

LLEWELLYN ALMSHOUSES

FINANCIAL STATEMENTS

FOR THE PERIOD 1 APRIL 2022 TO 31 MARCH 2023

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LEGAL AND ADMINISTRATIVE INFORMATION

Trustees: Councillor A Lodwig (Chairman)
Councillor W Carpenter
Councillor D. Lewis (Resigned 28th September 2022)
Councillor T. Bowen (Appointed 28th September 2022)
Canon David Lewis
Canon Lynda Newman

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 2022 to 31 March 2023.

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 £49,235 (2022: £39,992). The surplus for the year was £1,992 (2022: Deficit £1,992) before the revaluation of investments. After the revaluation the deficit was £1,569 (2022: Surplus £3,643).

The accumulated free reserves at the end of the year amounted to £83,289 (2022: £79,493) and designated reserves amounted to £83,402 (2022: £88,767). In 2023 occupancy levels were higher than 2022. The loss of rental income as a result of voids in the period was £6,994 (2022: £12,846).

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

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 a particular purpose 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 10-13.

ACCOUNTING PERIOD

The financial statements have been prepared for the 12-month period ended 31 March 2023. The comparable figures as of 31 March 2022 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.

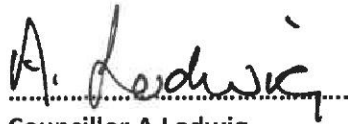
The Trustees are required to prepare financial statements for each financial year which give a true and fair view of the position of the registered social landlord and of the surplus or deficit of the registered social landlord for that period. In preparing those financial statements they are required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

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



Councillor A Lodwig
CHAIRMAN

Date:8/8/23.....

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 2023 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.

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

ICAEW

Chartered Accountants

Woodfield House

Castle Walk

Neath

SA11 3LN

Date: 28/3/2023

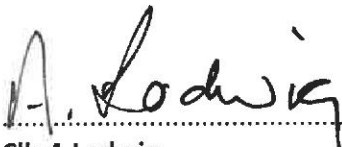
STATEMENT OF COMPREHENSIVE INCOME

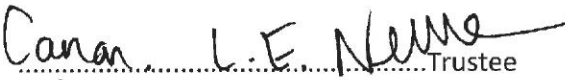
	Note	2023 £	2022 £
Turnover	2	45,239	36,463
Grants received		-	-
Operating expenditure		(47,243)	(41,984)
Operating deficit	2	(2,004)	(5,521)
Profit on the sale of Investments		-	-
Interest receivable and other Income	3	3,996	3,529
Movement in fair values of investments		(3,561)	5,635
(Deficit) / Surplus before taxation		(1,569)	3,643
Taxation		-	-
(Deficit) / Surplus for the year	4	(1,569)	3,643

The results relate wholly to continuing activities of the entity.

The income and expenditure account was approved by the Trustees on: 8/8/23

Signed on behalf of the Trustees

.....Trustee/Chairman
Cllr A Ludwig

.....Trustee
Canon L.E. Nunn

STATEMENT OF FINANCIAL POSITION

		2023	2022
	Note	£	£
Fixed assets			
Housing properties	8	234,527	236,801
Less SHG	9	(221,153)	(221,153)
Plant and Equipment	8	-	-
		13,374	15,648
Current assets			
Debtors	10	4,137	3,983
Investments	11	113,545	116,983
Cash and cash equivalents		50,019	40,961
		167,701	161,927
Creditors: amounts falling due within one year	12	(9,586)	(4,517)
Net current assets		158,115	157,410
Total assets less current liabilities		171,489	173,058
Net assets		171,489	173,058
Capital and reserves			
Exchequer Contributions and Endowment Fund		4,798	4,798
Income and Expenditure Reserve	14	83,289	79,493
Designated Reserves	13	83,402	88,767
Total capital and reserves		171,489	173,058

These financial statements were approved and authorised for issue by the Trustees on: 8/8/23

Signed on behalf of the Trustees: -

A. Rodwin

L. E. Newman

STATEMENT OF CHANGES IN RESERVES

	Income & Expenditure Reserve	Designated Reserves	Endowment Fund	2023	2022
	£	£	£	£	£
At beginning of year	79,493	88,767	4,798	173,058	169,415
(Deficit) / Surplus for the year	(1,569)	-	-	(1,569)	3,643
Transfers between reserves	5,365	(5,365)	-	-	-
At 31 March 2023	83,289	83,402	4,798	171,489	173,059

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

STATEMENT OF CASH FLOW

	Note	2023 £	2022 £
Net cash generated from operating activities	16	5,186	(1,798)
Cash flow from investing activities			
Interest received		50	1
Dividends received		3,946	3,528
Proceeds of sale of investments		-	-
Purchase of investments		(124)	(102)
Net cash flow from investing activities		3,872	3,427
Net increase in cash and cash equivalents		9,058	1,629
Cash and cash equivalents at beginning of year		40,961	39,332
Cash and cash equivalents at 31 March 2023		50,019	40,961
Cash and cash equivalents consists of:-			
Cash at bank and in hand		50,019	40,961
Cash and cash equivalents at 31 March 2023		50,019	40,961

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	2023 £	2022 £
Income		
Rents receivable	45,239	36,463
	45,239	36,463
Grants received	-	-
Other income from social housing lettings	-	-
Turnover from social housing lettings	45,239	36,463
Expenditure		
Management costs	14,660	14,660
Other costs	14,225	20,735
Maintenance costs	16,061	4,361
Losses from bad debts	23	(46)
Depreciation and amortisation	2,274	2,274
Operating costs on social housing lettings	47,243	41,984
Operating Deficit on social housing lettings	(2,004)	(5,521)
Rent loss due to voids (memorandum note)	(6,994)	(12,846)

NOTES TO THE FINANCIAL STATEMENTS

3. INTEREST RECEIVABLE AND OTHER INCOME

	2023	2022
	£	£
Dividends receivable from Investments	3,946	3,528
Bank and short term deposit interest receivable	50	1
	3,996	3,529

4. OPERATING SURPLUS / (DEFICIT)

	2023	2022
	£	£
Operating surplus / (deficit) for the year is stated after charging:		
Depreciation and amortisation of fixed assets	2,274	2,274
Independent examiners remuneration (inclusive of VAT)		
- Non audit services	(330)	2,820

5. TRUSTEES EMOLUMENTS

The association is controlled by a voluntary committee of management who received no remuneration during this period. (2023: NIL)

6. EMPLOYEES

	2023	2022
	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 2023	284,807	11,324	296,131
Depreciation			
At beginning of year	(48,006)	(11,324)	(59,330)
Charged during the year	(2,274)	-	(2,274)
At 31 March 2023	(50,280)	(11,324)	(61,604)
Net book value			
At 31 March 2023	234,527	-	234,527
At 31 March 2022	236,801	-	236,801

9. SOCIAL HOUSING GRANT

	2023 £	2022 £
Balance brought forward	221,153	221,153
Received in the year	-	-
Balance carried forward	221,153	221,153

10. DEBTORS

	2023 £	2022 £
Amounts due within one year		
Arrears of rent and service charges	1,012	900
Less: provision for bad and doubtful debts	(212)	(189)
	800	711
Sundry Debtors	1,844	2,401
Prepayments	1,493	871
	4,137	3,983

NOTES TO THE FINANCIAL STATEMENTS

11. INVESTMENTS

	2023	2022
	£	£
At beginning of year	116,982	111,245
Reinvestment of accumulation dividends	124	102
Disposal at valuation	-	-
Revaluation in year	(3,561)	5,635
At 31 March 2023	113,545	116,982

The historical cost of investments above is as follows:-

	£	£
At 1 April 2021 and 31 March 2023	76,436	76,313

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:

	2023	2022
	£	£
Dividends and interest	3,946	3,528

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

12. CREDITORS

	2023	2022
	£	£
Amounts due within one year		
Trade Creditors	463	271
Accruals	9,123	4,246
	9,586	4,517

NOTES TO THE FINANCIAL STATEMENTS

13. DESIGNATED RESERVES

	Extraordinary Repair Fund £	Cyclical Maintenance Fund £	2023 £	2022 £
2023				
Balance brought forward	50,754	38,013	88,767	122,947
Transfer from revenue reserve	3,200	6,200	9,400	13,560
	53,954	44,213	98,167	136,507
Transfer to revenue reserve re expenditure in the year	(13,713)	(1,052)	(14,765)	(2,740)
Transfer to revenue reserve	-		0	(45,000)
Balance carried forward	40,241	43,161	83,402	88,767

TRANSFER FROM REVENUE RESERVE RE EXPENDITURE IN THE YEAR

	Extraordinary Repair Fund £	Cyclical Maintenance Fund £	2023 £
Repair expenditure incurred on project	-	-	-
General repairs	13,713	1,052	14,765
Professional fees	-	-	-
	13,713	1,052	14,765
Transfer from designated funds	13,713	1,052	14,765

NOTES TO THE FINANCIAL STATEMENTS

17. UNITS IN MANAGEMENT

The total number of general needs units managed by the Almshouses as of 31 March 2023 was 10.

All 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	2023	2022
	£	£
Income		
Rents receivable	45,239	36,463
Grant received	-	-
	45,239	36,463
Expenditure		
Repairs and Maintenance	16,061	4,221
Heating and Lighting	9,718	11,943
Insurance	1,025	1,140
Council Tax	1,714	3,339
Water Rates	1,770	1,340
Management Charges	14,660	14,660
	44,948	36,643
Surplus / (Deficit) for year transferred to Income and Expenditure Account	291	(180)

GENERAL INCOME AND EXPENDITURE ACCOUNT	2023	2022
	£	£
Other Income		
Deposit Account	50	1
Other Investment income	3,946	3,528
Surplus on sale of investments	-	-
	3,996	3,529
Community Alarm Service	140	140
Professional Fees	-	-
Bank Charges	-	(30)
Subscriptions	189	183
Accountancy Fee	(330)	2,820
Losses from Bad Debts	23	(46)
Depreciation	2,274	2,274
Other	-	-
	2,296	5,341
Surplus for the year	1,700	(1,812)
Surplus / (Deficit) transferred from Property Revenue Accounts	291	(180)
Surplus / (Deficit) for the year before investment revaluation	1,992	(1,992)

This page does not form part of the financial statements