

Homes and Communities Agency Number A2920
Registered Charity Number 221005

Wakefield Charities' Homes

STATUTORY FINANCIAL STATEMENTS

for the year ended

31 March 2021

Wakefield Charities' Homes

FULL DETAILED FINANCIAL STATEMENTS

for the year ended

31 March 2021

Wakefield Charities' Homes

TRUSTEE'S REPORT

FOR THE YEAR ENDED 31 MARCH 2021

The Trustee presents its annual report for the year ended 31 March 2021 under the Charities Act 2011, together with the audited financial statements for the year, and confirm that the latter comply with the requirements of the Act, the Trust Deed and Reporting by Charities: Statement of Recommended Practice 2015 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 2015).

REFERENCE & ADMINISTRATIVE INFORMATION

Wakefield Charities' Homes was incorporated on 21 February 1989 under a revised single Scheme of Management which combined the charities of Major Barker Homes, in the Ecclesiastical Parishes of Thornes and Christ Church, Wakefield, regulated by a Scheme of the Charity Commissioners of 12 October 1961 and Consolidated Charities, in the former County Borough of Wakefield, regulated by a Scheme of the Charity Commissioners of 6 September 1961, and as amended on 15 March 2016 following a merger with Dr Crowther's Almshouse Charity. Wakefield Charities' Homes is a registered charity No. 221005 and a registered social landlord No. A2920.

The Charity's principal address is: Governors' Office, Green House, 158 Northgate, Wakefield, WF1 3UF.

GOVERNORS

The Trustee of Wakefield Charities' Homes is Wakefield Grammar School Foundation. The Governors of that entity are:

Mr S Chamberlain (Chair of Governors)
Mr S Butterworth
Mrs C Gorton (Resigned 22 June 2020)
Mr J Jeffries
Miss A J Tetley
Mrs H Massey
Miss E C Peckett
Mrs P Plumptre
Reverend L Vasey-Saunders
Mr F Galbraith

Mr S Khan (Appointed 4 March 2021)
Ms J E Claire
Mr S Baxter (Resigned 24 February 2021)
Mrs C Harrison
Professor D Jenkins
Mr I A McKinlay
Mr T Welton
Mr M Shevill (Resigned 15 October 2020)

OFFICERS AND KEY MANAGEMENT PERSONNEL

Company Secretary:

Mr L Perry

ADDRESSES

Address of Charity:

Wakefield Charities' Homes
Governors' Office
Green House
158 Northgate
Wakefield
WF1 3UF

Address of Homes run by the Charity:

Home Street
Wakefield WF2 8EA
Holmfield Avenue
Wakefield WF2 7AF
Westfield Road
Wakefield WF1 3RB
George Street
Wakefield, WF1 1NE

Wakefield Charities' Homes

TRUSTEE'S REPORT

FOR THE YEAR ENDED 31 MARCH 2021

PROFESSIONAL ADVISERS

Bankers: Barclays Bank plc
Trinity Walk Shopping Centre
Teall Way
Wakefield
WF1 1QS

Auditors: Saffery Champness LLP
Mitre House
North Park Road
Harrogate
HG1 5RX

Solicitors: Newtons Solicitors
Unit 8, Calder Close
Wakefield
WF4 3BA

Stockbrokers: Julius Bär International Ltd
The Platform
New Station Street
Leeds, LS1 4JB

STRUCTURE, GOVERNANCE AND MANAGEMENT

GOVERNING DOCUMENT

The Charity is governed by the provisions of the Trust Deed, which was last amended on 15 March 2016 following the merger of the charity with Dr Crowther's Almshouse Charity.

GOVERNING BODY

Governors are elected at a meeting of the Board of Governors to ensure, through careful selection, that the Board comprises Governors with appropriate skills, experience and the dedication necessary for the operation of a charity. The full Board consists of nineteen Governors, eighteen of whom are co-opted and one of whom is nominated by the Chapter of Wakefield Cathedral. Governors normally serve a four year term of office with a maximum of three terms permitted. The Chair of Governors and Deputy Chair of Governors are elected annually at the Foundation's Annual General Meeting each October.

TRUSTEE TRAINING

New Governors are inducted into the operation of the Charity, including its Policies and Procedures, and appropriate trustee training is organised for all Governors.

ORGANISATIONAL MANAGEMENT

The Governors meet as a Board four times a year to determine and review the general strategy of the Charity and to review its overall management and control, for which they are legally responsible. Implementation of the Board's policies for Wakefield Charities' Homes is delegated to the Governors' Homes Committee, which meets regularly throughout the year. The day-to-day running of the Charity is delegated to the Director of Finance & Operations and the Homes' Manager, supported by the Trustee's Estates and Administration departments.

Wakefield Charities' Homes

TRUSTEE'S REPORT

FOR THE YEAR ENDED 31 MARCH 2021

STRUCTURE, GOVERNANCE AND MANAGEMENT *(continued)*

ORGANISATIONAL STRUCTURE AND RELATIONSHIPS

The Homes comprise 31 dwellings, 17 at Horne Street, 4 dwellings at Holmfield Avenue, 6 Almshouses at Westfield Road and 4 Almshouses at George Street, all within the City of Wakefield.

Under the terms of the revised Scheme, Wakefield Charities' Homes are administered by the Governors of Wakefield Grammar School Foundation. A management fee is paid to this body for the provision of financial and administrative services from their premises in Northgate, Wakefield.

RISK MANAGEMENT

The Board's Risk and Compliance Committee, consisting of Governors and members of the senior management team, examine the principal areas of the Charity's operations and consider the major risks faced in each of these areas.

In the opinion of the Trustee, the Charity has put in place policies and procedures, and has reviewed systems which, under normal conditions, will allow these risks to be managed at an acceptable level in the day-to-day operations of the Charity. These policies and systems were adapted in April 2020 to manage the increased risks imposed by the Covid-19 pandemic.

AIMS, OBJECTIVES AND PRINCIPAL ACTIVITIES

STRATEGIC AIM AND INTENDED EFFECT

The Charity's strategic aim is the proper maintenance of its almshouses in order to continue to be able to provide good quality accommodation for residents at an affordable price and to meet government housing standards.

Maintenance charges are kept at a level sufficient to meet annual overheads but do not allow for the cost of significant structural repairs and maintenance to the almshouses buildings, all of which are listed and are over 50 years old. These costs are met from the investment income of the Charity.

OBJECTIVES FOR THE YEAR

The Trustee's main objective for the year is to achieve full occupancy of the almshouses. The strategy for achieving this is to ensure we provide high quality properties through redecoration and refurbishment as appropriate. Vacancies arising are extensively advertised in the Wakefield area.

The Governors believe that the continuous programme of refurbishment will ensure that the Charity continues to meet the Government's Decent Homes Standard for all its properties.

PRINCIPAL ACTIVITY

The principal activity continues to be the provision of good quality accommodation at an affordable price to those in financial need who have a connection with the City of Wakefield. Residents must be over the age of 50 years.

REVIEW OF ACHIEVEMENTS AND PERFORMANCE FOR THE YEAR

OPERATIONAL PERFORMANCE

There were two vacant properties at 31 March 2021. One resident had moved to an alternative property owned by the Charity and another had, sadly, passed away.

FOR THE YEAR ENDED 31 MARCH 2021

- Percentage of EBITDA (Major Repairs Included)**
 This metric seeks to measure the level of surplus that is generated compared to interest payable. Wakefield Charities' Homes does not have any capitalised interest, interest payable of financing costs, so this metric is not applicable.
- Headline Social Housing Cost per Unit** £3,637 per unit (SPBM benchmark: £4,577)
- Operating Margin (Overall)** (12.31%) (SPBM benchmark: 17.52%)
Operating Margin (Social Housing Lettings only) (12.31%) (SPBM benchmark: 18.10%)
 The operating margin demonstrates the profitability of operating assets before exceptional expenses.
- Return on Capital Employed** 6.76% (SPBM benchmark: 2.35%)
 This metric compares the operating surplus to total assets less current liabilities, and can assess the efficient investment of capital resources in the commercial sector.

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Wakefield Charities' Homes

TRUSTEE'S REPORT

FOR THE YEAR ENDED 31 MARCH 2021

To maintain and improve the quality of its homes, the Charity operates a planned continuous programme of refurbishment and redecoration for its occupied homes and, when vacancies arise, takes the opportunity to carry out similar non-scheduled improvements as required. The common areas of the homes at Home Street, its paths and staircases are kept clean by a contract cleaning company. In addition, residents are encouraged to report all necessary repairs to the Trustee.

Another aspect of the Charity's public benefit policy is the provision of an annual sum up to £2,000 in total for the relief in need for residents of Wakefield. In addition to "Christmas Gifts" of £25 each to the homes' residents, grants are made as a "last resort", and anonymously as far as the beneficiaries are concerned, upon request from other charitable or public bodies such as the Citizens Advice Bureau or Wakefield Metropolitan District Council, where no other resources are available to individuals in severe financial need. To ensure that the grants are used for the purpose intended they are made in the form of shop gift vouchers or a cheque made payable to a reputable household supplier such as Argos or B&Q. In addition to the relief in need, a provision of up to £200 per annum is made, from Mrs Porter's fund, for the benefit of poor persons recovering from illness or accident.

FUTURE PLANS

Our key objectives for the future are to maintain full occupancy of the almshouses and to continue our programme of refurbishment.

The Governors gratefully acknowledge the work of the administrative and estates staff of Wakefield Grammar School Foundation based at 158 Northgate. This enables the Governors to continue to fulfil the aims and objects of Wakefield Charities' Homes, as they were envisaged by their founders, William Horne, Major Barker and Dr Caleb Crowther so long ago.

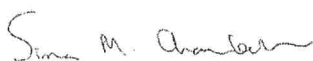
AUDITORS

Saffery Champness LLP have expressed their willingness to continue in office as auditors for the next financial year.

STATEMENT OF DISCLOSURE TO THE AUDITOR

So far as the Governors are aware, there is no relevant audit information of which the charity's auditors are unaware. Additionally, the Governors have taken all the necessary steps that they ought to have taken as Governors in order to make themselves aware of all relevant audit information and to establish that the charity's auditors are aware of that information.

Approved by the Trustee on 28 September 2021
And signed on its behalf by



Mr S Chamberlain
Chair of Governors

Wakefield Charities' Homes

STATEMENT OF TRUSTEE'S RESPONSIBILITIES

The Trustee is responsible for preparing the Trustee's Report and the financial statements in accordance with applicable law and United Kingdom Accounting Standards (United Kingdom Generally Accepted Accounting Practice).

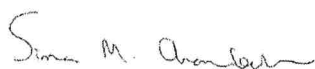
The law applicable to charities in England & Wales requires the trustee to prepare financial statements for each financial year which give a true and fair view of the state of affairs of the charity and of the incoming resources and application of resources of the charity for that period. In preparing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

- select suitable accounting policies and then apply them consistently;
- observe the methods and principles in the Charities SORP (FRS102);
- 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 business.

The Trustee is 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, applicable accounting regulations and the provisions of the trust deed. 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.

The Trustee is responsible for the maintenance and integrity of the charity and financial information included on the charity's website. Legislation in the United Kingdom governing the preparation and dissemination of financial statements may differ from legislation in other jurisdictions.

This report was approved by the Trustee on 28 September 2021



Mr S Chamberlain
Chair of Governors

Wakefield Charities' Homes

INDEPENDENT AUDITORS' REPORT TO THE TRUSTEE OF WAKEFIELD CHARITIES' HOMES

Opinion

We have audited the financial statements of Wakefield Charities Homes for the year ended 31 March 2021 which comprise the statement of financial activities, balance sheet and the cash flow statement, and notes to the financial statements, including significant accounting policies. The financial reporting framework that has been applied in their preparation is applicable law and United Kingdom Accounting Standards, including Financial Reporting Standard 102, the Financial Reporting Standard applicable in the UK and Republic of Ireland (United Kingdom Generally Accepted Accounting Practice).

In our opinion the financial statements:

- give a true and fair view of the charity's state of affairs as at 31 March 2021 and of its incoming resources and application of resources, including its income and expenditure, for the year then ended;
- have been properly prepared in accordance with United Kingdom Generally Accepted Accounting Practice; and
- have been prepared in accordance with the Charities Act 2011.

Basis for opinion

We conducted our audit in accordance with International Standards on Auditing (UK) (ISAs (UK)) and applicable law. Our responsibilities under those standards are further described in the Auditor's responsibilities for the audit of the financial statements section of our report. We are independent of the charity in accordance with the ethical requirements that are relevant to our audit of the financial statements in the UK, including the FRC's Ethical Standard, and we have fulfilled our other ethical responsibilities in accordance with these requirements. We believe that the audit evidence we have obtained is sufficient and appropriate to provide a basis for our opinion.

Conclusions relating to going concern

In auditing the financial statements, we have concluded that the trustees' use of the going concern basis of accounting in the preparation of the financial statements is appropriate.

Based on the work we have performed, we have not identified any material uncertainties relating to events or conditions that, individually or collectively, may cast significant doubt on the charity's ability to continue as a going concern for a period of at least twelve months from when the financial statements are authorised for issue.

Our responsibilities and the responsibilities of the trustees with respect to going concern are described in the relevant sections of this report.

Other information

The trustees are responsible for the other information. The other information comprises the information included in the annual report, other than the financial statements and our auditor's report thereon. Our opinion on the financial statements does not cover the other information and, except to the extent otherwise explicitly stated in our report, we do not express any form of assurance conclusion thereon.

Our responsibility is to read the other information and, in doing so, consider whether the other information is materially inconsistent with the financial statements or our knowledge obtained in the course of the audit or otherwise appears to be materially misstated. If we identify such material inconsistencies or apparent material misstatements, we are required to determine whether this gives rise to a material misstatement in the financial statements themselves. If, based on the work we have performed, we conclude that there is a material misstatement of this other information we are required to report that fact.

We have nothing to report in this regard.

Matters on which we are required to report by exception

We have nothing to report in respect of the following matters in relation to which the Charities (Accounts and Reports) Regulations 2008 require us to report to you if, in our opinion:

Wakefield Charities' Homes

INDEPENDENT AUDITORS' REPORT TO THE TRUSTEE OF WAKEFIELD CHARITIES' HOMES

-
- the information given in the Trustees' Annual Report is inconsistent in any material respect with the financial statements; or
 - the charity has not kept sufficient accounting records; or
 - the financial statements are not in agreement with the accounting records and returns; or
 - we have not received all the information and explanations we require for our audit.

Responsibilities of trustees

As explained more fully in the Trustees' Responsibilities Statement set out on page 8, the trustees are responsible for the preparation of the financial statements and for being satisfied that they give a true and fair view, and for such internal control as the trustees determine is necessary to enable the preparation of financial statements that are free from material misstatement, whether due to fraud or error.

In preparing the financial statements, the trustees are responsible for assessing the charity's ability to continue as a going concern, disclosing, as applicable, matters related to going concern and using the going concern basis of accounting unless the trustees either intend to liquidate the charity or to cease operations, or have no realistic alternative to do so.

Auditor's responsibilities for the audit of the financial statements

We have been appointed as auditors under the Charities Act 2011 and report in accordance with regulations made under that Act.

Our objectives are to obtain reasonable assurance about whether the financial statements as a whole are free from material misstatement, whether due to fraud or error, and to issue an auditor's report that includes our opinion. Reasonable assurance is a high level of assurance, but is not a guarantee that an audit conducted in accordance with ISAs (UK) will always detect a material misstatement when it exists. Misstatements can arise from fraud or error and are considered material if, individually or in the aggregate, they could reasonably be expected to influence the economic decisions of users taken on the basis of these financial statements.

Irregularities, including fraud, are instances of non-compliance with laws and regulations. We design procedures in line with our responsibilities, outlined above, to detect material misstatements in respect of irregularities, including fraud. The specific procedures for this engagement and the extent to which these are capable of detecting irregularities, including fraud are detailed below.

Identifying and assessing risks related to irregularities:

We assessed the susceptibility of the charity's financial statements to material misstatement and how fraud might occur, including through discussions with the trustees, discussions within our audit team planning meeting, updating our record of internal controls and ensuring these controls operated as intended. We evaluated possible incentives and opportunities for fraudulent manipulation of the financial statements. We identified laws and regulations that are of significance in the context of the charity by discussions with trustees and updating our understanding of the sector in which the charity operates.

Laws and regulations of direct significance in the context of the charity include the Charities Act 2011, the Charities (Accounts and Reports) Regulations 2008 and guidance issued by the Charity Commission for England and Wales.

Further the company is subject to other laws and regulations where the consequences of non-compliance could have a material effect on amounts or disclosures in the financial statements; through a significant fine, litigation or restrictions on the group's operations. We identified the most significant laws and regulations to be Building and fire safety regulations, including the Housing Act 2004 (Housing Health and Safety Rating System) and the Regulatory Reform (Fire Safety) Order 2005.

Audit response to risks identified:

We considered the extent of compliance with these laws and regulations as part of our audit procedures on the related financial statement items including a review of financial statement disclosures. We reviewed the charity's records of breaches of laws and regulations, minutes of meetings and correspondence with relevant

Wakefield Charities' Homes

INDEPENDENT AUDITORS' REPORT TO THE TRUSTEE OF WAKEFIELD CHARITIES' HOMES

authorities to identify potential material misstatements arising. We discussed the charity's policies and procedures for compliance with laws and regulations with members of management responsible for compliance.

During the planning meeting with the audit team, the engagement partner drew attention to the key areas which might involve non-compliance with laws and regulations or fraud. We enquired of management whether they were aware of any instances of non-compliance with laws and regulations or knowledge of any actual, suspected or alleged fraud. We addressed the risk of fraud through management override of controls by testing the appropriateness of journal entries and identifying any significant transactions that were unusual or outside the normal course of business. We assessed whether judgements made in making accounting estimates gave rise to a possible indication of management bias. At the completion stage of the audit, the engagement partner's review included ensuring that the team had approached their work with appropriate professional scepticism and thus the capacity to identify non-compliance with laws and regulations and fraud.

There are inherent limitations in the audit procedures described above and the further removed non-compliance with laws and regulations is from the events and transactions reflected in the financial statements, the less likely we would become aware of it. Also, the risk of not detecting a material misstatement due to fraud is higher than the risk of not detecting one resulting from error, as fraud may involve deliberate concealment by, for example, forgery or intentional misrepresentations, or through collusion.

A further description of our responsibilities is available on the Financial Reporting Council's website at: www.frc.org.uk/auditorsresponsibilities. This description forms part of our auditor's report.

Use of our report

This report is made solely to the charity's trustees, as a body, in accordance with Part 4 of the Charities (Accounts and Reports) Regulations 2008. Our audit work has been undertaken so that we might state to the trustees those matters we are required to state to them in an auditor's report and for no other purpose. To the fullest extent permitted by law, we do not accept or assume responsibility to anyone other than the charity and the trustees as a body, for our audit work, for this report, or for the opinions we have formed.

Saffery Champness LLP

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Saffery Champness LLP
Mitre House
North Park Road
Harrogate
HG1 5 RX

Chartered Accountants

Statutory Auditors

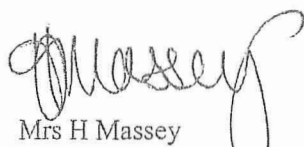
Date: 30 September 2021

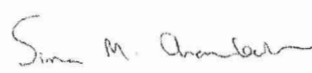
Saffery Champness LLP is eligible to act as an auditor in terms of section 1212 of the Companies Act 2006

Wakefield Charities' Homes
INCOME AND EXPENDITURE ACCOUNT
for the year ended 31 March 2021

	Notes	Unrestricted funds £	Endowed funds £	Restricted funds £	Total funds 2021 £	Total funds 2020 £
Income from:						
Charitable activities	1	88,895	-	-	88,895	95,670
Investments	2	13,068	-	178	13,246	15,271
Other Income		3,200	-	-	3,200	2,500
Total incoming resources		105,163	-	178	105,341	113,441
Expenditure on:						
Raising funds	3	5,908	-	-	5,908	5,699
Charitable activities	4	110,194	-	-	110,194	100,522
		116,102	-	-	116,102	106,221
Net (outgoing) incoming funds from operations before investment gains		(10,939)	-	178	(10,761)	7,220
Net gains/(losses) on investments	10	155,111	9,410	(77)	164,444	(41,374)
Net movement in funds		144,172	9,410	101	153,683	(34,154)
Reconciliation of funds:						
Fund balances brought forward at 1 April 2020		2,075,569	38,628	6,244	2,120,441	2,154,595
Fund balances carried forward at 31 March 2021	14,15,16	2,219,741	48,038	6,345	2,274,124	2,120,441

Approved and authorised for issue by the Trustee on 28 September 2021 and signed on its behalf by:


Mrs H Massey
Chair of Wakefield Charities' Homes Committee


Mr S Chamberlain
Chair of Governors

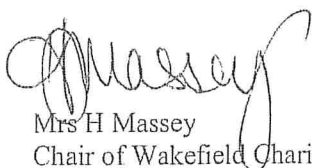
Wakefield Charities' Homes

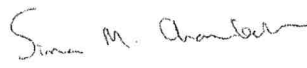
BALANCE SHEET

31 March 2021

	Notes	2021 £	2020 £
FIXED ASSETS			
Tangible assets	9	1,101,687	1,132,611
Investment Properties	9	80,000	80,000
Investments	10	922,552	748,868
		<u> </u>	<u> </u>
TOTAL FIXED ASSETS		2,104,239	1,961,479
		<u> </u>	<u> </u>
CURRENT ASSETS			
Debtors	11	11,966	9,566
Cash at bank and in hand	12	211,279	182,859
		<u> </u>	<u> </u>
		223,245	192,425
CREDITORS: Amounts falling due within one year	13	(53,360)	(33,463)
		<u> </u>	<u> </u>
NET CURRENT ASSETS		169,885	158,962
		<u> </u>	<u> </u>
TOTAL ASSETS LESS CURRENT LIABILITIES		2,274,124	2,120,441
		<u> </u>	<u> </u>
CAPITAL AND RESERVES			
Restricted reserve	14	6,345	6,244
Endowed funds	15	48,038	38,628
Designated reserves	16	137,799	122,751
Revenue reserve	16	1,807,172	1,829,307
Revaluation reserve	16	274,770	123,511
		<u> </u>	<u> </u>
		2,274,124	2,120,441
		<u> </u>	<u> </u>

Approved and authorised for issue by the Trustee on 28 September 2021 and signed on its behalf by:


Mrs H Massey
Chair of Wakefield Charities' Homes Committee


Mr S Chamberlain
Chair of Governors

Wakefield Charities' Homes

ACCOUNTING POLICIES

for the year ended 31 March 2021

BASIS OF ACCOUNTING

These financial statements have been prepared under the historical cost convention, as modified by the revaluation of investments and investment properties, in accordance with Accounting and Reporting by Charities: Statement of Recommended Practice applicable in the UK and Republic of Ireland (FRS 102) (effective 1 January 2015) – (Charities SORP (FRS 102)), the Financial Reporting Standard applicable in the UK and Republic of Ireland (FRS 102) and the Charities Act 2011.

Wakefield Charities' Homes meets the definition of a public benefit entity under FRS 102.

GOING CONCERN

The financial statements have been prepared on a going concern basis. The Trustee has considered how the Charity will meet the challenges presented by the current economic climate, including the impact of the Covid-19 pandemic, and have concluded that they will not have significant impact. They have carried out a detailed review of the Charity's resources including the adequacy of working capital for the next twelve months. The Trustee is satisfied that the Charity has sufficient cash flows to meet its liabilities as they fall due for at least one year from the date of approval of these financial statements.

INCOME

Income represents maintenance contributions and service charges receivable net of losses arising from vacancies. Credit is taken for rental income as it falls due.

EXPENDITURE

Expenditure is accrued as soon as a liability is considered probable. Irrecoverable vat is included with the item of expenditure to which it relates.

SOCIAL HOUSING GRANT

Social Housing Grants (SHG) were made by the Housing Corporation and were utilised to reduce the amount of mortgage loan in respect of the Almshouses to the amount which it was estimated could be serviced by the net annual income of the scheme. The amount of SHG was calculated on the qualifying costs of the scheme in accordance with instructions issued from time to time by the Housing Corporation. The grants were paid direct to the lending authority and were reflected in the financial statements of the charity only when the payment was made and the mortgage loan reduced.

DEPRECIATION

Major components are treated as separable assets and depreciation is provided to write off the cost of all relevant tangible fixed assets, less estimated residual value, over their expected useful economic lives or the lives of the structure to which they are related, if shorter, at the following annual rates:

Structure	- 50 years
Roofs	- 50 years
Heating system	- 25 years
Fire Alarms	- 25 years
Kitchens	- 12 years
Bathrooms	- 15 years
Air Conditioning	- 15 years

Wakefield Charities' Homes

ACCOUNTING POLICIES

for the year ended 31 March 2021

INVESTMENTS

General investments are stated at market value.

Investments held for the provision for extraordinary repairs consist of COIF income shares which are stated at market value at the balance sheet date.

Investment income is recognised on a receipts basis.

CYCLICAL MAINTENANCE FUND

The cyclical maintenance fund recognises the Charity's obligations to maintain its properties in accordance with the planned programme of works.

EXTRAORDINARY REPAIR FUND

The purpose of the extraordinary repair fund is to allow for the future extraordinary repair, improvement and rebuilding of the homes.

RELIEF IN NEED RESERVE

As provided in the revised scheme of Management dated 21 February 1989, after the proper discharge of the Charities' commitments, the Governors shall apply the income of the Charity to the relief of need of residents in the district of Wakefield.

RESTRICTED FUND

The restricted fund – Mrs Porter's – is designed to make grants in the order of £200 per year to poor persons recovering from illness or accident.

ENDOWED FUND

This fund was bequeathed by Dr Caleb Crowther in 1838 for the founding of Almshouses for Dissenters from the Church of England.

Wakefield Charities' Homes
NOTES TO THE FINANCIAL STATEMENTS
for the year ended 31 March 2021

1	INCOME FROM CHARITABLE ACTIVITIES	2021 £	2020 £
	Income from social housing lettings	88,895	95,670
		<u> </u>	<u> </u>
2	INVESTMENT INCOME	2021 £	2020 £
	Gross investment income	12,974	14,558
	Bank interest receivable	272	713
		<u> </u>	<u> </u>
		13,246	15,271
		<u> </u>	<u> </u>
3	EXPENDITURE ON RAISING FUNDS	2021 £	2020 £
	Investment management fees	5,908	5,699
		<u> </u>	<u> </u>

Wakefield Charities' Homes
NOTES TO THE FINANCIAL STATEMENTS
for the year ended 31 March 2021

4 ANALYSIS OF EXPENDITURE ON CHARITABLE ACTIVITIES

	<i>Provision of social housing</i>				<i>Grants & donations</i>	<i>Total 2021</i>	<i>Total 2020</i>
	<i>Management</i>	<i>Services</i>	<i>Repairs & maintenance</i>	<i>Other</i>			
	£	£	£	£	£	£	£
Estates costs							
Repairs and maintenance	-	-	26,629	-	-	26,629	25,884
Service contracts and communal facilities	-	20,937	-	-	-	20,937	9,981
Fuel charges	-	8,625	-	-	-	8,625	11,633
Insurance	-	2,220	-	-	-	2,220	2,023
Depreciation:							
Land and Buildings	-	33,478	-	-	-	33,478	33,278
Water charges	-	2,171	-	-	-	2,171	4,442
Property charges	-	414	-	-	-	414	200
Other Operating Expenses							
Audit and accountancy	3,822	-	-	-	-	3,822	3,722
Administrative expenses	4,840	-	-	-	-	4,840	4,840
Subscriptions	3,162	-	-	-	-	3,162	486
Printing and advertising	-	-	-	-	-	-	716
Legal and professional	-	-	-	1,020	-	1,020	1,206
Bank interest and charges	-	-	-	137	-	137	128
Relief in need	-	-	-	-	-	-	-
Christmas gifts	-	-	-	-	825	825	875
Bad Debts	-	-	-	831	-	831	872
Other	-	-	-	1,083	-	1,083	236
	11,824	67,845	26,629	3,071	825	110,194	100,522

The Homes comprise 17 dwellings at Horne Street, 4 dwellings at Holmfield Avenue, 6 dwellings at Westfield Road and 4 dwellings at George Street, all within the City of Wakefield.

All grants and donations were made to beneficiaries in the furtherance of the Charity's objectives.

4 ANALYSIS OF EXPENDITURE ON CHARITABLE ACTIVITIES

Governance costs included in other operating expenses:-	2021	2020
	£	£
Audit and Accountancy	3,822	3,722
Legal and Professional charges	1,020	1,206
	<u>4,842</u>	<u>4,928</u>

Wakefield Charities' Homes

NOTES TO THE FINANCIAL STATEMENTS

for the year ended 31 March 2021

5	NET INCOME FOR THE YEAR	2021 £	2020 £
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The surplus for the year is stated after charging:

Depreciation on tangible fixed assets	33,478	33,278
Auditors' remuneration	3,822	3,722

6 ANALYSIS OF STAFF COSTS AND STAFF NUMBERS –

There were no employees in the current or prior year.

7 GOVERNORS' AND KEY PERSONNEL EMOLUMENTS

The Governors and Clerk to the Governors received no emoluments in the year (2020 - Nil).

None of the Trustees (or any persons connected with them) received any remuneration during the year. Travel and subsistence expenses amounting to £nil were reimbursed to the Trustees (2020: £nil).

8 TAXATION

Wakefield Charities' Homes is a registered charity and is exempt from any liability to taxation on its charitable income and capital gains.

9 FIXED ASSETS – FREEHOLD HOUSING PROPERTIES

	£
Cost	
At 31 March 2020	1,389,404
Additions	2,554
At 31 March 2021	1,391,958
Accumulated depreciation	
At 31 March 2020	256,793
Charge for the year	33,478
At 31 March 2021	290,271
Net book values	
At 31 March 2021	1,101,687
At 31 March 2020	1,132,611
At 31 March 2021 the charity owned and managed 31 units (2020: 31 units) of housing accommodation.	

Wakefield Charities' Homes

NOTES TO THE FINANCIAL STATEMENTS

for the year ended 31 March 2021

EXPENDITURE ON WORKS TO EXISTING PROPERTIES

	2021 £	2020 £
Improvement works capitalised	-	-
Components capitalised	2,554	16,584
Amounts charged to the income and expenditure account	26,629	25,884
	<u>29,183</u>	<u>42,468</u>

INVESTMENT PROPERTIES

Valuation	
At 31 March 2020 and 31 March 2021	£ 80,000
Net book value	
At 31 March 2020 and 31 March 2021	80,000

Investment properties represent a parcel of land held on Westfield Road which is rented out by the Charity. The land was valued at £80,000 in 2016 by Hodsons Estate Agents Ltd. The Trustee believes that there has been no significant change in the value of the land at 31 March 2021 and therefore the value remains unchanged in these financial statements.

10 FIXED ASSETS INVESTMENTS

	Unrestricted £	Restricted £	Endowed £	Total £
Listed investments at market value				
At 1 April 2020	704,810	5,430	38,628	748,868
Additions	232,647	-	-	232,647
Disposals	(223,407)	-	-	(223,407)
Increase/(Decrease) in market value in year	155,111	(77)	9,410	164,444
At 31 March 2021	<u>869,161</u>	<u>5,353</u>	<u>48,038</u>	<u>922,552</u>

The historical cost of listed investments is £632,455 (2020: £601,678).

Analysis of Investments

	Unrestricted £	Restricted £	Endowed £	Total £
Government stock	85,846	-	-	85,846
Charity deposits	228,020	5,353	48,038	281,411
Listed investments	555,295	-	-	555,295
	<u>869,161</u>	<u>5,353</u>	<u>48,038</u>	<u>922,552</u>

Wakefield Charities' Homes
NOTES TO THE FINANCIAL STATEMENTS
for the year ended 31 March 2021

The following individual investments constitute 5% or more of the market value of the overall investment portfolio:

	£
COIF income units	154,090
COIF accumulation units	67,702
UK Gilts	49,951
Artemis Funds	57,237
Vanguard Funds	54,656
	<u>383,636</u>

There are no known material restrictions which might apply on the realisation of these units.

11 DEBTORS	2021 £	2020 £
Due within one year:		
Other Debtors	11,966	9,566
	<u>11,966</u>	<u>9,566</u>

12 CASH AT BANK AND IN HAND	2021 £	2020 £
Capital account – deposit	134,616	110,436
Income account – current	76,659	72,419
Cash in hand	4	4
	<u>211,279</u>	<u>182,859</u>

13 CREDITORS: Amounts falling due within one year	2021 £	2020 £
Other creditors	53,360	33,463
	<u>53,360</u>	<u>33,463</u>

Wakefield Charities' Homes
NOTES TO THE FINANCIAL STATEMENTS
for the year ended 31 March 2021

14	RESTRICTED FUNDS Mrs Porter's Fund	2021 £	2020 £
	Balance at 31 March 2020	6,244	6,042
	Incoming Resources	178	181
	Investment (loss)/gain	(77)	21
		<hr/>	<hr/>
	Balance at 31 March 2021	6,345	6,244
		<hr/>	<hr/>

Mrs Porter's fund is designed to make grants in the order of £200 per year to poor persons recovering from illness or accident.

15	ENDOWED FUNDS Dr Caleb Crowther	2021 £	2020 £
	Balance at 31 March 2020	38,628	38,639
	Investment gain/(loss)	9,410	(11)
		<hr/>	<hr/>
	Balance at 31 March 2021	48,038	38,628
		<hr/>	<hr/>

Bequeathed by Dr Caleb Crowther in 1838 for the founding of Almshouses for Dissenters from the Church of England.

16 ANALYSIS OF MOVEMENT IN UNRESTRICTED FUNDS

	Balance 31 March 2020 £	Incoming resources £	Resources expended £	Investment gains £	Transfers £	Balance 31 March 2021 £
Designated Funds						
Extra-ordinary repairs	55,620	45	(4,092)	3,852	13,446	68,871
Cyclical maintenance	55,679	37	(8,240)	-	8,000	55,476
Relief in need reserve	11,452	-	-	-	2,000	13,452
	<hr/>	<hr/>	<hr/>	<hr/>	<hr/>	<hr/>
Designated Funds	122,751	82	(12,332)	3,852	23,446	137,799
General fund	1,829,307	105,081	(103,770)	-	(23,446)	1,807,172
Revaluation reserve	123,511	-	-	151,259	-	274,770
	<hr/>	<hr/>	<hr/>	<hr/>	<hr/>	<hr/>
	2,075,569	105,163	(116,102)	155,111	-	2,219,741
	<hr/>	<hr/>	<hr/>	<hr/>	<hr/>	<hr/>

Wakefield Charities' Homes

NOTES TO THE FINANCIAL STATEMENTS

for the year ended 31 March 2021

Comparative figures for Year Ending 31 March 2020

	Balance 1 April 2019 £	Incoming resources £	Resources expended £	Investment gains £	Transfers £	Balance 31 March 2020 £
Designated Funds						
Extra-ordinary repairs	58,423	229	(2,442)	(5)	(585)	55,620
Cyclical maintenance	56,750	187	(9,258)	-	8,000	55,679
Relief in need reserve	10,327	-	(875)	-	2,000	11,452
Designated Funds	<u>125,500</u>	<u>416</u>	<u>(12,575)</u>	<u>(5)</u>	<u>9,415</u>	<u>122,751</u>
General fund	1,805,385	112,844	(93,646)	-	4,724	1,829,307
Revaluation reserve	179,029	-	-	(41,379)	(14,139)	123,511
	<u>2,109,914</u>	<u>113,260</u>	<u>(106,221)</u>	<u>(41,384)</u>	<u>-</u>	<u>2,075,569</u>

Designated Funds are held for the following purposes:

Extra-ordinary repairs fund – to allow for future extra-ordinary repair, improvement and rebuilding of the homes. During the year under review an amount of £2,554 - all being components capitalised as assets and shown in note 9 – was transferred out of this fund and into the General Fund (less a yearly transfer into the Extra-ordinary repair fund of £16k).

Cyclical maintenance fund – to provide for those items of ordinary maintenance and repair of the homes of the Charity which recur at infrequent intervals.

The Trustee has considered future major expenditure on the almshouse buildings as well as the costs of the planned continuous programme of refurbishment and redecoration, and an appropriate amount has been transferred from Revenue Reserves to the Extra-ordinary Repairs Fund or the Cyclical Maintenance Fund to allow for this expenditure.

Relief in need reserve – funds designated for the relief either generally or individually of persons resident in the district of Wakefield who are in conditions of need, hardship or distress. The transfer from Revenue Reserves is set slightly above the minimum level as required under the Charity's Scheme of Management.

Revaluation reserve – funds representing the unrealised gains on unrestricted investment assets.

Wakefield Charities' Homes

NOTES TO THE FINANCIAL STATEMENTS

for the year ended 31 March 2021

17 ANALYSIS OF NET ASSETS BETWEEN FUNDS

	Revenue reserve	Revaluation reserve	Designated funds	Endowed funds	Restricted reserve	Total
	£	£	£	£	£	£
Tangible assets	1,181,687	-	-	-	-	1,181,687
Investments	574,726	274,770	19,665	48,038	5,353	922,552
Cash at bank and in hand	92,153	-	118,134	-	992	211,279
Other net current liabilities	(41,394)	-	-	-	-	(41,394)
Balance at 31 March 2021	1,807,172	274,770	137,799	48,038	6,345	2,274,124

18 RELATED PARTY TRANSACTIONS

Under the Scheme of Management of Wakefield Charities' Homes, the Trustee of the charity is Wakefield Grammar School Foundation. In these circumstances Wakefield Grammar School Foundation is regarded as a related party of this charity.

During the year ended 31 March 2021 administration services have been provided by Wakefield Grammar School Foundation on an arm's length basis, with management charges of £4,840 payable by Wakefield Charities' Homes (2020: £4,840).

Wakefield Charities' Homes rents out land at Westfield Road to be used as a sports field by Wakefield Grammar School Foundation on an arm's length basis at an annual charge to the Foundation of £2,500.

At the year end there were amounts outstanding due from Wakefield Charities' Homes to Wakefield Grammar School Foundation of £33,175 (2020: £18,646).

Wakefield Charities' Homes
NOTES TO THE FINANCIAL STATEMENTS
for the year ended 31 March 2021

19 COMPARATIVE FIGURES BY FUND TYPE

Year ended 31 March 2020

	Unrestricted funds £	Endowed funds £	Restricted funds £	Total funds 2020 £
Income from:				
Charitable activities	95,670	-	-	95,670
Investments	15,090	-	181	15,271
Other Income	2,500	-	-	2,500
Total incoming resources	113,260	-	181	113,441
Expenditure on:				
Raising funds	5,699	-	-	5,699
Charitable activities	100,522	-	-	100,522
	106,221	-	-	106,221
Net incoming funds from operations before investment gains	7,039	-	181	7,220
Net gains on investments	(41,384)	(11)	21	(41,374)
Net movement in funds	(34,345)	(11)	202	(34,154)
Reconciliation of funds:				
Fund Balances brought forward at 1 April 2019	2,109,914	38,639	6,042	2,154,595
Fund balances carried forward at 31 March 2020	2,075,569	38,628	6,244	2,120,441

Wakefield Charities' Homes
INCOME & EXPENDITURE ACCOUNT
for the year ended 31 March 2021

	2021 £	2020 £
INCOME		
Maintenance contributions	74,062	73,986
Service charges receivable	22,428	22,510
Less: losses arising from vacancies	(7,595)	(826)
	<hr/>	<hr/>
Income	88,895	95,670
Other Income	3,200	2,500
	<hr/>	<hr/>
Total Income	92,095	98,170
	<hr/>	<hr/>
EXPENDITURE		
Management expenses	11,824	9,048
Repairs and maintenance	26,629	25,884
Service costs	67,845	61,557
Other costs:		
Printing, stationery and advertising	-	716
Sundry	1,083	236
Bank charges	137	128
Investment Managers' charges	5,908	5,699
Legal and Professional charges	1,020	1,206
Relief in need	-	-
Christmas gifts	825	875
Bad Debts	831	872
	<hr/>	<hr/>
TOTAL EXPENDITURE	116,102	106,221
	<hr/>	<hr/>
OPERATING (DEFICIT) FOR THE YEAR	(24,007)	(8,051)
OTHER INCOME		
Gross investment income	12,974	14,558
Bank interest receivable	272	713
	<hr/>	<hr/>
NET (OUTGOING)/INCOMING FUNDS	(10,761)	7,220
	<hr/>	<hr/>

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Wakefield Charities' Homes

FIVE YEAR FINANCIAL SUMMARY

for the year ended 31 March 2021

	2021	2020	2019	2018	2017
	£	£	£	£	£
NET INCOME	92,095	98,170	90,284	92,751	91,546
OPERATING COSTS					
Services	67,845	61,557	53,932	53,117	48,643
Management	11,824	9,048	13,999	27,340	29,317
Day to day maintenance	14,297	14,184	15,231	9,763	3,379
Cyclical maintenance	8,240	9,258	9,831	6,025	3,168
Extraordinary maintenance	4,092	2,442	9,534	11,821	-
Other costs	9,804	9,732	6,856	7,659	5,943
	116,102	106,221	112,658	115,725	90,450
OPERATING (DEFICIT) / SURPLUS	(24,007)	(8,051)	(19,099)	(22,974)	1,096
Interest receivable and other income	13,246	15,271	14,430	18,081	18,307
Interest payable	-	-	-	-	-
(DEFICIT) / SURPLUS FOR THE YEAR	(10,761)	7,220	(4,669)	(4,893)	19,403
Realised (deficit) / surplus on investments	33,930	4,609	17,619	(1,380)	1,490
Unrealised surplus/(deficit) on investment	130,514	(45,983)	27,460	2,356	96,326
TOTAL SURPLUSES / (DEFICITS)	153,683	(34,154)	40,410	(3,917)	117,219
CAPITAL AND RESERVES					
Restricted Reserve	6,345	6,244	6,042	5,926	5,862
Endowed funds	48,038	38,628	38,639	34,294	32,942
Designated reserves	137,799	122,751	125,500	171,566	227,479
Revenue reserve	1,807,172	1,829,307	1,805,385	1,755,872	1,703,34
Revaluation reserve	274,770	123,511	179,029	146,527	148,425
	2,274,124	2,120,441	2,154,595	2,114,185	2,118,102

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