

LLEWELLYN ALMSHOUSES

FINANCIAL STATEMENTS

FOR THE PERIOD 1 APRIL 2021 TO 31 MARCH 2022

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LEGAL AND ADMINISTRATIVE INFORMATION

Trustees: Councillor H James (Chair) (Replaced 7th June, 2022)
Councillor J. Warman (Replaced 7th June, 2022)
Canon David Lewis
Councillor Alan Lockyer (Replaced 7th June, 2022)
Councillor Alan Lodwig (Chair) (Appointed 7th June, 2022)
Councillor Wayne Carpenter (Appointed 7th June, 2022)
Councillor Dean Lewis (Appointed 7th June, 2022)
Canon Lynda Newman (Appointed 27th June, 2022)

The 3 nominative trustees previously appointed by Neath Port Talbot County Borough Council were replaced by 3 new trustees at the Council Meeting of 7th June, 2022.

The trustees delegate the day to day management of the property to Tai Tarian Limited.

Charity No: 218821

Address of Charity: Leonard Street,
Neath.
(Administered by Tai Tarian Limited)

Independent Examiner: WBV Limited
Chartered Accountants
Statutory Auditors
Woodfield House
Castle Walk
Neath
SA11 3LN

Bankers: Lloyds Bank Plc
Neath

REPORT OF THE TRUSTEES

The Trustees present their report together with the financial statements of the charity for the period 1 April 2021 to 31 March 2022.

STRUCTURE, GOVERNANCE AND MANAGEMENT

Governing Document

Llewellyn Almshouses was established under a deed dated 24 December 1897. It was registered with the Charity Commission on 10 September 1974.

The activities of the Llewellyn Almshouses are controlled by a Board of Trustees. The Board meet on a regular basis to ensure the smooth running of the organisation. Decisions regarding the management of the Llewellyn Almshouses are made by the Trustees.

OBJECTIVES AND ACTIVITIES

Llewellyn Almshouses is a non-profit making organisation engaged in the provision of social housing at their premises in Leonard Street, Neath.

The primary objective of the organisation is to provide housing for single women and widows over the age of 45 years.

ACHIEVEMENTS AND PERFORMANCE

Total income for the period was £39,992 (2021: £39,138). The deficit for the year was £1,992 (2021: Deficits £4,353) before the revaluation of investments. After the revaluation the surplus was £3,643 (2021: Surplus £13,404).

The accumulated free reserves at the end of the year amounted to £79,493 (2021: £41,670) and designated reserves amounted to £88,767 (2021: £122,947). In year transfer of £45,000 from the Cyclical Maintenance Fund to the Revenue Reserve as agreed by the trustees. In 2022 occupancy levels were lower than 2021. The loss of rental income as a result of voids in the period was £12,846 (2021: £10,893).

PRINCIPAL RISKS AND UNCERTAINTIES

The main risk faced by Llewellyn Almshouses relates to the age of the building from which it operates and the need to maintain the standard of accommodation provided.

The trustees have undertaken a rigorous programme of updating and improvement over recent years and ensure that regular inspections of the premises are carried out. A programme of routine and cyclical maintenance is maintained.

Such action reduces the risk of significant unforeseen work and expenditure from arising.

REPORT OF THE TRUSTEES

The Trustees are responsible for keeping proper accounting records which disclose with reasonable accuracy at any time the financial position of the registered social landlord to enable it to ensure that the financial statements comply with the Trust Deed, The Housing and Regeneration Act 2008 and The Accounting Requirements for Registered Social Landlords General Determination (Wales) 2015. They are also responsible for safeguarding the assets of the registered social landlord and hence for taking reasonable steps for the prevention and detection of fraud and other irregularities.

FOR AND ON BEHALF OF THE TRUSTEES



Cllr A. Ludwig
CHAIR

Date: 15/7/22

REPORT OF THE TRUSTEES

PUBLIC BENEFIT

The trustees have given due regard to public benefit and consider that each of the activities that the charity is engaged in helps promote the aims of the charity in respect of improving the conditions of life of the tenants of Llewellyn Almshouses.

FINANCIAL REVIEW

It is the policy of the Llewellyn Almshouses to maintain unrestricted funds, which are its free reserves. The Trustees have designated part of its reserves and earmarked them for particular purposes such as extraordinary repairs and cyclical maintenance. Such designated reserves are part of unrestricted reserves.

Where funds are received that have specific restrictions attached to their use they are treated as restricted reserves and are not free reserves.

Further explanation is given in the accounting policies on pages 13-16.

ACCOUNTING PERIOD

The financial statements have been prepared for the 12 month period ended 31 March 2022. The comparable figures as at 31 March 2021 also reflect a 12 month period.

POST BALANCE SHEET EVENTS

There have been no events since the financial year-end that have had a significant effect on the financial position.

RESPONSIBILITIES OF THE TRUSTEES

The Trustees are responsible for preparing the report and financial statements in accordance with applicable law and regulations.

The Trustees are required to prepare financial statements for each financial year which give a true and fair view of the state of affairs of the registered social landlord and of the surplus or deficit of the registered social landlord for that period. In preparing those financial statements they are required to:

- select suitable accounting policies and then apply them consistently;
- 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; and
- prepare the financial statements on a going concern basis unless it is inappropriate to presume that the registered social landlord will continue in business.

INDEPENDENT EXAMINER'S REPORT TO THE BOARD OF LLEWELLYN ALMSHOUSES

I report to the charity trustees on my examination of the accounts of Llewellyn Almshouses for the year ended 31 March 2022 which are set out on pages 6 to 20.

Responsibilities and basis of report

As the charity's trustees 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 charity's accounts carried out under section 145 of the Act and in carrying out my examination I have followed all the 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 charity 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]².

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.



David Rowe BA ACA (A director of)

WBV Limited

Chartered Accountants

Woodfield House

Castle Walk

Neath

SA11 3LN

Date: 15/7/2022


STATEMENT OF COMPREHENSIVE INCOME

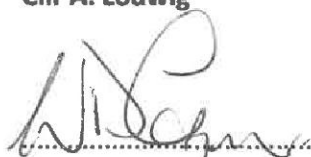
	Note	2022 £	2021 £
Turnover	2	36,463	35,654
Grants received		-	-
Operating expenditure		(41,984)	(43,491)
Operating deficit	2	(5,521)	(7,837)
Profit on the sale of Investments		-	-
Interest receivable and other Income	3	3,529	3,484
Movement in fair values of investments		5,635	17,757
Surplus before taxation		3,643	13,404
Taxation		-	-
Surplus for the year	4	3,643	13,404

The results relate wholly to continuing activities of the entity.

The income and expenditure account was approved by the Trustees on: 15/7/22

Signed on behalf of the Trustees


Cllr A. Ludwig.....Trustee/Chair

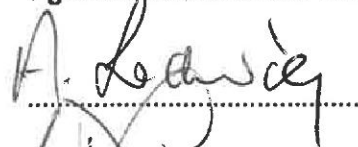
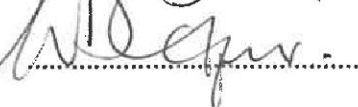

Cllr W. Carpenter.....Trustee

STATEMENT OF FINANCIAL POSITION

	Note	2022 £	2021 £
Fixed assets			
Housing properties	8	236,801	239,075
Less SHG	9	(221,153)	(221,153)
Plant and Equipment	8	-	-
		15,648	17,922
Current assets			
Debtors	10	3,983	7,538
Investments	11	116,983	111,245
Cash and cash equivalents		40,961	39,332
		161,927	158,115
Creditors: amounts falling due within one year	12	(4,517)	(6,621)
Net current assets		157,410	151,493
Total assets less current liabilities		173,058	169,415
Net assets		173,058	169,415
Capital and reserves			
Exchequer Contributions and Endowment Fund		4,798	4,798
Income and Expenditure Reserve	14	79,493	41,670
Designated Reserves	13	88,767	122,947
Total capital and reserves		173,058	169,415

These financial statements were approved and authorised for issue by the Board on: 15/7/22

Signed on behalf of the Trustees:-


.....

.....

STATEMENT OF CHANGES IN RESERVES

	Income & Expenditure Reserve	Designated Reserves	Endowment Fund	2022	2021
	£	£	£	£	£
At beginning of year	41,670	122,947	4,798	169,415	156,011
Surplus for the year	3,643	-	-	3,643	13,404
Transfers between reserves	34,180	(34,180)	-	-	-
At 31 March 2022	79,493	88,767	4,798	173,059	169,415

Further detail on the reserve movements can be seen in the notes to the accounts.

STATEMENT OF CASH FLOW

	Note	2022 £	2021 £
Net cash generated from operating activities	16	(1,798)	(13,937)
Cash flow from investing activities			
Interest received		1	3
Dividends received		3,528	3,481
Proceeds of sale of investments		-	-
Purchase of investments		(102)	(78)
Net cash flow from investing activities		3,427	3,406
Net increase in cash and cash equivalents		1,629	(10,531)
Cash and cash equivalents at beginning of year		39,332	49,863
Cash and cash equivalents at 31 March 2022		40,961	39,332
Cash and cash equivalents consists of:-			
Cash at bank and in hand		40,961	39,332
Cash and cash equivalents at 31 March 2022		40,961	39,332

NOTES TO THE FINANCIAL STATEMENTS

1. **SUMMARY OF SIGNIFICANT PRINCIPAL ACCOUNTING POLICIES**

General Information and Basis of Preparation

Llewellyn Almshouses is a private registered provider of social housing in the United Kingdom. The address of the registered office is given in the information on page 1 of these financial statements. The nature of its activities is explained in the Trustees Report on page 2.

Llewellyn Almshouses constitutes a public benefit entity as defined by FRS 102.

The financial statements have been prepared in accordance with applicable accounting standards, including Financial Reporting Standard 102. The Financial Reporting Standard Applicable in the UK and Republic of Ireland (FRS 102), the Statement of Recommended Practice for Social Housing providers 2018 and with the Accounting Requirements for Registered Social Landlords General Determination (Wales) 2015. The financial statements are also prepared under the requirements of the Housing and Regeneration Act 2008. The financial statements have been prepared on a going concern basis under the historical cost convention, modified to include certain items at fair value. The financial statements are prepared in sterling, which is the functional currency of the Llewellyn Almshouses and rounded to the nearest £.

The significant accounting policies applied in the preparation of these financial statements are set out below. These policies have been consistently applied to all years presented unless otherwise stated. Llewellyn Almshouses adopted the SORP in the current year.

Social Housing Grant (SHG)

SHG received as a grant towards revenue expenditure is matched against that expenditure by being included in turnover in the income and expenditure account. The related expenditure is included under operating costs. SHG is recognised in the same period as the related expenditure provided the conditions for its receipt have been satisfied and there is reasonable assurance that the grant will be received.

Where SHG is received as a contribution towards the capital costs of a scheme and the properties are included at historical cost, the total grant receivable is deducted from the cost of housing properties.

SHG can be recycled under certain conditions, if a property is sold, or if another relevant event takes place. In these cases, the SHG can be used for projects approved by the Housing Corporation. SHG to be recycled is credited to the Recycled Capital Grant Fund/Disposal Proceeds Fund within creditors. When any SHG to be recycled or repaid is less than the SHG relating to the disposal, the difference is treated as abated SHG. Abated SHG is treated as a component of the surplus or deficit on disposal.

SHG received and not matched by development expenditure or relevant expenditure in the income and expenditure account is included in current liabilities. The amount of SHG in advance is calculated by reference to the aggregate of all schemes in the SHG funded development programme.

NOTES TO THE FINANCIAL STATEMENTS

PRINCIPAL ACCOUNTING POLICIES (CONTINUED)

Where major repairs are funded by grants, the grants are accounted for either in the balance sheet or in the income and expenditure account depending on whether the major repair is a capital arrangement or a revenue repair item respectively.

In certain circumstances, SHG may be repayable, and, in that event, is a subordinated debt and is accounted for as soon as the liability arises within creditors: amounts falling due within one year.

Government grants

Government grants, or grants from other government like organisations are received in respect of certain repair projects.

Government grants received as a contribution to revenue expenditure are recognised in the statement of comprehensive income on a systematic basis over the period in which the landlord recognises the related costs for which the grant is intended to compensate. The related expenditure is included under administrative expenses. Grants are recognised in the same period as the related expenditure provided the conditions for receipt have been satisfied and there is reasonable assurance that the grant will be received.

Works to Existing Housing Properties

Expenditure on housing properties which results in an enhancement of economic benefits of the asset such as an increase in the net rental stream over the life of the property is capitalised.

Improvements to property that relate to assets that have a separately identifiable life to the property concerned, are also capitalised but under a category separate from the property.

Any works which do not result in an enhancement of economic benefits of a property are charged to the income and expenditure account. This includes expenditure incurred to ensure that the property can maintain its existing level of net rental income.

NOTES TO THE FINANCIAL STATEMENTS

PRINCIPAL ACCOUNTING POLICIES (CONTINUED)

Tangible Fixed Assets

Property Improvements

The property improvements are stated at cost less grants received.

Tangible fixed assets (including social housing properties) are stated at cost less accumulated depreciation and accumulated impairment losses. Cost includes costs directly attributable to making the asset capable of operating as intended such as the cost of acquiring land and buildings, developments costs, interest charges on loans during the development period and expenditure on improvements. Expenditure on improvements will only be capitalised when it results in incremental future benefits such as increasing rental income, reducing maintenance costs or resulting in a significant extension of the useful economic life of the property.

PRINCIPAL ACCOUNTING POLICIES (CONTINUED)

Depreciation is provided on all tangible fixed assets, at rates calculated to write off the cost, less estimated residual value, of each asset on a systematic basis over its expected useful life as follows:

Land, property improvements (net of grants)	4% on cost
Fixtures and fittings	10% on cost

Investments

Investments are recognised initially at fair value which is normally the transaction price excluding transaction costs. Subsequently, they are measured at fair value through the statement of comprehensive income if the shares are publicly traded or their fair value can otherwise be measured reliably. Other investments are measured at cost less impairment.

Designated Reserves

Designated reserves are part of unrestricted reserves which have been earmarked by the Board for a particular purpose. Such designations may be reversed by future Board decisions. Expenditure cannot be directly set against designated reserves but is taken through the income and expenditure account. A transfer is then made from designated reserves as appropriate.

Future Repairs and Maintenance

A reserve has been established to fund future cyclical repairs and maintenance being the Almshouses' liability to maintain its properties. The amount of the contribution to this reserve is agreed by the Trustees on an annual basis.

NOTES TO THE FINANCIAL STATEMENTS

PRINCIPAL ACCOUNTING POLICIES (CONTINUED)

Extraordinary Repairs Reserve

In prior years a reserve was established to fund major repairs on the properties. The amount of the contributions to the major repairs reserve is agreed by the Trustees on an annual basis.

Turnover

Turnover represents rental income receivable, net of voids.

Turnover is measured at the fair value of the consideration received or receivable. The policies adopted for the recognition of turnover are as follows:

Turnover represents rental and service charges income receivable in the year net of rent and service charge losses from voids and revenue grants from the government (local authorities).

Property managed by agents

Where Llewellyn Almshouses carries the financial risk on property managed by agents, all the income and expenditure arising from the property is included in the statement of comprehensive income.

Where the agency carries the financial risk, the statement of comprehensive income includes only that income and expenditure which relates solely to Llewellyn Almshouses.

Restricted Reserves

Restricted reserves are those reserves which are only expendable in accordance with the wishes of the funder or regulatory body. Restricted reserves include funds raised in response to a specific appeal. Expenditure cannot be directly set against restricted reserves but is taken through the income and expenditure account. A transfer from restricted reserves is then made as appropriate.

Where a restricted reserve is represented by assets that are then re-valued, the revaluation element is added to the restricted reserve.

Endowment Fund

This was established on creation of the organisation. Income arising from the endowment funds is treated as part of the organisations general funds and passes through the income and expenditure account, with no adjustment made to the endowment fund.

NOTES TO THE FINANCIAL STATEMENTS

2. TURNOVER, OPERATING COSTS AND OPERATING SURPLUS

INCOME AND EXPENDITURE FROM SOCIAL HOUSING LETTINGS

	2022	2021
	£	£
Income		
Rents receivable	36,463	35,654
	36,463	35,654
Grants received	-	-
Other income from social housing lettings	-	-
Turnover from social housing lettings	36,463	35,654
Expenditure		
Management costs	14,660	14,558
Other costs	20,735	23,225
Maintenance costs	4,361	3,093
Losses from bad debts	(46)	305
Depreciation and amortisation	2,274	2,310
Operating costs on social housing lettings	41,984	43,491
Operating deficit on social housing lettings	(5,521)	(7,837)
Rent loss due to voids (memorandum note)	(12,846)	(10,893)

NOTES TO THE FINANCIAL STATEMENTS

3. INTEREST RECEIVABLE AND OTHER INCOME

	2022	2021
	£	£
Dividends receivable from Investments	3,528	3,481
Bank and short term deposit interest receivable	1	3
	3,529	3,484

4. OPERATING SURPLUS

	2022	2021
	£	£
Operating surplus for the year is stated after charging:		
Depreciation and amortisation of fixed assets	2,274	2,310
Independent examiners remuneration (inclusive of VAT)		
- Audit services	-	2,700
- Non audit services	2,820	-
Government grants received	-	-

5. TRUSTEES EMOLUMENTS

The association is controlled by a voluntary committee of management who received no remuneration during this period. (2022: NIL)

6. EMPLOYEES

	2022	2021
	Number	Number
Care/Domestic Staff	-	-
Staff Costs:-	£	£
Wages and Salaries	-	-

7. TAXATION

No provision has been made in the accounts for UK Corporation Tax as the association is exempt from taxation under S505 of the Income and Corporation Taxes Act 1988.

NOTES TO THE FINANCIAL STATEMENTS

8. TANGIBLE FIXED ASSETS

	Property Improvements £	Equipment £	Total £
Cost			
At beginning of year	284,807	11,324	296,131
At 31 March 2022	284,807	11,324	296,131
Depreciation			
At beginning of year	(45,732)	(11,324)	(57,056)
Charged during the year	(2,274)	-	(2,274)
At 31 March 2022	(48,006)	(11,324)	(59,330)
Net book value			
At 31 March 2022	236,801	-	236,801
At 31 March 2021	239,075	-	239,075

9. SOCIAL HOUSING GRANT

	2022 £	2021 £
Balance brought forward	221,153	221,153
Received in the year	-	-
Balance carried forward	221,153	221,153

10. DEBTORS

	2022 £	2021 £
Amounts due within one year		
Arrears of rent and service charges	900	908
Less: provision for bad and doubtful debts	(189)	(305)
	711	603
Sundry Debtors	2,401	794
Prepayments	871	6,141
	3,983	7,538

NOTES TO THE FINANCIAL STATEMENTS

11. INVESTMENTS	2022	2021
	£	£
At beginning of year	111,245	93,410
Reinvestment of accumulation dividends	102	78
Disposal at valuation	-	-
Revaluation in year	5,635	17,757
At 31 March 2022	116,982	111,245

The historical cost of investments above is as follows:-

	£	£
At 1 April 2021 and 31 March 2022	76,313	76,210

The investments are managed by Blackrock Investment Management and are held in Blackrock Charities UK Equity Fund and Blackrock Charities UK Bond Fund.

Income received from the investments in the period was as follows:

	2022	2021
	£	£
Dividends and interest	3,528	3,481

Investments are included at fair value with the surplus/deficit reflected through the Statement of Comprehensive Income.

12. CREDITORS	2022	2021
	£	£
Amounts due within one year		
Trade Creditors	271	1,763
Accruals	4,246	4,859
	4,517	6,621

NOTES TO THE FINANCIAL STATEMENTS

13. DESIGNATED RESERVES

	Extraordinary Repair Fund	Cyclical Maintenance Fund	2022	2021
	£	£	£	£
2022				
Balance brought forward	47,634	75,313	122,947	110,728
Transfer from revenue reserve	5,220	8,340	13,560	13,190
	52,854	83,653	136,507	123,918
Transfer to revenue reserve re expenditure in the year	(2,100)	(640)	(2,740)	(971)
Transfer to revenue reserve	-	(45,000)	(45,000)	-
Balance carried forward	50,754	38,013	88,767	122,947

TRANSFER FROM REVENUE RESERVE RE EXPENDITURE IN THE YEAR

	Extraordinary Repair Fund	Cyclical Maintenance Fund	2022
	£	£	£
Repair expenditure incurred on project	-	-	-
General repairs	2,100	640	2,740
Professional fees	-	-	-
	2,100	640	2,740
Transfer from designated funds	2,100	640	2,740

NOTES TO THE FINANCIAL STATEMENTS

14. INCOME AND EXPENDITURE RESERVE

	Note	Income & Expenditure Reserve £	Investment Revaluation £	2022 £	2021 £
At beginning of year		6,638	35,032	41,670	40,485
Deficit for year		(1,992)	-	(1,992)	(4,353)
Revaluation of investments		-	5,635	5,635	17,757
Transfers to designated reserves	15	34,180	-	34,180	(12,219)
At 31 March 2022		38,826	40,667	79,493	41,670

15. NET TRANSFER TO DESIGNATED RESERVES

	2022 £	2021 £
Transfer from designated reserves re expenditure in the year	2,740	971
Transfer to designated reserves	(13,560)	(13,190)
Transfer from designated reserves	45,000	-
	34,180	(12,219)

16. RECONCILIATION OF OPERATING SURPLUS / (DEFICIT) TO CASH FLOW FROM OPERATING ACTIVITIES

	2022 £	2021 £
(Deficit) / Surplus for period before revaluation of investments	(1,992)	(4,353)
Interest received	(1)	(3)
Dividends received	(3,528)	(3,481)
Depreciation of tangible fixed assets	2,274	2,310
Surplus on disposal of investments	-	-
(Increase)/decrease in debtors	3,553	313
Increase/(decrease) in creditors	(2,104)	(8,723)
Net cash flow from operating activities	(1,798)	(13,937)

NOTES TO THE FINANCIAL STATEMENTS

17. UNITS IN MANAGEMENT

The total number of general needs units managed by the Almshouses at 31 March 2022 was 10.

All of the units are managed on behalf of Llewellyn Almshouses by Tai Tarian Limited.

18. RELATED PARTY TRANSACTIONS

The collection of rent from tenants of Llewellyn Almshouses is overseen by officers of Tai Tarian Limited. Further, the day to day administration of the organisation is similarly managed and a charge of £14,660 was levied in the year by Tai Tarian Limited for these services.

19. CONTROL RELATIONSHIPS

The organisation is controlled by its trustees.

NOTES TO THE FINANCIAL STATEMENTS

PROPERTY REVENUE ACCOUNT	2022	2021
	£	£
Income		
Rents receivable	36,463	35,654
Grant received	-	-
	36,463	35,654
Expenditure		
Repairs and Maintenance	4,221	2,953
Heating and Lighting	11,943	16,068
Insurance	1,140	1,105
Council Tax	3,339	1,795
Water Rates	1,340	1,346
Management Charges	14,660	14,558
	36,643	37,825
(Deficit) / surplus for year transferred to Income and Expenditure Account	(180)	(2,171)

GENERAL INCOME AND EXPENDITURE ACCOUNT	2022	2021
	£	£
Other Income		
Deposit Account	1	3
Other Investment income	3,528	3,480
Surplus on sale of investments	-	-
	3,529	3,483
Community Alarm Service	140	140
Professional Fees	-	-
Bank Charges	(30)	30
Subscriptions	183	179
Accountancy Fee	2,820	2,700
Losses from Bad Debts	(46)	305
Depreciation	2,274	2,310
Other	-	-
	5,341	5,664
Deficit for the year	(1,812)	(2,181)
(Deficit) / surplus transferred from Property Revenue Accounts	(180)	(2,171)
(Deficit) / surplus for the year before investment revaluation	(1,992)	(4,352)

This page does not form part of the financial statements

