

**DRAYTON PAROCHIAL CHARITIES**  
**ACCOUNTS**  
**FOR THE YEAR ENDED 31 DECEMBER 2022**  
**REGISTERED CHARITY NO: 221225**

**DRAYTON PAROCHIAL CHARITIES**  
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**FOR THE YEAR ENDED 31 DECEMBER 2022**

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**DRAYTON PAROCHIAL CHARITIES  
REPORT OF THE TRUSTEES  
YEAR ENDED 31 DECEMBER 2022**

The Trustees have pleasure in presenting their report and accounts for the year ended 31 December 2022

**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, 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.

**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. We renewed the concessionary TV licence for those beneficiaries covered.

**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 2022 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 was made in 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 2022**

**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:

Mr Roy Marshall - Chair  
Mrs Lynn Jones - Treasurer (Ceased January 2022, resigned 31 October 2022)  
Mrs Lorraine Lee - Treasurer  
Mrs Susan Summers - Clerk to the Trustees (appointed 10 November 2021, resigned 11th Jan 2023)  
Mr Robert Taylor  
Mrs Sharon Rosher -  
Mrs Brenda Malin

**BY ORDER OF THE TRUSTEES**

**L Lee - Treasurer**



**INDEPENDENT EXAMINER'S REPORT  
TO THE TRUSTEES OF DRAYTON PAROCHIAL CHARITIES  
ON THE ACCOUNTS FOR THE YEAR ENDED 31 DECEMBER 2021  
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 whether particular matters have come to my attention

**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



FCA

Date

5 September 2023

Name

Mrs Lynn Jones

Address

7 Newman Lane  
Drayton  
Oxon OX14 4LP

**DRAYTON PAROCHIAL CHARITIES**  
**RECEIPTS AND PAYMENTS ACCOUNT**  
**FOR THE YEAR ENDED 31 DECEMBER 2022**

	Note	2022	2021
		£	£
<b>TURNOVER From Lettings</b>			
Contributions receivable from occupants of Almshouses		31,252	29,105
For the year ended 31 December 2020		31,252	29,105
<b>Operating Costs</b>			
Water Rates		450	843
Management Expenses	3	1,703	1,499
Repairs Major Works	3	-	20,859
Current cyclical repairs and maintenance	3	3,147	2,696
		5,300	25,897
<b>OPERATING SURPLUS</b>			
Continuing operations		25,952	3,208
Interest receivable and similar income		280	3
Accumulated Income on Investments			
Blackrock Charities UK Bond Fund Acc Units	7	1,406	1,417
Blackrock Charities UK Equity Fund Acc Units	7	4,788	3,706
		6,194	5,123
Interest payable and similar charges		( 2,085)	( 2,111)
<b>SURPLUS ON ORDINARY ACTIVITIES</b>		30,341	6,223
Transfer to designated reserves	11	( 280)	( 3)
Transfer to Extraordinary Repair Fund	11	( 6,194)	( 5,123)
Transfer to Robert Corneville Charity	12	( 69)	( 208)
		23,798	889
Revenue reserve brought forward		134,064	133,175
<b>Revenue reserve carried forward</b>		157,862	134,064

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 2022**

	Note	2022 £	2021 £
<b><u>Extraordinary Repair Fund</u></b>			
<b>Dividends on investments</b>			
Charities UK Bond Fund (formerly Charinco)		1,406	1,417
Charities Equity Fund (formerly Charinshare)		4,788	3,706
<b>Net Surplus for the year</b>	11	<u>6,194</u>	<u>5,123</u>
 <b><u>Corneville Charity</u></b>			
		<b>2022</b>	<b>2021</b>
<b>Dividends on investments</b>			
Charities UK Bond Fund (formerly Charinco)		186	186
Charities Equity Fund (formerly Charinshare)		1,772	1,566
		<u>1,958</u>	<u>1,752</u>
Interest on bank ordinary deposit and capital reserve accounts		115	1
		<u>2,073</u>	<u>1,753</u>
 <b>Less</b>			
Grants		-	450
Management Expenses	69	( 69)	208 ( 658)
		<u>2,004</u>	<u>1,095</u>
Transfer from Receipts and Payments Account		69	208
<b>Net Surplus for the year</b>	12	<u>2,073</u>	<u>1,303</u>

# DRAYTON PAROCHIAL CHARITIES

## STATEMENT OF ASSETS AND LIABILITIES AS AT 31 DECEMBER 2022

		2022		2021	
		£	£	£	£
<b>FIXED ASSETS</b>					
<b>Tangible assets</b>					
Housing Properties	6		110,174		110,174
Less Housing Association Grant	10		( 89,400)		( 89,400)
			<u>20,774</u>		<u>20,774</u>
<b>Investments</b>					
Repair Fund	7	146,335		136,642	
	11 8	<u>14,707</u>	161,042	<u>14,707</u>	151,349
			<u>181,816</u>		<u>172,123</u>
<b>CURRENT ASSETS</b>					
Cash at Bank					
Community		37,129		23,050	
Deposit (Cyclical Provision)		30,417		24,136	
Deposit (Corneville Charity)		12,516		10,442	
Owed by Trustee (2020 Resident)		7		7	
Almshouse loan refund due		-		-	
		<u>80,069</u>		<u>57,635</u>	
<b>LIABILITIES: Amounts falling due within one year</b>	9	<u>249</u>		<u>219</u>	
<b>NET CURRENT ASSETS</b>			<u>79,820</u>		<u>57,416</u>
<b>TOTAL ASSETS LESS CURRENT LIABILITIES</b>			<u>261,636</u>		<u>229,539</u>
<b>LIABILITIES: Amounts falling due after more than one year</b>	10		( 15,172)		( 15,421)
<b>NET ASSETS</b>			<u>246,464</u>		<u>214,118</u>
<b>CAPITAL AND RESERVES</b>					
Designated Reserves	11		61,201		54,727
Revenue reserve - housing activities			157,862		134,063
Special Reserve - non housing activities	12		<u>27,401</u>		<u>25,328</u>
			<u>246,464</u>		<u>214,118</u>

Approved and authorised by the Trustees on

*Uke*

Mrs L Lee -Treasurer

*R Marshall*

Mr R Marshall - Chair

*Sharon R*

Miss S Rosher - Secretary

on behalf of the trustees



**DRAYTON PAROCHIAL CHARITIES  
REPORT OF THE TRUSTEES (CONTINUED)  
YEAR ENDED 31 DECEMBER 2022**

**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 2022**

**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 2022**

**2 Turnover, and Operating Surplus**

	2022 £	2021 £
Social housing accomodation		
Turnover	31,252	29,105
Operating Costs	( 5,300)	( 25,897)
Operating Surplus	<u>25,951</u>	<u>3,208</u>
Interest receivable and similar income	280	3
Accumulated investment Income	6,194	5,124
Interest payable and similar charges	( 2,085)	( 2,111)
(Deficit)/Surplus for the year	<u><u>30,341</u></u>	<u><u>6,224</u></u>
<b>Operating costs from lettings</b>		
<b>Housing accomodation (6 Units)</b>		
Water Services and Council Tax	450	843
Major Works Expenses	-	20,859
Management Expenses (see note 3)	1,703	1,499
Current cyclical repairs and maintenance	<u>3,147</u>	<u>2,696</u>
	<u><u>5,300</u></u>	<u><u>25,897</u></u>

**3 Management Expenses**

	Housing Management	Repairs & Day to Day	Repairs major works	Maintenance Other	Corneville Admin	Finance & Admin	Total 2022	Total 2021
<b>Estate Costs</b>								
Insurance	1,064	-	-	-	-	-	1,064	978
Garden Maintenance	-	-	-	100	-	-	100	780
Lighting and Heating	-	305	-	-	-	-	305	129
TV Licence	-	-	-	-	-	-	-	-
Repairs and Maintenance	-	-	-	-	-	-	-	386
Repairs Major Works	-	-	-	-	-	-	-	20,859
Cyclical	-	2,743	-	-	-	-	2,743	1,401
							-	-
<b>Office Overheads</b>								
Conferences	-	-	-	-	-	-	-	150
Subscriptions	-	-	-	-	-	524	524	513
Sundries	-	-	-	-	-	167	167	66
Legal and Professional	-	-	-	-	-	18	18	-
	<u>1,064</u>	<u>3,047</u>	<u>-</u>	<u>100</u>	<u>-</u>	<u>708</u>	<u>4,921</u>	<u>25,262</u>
Apportionment of finance and administration expenditure	639	-	-	-	69	( 708)	-	-
<b>Total Expenditure</b>	<u><u>1,703</u></u>	<u><u>3,047</u></u>	<u><u>-</u></u>	<u><u>100</u></u>	<u><u>69</u></u>	<u><u>-</u></u>	<u><u>4,921</u></u>	<u><u>25,262</u></u>

**DRAYTON PAROCHIAL CHARITIES**  
**NOTES TO THE ACCOUNTS (CONTINUED)**  
**FOR THE YEAR ENDED 31 DECEMBER 2022**

**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 2022

	<b>Units in Management</b>	
	<b>2022</b>	<b>2021</b>
Housing accommodation for letting	6	6

**6 Fixed Assets-Housing Land and Buildings**

	<b>2022</b>	<b>2021</b>
	<b>£</b>	<b>£</b>
<b>Cost</b>		
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 2022**

7 Investments - Extraordinary Repair Fund	Cost		Market Value	
	2022 £	2021 £	2022 £	2021 £
Blackrock Charities UK Bond Fund (formerly Charinco)	44,649	41,732	38,819	45,163
889.286 (2021: 852.784) Accumulation Shares	1,406	1,417		
Accumulated income	1,750	1,500		
Investment in year-36.502 units	47,805	44,649		
Balance as at 31 December 2022				
Blackrock Charities UK Equity Fund (formerly Charishare)	91,992	86,786	148,495	146,887
6345.19 (2021:6,269.21) Accumulation Shares	4,788	3,706		
Accumulated income	1,750	1,500		
Investment in year-75.98 units	98,530	91,992		
Balance as at 31 December 2022				
Total per Accounts as at 31 December 2022	146,335	136,641	187,314	192,050

8 Investments - Corneville Charity	Cost		Market Value	
	2022 £	2021 £	2022 £	2021 £
Blackrock Charities UK Bond Fund (formerly Charinco)	-	-	4,523	5,693
3,099.24 (2020: 3,099.24) Income Units				
Blackrock Charities UK Equity Fund (formerly Charishare)	14,707	14,707	52,476	54,374
7,600.568 (2021: 7,600.568) Income Units	14,707	14,707	56,999	60,067

9 Liabilities-amounts falling due within one year	2022 £	2021 £
Mortgage Orchardbrook PLC	249	219
	£249	219

10 Liabilities - Amounts falling due after more than one year	2022 £	2021 £
<b>Housing Loans</b>		
Loan repayable after one year advanced by Mortgage Orchardbrook PLC	£ 15,172	£ 15,421

**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.

**DRAYTON PAROCHIAL CHARITIES**  
**NOTES TO THE ACCOUNTS (CONTINUED)**  
**FOR THE YEAR ENDED 31 DECEMBER 2022**

**11 Designated Reserves**

	Cyclical Repair & Maintenance £	Extraordinary Repair Fund £	Total £
At 1 January 2022	3,290	51,437	54,727
Transfer from revenue reserve	280	6,194	6,474
At 31 December 2022	<u>3,570</u>	<u>57,631</u>	<u>61,201</u>

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)**

	<b>2022</b> £	<b>2021</b> £
At 1 January 2022	25,328	24,024
Income and expenditure account for the year	2,004	1,096
Transfer from revenue reserves	69	208
At 31 December 2022	<u>27,401</u>	<u>25,328</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.