

Report of the Trustees and
Unaudited Financial Statements
for the Year Ended 31 March 2021
for
Sir John Robinson Homes

Wright Vigar Limited
Chartered Accountants & Business Advisers
Alexandra House
43 Alexandra St
Nottingham
Nottinghamshire
NG5 1AY

Sir John Robinson Homes

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for the Year Ended 31 March 2021

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Sir John Robinson Homes

Reference and Administrative Details
for the Year Ended 31 March 2021

TRUSTEES

Mrs P B E Farr
T H Farr
Ms C E F Farr

PRINCIPAL ADDRESS

6A The Homes
Mansfield Road
Daybrook
Nottingham
Nottinghamshire
NG5 6BW

REGISTERED CHARITY NUMBER 217941

INDEPENDENT EXAMINER

Wright Vigar Limited
Chartered Accountants & Business Advisers
Alexandra House
43 Alexandra St
Nottingham
Nottinghamshire
NG5 1AY

SOLICITORS

Nelsons Solicitors
Pennine House
8 Stanford Street
Nottingham
NG1 7BQ

Sir John Robinson Homes
Report of the Trustees
for the Year Ended 31 March 2021

The trustees present their report with the financial statements of the charity for the year ended 31 March 2021. The trustees have adopted the provisions of 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) (effective 1 January 2019).

OBJECTIVES AND ACTIVITIES

The principal activity of the charity is the provision of almshouses for persons who are aged or infirm but are fully able to care for themselves.

Public benefit

The trustees confirm that they have complied with the requirements of section 17 of the Charities Act 2011 to have due regard to the public benefit guidance published by the Charity Commission for England and Wales.

ACHIEVEMENTS AND PERFORMANCE

The policy of maintaining the homes and grounds to a high standard has been continued and opportunities to improve the accommodation are taken as they arise.

In the year to 31 March 2021, almshouse property repair expenditure of a cyclical nature amounted to £8,126 and the extraordinary repair fund incurred £17,635. Two new boilers were installed across the property portfolio together with one new electric fire.

Total income increased by £5,463 to £90,850 due largely to an increase in residents contributions of £12,131.

Total resources expended amounted to £80,624 which compares with £77,495 in 2020 representing an increase of £3,129. Property expenditure was generally consistent at £57,238 compared to £59,015.

This has resulted in an excess of income over expenditure of £10,225 this year compared to £7,892 in 2020.

The net movement in the year is an increase in funds of £70,103 which when added to total funds brought forward of £3,039,317 leaves £3,108,798 to carry forward to the year beginning 1st April 2021.

There has been an unrealised gain in the market value of the investments in the National Association of Almshouses Common Investment Funds of £59,256, the value of which amounted to £373,913 at the balance sheet date.

FINANCIAL REVIEW

The trustees consider that the financial position of the Charity at 31 March 2021 to be satisfactory and confirm that they have adequate assets available to meet their obligations.

Policy on reserves

Mindful of the age of the Almshouses, both sites being over 100 years old, and the 12 Daybrook properties being Grade II listed, it is the policy of the charity to provide additional investment each year in Capital Accumulation Shares to meet the inevitable high costs of refurbishment and upgrade. £154,052 (2020: £171,200) was held in Designated Funds relating to maintenance and repairs at 31 March 2021.

The charity's almshouses have been recognised this year within the accounts at their valuation of £2,700,000. Reflecting the fact that the almshouses are fundamental to the charity's operations the trustees have established a designated fund, the Property Revaluation Fund, to match the value of the property currently shown within the Balance sheet.

Further it is the policy of the charity to maintain unrestricted funds at a level which provide sufficient funds to cover management, administration and support costs. £254,746 (2020: £168,117) was held in unrestricted funds at 31 March 2021.

Investment policy and objectives

The trustees invest any monies not required for the immediate purpose of the charity and not on deposit at the charity's bankers in securities in which Trust money may by law be invested.

STRUCTURE, GOVERNANCE AND MANAGEMENT

Governing document

The charity is controlled by its governing document, a deed of trust and constitutes an unincorporated charity.

Sir John Robinson Homes

Report of the Trustees
for the Year Ended 31 March 2021

STRUCTURE, GOVERNANCE AND MANAGEMENT

Sir John Robinson, KT, of Worksop Manor, built twelve almshouses at Sherwood in 1889 and twelve at Daybrook in 1899. These were endowed by him in Deeds dated 24 March 1917 and 2 March 1918 (and then a scheme of the Charity Commissioners dated 11 November 1947, subsequently resealed on 31 March 1994) in memory of his only son John Sanford Robinson who died on 21 April 1898.

Recruitment and appointment of trustees

New trustees are recruited, on recommendation, for their experience, empathy, and knowledge of the charity and to maintain the skills and composition of the trustee body.

Trustees have the power to appoint new trustees in place of those dying, retiring or becoming incapable to act.

Induction and training of trustees

The induction of new trustees is carried out by means of a detailed briefing at a full meeting of the trustees.

Financial Instruments

Objectives and policies

The Charity's activities expose it to a number of financial risks including credit risk, cash flow risk and liquidity risk. The use of financial instruments is governed by the Charity's policies approved by the board of trustees, which provide written principles on the use of financial assets to manage these risks. The Charity does not use derivative financial instruments for speculative purposes.

Cash flow risk

The Charity's activities expose it primarily to the financial risks of changes in interest rates and inflation. The Charity employs some investment assets that are held separately by independent fund managers.

Credit risk

The Charity's principal financial assets are bank balances and cash, other receivables and investments.

The credit risk on liquid funds and financial instruments is limited because the counterparties are banks with high credit-ratings assigned by international credit-rating agencies.

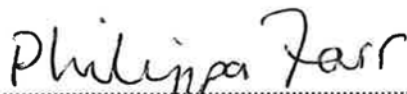
The Charity has no significant concentration of credit risk, with exposure spread over a number of bank accounts and investment assets.

Liquidity risk

In order to maintain liquidity to ensure that sufficient funds are available for ongoing operations and future developments, the Charity may draw down on investment assets when deemed appropriate.

Further details regarding liquidity risk can be found in the Statement of accounting policies in the financial statements.

Approved by order of the board of trustees on 23/03/26 and signed on its behalf by:



Mrs P B E Farr - Trustee

Independent Examiner's Report to the Trustees of
Sir John Robinson Homes

Independent examiner's report to the trustees of Sir John Robinson Homes

I report to the charity trustees on my examination of the accounts of Sir John Robinson Homes (the Trust) for the year ended 31 March 2021.

Responsibilities and basis of report

As the charity trustees of the Trust you are responsible for the preparation of the accounts in accordance with the requirements of the Charities Act 2011 ('the Act').

I report in respect of my examination of the Trust's accounts carried out under Section 145 of the Act and in carrying out my examination I have followed all applicable Directions given by the Charity Commission under Section 145(5)(b) of the Act.

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 cause to believe that in any material respect:

1. accounting records were not kept in respect of the Trust as required by Section 130 of the 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.

Steven Newman

Steven Newman LLB BFP FCA
The Institute of Chartered Accountants in England and Wales

Wright Vigar Limited
Chartered Accountants & Business Advisers
Alexandra House
43 Alexandra St
Nottingham
Nottinghamshire
NG5 1AY

Date: 23 March 2026

Sir John Robinson Homes

Statement of Financial Activities
for the Year Ended 31 March 2021

	Notes	Unrestricted funds £	Restricted fund £	2021 Total funds £	2020 Total funds £
INCOME AND ENDOWMENTS FROM					
Charitable activities					
Charitable activities		76,249	-	76,249	64,118
Investment income	2	14,600	-	14,600	21,269
Total		<u>90,849</u>	<u>-</u>	<u>90,849</u>	<u>85,387</u>
EXPENDITURE ON					
Charitable activities					
Charitable activities		<u>80,624</u>	<u>-</u>	<u>80,624</u>	<u>77,495</u>
Net gains/(losses) on investments		<u>59,256</u>	<u>-</u>	<u>59,256</u>	<u>(66,608)</u>
NET INCOME/(EXPENDITURE)		<u>69,481</u>	<u>-</u>	<u>69,481</u>	<u>(58,716)</u>
RECONCILIATION OF FUNDS					
Total funds brought forward		<u>3,039,317</u>	<u>-</u>	<u>3,039,317</u>	<u>3,098,033</u>
TOTAL FUNDS CARRIED FORWARD		<u><u>3,108,798</u></u>	<u><u>-</u></u>	<u><u>3,108,798</u></u>	<u><u>3,039,317</u></u>

The notes form part of these financial statements

Sir John Robinson Homes

Balance Sheet
31 March 2021

	Notes	2021 £	2020 £
FIXED ASSETS			
Tangible assets	5	2,700,000	2,700,000
Investments	6	373,913	306,044
		<u>3,073,913</u>	<u>3,006,044</u>
CURRENT ASSETS			
Debtors	7	891	1,513
Cash at bank and in hand		41,884	33,720
		<u>42,775</u>	<u>35,233</u>
CREDITORS			
Amounts falling due within one year	8	(7,890)	(1,960)
NET CURRENT ASSETS		<u>34,885</u>	<u>33,273</u>
TOTAL ASSETS LESS CURRENT LIABILITIES		<u>3,108,798</u>	<u>3,039,317</u>
NET ASSETS		<u>3,108,798</u>	<u>3,039,317</u>
FUNDS	10		
Unrestricted funds		3,108,798	3,039,317
TOTAL FUNDS		<u>3,108,798</u>	<u>3,039,317</u>

The financial statements were approved by the Board of Trustees and authorised for issue on 23/03/2021 and were signed on its behalf by:

Philippa Farr
P B E Farr - Trustee

Notes to the Financial Statements
for the Year Ended 31 March 2021

1. ACCOUNTING POLICIES

Basis of preparing the financial statements

The financial statements of the charity, which is a public benefit entity under FRS 102, have been prepared in accordance with the Charities SORP (FRS 102) '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) (effective 1 January 2019)', Financial Reporting Standard 102 'Financial Reporting Standard applicable in the UK and Republic of Ireland' and the Charities Act 2011. The financial statements have been prepared under the historical cost convention, with the exception of investments which are included at market value.

Income

All income is recognised in the Statement of Financial Activities once the charity has entitlement to the funds, it is probable that the income will be received and the amount can be measured reliably.

Income and endowments

Voluntary income including donations, gifts, legacies and grants that provide core funding or are of a general nature is recognised when the Charity has entitlement to the income, it is probable that the income will be received and the amount can be measured with sufficient reliability.

Donations and legacies

Donations and legacies are recognised on a receivable basis when receipt is probable and the amount can be reliably measured.

Investment income

Investment income from the Charity's investment portfolio is recognised on a receivables basis as reported by the fund managers.

Expenditure

Liabilities are recognised as expenditure as soon as there is a legal or constructive obligation committing the charity to that expenditure, it is probable that a transfer of economic benefits will be required in settlement and the amount of the obligation can be measured reliably. 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.

Charitable activities

Charitable expenditure comprises those costs incurred by the Charity in the delivery of its activities and services for its beneficiaries. It includes both costs that can be allocated directly to such activities and those costs of an indirect nature necessary to support them.

Support costs

Support costs include central functions and have been allocated to activity cost categories on a basis consistent with the use of resources, for example, allocating property costs by floor areas, or per capita, staff costs by the time spent and other costs by their usage.

Governance costs

These include the costs attributable to the Charity's compliance with constitutional and statutory requirements, including independent examination, strategic management and trustees meetings and reimbursed expenses.

Tangible fixed assets

Individual fixed assets are initially recorded at cost and relate to the Charity's almshouse properties. No depreciation is charged.

Taxation

The charity is exempt from tax on its charitable activities.

The Charity is considered to pass the tests set out in Paragraph 1 Schedule 6 of the Finance Act 2010 and therefore it meets the definition of a charitable company for UK corporation tax purposes. Accordingly, the Charity is potentially exempt from taxation in respect of income or capital gains received within categories covered by Chapter 3 Part 11 of the Corporation Tax Act 2010 or Section 256 of the Taxation of Chargeable Gains Act 1992, to the extent that such income or gains are applied exclusively to charitable purposes.

Fund accounting

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

Sir John Robinson Homes

Notes to the Financial Statements - continued
for the Year Ended 31 March 2021

1. ACCOUNTING POLICIES - continued

Fund accounting

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.

Going concern

The trustees consider that there are no material uncertainties about the Charity's ability to continue as a going concern.

Cash and cash equivalents

Cash and cash equivalents comprise cash on hand and call deposits, and other short-term highly liquid investments that are readily convertible to a known amount of cash and are subject to an insignificant risk of change in value.

2. INVESTMENT INCOME

	2021 £	2020 £
Rents received	-	6,000
Income from listed investments	14,582	15,185
Interest receivable	18	84
	<u>14,600</u>	<u>21,269</u>

3. TRUSTEES' REMUNERATION AND BENEFITS

There were no trustees' remuneration or other benefits for the year ended 31 March 2021 nor for the year ended 31 March 2020.

Trustees' expenses

There were no trustees' expenses paid for the year ended 31 March 2021 nor for the year ended 31 March 2020.

4. COMPARATIVES FOR THE STATEMENT OF FINANCIAL ACTIVITIES

	Unrestricted funds £	Restricted fund £	Total funds £
INCOME AND ENDOWMENTS FROM			
Charitable activities			
Charitable activities	64,118	-	64,118
Investment income	21,269	-	21,269
Total	<u>85,387</u>	<u>-</u>	<u>85,387</u>
EXPENDITURE ON			
Charitable activities			
Charitable activities	71,735	5,760	77,495
Net gains/(losses) on investments	(66,608)	-	(66,608)
NET INCOME/(EXPENDITURE)	<u>(52,956)</u>	<u>(5,760)</u>	<u>(58,716)</u>
RECONCILIATION OF FUNDS			
Total funds brought forward	3,092,273	5,760	3,098,033
TOTAL FUNDS CARRIED FORWARD	<u>3,039,317</u>	<u>-</u>	<u>3,039,317</u>

Sir John Robinson Homes

Notes to the Financial Statements - continued
for the Year Ended 31 March 2021

5. TANGIBLE FIXED ASSETS

	Freehold property £
COST	
At 1 April 2020 and 31 March 2021	2,700,000
NET BOOK VALUE	
At 31 March 2021	2,700,000
At 31 March 2020	2,700,000

The Freehold land and buildings were revalued by the Trustees as at 30 March 2018 based upon an open market valuation undertaken by Messrs Freeman & Mitchell, Chartered Surveyors dated 28 June 2016. The Trustees do not believe that the market value has changed materially since 2016.

The Charity's Freehold property was originally constructed pre 1900 by Sir John Robinson. The charity does not hold any records from which the historic cost could be determined, and accordingly, no disclosure of such can be made.

6. FIXED ASSET INVESTMENTS

	Listed investments £
MARKET VALUE	
At 1 April 2020	306,044
Additions	8,613
Revaluations	59,256
At 31 March 2021	373,913
NET BOOK VALUE	
At 31 March 2021	373,913
At 31 March 2020	306,044

There were no investment assets outside the UK.

Cost or valuation at 31 March 2021 is represented by:

	Listed investments £
Valuation in 2020	306,044
Valuation in 2021	67,869
	373,913

The cost of the listed investments at 31 March 2021 was £250,131 (2020 - £241,518).

Sir John Robinson Homes

**Notes to the Financial Statements - continued
for the Year Ended 31 March 2021**

7. DEBTORS: AMOUNTS FALLING DUE WITHIN ONE YEAR

	2021	2020
	£	£
Prepayments	891	1,513

8. CREDITORS: AMOUNTS FALLING DUE WITHIN ONE YEAR

	2021	2020
	£	£
Other creditors	7,890	1,960

9. ANALYSIS OF NET ASSETS BETWEEN FUNDS

	Unrestricted funds	Restricted fund	2021 Total funds	2020 Total funds
	£	£	£	£
Fixed assets	2,700,000	-	2,700,000	2,700,000
Investments	373,913	-	373,913	306,044
Current assets	42,775	-	42,775	35,233
Current liabilities	(7,890)	-	(7,890)	(1,960)
	<u>3,108,798</u>	<u>-</u>	<u>3,108,798</u>	<u>3,039,317</u>

10. MOVEMENT IN FUNDS

	At 1.4.20	Net movement in funds	At 31.3.21
	£	£	£
Unrestricted funds			
General fund	168,117	86,629	254,746
Property revaluation fund	2,700,000	-	2,700,000
Cyclical maintenance fund	63,798	(8,126)	55,672
Extraordinary repair fund	107,402	(9,022)	98,380
	<u>3,039,317</u>	<u>69,481</u>	<u>3,108,798</u>
TOTAL FUNDS	<u>3,039,317</u>	<u>69,481</u>	<u>3,108,798</u>

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

	Incoming resources	Resources expended	Gains and losses	Movement in funds
	£	£	£	£
Unrestricted funds				
General fund	82,236	(54,863)	59,256	86,629
Cyclical maintenance fund	-	(8,126)	-	(8,126)
Extraordinary repair fund	8,613	(17,635)	-	(9,022)
	<u>90,849</u>	<u>(80,624)</u>	<u>59,256</u>	<u>69,481</u>
TOTAL FUNDS	<u>90,849</u>	<u>(80,624)</u>	<u>59,256</u>	<u>69,481</u>

Sir John Robinson Homes

Notes to the Financial Statements - continued
for the Year Ended 31 March 2021

10. MOVEMENT IN FUNDS - continued

Comparatives for movement in funds

	At 1.4.19	Net	At
	£	movement	31.3.20
		in funds	£
		£	
Unrestricted funds			
General fund	176,343	(8,226)	168,117
Property revaluation fund	2,700,000	-	2,700,000
Cyclical maintenance fund	67,696	(3,898)	63,798
Extraordinary repair fund	148,234	(40,832)	107,402
	<u>3,092,273</u>	<u>(52,956)</u>	<u>3,039,317</u>
Restricted funds			
Restricted fund	5,760	(5,760)	-
	<u>3,098,033</u>	<u>(58,716)</u>	<u>3,039,317</u>
TOTAL FUNDS			

Comparative net movement in funds, included in the above are as follows:

	Incoming	Resources	Gains and	Movement
	resources	expended	losses	in funds
	£	£	£	£
Unrestricted funds				
General fund	76,171	(58,559)	(25,838)	(8,226)
Cyclical maintenance fund	-	(3,898)	-	(3,898)
Extraordinary repair fund	9,216	(9,278)	(40,770)	(40,832)
	<u>85,387</u>	<u>(71,735)</u>	<u>(66,608)</u>	<u>(52,956)</u>
Restricted funds				
Restricted fund	-	(5,760)	-	(5,760)
	<u>85,387</u>	<u>(77,495)</u>	<u>(66,608)</u>	<u>(58,716)</u>
TOTAL FUNDS				

A current year 12 months and prior year 12 months combined position is as follows:

	At 1.4.19	Net	At
	£	movement	31.3.21
		in funds	£
		£	
Unrestricted funds			
General fund	176,343	78,403	254,746
Property revaluation fund	2,700,000	-	2,700,000
Cyclical maintenance fund	67,696	(12,024)	55,672
Extraordinary repair fund	148,234	(49,854)	98,380
	<u>3,092,273</u>	<u>16,525</u>	<u>3,108,798</u>
Restricted funds			
Restricted fund	5,760	(5,760)	-
	<u>3,098,033</u>	<u>10,765</u>	<u>3,108,798</u>
TOTAL FUNDS			

Sir John Robinson Homes

Notes to the Financial Statements - continued
for the Year Ended 31 March 2021

10. MOVEMENT IN FUNDS - continued

A current year 12 months and prior year 12 months combined net movement in funds, included in the above are as follows:

	Incoming resources £	Resources expended £	Gains and losses £	Movement in funds £
Unrestricted funds				
General fund	158,407	(113,422)	33,418	78,403
Cyclical maintenance fund	-	(12,024)	-	(12,024)
Extraordinary repair fund	17,829	(26,913)	(40,770)	(49,854)
	<u>176,236</u>	<u>(152,359)</u>	<u>(7,352)</u>	<u>16,525</u>
Restricted funds				
Restricted fund	-	(5,760)	-	(5,760)
	<u>-</u>	<u>(5,760)</u>	<u>-</u>	<u>(5,760)</u>
TOTAL FUNDS	<u>176,236</u>	<u>(158,119)</u>	<u>(7,352)</u>	<u>10,765</u>

The specific purposes for which the funds are to be applied are as follows:

The Extraordinary repair fund has been set aside out of unrestricted funds for the specific purpose of providing for the extraordinary repair, improvement or rebuilding of the almshouses and any other property belonging to the charity.

The Cyclical maintenance fund has been set aside out of unrestricted funds for the specific purpose of funding cyclical repairs to the almshouses and any other property belonging to the charity.

The Property revaluation fund has been created upon the revaluation of the charity's freehold land and buildings, and reflects the long term holding of these assets.

11. RELATED PARTY DISCLOSURES

There were no related party transactions for the year ended 31 March 2021.

Sir John Robinson Homes

Detailed Statement of Financial Activities
for the Year Ended 31 March 2021

	2021 £	2020 £
INCOME AND ENDOWMENTS		
Investment income		
Rents received	-	6,000
Income from listed investments	14,582	15,185
Interest receivable	18	84
	<u>14,600</u>	<u>21,269</u>
Charitable activities		
Other charitable income	76,249	64,118
Total incoming resources	<u>90,849</u>	<u>85,387</u>
EXPENDITURE		
Charitable activities		
Rates and water	11,603	9,232
Insurance - properties	2,674	2,580
Light and heat	2,017	3,340
Telephone	575	120
Lifeline scheme	2,014	2,495
Garden maintenance	2,880	3,036
Property repairs and renewals	35,475	38,212
	<u>57,238</u>	<u>59,015</u>
Support costs		
Governance costs		
Office expenses	2,770	1,011
Subscriptions	263	348
Christmas gifts	-	1,253
Secretary's fees	14,000	14,000
Postage and stationery	-	277
Examiner's fee	6,000	1,260
Insurance - charity	353	331
	<u>23,386</u>	<u>18,480</u>
Total resources expended	<u>80,624</u>	<u>77,495</u>
Net income	<u>10,225</u>	<u>7,892</u>