

**REGISTERED CHARITY NUMBER: 217047**

**Report of the Trustee and  
Unaudited Financial Statements for the Year Ended 31 December 2022  
for  
The James Charities**



incorporating P & W Social Accountants Ltd

**The James Charities**

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for the Year Ended 31 December 2022**

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## **The James Charities**

### **Report of the Trustee for the Year Ended 31st December 2022**

The Trustee presents its report with the financial statements of the charity for the year ended 31 December 2022. The trustee has adopted the provisions of the Statement of Recommended Practice (SORP (FRS102)) 'Accounting and Reporting by Charities'. The statements have been prepared in accordance with the Charities Act 2011 and Accounting Requirements for Registered Social Landlords General Determination 2006 and Statement of Recommended Practice - Accounting For Social Housing Providers (2018).

The James Charities is registered with Homes England (Regulator of Social Housing ) as a Social Landlord, in the City of Birmingham, under the Housing Act 1996.

#### **REFERENCE AND ADMINISTRATIVE DETAILS**

##### **Registered Charity number**

The Charity is registered with the Charity Commission (Registration Number 217047) and with the Regulator of Social Housing (Registration Number A2150).

##### **Principal address**

Church Hall  
James Memorial Homes  
Stuart Street  
Nechells  
Birmingham, B7 5NW

##### **Trustee**

The James Charities Trustee Limited (The Trustee)

##### **Independent examiner**

R B Welch MA FCA  
P & W Social Accountants Ltd  
10 Newent Road  
Northfield  
Birmingham  
B31 2ED

##### **Secretary to the Trustee and Chief Executive Officer**

Mr W Coffin

## **The James Charities**

### **Report of the Trustee for the Year Ended 31st December 2022**

#### **PRINCIPAL ACTIVITY**

The principal activity of the Charity is to provide accommodation for the elderly.

#### **STRUCTURE, GOVERNANCE AND MANAGEMENT**

The Charity is regulated by a scheme of the Charity Commissioners dated 25 September 1900 and varied by Order of the Minister of Education of the 7 July 1955 and schemes of the Commissioners of the 25 January 1962 and 24 June 1963. This was further amended by a Charity Commission Scheme dated 29 December 1969 and 15 April 2019.

By virtue of that Scheme The James Charities Trustee Limited was appointed as Corporate Trustee of the Charity on 15 April 2019 in place of the existing trustees and acts as the sole trustee. The James Charities Trustee Limited has a board of up to eight unpaid Co-opted Directors and one Ex Officio Director who are nominated to the board based on their relevant expertise. At the year end date there were six directors appointed.

#### **The Directors of The James Charities Trustee Limited**

Mrs L J Matheson (Chair)	
Mrs C E Price	
Mr J R Nicholls	
Mr A H Jones (Vice Chair)	
Mr J E Kempson	Resigned 17/01/2023
Miss K Hudson	
Mr I S Sathi	Appointed 06/12/2022

#### **RECRUITMENT AND INDUCTION**

The Charity has a policy of recruiting Directors of the Corporate Trustee from the local community that have an interest in wellbeing of the local residents and those entitled to benefit from the objects of the Charity.

Within the Corporate Trustee potential new Directors are invited to attend a Directors' Meeting to get an indication of the role. Once they indicate their willingness to be appointed, the Charity's formal system of approval is then put into place. Directors are given a copy of the Charity's governing document and any relevant training as required is provided. Given the size of the Charity and the number of Directors involved, the process of Director induction is more informal.

#### **OBJECTIVES AND ACTIVITIES**

The 2019 Scheme has modernised the wording of the objects and widened the scope of the objects to include not only the provision and maintenance of almshouses but also associated services and facilities so that provision could be made for those in need in the community but who do not live in the almshouses, if that is something the Trustee wants to do going forward.

After first defraying the costs of the management of the Charity, the income is to be applied as follows:

1. The provision and maintenance of almshouses and associated services and facilities for the public benefit for those in need who are aged 55 years or over in particular but not limited to those who have resided for not less than one year in the City of Birmingham.
2. To maintain a Major Extraordinary Repair Fund for the repair, improvement or rebuilding of the Almshouses belonging to the Charity.



## **The James Charities**

### **Report of the Trustee for the Year Ended 31st December 2022**

#### **ACHIEVEMENT AND PERFORMANCE**

The Charity continues to provide accommodation for the elderly.

The results for the Charity are set out on pages 8 to 26.

The surplus for the year, prior to any gains on sale of investments and revaluation of investments, was £44,588 (2021: deficit of £17,853). Investments held at 31st December 2022 were revalued to market value giving an unrealised loss of £3,627 (2021: gain of £10,816). The overall surplus for the year was £40,961 (2021: deficit £7,037).

Since 31st December 2021 the investments have reduced in value due to the unpredictability of the situation in Ukraine. There is no certainty in the value at present given the rapid change in events but the investments are held as a long term source of funds and there is no reason at present not to expect the value of these funds to recover over time. This drop in the valuation of the investments does not affect the solvency of the charity. Due to the nature of the charity where revenue is mainly derived from individuals, any potential loss in the value of the investments in future periods will not have a significant effect on the income stream for the charity.

#### **REPORT OF THE CHAIRMAN**

2022 saw a gradual return to normality for the James Charities, but new challenges, notably the cost of living increases, have had to be met. After consultation with the residents, the times the community room is open were reduced to save money on heating costs. We continue to look for ways in which to reduce costs or receive better value for money for our residents. One way of achieving this is to have as few empty flats as possible and in 2022 there were only a few weeks across all the properties when a flat was void.

In 2021, the charity had a small operating deficit due to catching up with repairs which could not be carried out in 2020. This year has seen considerable decreases in the cost of maintenance which, in conjunction with the low void rate, has contributed to an operating surplus of £42,943. This will enable us to convert more studio accommodation into one bedroomed homes in 2023. It is gratifying to see how the number of vacancies has fallen, and the waiting list has grown, since we began the conversion programme.

Looking to the future, considerable progress has been made for the building of ten extra flats and community facilities on the site of the existing church hall and community room. In January 2023 The James Charities joined the Almshouse Consortium Ltd who will assist in the negotiation of a grant with Homes England as part of the funding process for the new buildings. Architects have been selected, a topographical survey has been carried out and the brief for the new homes is agreed. We are on course to have the building completed and occupied early in 2026.

Sadly, John Kempson, our previous Chair, had to stand down from the Board of Directors in January 2023. John did a great deal of work towards the new development and we shall miss his input and enthusiasm. We are fortunate that Inderjit Sathi joined the Board in 2022. He has wide experience in business and property and has already proved to be an asset. Finally, a thank you to the staff, William and Carole, who have worked hard in difficult circumstances. The Board can feel well placed as we move into 2023.

#### **RISK MANAGEMENT**

The Trustee has assessed the major risks to which the Charity is exposed, in particular those relating to the protection of the Almshouse residents and buildings. Adequate insurance cover has been obtained in order to cover any potential losses.

## The James Charities

### Report of the Trustee for the Year Ended 31st December 2022

#### VALUE FOR MONEY

The Regulator of Social Housing has introduced a new standard for the reporting of Value for Money (VfM), under which all Almshouse Charities which are Registered Providers of Social Housing must comply. This Accounting Direction applies to all accounting periods beginning on or after 1st January 2022.

The regulator has defined seven key VfM metrics that must be reported by every provider for the financial year that is being examined.

		31.12.22	31.12.21
1.	Reinvestment %	0.00%	7.10%
2a.	New supply delivered % (Social Housing units)	0.00%	0.00%
2b.	New supply delivered % (Non-Social Housing units)	0.00%	0.00%
3.	Gearing %	-15.59%	0.81%
4.	Earnings before Interest, Tax, Depreciation, Amortisation, Major Repairs Included Interest Cover %	1736.52%	-954.24%
5.	Headline Social Housing Cost Per Unit	£4,878.17	£7,196.77
6a.	Operating Margin (social housing lettings) %	21.26%	-10.49%
6b.	Operating Margin (overall) %	21.26%	-10.49%
7.	Return on Capital Employed (ROCE) %	8.28%	-4.03%

**Metric 1 Reinvestment %** - This metric looks at the investment in properties (existing stock as well as new supply) as a percentage of the value of total properties held.

**Metric 2 New Supply Delivered %** - This metric sets out the number of new social housing and non social housing units that have been acquired or developed in the year as a proportion of the total housing units and non-social housing units owned at the period end. The development of new units are planned for the future once funding for the building of these units has been established.

**Metric 3 Gearing %** - This metric assesses how much of the adjusted assets are made up of debt and the degree of dependence on debt finance. It is often a key indicator of an organisation's appetite for growth.

**Metric 4 Earnings before Interest, Tax, Depreciation, Amortisation, Major Repairs Including Interest Cover %** - This is a measure of the level of surplus that the charity generates compared to interest payable, whilst removing the distortion arising from depreciation of properties.

**Metric 5 Headline Social Housing Cost per Unit** - The unit cost metric assesses the headline housing cost per unit as defined by the regulator.

**Metric 6 Operating Margin %** - This demonstrates the profitability of operating assets before exceptional expenses are taken into account. Almshouses are required to report on two Operating Margin ratios: a) Operating Margin (social housing lettings only) b) Operating Margin (overall). These figures are the same for The James Charities as all units are classed as social housing.

**Metric 7 Return on capital employed (ROCE) %** - This metric compares the operating surplus to total assets less current liabilities and is a common measure in the commercial sector to assess the efficient investment of capital resources.



## The James Charities

### Report of the Trustee for the Year Ended 31st December 2022

#### The James Charities' Metrics

The regulator asks providers to lay out a set of metrics of their own that they can measure themselves against. We have selected Metrics which best reflect the outcomes we are seeking to deliver in line with our business plan for our Almshouse Charity. The regulator has also suggested that almshouses that are social providers form benchmarking groups to enable them to measure their VfM against other comparable organisations. In future years The James Charities is very willing to participate with any benchmarking group that comes to the Trust's attention within a similar area of operation.

		2022	2021	Target
1.	Occupancy	99.55%	97.69%	95.00%
2.	Contributions collected as a percentage of contributions owed	96.61%	98.43%	100.00%
3	Attendance of the Board of Directors	89.20%	73.50%	48.60%

#### PUBLIC BENEFIT

When planning activities for the year, The Trustee has considered the Charity Commissions guidance on public benefit not only for those who directly benefit but also for the wider community. In particular, The Trustee considers how planned objectives will contribute to the aims and objectives it has set.

#### INVESTMENTS

##### Portfolio Purpose and Policy

The Fund's investment portfolio constitutes a major element of its Extraordinary Repair fund. The investments are long term assets, the purpose of which is to generate income and capital growth that will maintain real value to finance the Charity's expenditure on its charitable objectives.

##### Range of Investment

Investments in the portfolio may be held in the following ranges:

- UK Equities
- Overseas Equities
- Fixed Interest and Cash

#### RESERVES POLICY

The trustee of The James Charities takes the view that reserves are essential to maintain the ongoing viability of the charity.

Restricted funds are also excluded from Reserves but the nature and amount of any such funds may impact upon the Reserves Policy. The starting point for calculating Reserves will normally be the unrestricted funds, however part of these may not be readily available for spending and may be excluded from Reserves. This will include tangible fixed assets and any programme related investments.

The level of reserves will be kept under review throughout the year by the Trustee.

## The James Charities

### Report of the Trustee for the Year Ended 31st December 2022

#### Extraordinary Repair Fund (ERF)

This designated fund will be used for future major expenditure. Transfers will be made from the Income and Expenditure Account. The fund is invested in accumulation shares and preferably in a Common Investment Fund. It can be drawn upon to meet major items of repair. The fund may also be used for major refurbishment projects and, should the balance grow sufficiently, consideration will be given to the provision of further almshouses in accordance with the charity's objectives.

#### General Reserve Fund

The James Charities recognises the need to have sufficient funds in reserve readily available as or convertible into cash to cover day to day expenditure, especially in the event that there is a reduction in Weekly Maintenance Charge (WMC) income following the departure of residents pending new residents being appointed. In order to mitigate this risk, the Directors, have calculated that free reserves of £80,000 would be needed to allow the charity to operate for at least 6 months without income from WMC and has resolved to maintain free reserves of this amount.


#### INDEPENDENT EXAMINERS

P & W Social Accountants Ltd have expressed their willingness to continue in the Office as independent examiners and a resolution to reappoint them will be proposed at the forthcoming Annual General Meeting.

Approved by order of the Board of Directors of The James Charities Trustee Limited , on

23 MAY 2023

..... and signed on its behalf by:



Mrs L J Matheson (Director)  
The James Charities Trustee Limited - Trustee



Miss K Hudson (Director)  
The James Charities Trustee Limited - Trustee



**Independent Examiner's Report to the Trustee of  
The James Charities**

I report on the accounts for the year ended 31st December 2022 set out in the following pages.

**Respective responsibilities of trustee and examiner**

The charity's trustee is responsible for the preparation of the accounts. The charity's trustee considers 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 required.

It is my responsibility to:

- examine the accounts under Section 145 of the 2011 Act
- to follow the procedures laid down in the General Directions given by the Charity 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 accounts presented with those records. It also includes consideration of any unusual items or disclosures in the accounts, and seeking explanations from you as trustee concerning any such matters. The procedures undertaken do not provide all the evidence that would be required in an audit, and consequently no opinion is given as to whether the accounts present a 'true and fair view' and the report is limited to those matters set out in the statements below.

**Independent examiner's statement**

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

- (1) accounting records were not kept in respect of the charity as required by section 130 of the 2011 Act; or
- (2) the accounts do not accord with those records; or
- (3) the accounts do not comply with the applicable requirements concerning the form and content of accounts set out in the Charities' (Accounts and Reports) Regulations 2008 other than any requirement that the accounts give a 'true and fair view' which is not a matter considered as part of an independent examination.

I have no concerns and have come across no other matters in connection with the examination to which attention should be drawn in this report in order to enable a proper understanding of the accounts to be reached.

R B Welch MA FCA  
P & W Social Accountants Ltd  
10 Newent Road  
Northfield  
Birmingham  
B31 2ED



Date 23/5/23

**Statement of Comprehensive Income  
for the Year Ended 31 December 2022**

				31.12.22	31.12.21
		Unrestricted General and Designated funds	Restricted funds	Total funds	Total funds
	Notes	£	£	£	£
<b>TURNOVER</b>	18.	201,974	-	201,974	185,719
Operating Costs	18.	(158,531)	(500)	(159,031)	(205,208)
<b>OPERATING SURPLUS/(DEFICIT)</b>		<b>43,443</b>	<b>(500)</b>	<b>42,943</b>	<b>(19,489)</b>
Donations	18.	20	-	20	1,200
Interest receivable and other income	18.	4,853	-	4,853	3,607
Interest payable and finance costs	18.	(3,228)	-	(3,228)	(3,171)
Realised gains/ (losses) on investments	18.	-	-	-	-
<b>SURPLUS/(DEFICIT) FOR THE YEAR</b>		<b>45,088</b>	<b>(500)</b>	<b>44,588</b>	<b>(17,853)</b>
Unrealised (loss)/gains on investments	7.	(3,627)	-	(3,627)	10,816
<b>TOTAL COMPREHENSIVE INCOME/(DEFICIT) FOR THE YEAR BEFORE TRANSFER OF FUNDS</b>		<b>41,461</b>	<b>(500)</b>	<b>40,961</b>	<b>(7,037)</b>
Transfer between funds	12.	-	-	-	-
<b>TOTAL COMPREHENSIVE INCOME/(DEFICIT) FOR THE YEAR</b>		<b>41,461</b>	<b>(500)</b>	<b>40,961</b>	<b>(7,037)</b>
Total funds brought forward	12.	434,152	800	434,952	441,989
<b>TOTAL FUNDS CARRIED FORWARD</b>	12.	<b>475,613</b>	<b>300</b>	<b>475,913</b>	<b>434,952</b>

**Comparative Statement of Comprehensive Income  
for the Year Ended 31 December 2021**

				31.12.21	31.12.20
		Unrestricted General and Designated funds £	Restricted funds £	Total funds £	Total funds £
	Notes				
<b>TURNOVER</b>	19.	185,719	-	185,719	191,355
Operating Costs	19.	(205,008)	(200)	(205,208)	(173,662)
OPERATING (DEFICIT)/SURPLUS		(19,289)	(200)	(19,489)	17,693
Donations	19.	200	1,000	1,200	650
Interest receivable and other income	19.	3,606	-	3,606	4,421
Interest payable and finance costs	19.	(3,171)	-	(3,171)	(3,189)
Realised gains/ (losses) on investments	19.	-	-	-	-
(DEFICIT)/SURPLUS FOR THE YEAR		(18,653)	800	(17,853)	19,575
Unrealised gains/(loss) on investments	19.	10,816	-	10,816	(7,997)
<b>TOTAL COMPREHENSIVE (DEFICIT)/ INCOME FOR THE YEAR BEFORE TRANSFER OF FUNDS</b>		(7,837)	800	(7,037)	11,579
Transfer between funds	13.	-	-	-	-
<b>TOTAL COMPREHENSIVE (DEFICIT)/INCOME FOR THE YEAR</b>		(7,837)	800	(7,037)	11,579
Total funds brought forward	13.	441,989	-	441,989	430,410
<b>TOTAL FUNDS CARRIED FORWARD</b>	13.	434,152	800	434,952	441,989

The James Charities

Statement of Financial Position  
At 31 December 2022

						31.12.22	31.12.21
		Restricted and Unrestricted Funds £	Extra- Ordinary Repair Reserve	Capital Fund £	Property Fund	Total funds £	Total funds £
	Notes						
<b>FIXED ASSETS</b>							
Tangible assets	6.	1,106	-	89,726	214,062	304,894	317,960
Investments	7.	37,359	87,500	-	-	124,859	123,880
		38,465	87,500	89,726	214,062	429,753	441,840
<b>CURRENT ASSETS</b>							
Debtors	8.	9,240	-	-	-	9,240	7,773
Cash at bank and in hand	14.	96,096	-	-	-	96,096	52,389
		105,336	-	-	-	105,336	60,161
<b>CREDITORS</b>							
Amounts falling due within one year	9.	(16,448)	-	-	(252)	(16,700)	(18,320)
<b>NET CURRENT ASSETS</b>							
		88,888	-	-	(252)	88,636	41,842
<b>TOTAL ASSETS LESS CURRENT LIABILITIES</b>							
		127,353	87,500	89,726	213,810	518,389	483,681
<b>CREDITORS</b>							
Amounts falling due more than one year	10.	(24,000)	-	-	(18,476)	(42,476)	(48,729)
<b>NET ASSETS</b>							
		103,353	87,500	89,726	195,334	475,913	434,952
<b>FUNDS</b>							
	12.						
Unrestricted funds						103,053	49,359
Designated funds						372,560	384,793
Restricted funds						300	800
<b>TOTAL FUNDS</b>							
						475,913	434,952



**The James Charities**

**Statement of Financial Position  
At 31 December 2022**

The financial statements were approved by the Board of Directors of The James Charities Trustee Limited on

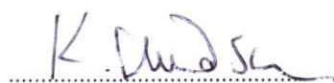
23 MAY 2023

..... and were signed on its behalf by



.....  
Mrs L Matheson (Director)

The James Charities Trustee Limited - Trustee



.....  
Miss K Hudson (Director)

The James Charities Trustee Limited - Trustee

**Statement of Cash Flows  
for the Year Ended 31st December 2022**

	Notes	31.12.22 £	31.12.21 £
<b>OPERATING ACTIVITIES</b>			
Net cash generated from operations	14.	52,713	(1,505)
Interest paid		(2,834)	(2,864)
<b>NET CASH GENERATED FROM OPERATING ACTIVITIES</b>		49,879	(4,368)
<b>CASH FLOW FROM INVESTING ACTIVITIES</b>			
Improvements to housing properties	6.	-	(23,363)
Interest and dividends received on investments	2.	4,653	3,607
Purchase of investments	7.	(4,606)	(3,604)
Sale proceeds of investments		-	-
<b>NET CASH FLOW FROM/(USED IN) INVESTING ACTIVITIES</b>		47	(23,360)
<b>CASH FLOW FROM FINANCING ACTIVITIES</b>			
Repayment of borrowings		(6,219)	(6,189)
<b>NET (DECREASE)/INCREASE IN CASH AND CASH EQUIVALENTS</b>		43,707	(33,918)
<b>CASH AND CASH EQUIVALENTS AT THE BEGINNING OF THE YEAR</b>		52,389	86,307
<b>CASH AND CASH EQUIVALENTS AT THE END OF THE YEAR</b>	14.	96,096	52,389

The James Charities

**Statement of Changes in Funds  
for the Year Ended 31 December 2022**

	<b>Income and Expenditure Funds</b>	<b>Extra- Ordinary Repair Fund</b>	<b>Capital Fund</b>	<b>Property Fund</b>	<b>Total Funds</b>
	£	£	£	£	£
Balance at 1 January 2021	68,845	87,500	89,726	195,918	441,989
(Deficit)/Surplus for the year	(18,685)	-	-	11,649	(7,037)
Balance at 31 December 2021	50,159	87,500	89,726	207,567	434,952
Surplus/(Deficit) for the year	53,194	-	-	(12,233)	40,961
Balance as 31 December 2022	103,353	87,500	89,726	195,334	475,913

**Statement of Changes in Funds  
for the Year Ended 31 December 2021**

	<b>Income and Expenditure Funds</b>	<b>Extra- Ordinary Repair Fund</b>	<b>Capital Fund</b>	<b>Property Fund</b>	<b>Total Funds</b>
	£		£	£	£
Balance at 1 January 2020	46,603	87,500	89,726	206,581	430,410
Surplus/(Deficit) for the year	22,241	-	-	(10,663)	11,579
Balance at 31 December 2020	68,845	87,500	89,726	195,918	441,989
(Deficit)/Surplus for the year	(18,686)	-	-	11,649	(7,037)
Balance as 31 December 2021	50,159	87,500	89,726	207,567	434,952

The notes form part of these financial statements

**Notes to the Financial Statements  
for the Year Ended 31 December 2022**

**1. ACCOUNTING POLICIES**

**Accounting convention**

The financial statements have been prepared under the historical cost convention, with the exception of investments which are included at market value, as modified by the revaluation of certain assets and in accordance with the Financial Reporting Standard 102, the Charities Act 2011 and the requirements of the Statement of Recommended Practice, Accounting and Reporting by Charities except where dictated by the Housing SORP 2018 for registered social housing providers.

**Incoming resources**

All incoming resources are included on the Statement of Financial Activities when the charity is legally entitled to the income and the amount can be quantified with reasonable accuracy. Income represents weekly maintenance contributions receivable from residents.

**Resources expended**

Expenditure is accounted for on an accruals basis and has been classified under headings that aggregate all cost related to the category. Where costs cannot be directly attributed to particular headings they have been allocated to activities on a basis consistent with the use of resources.

**Tangible fixed assets**

Tangible fixed assets other than land and investments are stated at cost less depreciation.

Depreciation is calculated so as to write off the cost of fixed assets on a straight line basis over the expected useful economic lives of the assets concerned. The principal annual rate used for this purpose which is consistent with that of the previous years is:

Completed housing property	2.5% per annum
Improvements to properties	2.5%, 3.33%, 5%, 6.66% and 10% per annum
Fixtures and fittings	20% per annum

Land is not depreciated and is stated at cost.

**Taxation**

The James Charities is a registered Charity and is therefore exempt from liability to taxation on its income and capital gains as the income is used for charitable purposes only.

**Fund accounting**

Unrestricted funds can be used in accordance with the charitable objectives at the discretion of the trustee.

Designated funds are those designated by the Trustee and include the property assets which although not restricted have been designated by the Trustee for continuing use in the charity as Almshouses.

Restricted funds can only be used for particular restricted purposes within the objects of the charity. Restrictions arise when specified by the donor or when funds are raised for particular restricted purposes.

Further explanation of the nature and purpose of each fund is included in the notes to the financial statements



Notes to the Financial Statements  
for the Year Ended 31 December 2022

**Pension costs and other post-retirement benefits**

Contributions payable to the staff pension scheme are charged to the Statement of Comprehensive Income in the period to which they relate.

**Investments**

Investments are shown at market value. Any gain or loss on revaluation is taken to the Income and Expenditure Account. Investment income is accounted for in the period in which the Charity is entitled to receipt.

**Social Housing Grant**

Social Housing Grant (SHG) was paid by the Homes and Communities Agency to reduce the cost of development and is therefore shown as a deduction from the cost of Housing Properties on the Balance Sheet. SHG is repayable under certain circumstances, primarily following the sale of a property but will normally be restricted to net proceeds of sale.

**Routine Maintenance**

The James Charities has established a regular programme of cyclical repairs and maintenance. Costs are charged to the Revenue Account in the year in which they are incurred.

**Major Repairs**

Cost of major repairs, unless representing improvements to the properties, are charged to the Revenue Account in the year in which they are incurred.

**Extraordinary Repairs Fund**

This Revenue Reserve represents amounts set aside to carry out major repairs on housing Properties. The Trustee considers that £87,500 is sufficient to meet future costs and any surplus/ (deficit) is transferred to the Income and Expenditure Account.

**Capital Fund**

This represents that proportion of the cost of properties which was financed by charitable donations.

**Property Fund**

This represents the other portion of the cost of the properties which was financed by the Trust's own resources.

**Value Added Tax**

The James Charities is not registered for Value Added Tax. In these financial statements, where applicable, expenditure is shown inclusive of VAT.

2. **INVESTMENT INCOME**

	31.12.22	31.12.21
	£	£
Income from bank deposit	47	3
Dividend income	4,606	3,604
	<u>4,653</u>	<u>3,607</u>

Notes to the Financial Statements  
for the Year Ended 31 December 2022

3. TRUSTEE'S REMUNERATION, BENEFITS AND DONATIONS

**Trustee's remuneration**

The James Charities only has a corporate trustee (The James Charities Trustee Ltd). As such it cannot receive remuneration or other benefits of employment. None of the directors of The James Charities Trustee Ltd have been paid any remuneration or received any benefits of employment from The James Charities or The James Charities Trustee Ltd.

**Trustee's expenses**

During the year Directors of the Trustee were paid expenses of £18 (2021: £Nil)

**Trustee's donations**

There were no trustee's donations for the year ended 31 December 2022 or for the year ended 31 December 2021.

4. STAFF COSTS

	31.12.22	31.12.21
	£	£
Wages and salaries	46,249	31,225
Social security costs	-	-
Other pension costs	1,388	706
	<u>47,637</u>	<u>31,931</u>

The average monthly number of employees during the year was as follows:

31.12.22	31.12.21
<u>2</u>	<u>2</u>

No employees received emoluments in excess of £60,000.

5. INTEREST PAYABLE AND SIMILAR CHARGES

	31.12.22	31.12.21
	£	£
Mortgage interest payable	<u>2,834</u>	<u>2,864</u>

Notes to the Financial Statements  
for the Year Ended 31 December 2022

6. TANGIBLE FIXED ASSETS

	Freehold property £	Property improvements £	Fixtures and fittings £	Totals £
<b>COST</b>				
At 1 January 2022	299,350	245,106	29,316	573,772
Additions	-	-	-	-
Disposals	-	-	-	-
Less Housing Grant	(132,112)	-	-	(132,112)
At 31 December 2022	167,238	245,106	29,316	441,660
<b>DEPRECIATION</b>				
At 1 January 2022	37,098	59,007	27,596	123,701
Eliminated on disposals	-	-	-	-
Charge for year	1,686	10,765	614	13,065
At 31 December 2022	38,784	69,772	28,210	136,766
<b>NET BOOK VALUE</b>				
At 31 December 2022	128,454	175,334	1,106	304,894
At 31 December 2021	130,140	186,100	1,720	317,960

Included within the cost of the Freehold property is land costing £99,783 that is non depreciable.

7. FIXED ASSET INVESTMENTS

	M&G ERF Fund £	M&G General Fund £	Totals £
<b>MARKET VALUE</b>			
At 1 January 2022	50,289	73,591	123,880
Additions	1,870	2,736	4,606
Disposals	-	-	-
Revaluations	(1,472)	(2,155)	(3,627)
At 31 December 2022	50,687	74,172	124,859
<b>NET BOOK VALUE</b>			
At 31 December 2022	50,687	74,172	124,859
At 31 December 2021	50,289	73,591	123,880

All investments were held in the UK.

Notes to the Financial Statements  
for the Year Ended 31 December 2022

8. DEBTORS: AMOUNTS FALLING DUE WITHIN ONE YEAR

	31.12.22 £	31.12.21 £
Residents contributions in arrears	5,930	3,358
Bad debt provision	-	-
Prepaid expenses	3,310	2,999
Other debtors	-	1,415
	<u>9,240</u>	<u>7,773</u>

9. CREDITORS: AMOUNTS FALLING DUE WITHIN ONE YEAR

	31.12.22 £	31.12.21 £
Residents contributions received in advance	524	1,518
Mortgage	252	219
Accrued expenses	9,343	10,105
National Almshouse Association loan	6,000	6,000
PAYE/NIC/Pension	581	479
	<u>16,700</u>	<u>18,320</u>

10. CREDITORS: AMOUNTS FALLING DUE MORE THAN ONE YEAR

	31.12.22 £	31.12.21 £
Mortgage	18,476	18,729
National Almshouse Association loan	24,000	30,000
	<u>42,476</u>	<u>48,729</u>

The James Charities received an interest free loan of £60,000 from the National Almshouse Association repayable over 10 years. Repayment instalments are due every six months commencing 25th March, 2018. An additional £150 arrangement fee is due with each instalment totalling £3,000 over the lifetime of the loan.

11. SECURED LIABILITIES

The original Royal Bank of Scotland mortgage now administered by Link Asset Services Limited is secured by a first legal charge dated April 1980 over freehold flats in Nechells Park Road. The mortgage is repayable by half yearly annuity instalments of £1,526 (inclusive of interest at 15% per annum over 60 years commencing on 1 April 1980).



Notes to the Financial Statements  
for the Year Ended 31 December 2022

## 12. MOVEMENT IN FUNDS

	At 1.01.22	Net movement in funds	Transfer between funds	At 31.12.22
	£	£	£	£
<b>Unrestricted funds</b>				
Income and Expenditure Fund	49,359	41,461	12,233	103,053
<b>Designated funds</b>				
Extraordinary Repair Fund	87,500	-	-	87,500
Capital Fund	89,726	-	-	89,726
Property Fund	207,567	-	(12,233)	195,334
<b>Unrestricted and designated funds</b>	434,152	41,461	-	475,613
<b>Restricted funds</b>				
Gardening	500	(500)	-	-
Physical Activity	300	-	-	300
<b>Restricted funds</b>	800	(500)	-	300
Gardening				
Physical Activity				
<b>TOTAL FUNDS</b>	<u>434,952</u>	<u>40,961</u>	<u>-</u>	<u>475,913</u>

The Extraordinary repair fund is held across the total of the investment portfolio.

Net movement in funds, included in the above are as follows:

	Incoming resources	Resources expended	Gains and losses on investments	Movement in funds
	£	£	£	£
<b>Unrestricted funds</b>				
Income and Expenditure Fund	206,847	(161,759)	(3,627)	41,461
<b>Designated funds</b>				
Extraordinary Repair Fund	-	-	-	-
Capital Fund	-	-	-	-
Property Fund	-	-	-	-
<b>Restricted funds</b>				
Gardening	-	(500)	-	(500)
Physical Activity	-	-	-	-
<b>FUNDS MOVEMENT BEFORE TRANSFERS</b>	<u>206,847</u>	<u>(162,259)</u>	<u>(3,627)</u>	<u>40,961</u>

The notes form part of these financial statements

Notes to the Financial Statements  
for the Year Ended 31 December 2022

## 13. 2021 COMPARATIVE MOVEMENT IN FUNDS

	At 1.01.21	Net movement in funds	Transfer between funds	At 31.12.21
	£	£	£	£
<b>Unrestricted funds</b>				
Income and Expenditure Fund	68,845	(7,837)	(11,649)	49,359
<b>Designated funds</b>				
Extraordinary Repair Fund	87,500	-	-	87,500
Capital Fund	89,726	-	-	89,726
Property Fund	195,918	-	11,649	207,567
<b>Unrestricted and designated funds</b>	441,989	(7,837)	-	434,152
<b>Restricted funds</b>				
Gardening	-	500	-	500
Physical Activity	-	300	-	300
<b>Restricted funds</b>	-	800	-	800
<b>TOTAL FUNDS</b>	441,989	(7,037)	-	434,952

The Extraordinary repair fund is held across the total of the investment portfolio.

Net movement in funds, included in the above are as follows:

	Incoming resources	Resources expended	Gains and losses on investments	Movement in funds
	£	£	£	£
<b>Unrestricted funds</b>				
Income and Expenditure Fund	189,526	(208,179)	10,816	(7,837)
<b>Designated funds</b>				
Extraordinary Repair Fund	-	-	-	-
Capital Fund	-	-	-	-
Property Fund	-	-	-	-
<b>Restricted funds</b>				
Gardening	500	-	-	500
Physical Activity	500	(200)	-	300
<b>FUNDS MOVEMENT BEFORE TRANSFERS</b>	190,526	(208,379)	10,816	(7,037)

The notes form part of these financial statements

Notes to the Financial Statements  
for the Year Ended 31 December 2022

14. RECONCILIATION OF SURPLUS AFTER TAX TO CASH  
GENERATED FROM/(USED IN) OPERATIONS

	31.12.22	31.12.21
	£	£
Surplus for the year	40,961	(7,037)
Adjustments for:		
Depreciation and loss on disposal of tangible fixed assets	13,065	11,692
Grant amortisation	-	-
Movement in fair value of investments	3,627	(10,816)
(Gain) on disposal of investments	-	-
Interest and investment income receivable	(4,653)	(3,607)
Interest payable	2,834	2,864
Operating cash flows before movement in working capital	55,834	(6,903)
Decrease/(Increase) in trade and other debtors	(1,467)	7,026
(Decrease)/Increase in trade and other creditors	(1,654)	(1,628)
Cash generated from operations	52,713	(1,505)

CASH AND CASH EQUIVALENTS

	31.12.22	31.12.21
	£	£
Cash and cash equivalents represented by		
Cash at bank and in hand	71,804	28,144
Deposit	24,292	24,245
	<hr/>	<hr/>
Cash at bank and in hand	96,096	52,389
	<hr/>	<hr/>

**Notes to the Financial Statements  
for the Year Ended 31 December 2022**

**15. CAPITAL COMMITMENTS**

At 31 December 2022 there were no capital commitment (2021: £Nil).

**16. CONTINGENT LIABILITIES**

At 31st December 2022 there were no contingent liabilities (2021: £Nil).

**17. ACCOMMODATION IN MANAGEMENT**

At the start and end of the year there were 31 units of housing accommodation.



Notes to the Financial Statements  
for the Year Ended 31 December 2022

18. DETAILED STATEMENT OF COMPREHENSIVE INCOME

	Unrestricted funds £	Restricted funds £	31.12.22 £	31.12.21 £
<b>TURNOVER</b>				
Residents' Maintenance Contribution	201,823	-	201,823	187,210
Less voids	(881)	-	(881)	(4,195)
Rental income Hall/Church	400	-	400	2,100
Laundry	632	-	632	604
	<u>201,974</u>	<u>-</u>	<u>201,974</u>	<u>185,719</u>
<b>OPERATING COSTS</b>				
<b>Service costs</b>				
Rates and water	2,327	-	2,327	83
Gas and Electricity	7,052	-	7,052	2,841
Gardening and cleaning	8,821	500	9,321	9,859
Insurance	2,579	-	2,579	2,428
Scheme Manager cost	24,199	-	24,199	23,725
Pension	1,388	-	1,388	706
Central Control system maintenance	1,269	-	1,269	1,693
Depreciation	13,065	-	13,065	11,692
Residents welfare	620	-	620	840
TV Licences	377	-	377	159
	<u>61,695</u>	<u>500</u>	<u>62,195</u>	<u>54,026</u>
<b>Management and administration</b>				
Secretary to the Trustee and CEO	22,050	-	22,050	15,256
Telephone, printing, stationery, post and computer exp	3,024	-	3,024	2,878
Accounts production and Independent Examiner's fee	2,352	-	2,352	2,170
Advertising and website	-	-	-	-
Sundries and subscriptions	1,213	-	1,213	1,235
Professional fees	2,277	-	2,277	83
Consultancy fees	-	-	-	-
Payroll Bureau	-	-	-	-
Bookkeeping service	4,212	-	4,212	3,960
Training costs staff welfare	375	-	375	50
Trustee insurance	-	-	-	705
Bad debt	15	-	15	384
Trustee expenses	18	-	18	-
Travel	30	-	30	46
	<u>35,567</u>	<u>-</u>	<u>35,567</u>	<u>26,766</u>

Notes to the Financial Statements  
for the Year Ended 31 December 2022

18. DETAILED STATEMENT OF COMPREHENSIVE INCOME CONTINUED

	Unrestricted funds	Restricted funds	31.12.22	31.12.21
	£	£	£	£
<b>Maintenance</b>				
Dwellings	36,754	-	36,754	90,364
Communal areas	23,983	-	23,983	33,450
Service contracts	379	-	379	602
Waste and pest control	154	-	154	-
	<u>61,270</u>	<u>-</u>	<u>61,270</u>	<u>124,416</u>
<b>TOTAL OPERATING COSTS</b>	158,531	500	159,031	205,208
<b>OPERATING SURPLUS/(DEFICIT)</b>	43,443	(500)	42,943	(19,489)
Donations	20	-	20	1,200
<b>Interest receivable and other income</b>				
Interest receivable	47	-	47	3
Investment income	4,606	-	4,606	3,604
Other income	200	-	200	-
	<u>4,853</u>	<u>-</u>	<u>4,853</u>	<u>3,607</u>
<b>Interest and financing costs</b>				
Interest payable	(2,834)	-	(2,834)	(2,864)
Bank charges and loan arrangement fees	(394)	-	(394)	(307)
	<u>(3,228)</u>	<u>-</u>	<u>(3,228)</u>	<u>(3,171)</u>
Realised gains/(losses) on fixed asset	-	-	-	-
<b>SURPLUS/(DEFICIT) FOR THE YEAR</b>	45,088	(500)	44,588	(17,853)
Unrealised (loss)/gains on investments	(3,627)	-	(3,627)	10,816
<b>TOTAL COMPREHENSIVE INCOME/(DEFICIT) FOR THE YEAR BEFORE TRANSFER OF FUNDS</b>	<u>41,461</u>	<u>(500)</u>	<u>40,961</u>	<u>(7,037)</u>

Notes to the Financial Statements  
for the Year Ended 31 December 2022

19. COMPARATIVE DETAILED STATEMENT OF COMPREHENSIVE INCOME

	Unrestricted funds £	Restricted funds £	31.12.21 £	31.12.20 £
<b>TURNOVER</b>				
Residents' Maintenance Contribution	187,210	-	187,210	191,144
Less voids	(4,195)	-	(4,195)	(3,842)
Rental income Hall/Church	2,100	-	2,100	3,600
Laundry	604	-	604	454
	-	-	-	-
	<u>185,719</u>	<u>-</u>	<u>185,719</u>	<u>191,355</u>
<b>OPERATING COSTS</b>				
<b>Service costs</b>				
Rates and water	83	-	83	169
Gas and Electricity	2,841	-	2,841	8,231
Gardening and cleaning	9,859	-	9,859	8,559
Insurance	2,428	-	2,428	2,367
Scheme Manager cost	23,725	-	23,725	22,923
Pension	706	-	706	501
Central Control system maintenance	1,693	-	1,693	1,693
Depreciation	11,692	-	11,692	13,045
Residents welfare	640	200	840	356
TV Licences	159	-	159	293
	<u>53,826</u>	<u>200</u>	<u>54,026</u>	<u>58,136</u>
<b>Management and administration</b>				
Secretary to the Trustee and CEO	15,256	-	15,256	12,852
Telephone, printing, stationery, post and Accounts production and Independent	2,878	-	2,878	3,323
Examiner's fee	2,170	-	2,170	2,170
Advertising and website	-	-	-	-
Sundries and subscriptions	1,235	-	1,235	725
Professional fees	83	-	83	-
Consultancy fees	-	-	-	-
Payroll Bureau	-	-	-	240
Bookkeeping service	3,960	-	3,960	3,600
Training costs staff welfare	50	-	50	462
Trustee insurance	705	-	705	806
Bad debt	384	-	384	258
Trustee expenses	-	-	-	-
Travel	46	-	46	3
	<u>26,766</u>	<u>-</u>	<u>26,766</u>	<u>24,439</u>

Notes to the Financial Statements  
for the Year Ended 31 December 2022

19. COMPARATIVE DETAILED STATEMENT OF COMPREHENSIVE INCOME CONTINUED

	Unrestricted funds £	Restricted funds £	31.12.21 £	31.12.20 £
<b>Maintenance</b>				
Dwellings	90,364	-	90,364	51,548
Communal areas	33,450	-	33,450	39,466
Service contracts	602	-	602	72
Waste and pest control	-	-	-	-
	<u>124,416</u>	<u>-</u>	<u>124,416</u>	<u>91,087</u>
<b>TOTAL OPERATING COSTS</b>	205,008	200	205,208	173,662
<b>OPERATING (DEFICIT)/SURPLUS</b>	(19,289)	(200)	(19,489)	17,693
Donations	200	1,000	1,200	650
<b>Interest receivable and other income</b>				
Interest receivable	2	-	2	22
Investment income	3,604	-	3,604	4,399
	<u>3,606</u>	<u>-</u>	<u>3,606</u>	<u>4,421</u>
<b>Interest and financing costs</b>				
Interest payable	(2,864)	-	(2,864)	(2,889)
Bank charges and loan arrangement fees	(307)	-	(307)	(300)
	<u>(3,171)</u>	<u>-</u>	<u>(3,171)</u>	<u>(3,189)</u>
Realised gains/(losses) on fixed asset	-	-	-	-
	<u>-</u>	<u>-</u>	<u>-</u>	<u>-</u>
<b>(DEFICIT)/SURPLUS FOR THE YEAR</b>	(18,653)	800	(17,853)	19,575
Unrealised gains/(loss) on investments	10,816	-	10,816	(7,997)
	<u>10,816</u>	<u>-</u>	<u>10,816</u>	<u>(7,997)</u>
<b>TOTAL COMPREHENSIVE (DEFICIT)/INCOME FOR THE YEAR BEFORE TRANSFER OF FUNDS</b>	<u>(7,837)</u>	<u>800</u>	<u>(7,037)</u>	<u>11,579</u>