

DRAYTON PAROCHIAL CHARITIES

ACCOUNTS

FOR THE YEAR ENDED 31 DECEMBER 2020

REGISTERED CHARITY NO: 221225

DRAYTON PAROCHIAL CHARITIES
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FOR THE YEAR ENDED 31 DECEMBER 2020

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**DRAYTON PAROCHIAL CHARITIES
REPORT OF THE TRUSTEES
YEAR ENDED 31 DECEMBER 2020**

The Trustees have pleasure in presenting their report and accounts for the year ended 31 December 2020

Activities

Drayton Parochial Charities was established on 5 December 1977 under the Charities Act 1960.

The deed joined the charity of Robert Corneville and four charities administered together as the Drayton Almshouse Charity. The deed stated that the income of the charity of Robert Corneville is to be applied by the trustees for any charitable purposes for the general benefit of the inhabitants of the Parish of Drayton for which provision is not made out of council tax, taxers or other public funds. The income of the Drayton Almshouse Charity is to be applied by the trustees for the benefit of the charity.

Review of the year

Drayton Almshouse Charity

1. With the exception of a few weeks at the beginning of the year when one property was unoccupied, all of the Almshouses were occupied throughout the year.
2. We continued to subscribe to The Almshouse Association and Independent Housing Ombudsman Limited.
3. Repayments 19 and 20 were made against the £15,000 loan from The Almshouse Association, the loan has now been repaid in full, but as the standing orders were not cancelled, the account is currently overpaid, now refunded.
4. We renewed the concessionary TV licence for those beneficiaries covered.

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Extraordinary Repair Fund

The Extraordinary Repair Fund (ERF) is invested with Blackrock, Charities UK Bond Fund and Charities Equity Fund (formerly Charinco and Charinshare investments). The income is accumulated, and 2020 Accounts include the accumulated income for that year. The income has been added to the original cost of the investments as per note 7.

Robert Corneville Charity

No grants were made during the year.

Public Benefit

The trustees confirm that they have had due regard to the guidance published by the Charity Commission on public benefit.

**DRAYTON PAROCHIAL CHARITIES
REPORT OF THE TRUSTEES (CONTINUED)
YEAR ENDED 31 DECEMBER 2020**

Trustees' Responsibilities

Registered social housing legislation requires the Trustees to prepare financial statements for each financial year which give a true and fair view of the state of affairs of the Registered Social Landlord as at the balance sheet date and of the surplus or deficit for that period. In preparing these financial statements the Trustees 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;
- Prepare the financial statements on a going concern basis unless it is inappropriate to presume that the Registered Social Landlord will continue in business.

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 and enable it to ensure that the financial statements comply with Schedule 1 to the Housing Act 1996, the Accounting Requirements for Registered Social Landlords General Determination 2006 and the Statement of Recommended Practice 'Accounting by Registered Social Landlords'. It has general responsibility for taking reasonable steps to safeguard the assets of the Registered Social Landlord and to prevent and detect fraud and other irregularities.

Bankers

Barclays Bank plc
Abingdon
Oxon

Trustees

The Trustees during the year were:

Mrs Sue Moore - Chair
Mrs Lynn Jones - Treasurer
Mrs Camilla King – Clerk to the Trustees
Mrs Brenda Malin
Mrs Catherine Webber

BY ORDER OF THE TRUSTEES

L A Jones - Treasurer

**INDEPENDENT EXAMINER'S REPORT
TO THE TRUSTEES OF DRAYTON PAROCHIAL CHARITIES
ON THE ACCOUNTS FOR THE YEAR ENDED 31 DECEMBER 2020
CHARITY NUMBER 221225**

Respective responsibilities of trustees and examiner

The charity's trustees are responsible for the preparation of the accounts in accordance with the Charities Act 2011 ("the Act").

The charity's trustees consider that an audit is not required for this year under section 144 of the Act and that an independent examination is needed.

It is my responsibility to:

- examine the accounts under section 145 of the Charities Act,
- to follow the applicable Directions given by the Charity Commission (under section 145(5)(b) of the Act, and
- to state 11

Basis of independent examiner's statement

My examination was carried out in accordance with general Directions given by the Charity Commission. An examination includes a review of the accounting records kept by the charity and a comparison of the accounts presented with those records. It also includes consideration of any unusual items or disclosures in the accounts, and seeking explanations from the trustees concerning any such matters. The procedures undertaken do not provide all the evidence that would be required in an audit, and consequently no opinion is given as to whether the accounts present a 'true and fair' view and the report is limited to those matters set out in the statement below.

Independent examiner's statement

In connection with my examination, no material matters have come to my attention which gives me cause to believe that in, any material respect:

- the accounting records were not kept in accordance with section 130 of the Charities Act; or
- the accounts did not accord with the accounting records; or
- the accounts did 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.

Signed BA FCA Date

Name M Webster

Address 6 Newman Lane
Drayton
Oxon OX14 4LP

DRAYTON PAROCHIAL CHARITIES
RECEIPTS AND PAYMENTS ACCOUNT
FOR THE YEAR ENDED 31 DECEMBER 2020

	Note	2020	2019
		£	£
TURNOVER From Lettings			
Contributions receivable from occupants of Almshouses		30,112	28,508
For the year ended 31 December 2020		<u>30,112</u>	<u>28,508</u>
Operating Costs			
Water Rates		985	574
Management Expenses	3	1,748	1,797
Repairs Major Works	3	14,319	-
	11 3	<u>2,061</u>	<u>10,555</u>
		<u>19,113</u>	<u>12,926</u>
OPERATING SURPLUS			
Continuing operations		10,998	15,582
Interest receivable and similar income		41	80
Accumulated Income on Investments			
Blackrock Charities UK Bond Fund Acc Units	7	1,351	1,678
Blackrock Charities UK Equity Fund Acc Units	7	<u>2,281</u>	<u>3,521</u>
		3,632	5,199
Interest payable and similar charges		<u>(2,135)</u>	<u>(2,155)</u>
SURPLUS ON ORDINARY ACTIVITIES		<u>12,537</u>	<u>18,706</u>
Transfer to designated reserves	11	(41)	(80)
Transfer to Extraordinary Repair Fund	11	(3,632)	(5,199)
Transfer to Robert Corneville Charity	12	(83)	(59)
		<u>8,781</u>	<u>13,368</u>
Revenue reserve brought forward		124,395	111,027
Revenue reserve carried forward		<u>133,176</u>	<u>124,395</u>

There are no recognised surpluses or deficits other than the surplus for the year.

The above surplus is the historical cost surplus.

DRAYTON PAROCHIAL CHARITIES
RECEIPTS AND PAYMENTS ACCOUNT (NON HOUSING ACTIVITIES)
FOR THE YEAR ENDED 31 DECEMBER 2020

	Note	2020 £	2019 £
<u>Extraordinary Repair Fund</u>			
Dividends on investments			
Charities UK Bond Fund (formerly Charinco)		1,351	1,678
Charities Equity Fund (formerly Charinshare)		2,281	3,521
Net Surplus for the year	11	<u>3,632</u>	<u>5,199</u>

<u>Corneville Charity</u>		2020	2019
Dividends on investments			
Charities UK Bond Fund (formerly Charinco)		196	248
Charities Equity Fund (formerly Charinshare)		1,083	1,437
		<u>1,279</u>	<u>1,685</u>
Interest on bank ordinary deposit and capital reserve accounts		21	38
		<u>1,300</u>	<u>1,723</u>
Less			
Grants		-	-
Management Expenses		83 (83)	59 (59)
		<u>1,217</u>	<u>1,664</u>
Transfer from Receipts and Payments Account		83	59
Net Surplus for the year	12	<u>1,300</u>	<u>1,723</u>

DRAYTON PAROCHIAL CHARITIES

STATEMENT OF ASSETS AND LIABILITIES AS AT 31 DECEMBER 2020

		2020		2019	
		£	£	£	£
FIXED ASSETS					
Tangible assets					
Housing Properties	6		110,174		110,174
Less Housing Association Grant	10		(89,400)		(89,400)
			20,774		20,774
Investments					
Repair Fund	7	128,518		121,886	
	11 8	14,707	143,225	14,707	136,593
			163,999		157,367
CURRENT ASSETS					
Cash at Bank					
Community		28,692		29,750	
Deposit (Cyclical Provision)		19,134		14,092	
Deposit (Corneville Charity)		9,139		7,839	
Owed by resident		94		-	
Almshouse loan refund due	10	1,575		-	
		58,634		51,681	
LIABILITIES: Amounts falling due within one year	9	193		169	
NET CURRENT ASSETS			58,441		51,512
TOTAL ASSETS LESS CURRENT LIABILITIES			222,440		208,879
LIABILITIES: Amounts falling due after more than one year	10		(15,640)		(15,833)
NET ASSETS			206,800		193,046
CAPITAL AND RESERVES					
Designated Reserves	11	49,600		45,927	
Revenue reserve - housing activities		133,176		124,395	
Special Reserve - non housing activities	12	24,024		22,724	
		206,800		193,046	

Approved and authorised by the Trustees on

Mrs L A Jones-Treasurer

Mrs S Moore - Chair

Mrs C King - Secretary

on behalf of the trustees

**DRAYTON PAROCHIAL CHARITIES
REPORT OF THE TRUSTEES (CONTINUED)
YEAR ENDED 31 DECEMBER 2020**

Accounting Policies

(a) Introduction and Accounting Basis

The principal accounting policies of the Association are set out in paragraphs (b) to (j) below. These accounts are prepared under the historical cost convention, are based on the Housing Corporation's Statement of Recommended Practice for Registered Social Landlords and comply with the Accounting Requirements for Registered Social Landlords General Determination 2006. The exemption from preparing a Cash Flow Statement to comply with FRS1 has been used on the grounds that the charity is a small charity.

(b) Finance

The accounts have been prepared on the basis that the capital expenditure referred to in note 6 will be grant aided, funded by loan or met out of reserves. There was no additional Capital Expenditure this year.

(c) Mortgages

Mortgage loans are advanced by the Housing Corporation under the terms of a mortgage deed in respect of a housing scheme.

Advances are available only in respect of a development which has been given approval for housing association grant.

(d) Housing Association Grant (HAG)

The above grant made by the Department of the Environment is utilised to reduce the amount of mortgage loan in respect of an approved scheme to the amount which it is estimated can be serviced by the costs of the scheme in accordance with instructions issued from time to time by the Department of the Environment. The grants are paid directly to the Housing Corporation being the lending authority and are reflected in the accounts of the Association only when payment has been made and the relevant mortgage loan reduced.

(e) Housing Association Grant – Acquisition and Development Allowances Receivable

The above allowances are determined by the Department of Environment and are advanced as mortgage loans. They are to finance certain internal administrative costs relating to the acquisition and development of housing land and buildings for approved schemes. Amounts equal to these allowances are added to housing land and buildings and are released to income and expenditure account when they are receivable.

(f) Fixed Assets – Housing Land and Buildings

Housing properties are stated at cost. The development cost of housing properties includes the following:-

- (i) Development expenditure
- (ii) Interest charged on the mortgage loans raised to finance the scheme
- (iii) Amounts equal to acquisition and development allowances receivable.

**DRAYTON PAROCHIAL CHARITIES
REPORT OF THE TRUSTEES (CONTINUED)
YEAR ENDED 31 DECEMBER 2020**

Accounting Policies (continued)

(f) Fixed Assets – Housing Land and Buildings (continued)

These costs are either termed “Qualifying costs” by the Department of the Environment for an approved housing association grant scheme and are considered for mortgage loans by the Housing Corporation or are met out of the Association’s Reserves.

All invoices relating to capital expenditure arising in the year for which mortgage advances have been received in the year have been included.

Interest on the mortgage loan financing the development is capitalised up to the relevant date of the interim HAG application. Interest on the residual mortgage loan after this date is charged to income and expenditure account. Interest on advances made after the interim HAG application are capitalised up to the final relevant date of the scheme. Interim and final relevant dates are determined by the Department of the Environment in accordance with guidelines laid down in circulars.

(g) Depreciation – Housing Land and Buildings

Freehold property is not depreciated on the basis that it is maintained in a satisfactory state of repair and the relevant cost of repair is charged to the income and expenditure account.

The freehold property has been assessed to have a high residual value and as such any depreciation charge would not be material.

(h) Provision for Future Cyclical Repairs and Maintenance

The provision reflects the Association’s liability to maintain its properties in accordance with a planned programme of works. Decorating is planned to take place every five years or when a property is vacated if earlier.

(i) Special Reserve (Non-Housing Activities)

The special reserve arises from the income of the Corneville Charity and the funds in the reserve are only available for charitable purposes for the general benefit of the inhabitants of the Parish of Drayton for which provision is not made out of council tax, taxes or other public funds.

(j) Apportionment of Management Expenses

Administration and operating costs are allocated 90% to income and expenditure account (housing activities) in respect of the costs relating to the management and maintenance of housing accommodation for letting, and 10% to the Corneville Charity.

DRAYTON PAROCHIAL CHARITIES
NOTES TO THE ACCOUNTS (CONTINUED)
FOR THE YEAR ENDED 31 DECEMBER 2020

2 Turnover, and Operating Surplus

	2020 £	2019 £
Social housing accommodation		
Turnover	30,112	28,508
Operating Costs	(19,113)	(12,926)
Operating Surplus	<u>10,999</u>	<u>15,582</u>
Interest receivable and similar income	41	80
Accumulated investment Income	3,632	5,199
Interest payable and similar charges	(2,135)	(2,155)
(Deficit)/Surplus for the year	<u><u>12,537</u></u>	<u><u>18,706</u></u>
Operating costs from lettings		
Housing accommodation (6 Units)		
Water Services and Council Tax	985	574
Major Works Expenses	14,319	-
Management Expenses (see note 3)	1,748	1,797
Current cyclical repairs and maintenance	<u>2,061</u>	<u>10,555</u>
	<u><u>19,113</u></u>	<u><u>12,926</u></u>

3 Management Expenses

	Housing Management	Repairs & Day to Day	Repairs Major works	Maintenance Other	Corneville Admin	Finance & Admin	Total 2020	Total 2019
Estate Costs								
Insurance	951	-	-	-	-	-	951	915
Garden Maintenance	-	-	-	214	-	-	214	148
Lighting and Heating	-	120	-	-	-	-	120	298
TV Licence	-	-	-	-	-	-	-	-
Repairs and Maintenance	-	610	-	-	-	-	610	7,097
Repairs Major Works	-	-	14,319	-	-	-	14,319	-
Cyclical	-	1,117	-	-	-	-	1,117	3,012
Office Overheads								
Subscriptions	-	-	-	-	-	661	661	308
Sundries	-	-	-	-	-	171	171	283
Legal and Professional	-	-	-	-	-	48	48	350
	<u>951</u>	<u>1,847</u>	<u>14,319</u>	<u>214</u>	<u>-</u>	<u>880</u>	<u>18,211</u>	<u>12,411</u>
Apportionment of finance and administration expenditure	797	-	-	-	83	(880)	-	-
Total Expenditure	<u><u>1,748</u></u>	<u><u>1,847</u></u>	<u><u>14,319</u></u>	<u><u>214</u></u>	<u><u>83</u></u>	<u><u>-</u></u>	<u><u>18,211</u></u>	<u><u>12,411</u></u>

DRAYTON PAROCHIAL CHARITIES
NOTES TO THE ACCOUNTS (CONTINUED)
FOR THE YEAR ENDED 31 DECEMBER 2020

4 Employees, Payments to Trustees and Officers

There were no employees, and the only transactions with Trustees were the reimbursement of expenses incurred in the normal day to day running of the charity.

5 Housing Stock

The number of units of housing accommodation in management at 31 December 2020

11

	Units in Management	
	2020	2019
Housing accommodation for letting	6	6

6 Fixed Assets-Housing Land and Buildings

	2020	2019
	£	£
Cost		
At the beginning of the year	110,174	110,174
At the end of the year	110,174	110,174

Note: No cost is included for the land referred to above and which was acquired many years ago.

DRAYTON PAROCHIAL CHARITIES
NOTES TO THE ACCOUNTS (CONTINUED)
FOR THE YEAR ENDED 31 DECEMBER 2020

7 Investments - Extraordinary Repair Fund

	Cost		Market Value	
	2020	2019	2020	2019
	£	£	£	£
Blackrock Charities UK Bond Fund (formerly Charinco)				
796.685 (2019: 796.685) Accumulation Shares	38,881	37,203	45,341	41,021
Accumulated income	1,351	1,678		
Investment in year-27.845 units	1,500	-		
Balance as at 31 December 2020	<u>41,732</u>	<u>38,881</u>		
Blackrock Charities UK Equity Fund (formerly Charishare)				
11.00	83,005	79,484	127,158	131,230
Accumulated income	2,281	3,521		
Investment in year-79.156 units	1,500	-		
Balance as at 31 December 2020	<u>86,786</u>	<u>83,005</u>		
Total per Accounts as at 31 December 2020	<u>128,518</u>	<u>121,886</u>	<u>172,499</u>	<u>172,251</u>

8 Investments - Corneville Charity

	Cost		Market Value	
	2020	2019	2020	2019
	£	£	£	£
Blackrock Charities UK Bond Fund (formerly Charinco)				
3,099.24 (2019: 3,099.24) Income Units	-	-	6,106	5,907
Blackrock Charities UK Equity Fund (formerly Charishare)				
7,600.568 (2019: 7,600.568) Income Units	14,707	14,707	49,062	52,581
	<u>14,707</u>	<u>14,707</u>	<u>55,167</u>	<u>58,488</u>

9 Liabilities-amounts falling due within one year

	2020	2019
	£	£
Mortgage Orchardbrook PLC	193	169
Other Loan - Almshouse Association	-	0
	<u>£193</u>	<u>169</u>

10 Liabilities - Amounts falling due after more than one year

	2020	2019
	£	£
Housing Loans		
Loan repayable after one year advanced by		
Mortgage Orchardbrook PLC	<u>£ 15,640</u>	<u>£ 15,833</u>

Housing Loans

This is the balance outstanding on the residual loan and it is repayable by half yearly annuities of principal and interest the last of which falls to be paid on 31 March 2040. The loan bears interest at 13.375%. This loan cannot be repaid early as terms were agreed subject to the Charity's receipt of a grant of £89,400 from the Housing Association.

The loan is secured by a first legal charge over the properties concerned.

Other Loans

Other loans relates to a loan from the Almshouse Association taken out in 2009. The loan is repayable by half yearly instalments over 10 years, the last of which was paid in September 2019, but repayments continued in error, leaving the account overpaid.

DRAYTON PAROCHIAL CHARITIES
NOTES TO THE ACCOUNTS (CONTINUED)
FOR THE YEAR ENDED 31 DECEMBER 2020

11 Designated Reserves

	Cyclical Repair & Maintenance £	Extraordinary Repair Fund £	Total £
At 1 January 2020	3,246	42,681	45,927
Transfer from revenue reserve	41	3,632	3,673
At 31 December 2020	<u>3,287</u>	<u>46,313</u>	<u>49,600</u>

11

The cyclical repair and maintenance fund and extraordinary repair fund reflect the charity's liability to maintain its properties in accordance with a planned programme of works and provide for possible large one off repairs.

12 Special Reserves - non housing activities (charitable purposes)

	2020 £	2019 £
At 1 January 2020	22,724	21,001
Income and expenditure account for the year	1,217	1,664
Transfer from revenue reserves	83	59
At 31 December 2020	<u>24,024</u>	<u>22,724</u>

This reserve is the accumulated surplus of income of the Corneville Charity

13 Drayton Parochial Charities was established on 5 December 1977 under the Charities Act 1960.

The deed joined the charity of Robert Corneville and four charities administered together as the Drayton Almshouse Charity. The deed stated that the income of the charity of Robert Corneville is to be applied by the trustees for any charitable purposes for the general benefit of the inhabitants of the Parish of Drayton for which provision is not made out of council tax, taxes or other public funds. The income of the Drayton Almshouse Charity is to be applied by the trustees for the benefit of the charity.