decisions are made by the Trustee Body after receiving monthly reports from the Clerk. The Clerk administers the day to day running of the Charities. An agent is used to administer the London properties. The Trustee Body consists of a total of fifteen Trustees. The Vicar of the Parish of SS Peter and Paul, Bourne is a Trustee ex officio. One Trustee was appointed as a Life Trustee in the scheme dated 8 May 1978. Three Trustees are nominated by Bourne Town Council for a four year term. The remaining Trustees are co-opted by the Trustee Board for a period of four years.

Reserves Policy

The Trustees' policy is to hold sufficient liquid reserves to be able to make the weekly charitable payments for one year, and to cover other charitable and administrative expenditure for six months. At the year end unrestricted reserves represented by cash, and unrestricted investments less debtors, amounted to £2,616,540. Reserves required under the policy were £261,467. This shows a surplus of £2,355,073.

Risks Policy

The Trustees have evaluated risks to which the Charity is exposed, and have adopted procedures to mitigate such risks.

Following the commencement of the Covid pandemic and the introduction of the first lock down, the Trustees agreed to, where possible, mitigate the possibility of losing commercial tenants by granting a 3 month rent free period to assist those either not trading or where trading was severely affected. It was also agreed that again, but only on request, that residential tenants who were furloughed, would have rents reduced by up to 20% for an agreed period. Following the second lock down consideration is being made, but only where necessary, to defer collection of arrears over a longer period in order to assist commercial tenants. Action for recovery is prevented by law until, at the earliest, 30th June 2021 and any resolution is ongoing into the current financial year.

To mitigate risk further, the Trustees decided to appoint a second Investment Manager and after considering those on an appropriate shortlist, made this appointment in June. The new Investment Manager, Ruffer, is now operating half of our investment portfolio and this provides a better opportunity to manage performance through comparables.

BOURNE UNITED CHARITIES

TRUSTEES' ANNUAL REPORT FOR THE YEAR ENDED 31 DECEMBER 2021 (CONTINUED)

Developments, Activities and Achievements

During the year under review, the Charities distributed £210,864 (2020: £277,898) by way of charitable payments, grants and the provision of Almshouses and other property costs and £172,971 (2020: £299,612) in providing amenities, being the upkeep of the Abbey Lawn and Well Head Park (local recreational areas). The Trustees are satisfied that the financial position of the Charities will enable them to continue fulfilling the aims detailed in the Charity Commission Scheme dated May 1978.

The net incoming resources for the year were £440,854 (2020: £287,378). Movements in the value of Fixed Assets and Investments are shown in the Statement of Financial Activities. The unrealised investment gains represent an increase in the market value of investment properties and in shares in the investment portfolio.

Future Developments and Post Balance Sheet Events

The Charities' long term aim is to increase its investment portfolio and continue to look for suitable properties in the Leytonstone and Bourne areas to add to its investment property portfolio.

During 2020 the Charities, having considered the benefits of changing its existing structure from an unincorporated body to a corporate body, engaged solicitors to set up a charitable incorporated organisation. The process of transferring the assets is being organised. Going forward the incorporated status will enable the new entity to do many things in its own name whilst providing added protection for its Trustees in limiting liability.

The Trustees considered that the surplus should remain high given the current difficulty in obtaining rental income from their substantial holdings in retail properties. However, in the new financial year they are already processing the purchase of further residential properties in order to provide balance.

Statement of Trustees' Responsibilities

The Trustees are required under the Charities Act 2011 to prepare financial statements for each financial year which give a true and fair view of the Charities' financial activities during the year and of its financial position at the end of the year.

In preparing financial statements giving a true and fair view, the Trustees should follow best practice and:

- (a) select suitable accounting policies and then apply them consistently;
- (b) make judgements and estimates that are reasonable and prudent;
- (c) state whether applicable accounting standards and statements of recommended practice have been followed, subject to any departures disclosed and explained in the financial statements;
- (d) prepare the financial statements on the going concern basis unless it is inappropriate to presume that the Charity will continue in operation.

The Trustees are responsible for keeping accounting records which disclose with reasonable accuracy the financial position of the Charities and which enable them to ascertain the financial position of the Charities and which enable them to ensure that the financial statements comply with applicable law and regulations. They are also responsible for safeguarding the assets of the Charities and hence for taking reasonable steps for the prevention and detection of fraud and other irregularities.

Approval

This report was approved by the Trustees on 28 July 2022 and signed on their behalf.

.....
Mr Philip James Knowles – Chairperson

.....
Mr Nicolas James Legge - Vice Chairperson

BOURNE UNITED CHARITIES

INDEPENDENT AUDITORS' REPORT TO THE TRUSTEES OF BOURNE UNITED CHARITIES

Opinion

We have audited the financial statements of Bourne United Charities (the “Charity”) for the year ended 31 December 2021 which comprise the Statement of Financial Activities, the Balance Sheet, the Statement of Cash flows and the notes to the financial statements, including a summary of 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 December 2021 and of its incoming resources and application of resources for the year then ended;
- have been properly prepared in accordance with United Kingdom Generally Accepted Accounting Practice;
- 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’s 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 the provisions available for small entities, in the circumstances set out in note 16 to the financial statements, 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 12 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 Trustees are responsible for the other information. The other information comprises the information included in the annual report other than the financial statements and our auditor’s report thereon. Our opinion on the financial statements does not cover the other information and we do not express any form of assurance conclusion thereon.

In connection with our audit of the financial statements, 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 audit or otherwise appears to be materially misstated. If we identify such material inconsistencies or apparent material misstatements, we are required to determine whether there is a material misstatement in the financial statements or a material misstatement of the other information. 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.

BOURNE UNITED CHARITIES

INDEPENDENT AUDITORS' REPORT TO THE TRUSTEES OF BOURNE UNITED CHARITIES

Matters on which we are required to report by exception

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

- the information given in the financial statements is inconsistent in any material respect with the Trustees' report
- adequate accounting records have not been kept
- the financial statements are not in agreement with the accounting records and returns;
- we have not obtained all the information and explanations necessary for the purposes of our audit.

Responsibilities of the Trustees

As explained more fully in the Trustees' responsibilities statement set out on page 2, 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 they 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.

Our responsibilities for the audit of the financial statements

We have been appointed as auditor under the Charities Act 2011 s144 and report in accordance with regulations made under 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.

The extent to which our procedures are capable of detecting irregularities, including fraud, is detailed below:

- We have enquired of those charged with governance around actual and potential litigation and claims
- We have reviewed financial statement disclosures and tested to supporting documentation to assess compliance with applicable laws and regulations
- We have audited the risk of management override of controls, including review of journal entries and large or unusual transactions, evaluating the charity rationale of any significant transactions outside the course of normal charitable activities.
- A further description of our responsibilities for the audit of the financial statements is located on the Financial Reporting Council's website at: www.frc.org.uk/auditorsresponsibilities. This description forms part of our auditor's report.

Mrs Nicola Michelle Lenton FCCA (Senior Statutory Auditor)

For and on behalf of Dexter & Sharpe Audit Services Limited (Statutory Auditor)

Rollestone House

Bridge Street

Horncastle

Lincolnshire

LN9 5HZ

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BOURNE UNITED CHARITIES

STATEMENT OF FINANCIAL ACTIVITIES FOR THE YEAR ENDED 31 DECEMBER 2021

	Note	Permanent Endowment Fund £	Designated Funds £	Unrestricted Fund £	2021 Total £	2020 Total £
INCOME AND ENDOWMENTS						
Investment Income	2)			1,005,201	1,005,201	963,269
Other Income and Grants				1,783	1,783	22,494
Total Incoming Resources				<u>1,006,984</u>	<u>1,006,984</u>	<u>985,763</u>
EXPENDITURE						
Charitable Activities	3)			383,835	383,835	577,510
Other Costs	4)			182,295	182,295	120,875
Total Resources Expended	5)			<u>566,130</u>	<u>566,130</u>	<u>698,385</u>
NET INCOMING RESOURCES FOR YEAR BEFORE TRANSFERS						
				440,854	440,854	287,378
Transfers between funds	12)	90	4,388	(4,478)	-	-
NET INCOME BEFORE GAINS/LOSSES ON INVESTMENTS		<u>90</u>	<u>4,388</u>	<u>436,376</u>	<u>440,854</u>	<u>287,378</u>
Gains on Fixed Assets and Investments						
- Unrealised fixed assets		-	-	-	-	1,549,931
- Unrealised investments	7)	324,334	30,009	(1,212)	353,131	73,292
NET MOVEMENT IN FUNDS		<u>324,424</u>	<u>34,397</u>	<u>435,164</u>	<u>793,985</u>	<u>1,910,601</u>
Balances brought forward at 1st January 2021		<u>27,484,354</u>	<u>271,967</u>	<u>2,438,389</u>	<u>30,194,710</u>	<u>28,284,109</u>
Balances carried forward at 31st December 2021		<u>27,808,778</u>	<u>306,364</u>	<u>2,873,553</u>	<u>30,988,695</u>	<u>30,194,710</u>

There were no recognised gains or losses other than those included in the Statement of Financial Activities.

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

BOURNE UNITED CHARITIES
BALANCE SHEET AS AT 31 DECEMBER 2021

	Note	2021 £	2020 £
FIXED ASSETS			
Tangible Fixed Assets for Charity Use	6)	2,678,300	2,680,959
Investment Properties	6)	22,923,661	22,359,000
Listed Investments	7)	4,289,470	3,484,756
		<u>29,891,431</u>	<u>28,524,715</u>
CURRENT ASSETS			
Debtors	8)	233,713	244,122
Short Term Cash Deposits		72,695	72,687
Cash at Bank and in Hand		1,146,341	1,719,358
		<u>1,452,749</u>	<u>2,036,167</u>
CREDITORS: Amounts falling due within one year	9)	355,485	366,172
		<u></u>	<u></u>
NET CURRENT ASSETS		<u>1,097,264</u>	<u>1,669,995</u>
TOTAL NET ASSETS	10)	<u><u>30,988,695</u></u>	<u><u>30,194,710</u></u>
REPRESENTED BY FUNDS			
Permanent Endowment		27,808,778	27,484,354
Designated	13)	306,364	271,967
Unrestricted		2,873,553	2,438,389
		<u>30,988,695</u>	<u>30,194,710</u>

Approved by the Trustees on 28 July 2022 and signed on their behalf.

.....
Mr Philip James Knowles – Chairperson

.....
Mr Nicolas James Legge – Vice Chairperson

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

BOURNE UNITED CHARITIES

CASH FLOW STATEMENT

FOR THE YEAR ENDED 31 DECEMBER 2021

	Note	2021 £	2020 £
Cash flows from operating activities:			
Net cash inflow from (used in) operating activities	1	<u>407,531</u>	<u>164,016</u>
Cash flows from investing activities:			
Purchase of tangible fixed assets		(11,484)	(3,073)
Purchase of investments		(1,016,244)	(195,737)
Interest received		<u>47,188</u>	<u>17,802</u>
Net cash (used in) investing activities		<u>(980,540)</u>	<u>(181,008)</u>
Change in cash and cash equivalents in the reporting period		(573,009)	(16,992)
Cash and cash equivalents at the beginning of the reporting period		<u>1,792,045</u>	<u>1,809,037</u>
Cash and cash equivalents at the end of the reporting period		<u><u>1,219,036</u></u>	<u><u>1,792,045</u></u>

BOURNE UNITED CHARITIES

**NOTES TO THE CASH FLOW STATEMENT
FOR THE YEAR ENDED 31 DECEMBER 2021**

**1. RECONCILIATION OF NET INCOME/(EXPENDITURE) TO NET CASH FLOW FROM
OPERATING ACTIVITIES**

	2021	2020
	£	£
Net income (expenditure) for the reporting period (as per the statement of financial activities)	440,854	287,378
Adjustments for:		
Depreciation charges	14,143	12,518
Interest received	(47,188)	(17,802)
Decrease/(Increase) in debtors	10,409	(129,748)
(Decrease)/Increase in creditors	(10,687)	11,670
Net cash generated from operating activities	407,531	164,016

BOURNE UNITED CHARITIES

NOTES TO THE ACCOUNTS FOR THE YEAR ENDED 31 DECEMBER 2021

1. ACCOUNTING POLICIES

Basis of Preparation of Accounts

The financial statements have been prepared under the historical cost convention modified by the revaluation of fixed assets and investments.

The financial statements have been prepared in accordance with the Statement of Recommended Practice: Accounting and Reporting by Charities preparing their accounts in accordance with the Financial Reporting Standard applicable in the UK and Republic of Ireland (FRS102) and the Charities Act 2011.

In preparing the financial statements the Charities follow best practice as laid down in the Statement of Recommended Practice "Accounting and Reporting by Charities" (SORP 2019) and the Charities Acts.

The Charities constitute a public benefit entity as defined by FRS 102.

Tangible Fixed Assets and Depreciation

Tangible fixed assets are stated at cost or valuation less depreciation. Assets costing less than £100 are not capitalised. Depreciation is provided at rates calculated to write off the cost or valuation of fixed assets, less their estimated residual value, over their expected useful lives on the following bases:

Land and buildings for charitable purposes	Not depreciated
Investment property	Not depreciated
Equipment	10%/20% Straight line basis

No depreciation is provided on freehold buildings. It is the Charities' policy to review their valuation annually and have them professionally revalued every five years, all unrealised gains and losses being shown on the statement of financial activities.

Income

Investment income plus associated tax recoverable by the Charities is credited to income on an accruals basis using dates of payment for dividends and daily accrual for interest.

Other income is accounted for as received by the Charities. No voluntary income, donations, grants or fundraising income have been received in the period. No permanent endowments have been received in the period. Income from permanent endowment funds is unrestricted.

Investments

Investments are stated at fair value. Realised and unrealised gains and losses on investments are dealt with in the Statement of Financial Activities.

Value added tax

Value added tax is not recoverable by the Charities, and as such is included in the relevant costs in the Income and Expenditure Account.

Other Costs

Other costs include all expenditure not directly related to the Charities' activities. This includes costs of running office premises, salaries for administrative staff and audit fees as well as the costs in managing and maintaining the investment properties.

Charitable Activities

The Trustees make grants in accordance with the provisions of the Charity Commission Scheme. Charitable activities also include maintenance and running costs of the Almshouses and public facilities which the Charities provide in Bourne.

BOURNE UNITED CHARITIES

NOTES TO THE ACCOUNTS CONTINUED FOR THE YEAR ENDED 31 DECEMBER 2021

2. INVESTMENT INCOME

	2021 £	2020 £
Interest on deposits	9	191
Income from Investment Properties	958,013	945,467
Income from Listed Investments	47,179	17,611
	<u>1,005,201</u>	<u>963,269</u>

All investment assets are within the UK.

3. CHARITABLE ACTIVITIES

	Unrestricted Funds and Total 2021 £	Total 2020 £
Grants to individuals:		
Weekly Charitable Payments	19,944	24,024
Bourne Educational Foundation Grant	48,983	31,910
Other Grants	14,158	33,810
	<u>83,085</u>	<u>89,744</u>
 Almshouses Running Costs	 20,811	 58,061
Abbey Lawn Upkeep Costs	67,218	59,822
Well Head Upkeep Costs	105,753	239,790
General Property Running Costs	106,968	130,093
	<u>383,835</u>	<u>577,510</u>

4. OTHER COSTS

Salaries and Office Costs	52,692	50,403
Fidelity and Liability Insurances	2,558	2,407
Legal and Professional Fees	6,876	50,509
Audit Fee	5,800	5,640
Provision for bad and doubtful debts	100,226	(603)
Depreciation	14,143	12,519
	<u>182,295</u>	<u>120,875</u>

BOURNE UNITED CHARITIES

NOTES TO THE ACCOUNTS CONTINUED FOR THE YEAR ENDED 31 DECEMBER 2021

5. TOTAL RESOURCES EXPENDED

	Staff Costs £	Depreciation £	Other Costs £	Total 2021 £	Total 2020 £
Charitable Activities	56,142	-	327,693	383,835	577,510
Other Costs	32,551	14,143	135,601	182,295	120,875
	88,693	14,143	463,294	566,130	698,385
			2021 £		2020 £
Staff Costs					
Wages and Salaries		82,666		80,090	
Social Security Costs		3,268		2,582	
Pension Costs		2,759		2,721	
			88,693		85,393
Other Expenditure					
Grants and Allowances		83,085		89,744	
Almshouse Running Costs (excluding wages)		20,811		58,061	
Upkeep of Social Amenities - ditto -		116,829		245,775	
Administration Costs - ditto -		32,817		74,996	
Liability and Fidelity Insurance		2,558		2,407	
Property Management and Running Costs - ditto -		106,968		130,093	
Provision for bad and doubtful debts		100,226		(603)	
Depreciation		14,143		12,519	
			477,437		612,992
			566,130		698,385

No employee earned £60,000 pa or more. The average number of employees by function was:

Manual	2	2
Administrative	2	2
	4	4

The Charities operate a defined contributions scheme in respect of its employees. The total staff costs paid to key management including pension benefits amounted to £29,131 (2020: £29,099).

BOURNE UNITED CHARITIES

NOTES TO THE ACCOUNTS CONTINUED FOR THE YEAR ENDED 31 DECEMBER 2021

6. TANGIBLE FIXED ASSETS

	Land and Buildings			
	Investment	Used by	Equipment	Total
	Properties	Charity		
	£	£	£	£
Cost or Valuation				
At 1st January 2021	22,359,000	2,655,000	342,000	25,356,000
Additions	564,661	-	11,484	576,145
Disposals	-	-	(3,892)	(3,892)
	<u>22,923,661</u>	<u>2,655,000</u>	<u>349,592</u>	<u>25,928,253</u>
Revaluation in year	-	-	-	-
At 31st December 2021	<u>22,923,661</u>	<u>2,655,000</u>	<u>349,592</u>	<u>25,928,253</u>
Accumulated Depreciation				
At 1st January 2021	-	-	316,041	316,041
Charge for the year	-	-	14,137	14,137
On Disposals	-	-	(3,886)	(3,886)
At 31st December 2021	<u>-</u>	<u>-</u>	<u>326,292</u>	<u>326,292</u>
Net Book Value				
At 31st December 2021	<u>22,923,661</u>	<u>2,655,000</u>	<u>23,300</u>	<u>25,601,961</u>
At 31st December 2020	<u>22,359,000</u>	<u>2,655,000</u>	<u>25,959</u>	<u>25,039,959</u>

7. FIXED ASSET INVESTMENTS - LISTED INVESTMENTS

	2021	2020
	£	£
Market Value at 1st January 2021	3,484,756	3,389,493
Additions	451,583	21,971
	<u>3,936,339</u>	<u>3,411,464</u>
Net Unrealised Gain for the Year	353,131	73,292
Market Value at 31st December 2021	<u>4,289,470</u>	<u>3,484,756</u>

The historical cost of the fixed asset investments cannot be determined due to the portfolio having been built up over many years, records for all of which are not available. The portfolio was valued at 1 January 1995 when the Charity commenced reporting its financial activities in accordance with the Statement of Recommended Practice for Charities. The historical valuation/cost figure below is therefore comprised of the valuation of the portfolio at 1 January 1995 plus additions at cost less disposals at valuation/cost since.

BOURNE UNITED CHARITIES

NOTES TO THE ACCOUNTS CONTINUED FOR THE YEAR ENDED 31 DECEMBER 2021

7. FIXED ASSET INVESTMENTS - LISTED INVESTMENTS CONTINUED

The historical valuation/cost of fixed asset investments at the year end was:

	2021 £	2020 £
Balance at 1 January 2021	1,454,857	1,432,886
Additions at cost during the year	451,583	21,971
Balance at 31 December 2021	<u>1,906,440</u>	<u>1,454,857</u>

All investment assets are held within the UK.

The composition of the investment portfolio is shown below:

	Total £	Permanent Endowment Fund £	Designated Fund £	Unrestricted Fund £
Value 31 December 2021	<u>4,289,470</u>	<u>3,507,941</u>	<u>306,365</u>	<u>475,164</u>
Value at 1 January 2021	<u>3,484,756</u>	<u>3,183,517</u>	<u>271,967</u>	<u>29,272</u>
Value on introduced 01.01.95 plus additions and less disposals at cost	<u>1,906,440</u>	<u>1,358,777</u>	<u>131,402</u>	<u>416,261</u>

8. DEBTORS

	2021 £	2020 £
Trade Debtors – Rent Ledger	215,806	229,295
Rental Income Accrual	408	408
Other Debtors and Accruals	17,499	14,419
	<u>233,713</u>	<u>244,122</u>

BOURNE UNITED CHARITIES

NOTES TO THE ACCOUNTS CONTINUED FOR THE YEAR ENDED 31 DECEMBER 2021

9. CREDITORS: Falling due within one year

	2021 £	2020 £
Trade Creditors	889	5,438
Accruals	15,537	40,900
Taxation and social security costs	1,727	2,247
Bourne Educational Foundation Grant	115,926	98,853
Rental Income received in advance	149,092	147,984
Tenants Deposit Accounts	72,314	70,750
	<u>355,485</u>	<u>366,172</u>

10. ANALYSIS OF NET ASSETS BETWEEN FUNDS

	Tangible Fixed Assets £	Investments £	Net Current Assets £	Total £
Permanent Endowment Fund	25,578,661	3,507,941	(1,277,824)	27,808,778
Designated Fund	-	306,364	-	306,364
Unrestricted Fund	23,300	475,165	2,375,088	2,873,553
	<u>25,601,961</u>	<u>4,289,470</u>	<u>1,097,264</u>	<u>30,988,695</u>

Note: The Designated Fund represents investments in Transact Shares to provide funds to meet exceptional property repairs and the replacement of equipment. (See Note 12)

11. PROPERTY VALUATIONS

Leytonstone properties were revalued at 31 December 2018.

The properties were valued by:

Leytonstone Residential/Commercial Properties	Lawrence Roper Chartered Surveyors
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Bourne properties were revalued at 31 December 2020.

Bourne and District

- Agricultural Property	Brown & Co
- Residential and other properties	Chartered Surveyors

The Trustees have completed an annual assessment of their investment property portfolio as required by FRS102 and do not consider that its residential property has changed sufficiently in the period to warrant any change in the valuation contained within the accounts.

BOURNE UNITED CHARITIES

NOTES TO THE ACCOUNTS CONTINUED FOR THE YEAR ENDED 31 DECEMBER 2021

12. TRANSFER BETWEEN FUNDS

	Permanent Endowment Fund £	Designated Fund £	Unrestricted Fund £
Purchase of Shares with Transact/Ruffer	90	4,388	(4,478)

These transfers represent:

- a) Permanent Endowment
Recoupment in respect of various property sales as authorised by the Charity Commission. The Charity has since amalgamated the recoupment endowment funds as the targets have been met.
- b) Designated Funds
 - Provision for
 - i) exceptional repairs or renovations of almshouses
 - ii) exceptional repairs or renovations of other properties
 - iii) exceptional repairs and replacement of plant and equipment

13. DESIGNATED FUNDS

The Trustees invest income in Transact to provide for:

- i) Exceptional repairs or renovation of almshouses
- ii) Exceptional repairs or renovation of other properties
- iii) Exceptional repairs or replacement of plant and equipment

	2021 Total £	2020 Total £
Net Transfer from Unrestricted Funds	4,388	5,136
Unrealised Gain on Value of Shares at 31 December 2021	30,009	7,118
Net Movement in Funds	34,397	12,254
Balance at 1 January 2021	271,967	259,713
Balance at 31 December 2021	306,364	271,967

14. RELATED PARTY TRANSACTIONS

There are no related party transactions.

BOURNE UNITED CHARITIES

NOTES TO THE ACCOUNTS CONTINUED FOR THE YEAR ENDED 31 DECEMBER 2021

15. OPERATING LEASE COMMITMENTS

Minimum lease payments under non-cancellable operating leases fall due as follows:

	2021 £	2020 £
Within one year	1,771	1,771
Between 1- 5 years	-	1,771
	<u>1,771</u>	<u>3,542</u>

16. APB ETHICAL STANDARD – PROVISIONS AVAILABLE FOR SMALL ENTITIES

In common with many other businesses of our size and nature we use our auditors to assist with the preparation Of the financial statements.

17. POST BALANCE SHEET EVENTS

Status Change – The Charities have set up a charitable incorporated organisation. This initial step was completed on 29 May 2019. The new incorporated status will enable the new entity to do many things in its own name whilst providing added protection for its Trustees in limiting liability. The process of transferring the assets contained in the accounts above is proving protracted and has not completed to date. The organisation recognise the importance of completing and concluding this fully before the end of December 2022 to mitigate any arising risk of asset ownership being split between the two bodies.

BOURNE UNITED CHARITIES

APPENDIX A(i)

DETAILED INCOME & EXPENDITURE ACCOUNT FOR THE YEAR ENDED 31 DECEMBER 2021

		2021 £		2020 £
INCOME				
Investment Income:				
Rental Income:				
Leytonstone	810,911		819,064	
Bourne and District	147,102	958,013	126,403	945,467
	<hr/>		<hr/>	
Dividend and Interest Income:				
Transact and Ruffer Income	47,179		17,611	
Interest on Deposits	9	47,188	191	17,802
	<hr/>	<hr/>	<hr/>	<hr/>
		1,005,201		963,269
Red Hall Lettings	1,130		2,000	
Miscellaneous	653	1,783	20,494	22,494
	<hr/>	<hr/>	<hr/>	<hr/>
TOTAL INCOME		1,006,984		985,763
EXPENDITURE				
CHARITABLE ACTIVITIES				
<i>Weekly Payments, Grants & Allowances (See Note 3)</i>		83,085	89,744	
Almshouses:				
Repairs and Maintenance	2,835		28,710	
Utilities	10,226		12,169	
Council Tax	-		206	
Insurance	2,234		2,048	
Telephone and Miscellaneous	5,052		14,482	
Garden Maintenance	464	20,811	446	58,061
	<hr/>		<hr/>	
Abbey Lawn:				
Wages	26,386		25,833	
Repairs and Maintenance	25,338		15,819	
Mowing Equipment Costs	1,933		7,676	
Telephone and Miscellaneous	12,139		9,108	
Utilities	80		149	
Insurance	1,342		1,237	
	<hr/>	<hr/>	<hr/>	<hr/>
		67,218		59,822
Carried Forward	171,114	1,006,984	207,627	985,763

BOURNE UNITED CHARITIES

APPENDIX A(ii) DETAILED INCOME & EXPENDITURE ACCOUNT FOR THE YEAR ENDED 31 DECEMBER 2021

			2021 £		2020 £
Bought forward	171,114	1,006,984		207,627	985,763
CHARITABLE ACTIVITIES (cont)					
Well Head & South Street Properties					
Wages	29,756			28,004	
Repairs and Maintenance	60,554			198,672	
Insurance	3,406			3,780	
Mowing Equipment Costs	4,305			2,849	
Utilities	4,824			2,014	
Telephone and Miscellaneous	1,092			2,703	
Council tax	1,816	105,753		1,768	239,790
		276,867			447,417
GENERAL PROPERTY RUNNING COSTS					
Bourne Land:					
Repairs and Maintenance	1,126			3,095	
Insurance	276			290	
Professional Fees	-			3,144	
Utilities	210			354	
	1,612			6,883	
Bourne Residential Properties:					
Repairs and Maintenance	18,680			20,433	
Insurance	2,961			2,110	
Professional fees	-			661	
Utilities	512			835	
Council Tax	-			428	
	22,153			24,467	
Leytonstone Properties:					
Repairs and Maintenance	14,503			29,268	
Insurance	9,672			9,151	
Business Rates and Water	-			165	
Legal and Professional Fees	35,205			30,413	
Utilities	1,676			1,129	
Miscellaneous	2,052			3,962	
	63,108			74,088	
Carried Forward	86,873	276,867	1,006,984	105,438	447,417
					985,763

BOURNE UNITED CHARITIES

APPENDIX A(iii)

DETAILED INCOME & EXPENDITURE ACCOUNT FOR THE YEAR ENDED 31 DECEMBER 2021

			2021 £			2020 £
Bought Forward	86,873	276,867	1,006,984	105,438	447,417	985,763
GENERAL PROPERTY RUNNING COSTS (cont)						
Red Hall:						
Repairs and Maintenance	3,890			13,623		
Utilities	2,051			2,387		
Insurance	6,431			5,503		
Telephone and Miscellaneous	1,206			616		
Security	6,517			1,841		
	<u>20,095</u>			<u>23,970</u>		
Wake House:						
Insurance	-			265		
Repairs and Maintenance	-			420		
	<u>-</u>	<u>106,968</u>		<u>685</u>	130,093	
TOTAL CHARITABLE ACTIVITIES		<u>383,835</u>			<u>577,510</u>	
OTHER COSTS						
Insurance:						
Employers Liability	1,718			1,727		
Fidelity Guarantee	840			680		
	<u>2,558</u>			<u>2,407</u>		
Salaries	32,551			31,556		
Professional Fees	6,876			50,509		
Office Equipment Rental	2,671			1,387		
Printing and stationery	1,530			1,558		
Telephone and Postages	1,540			1,989		
Audit Fee	5,800			5,640		
Miscellaneous	13,376			12,806		
Bank Charges	1,024			1,107		
	<u>65,368</u>			<u>106,552</u>		
Provision for bad and doubtful debts	<u>100,226</u>			<u>(603)</u>		
Depreciation	14,137			12,517		
Loss on Sale of Fixed Assets	6			2		
	<u>14,143</u>			<u>12,519</u>		
TOTAL GOVERNANCE COSTS		<u>182,295</u>			<u>120,875</u>	
TOTAL EXPENDITURE			<u>566,130</u>			698,385
NET INCOMING RESOURCES			<u>440,854</u>			<u>287,378</u>

BOURNE UNITED CHARITIES
APPENDIX B
PROPERTY VALUATION - 31 DECEMBER 2021

	2021 £	2020 £
INVESTMENT PROPERTIES		
LEYTONSTONE (REVALUED AT 31.12.2020)		
Residential Properties:		
8 Burghley Road	700,000	700,000
22 Harrington Road	650,000	650,000
28 Harrington Road	609,000	609,000
37 Harrington Road	613,000	613,000
107 Harold Road	672,000	672,000
13 Vernon Road	609,000	609,000
53 Vernon Road	902,000	902,000
Commercial Properties:		
20 Church Lane	500,000	500,000
24-27 Church Lane	2,770,000	2,770,000
28 Church Lane	670,000	670,000
29 Church Lane	525,000	525,000
30 Church Lane	462,000	462,000
32 Church Lane	536,000	536,000
34 Church Lane	490,000	490,000
745 High Road	660,000	660,000
751 High Road	240,000	240,000
753 High Road	233,000	233,000
751-753 High Road (Garages)	381,500	381,500
783-791 High Road	96,500	96,500
795 High Road	530,000	530,000
797 High Road	435,000	435,000
799 High Road	400,000	400,000
801 High Road	525,000	525,000
729 High Road	358,000	358,000
731 High Road	356,000	356,000
735 High Road	384,000	384,000
741 High Road	323,000	323,000
809-813 High Road	2,650,000	2,650,000
	18,280,000	18,280,000
BOURNE & DISTRICT (REVALUED 31.12.2020)		
Land at South Road	3,000	3,000
39 High Street, Morton	200,000	200,000
Land High Street, Morton	35,000	35,000
Morton Fen Farm	1,780,000	1,780,000
Bungalow, Morton Fen	160,000	160,000
37 High Street, Morton	200,000	200,000
6 Bedehouse Bank	210,000	210,000
3 Mercia Gardens	225,000	225,000
4 Merlin Close	220,000	220,000
4 Stretham Way	170,000	170,000
7 Stretham Way	170,000	170,000
12 Stretham Way	170,000	170,000
41 Beaufort Drive - cost	197,360	-
20 Wetherby Close- cost	184,858	-
31 Foxley Court – cost	182,443	-
Wake House, North Street, Bourne	380,000	380,000
Constables Land, Dyke	44,000	44,000
Constables Land, Bourne	32,000	32,000
Short Drove, Dyke Fen	20,000	20,000
Swallow Hill, Thurlby	60,000	60,000
	4,643,661	4,079,000
	22,923,661	22,359,000
<u>PROPERTY USED FOR CHARITABLE PURPOSES</u>		
BOURNE & DISTRICT		
The Red Hall	500,000	500,000
Almshouses, West Street	1,120,000	1,120,000
Abbey Lawn	140,000	140,000
Well Head and adjacent properties	870,000	870,000
Allotments	25,000	25,000
	2,655,000	2,655,000