

# **Powell and Welch Almshouse Charity**

Charity registration number: 218268

## **Financial Statements**

**Year Ended 31 December 2021**

# **Powell and Welch Almshouse Charity**

## **Financial Statements**

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<b>Contents</b>	<b>Page</b>
<b>Trustees' Annual Report</b>	<b>1-4</b>
<b>Accountants Report</b>	<b>5</b>
<b>Statement of Financial Activities (incorporating a Revenue Account)</b>	<b>6</b>
<b>Balance Sheet</b>	<b>7</b>
<b>Notes to the Financial Statements</b>	<b>8-13</b>

# **Accountants Report to the Trustees on the Unaudited Financial Statements of the Powell and Welch Almshouse Charity**

## **Administrative Information**

The Charity is regulated by the Charity Commission and its registration number is 218268. The full name of the Charity is The Powell and Welch Almshouse Charity and its contact address is Ashgrove, Ashby Lane, Bitteswell LE17 4SE.

The Clerk to the Charity is Mrs J Edwards.

## **Trustees of the charity**

The trustees who have served during the year and since the year end were as follows:

Mr P Hurst (Chair to 8/11)  
Mr M Gordon (Chair from 8/11)  
Mrs M Reid  
Mrs J Edwards  
Mr K Patton (Treasurer)  
Mrs J Pinnick  
Mrs P Beason  
Mrs C Love  
Mrs B Higgins

The Charity is affiliated with the National Association of Almshouses.

The Charity had the following professional advisers:

Reporting Accountants	PWH Accountancy Limited The Counting House High Street Lutterworth Leicestershire LE17 4AY
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Bankers	Barclays Bank Plc Leicester Haymarket Towers Branch Leicester LE19 1RJ
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## **Objectives and activities**

As a modern almshouse charity, we provide affordable housing in a rural area for local people who are in need. Our residents are elderly people of limited means who are accepted as almshouse residents due to their circumstances and their inability to fund a home from their own resources.

# **Accountants Report to the Trustees on the Unaudited Financial Statements of the Powell and Welch Almshouse Charity**

## **Achievements and Performance**

From the AGM until the meeting of the trustees on 14 September 2021, Peter Hurst was Chair of the Trustees. During this period the main activities were as follows:

- In 2020, the trustees agreed to establish a rolling program of internal redecoration of the charity's properties at intervals of between 8 and 10 years. The work was delayed by the Covid-19 pandemic but started in the final quarter of 2021. A similar rolling program of renovation and property updating for the future, has been agreed over a period of 30 years. Initially the focus is on kitchens and bathrooms, with full refurbishments towards the end of the period. £30,000 is to be set aside in reserves each year to meet the cost of this programme.
- Quinquennial Inspections Limited was contracted to carry out a Quinquennial Review in 2021. The maintenance work identified, has been categorised as urgent or routine. The few urgent items have been completed and the routine work is being actioned.
- Marion Reid retired as Clerk after 12 years with the charity. The trustees and residents thanked Marion with gifts for her new home. Peter Hurst retired as Chair after 5 years with the charity and was presented with a painting of the Almshouses by the trustees.
- The trustees advertised the vacancies. Four new trustees (Jane Edwards, Carolyn Love, Mike Gordon and Bridget Higgins) have since joined the remaining four trustees.
- Jane Edwards became Clerk and Pip Beason took over property maintenance.
- The trustees decided not to raise the Weekly Maintenance Contributions (WMCs) in 2020 due to the Covid-19 pandemic. In 2021 WMCs were increased using the Homes England formula of CPI plus 1%. The increase was 1.5%. WMCs remain around one third lower than comparable rents in the area.
- Health and safety and fire risk assessments were completed at all of the properties. The Residents' Handbook was updated and reissued in 2021.
- The condition of the hedge and Ash tree at Powell Row were assessed. A tree surgeon has undertaken the necessary work to ensure the safety of the tree.
- Throughout the year, the charity continued to maintain all the properties, using appropriate tradesmen for a wide variety of tasks, to ensure that the properties remain in good order and continue to offer a high standard of accommodation for the Residents. A great deal of work goes into this. In particular, Marion Reid and Pip Beason are due thanks for undertaking this time-consuming activity
- The charity has a number of interest free loans relating to the construction of the Pump House flats. Repayments were made on schedule and the charity remains on track to repay all of its outstanding loans by September 2023.

## **From September to December 2021**

At the meeting of the trustees on 8 November 2021, Mike Gordon was elected as Chair. During the period from the date of the meeting until the end of the year, there were no activities of note to be included in the Report from the Chair.

## **Accountants Report to the Trustees on the Unaudited Financial Statements of the Powell and Welch Almshouse Charity**

### **Financial review**

Despite the impact of the Coronavirus pandemic, 2021 was another year of solid improvement in the Charity's finances.

Total net funds available at 31 December 2021 increased to £361,084 from last year's figure of £338,099.

Investments in M&G's Multi-Charity Investment Funds stood at £141,305 at the year end, 82.5% higher than last year's £77,418, despite the negative economic trading environment. Cash at bank ended the year at £34,650 (£58,478 last year).

Interest-free loans outstanding amounted to £13,603 (£24,156 last year), and these will be cleared by 2023.

### **Plans for future periods**

There are no current plans for major investments in 2022 and we anticipate further consolidation of our financial base over the year.

Mr K Patton (Treasurer)

Date:

# **Accountants Report to the Trustees on the Unaudited Financial Statements of the Powell and Welch Almshouse Charity**

## **Trustees' responsibilities**

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

The law applicable to charities in England & Wales/Northern Ireland requires the trustees to prepare financial statements for each financial year which give a true and fair view of the state of affairs of the charity and of the incoming resources and application of resources of the charity for that period. In preparing these financial statements, the trustees are required to:

- select suitable accounting policies and then apply them consistently;
- observe the methods and principles in the Charities SORP 2015 (FRS 102);
- make judgements and estimates that are reasonable and prudent;
- state whether applicable accounting standards have been followed, subject to any material departures disclosed and explained in the financial statements;
- 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 proper accounting records that disclose with reasonable accuracy at any time the financial position of the charity and enable them to ensure that the financial statements comply with the Charities Act 2011. They are also responsible for safeguarding the assets of the charity and hence for taking reasonable steps for the prevention and detection of fraud and other irregularities.

# **Accountants Report to the Trustees on the Unaudited Financial Statements of the Powell and Welch Almshouse Charity**

We report on the financial statements for the year ended 31 December 2021 set out on the pages below.

## **Respective responsibilities of the Trustees and Reporting Accountant**

The Trustees are responsible for the preparation of the financial statements, and they consider that The Powell and Welch Almshouse Charity is exempt from an audit. It is our responsibility to carry out procedures designed to enable us to report our opinion.

## **Basis of opinion**

Our procedures consisted of comparing the financial statements with the accounting records kept by The Powell and Welch Almshouse Charity and making such enquiries of the officers of The Powell and Welch Almshouse Charity as we considered necessary for the purposes of this report. These procedures provide only the assurance expressed in our opinion.

## **Opinion**

In our opinion:

- the financial statements for the year ended 31 December 2021 are in accordance with the accounting records kept by The Powell and Welch Almshouse Charity under paragraph 135(2) of the Housing and Regeneration Act 2008;
- having regard only to, and on the basis of the information contained in the accounting records:
  - the statement of financial activities and balance sheet comply with the requirements of the Charities Act 2011;
  - the Powell and Welch Almshouse Charity has satisfied the conditions for exemption from an audit of the financial statements for the year ended 31 December 2020 specified in section 163(3) of the Housing and Regeneration Act 2008; and
- the financial statements comply with the requirements of the Housing and Regeneration Act 2008 and the Accounting Direction for Private Registered Providers for Social Housing 2012.

## **PWH Accountancy Limited**

Reporting Accountants  
The Counting House  
High Street  
Lutterworth  
Leicestershire  
LE17 4AY

Date:

**Powell and Welch Almshouse Charity**

**Statement of Financial Activities for the Year Ended 31 December 2021**

**(incorporating a Revenue Account)**

		2021			2020
		Unrestricted funds General £	Unrestricted funds Designated £	Restricted funds Fixed assets £	Total £
	Note				Total £
<b>Incoming resources</b>					
<b>Incoming resources from charitable activities</b>					
Maintenance contributions		47,831	-	-	47,831
Grant funding		-	-	-	-
<b>Incoming resources form generated funds</b>					
Investment income	2	493	3,106	-	3,599
Miscellaneous income		100	-	-	100
<b>Total incoming resources</b>		<b>48,424</b>	<b>3,106</b>	<b>-</b>	<b>51,530</b>
<b>Resources expended</b>					
<b>Charitable activities:</b>					
Supported housing and housing for almshouse residents		9,437	-	6,240	15,677
<b>Governance costs</b>		<b>2,247</b>	<b>-</b>	<b>-</b>	<b>2,247</b>
<b>Total resources expended</b>	3	<b>11,684</b>	<b>-</b>	<b>6,240</b>	<b>17,924</b>
<b>Net income/(expenditure)</b>		<b>36,740</b>	<b>3,106</b>	<b>(6,240)</b>	<b>33,606</b>
<b>Transfers between funds</b>		<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>
<b>Other recognised gains:</b>					
Gains/(losses) on investments		-	10,781	-	10,781
<b>Net movement in funds</b>		<b>36,740</b>	<b>13,887</b>	<b>(6,240)</b>	<b>44,387</b>
<b>Reconciliation of funds:</b>					
Total funds brought forward		155,443	15,615	190,026	361,084
<b>Total funds carried forward</b>		<b>155,443</b>	<b>15,615</b>	<b>190,026</b>	<b>361,084</b>

All income and expenditure derive from continuing activities. The statement of financial activities includes all gains and losses recognised during the year.



# The Powell and Welch Almshouse Charity

## Balance Sheet

Year Ended 31 December 2021

	Note	2021 £	2020 £
<b>Fixed assets</b>			
Housing properties	4	243,406	249,646
Investments	5	140,305	77,418
		<hr/> 347,711	<hr/> 327,064
<b>Current assets</b>			
Debtors	6	312	296
Cash at bank and in hand		34,650	58,478
		<hr/> 34,962	<hr/> 58,774
<b>Creditors: amounts falling due within one year</b>	7	(10,453)	(11,152)
<b>Net current assets (liabilities)</b>		<hr/> 24,509	<hr/> 47,622
<b>Total assets less current liabilities</b>		<hr/> 372,220	<hr/> 374,686
<b>Creditors: amounts falling due after more than one year</b>			
Almshouse Association loan		( - )	(7,352)
Quaker Housing loan		(3,750)	(6,250)
<b>Net assets</b>		<hr/> 368,470	<hr/> 361,084
<b>Charity Funds</b>			
General Fund			
Designated Fund	8	155,443	155,443
Restricted fixed asset fund	8	15,615	15,615
	8	190,026	190,026
<b>Total charity funds</b>		<hr/> 361,084	<hr/> 361,084

Approved on behalf of the board of trustees

Mr M Gordon, Chairman

Date:

Mr K Patton (Treasurer)

Date:

The notes on pages 8 to 13 form part of these financial statements.

# **The Powell and Welch Almshouse Charity**

## **Notes to the Financial Statements**

**Year Ended 31 December 2021**

### **1 Accounting Policies**

#### **Introduction and Accounting Basis**

The financial statements have been prepared in accordance with applicable financial reporting standards, the Statement of Recommended Practice, 'Accounting By Registered Landlords' issued in May 2005, and General Determination 2006.

#### **Fixed Assets**

Major expenditure on tangible fixed assets is capitalised. Depreciation is provided on all tangible fixed assets at rates calculated to write off the cost less estimated residual value of each asset evenly over its expected useful life on the following bases:

- land is not depreciated
- housing properties – 2% per annum straight line

# The Powell and Welch Almshouse Charity

## Notes to the Financial Statements

Year Ended 31 December 2021

### 2 Investment income

	2021 £	2020 £
Dividend income	3,599	3,131
	<u>3,599</u>	<u>3,131</u>

### 3 Resources expended

	Unrestricted General £	Unrestricted Designated £	Restricted Fixed assets £	Total Funds 2021 £	Total Funds 2020 £
<b>Charitable activities</b>					
<b>Services</b>					
Water rates	1,233	-	-	1,233	1,186
Repairs and maintenance	6,756	-	-	6,756	7,475
Insurance	1,447	-	-	1,447	1,406
	<u>9,436</u>	<u>-</u>	<u>-</u>	<u>9,436</u>	<u>10,067</u>
 <b>Add: Other expenditure</b>					
Miscellaneous	178	-	-	178	112
Professional fees	1,452	-	-	1,452	796
Depreciation	-	-	6,240	6,240	6,240
Total	<u>1,630</u>	<u>-</u>	<u>6,240</u>	<u>7,870</u>	<u>7,148</u>
 <b>Governance</b>					
Accountancy fees	600	-	-	600	600
Trustee expenses	-	-	-	-	179
Ombudsman's fees	17	-	-	17	17
	<u>617</u>	<u>-</u>	<u>-</u>	<u>617</u>	<u>796</u>

# The Powell and Welch Almshouse Charity

## Notes to the Financial Statements

### Year Ended 31 December 2021

#### 4 Housing properties

	2021 £	2020 £
Cost or valuation:		
At 1 January 2021	311,978	311,978
Additions	-	-
At 31 December 2021	311,978	311,978
Depreciation:		
At 1 January 2021	62,332	56,092
Charge for the year	6,240	6,240
At 31 December 2021	68,572	62,332
Net book value:		
At 31 December 2021	243,406	249,646
At 31 December 2020	249,646	255,886

The charitable trust was established in 1847 and the original costs for the freehold land and buildings owned by the Charity are not known.

The value of land included above is £63,000

**The Powell and Welch Almshouse Charity**

**Notes to the Financial Statements**

**Year Ended 31 December 2021**

**5 Fixed asset investments**

	NAACIF Accumul'n Shares £	NAACIF Income Shares £	Total £
<b>Cost or valuation</b>			
At 1 January 2021	64,935	12,483	77,418
Additions	3,106	493	3,599
Transfer	50,000	-	50,000
Unrealised gains/(losses)	9,657	1,124	10,781
At 31 December 2021	127,698	13,607	141,305

**6 Debtors**

	2021 £	2020 £
Prepayments	312	296
	<u>312</u>	<u>296</u>

**The Powell and Welch Almshouse Charity**

**Notes to the Financial Statements**

**Year Ended 31 December 2021**

**7 Creditors: amounts falling due within one year**

	2021 £	2020 £
Almshouse Association loan	8,052	8,052
Quaker Housing loan	2,500	2,500
Accruals	600	600
	<hr/> 11,152	<hr/> 11,152
	<hr/>	<hr/>

# The Powell and Welch Almshouse Charity

## Notes to the Financial Statements

Year Ended 31 December 2021

### 8 Fund reconciliations

#### Unrestricted funds

	Balance at 1 <sup>st</sup> January 2021	Income	Expenditure	Transfers	Gains / (losses)	Balance at 31 <sup>st</sup> December 2021
	£	£	£	£	£	£
General	155,443	48,424	(11,684)	-	-	192,183
Designated	15,615	3,106	-	-	10,781	29,502
Restricted	190,026	-	(6,240)	-	-	183,786
	361,084	51,530	(17,924)	-	10,781	405,470

### 9 Analysis of net assets between funds

	General funds	Designated funds	Restricted funds Fixed assets	Total
	£	£	£	£
Fixed assets	-	-	243,406	243,406
Investments	127,698	13,607	-	141,305
Current assets	34,962	-	-	34,962
Current liabilities	(600)	-	(9,853)	(10,453)
Long term liabilities	-	-	(3,750)	(3,750)
Total	162,060	13,607	229,803	405,470