

WILSON'S MARINERS' HOMES

England & Wales · Charity number 221375

Details

Status Registered

Legal form Other

Registered 1963-07-23

Register [View on the Charity Commission register](#)

Contact

Address 43 Newlands Park Grove
Scarborough
YO12 6PT

Phone 01723379910

Activities

Objects: THE UPKEEP AND MAINTENANCE OF ALMSHOUSES FOR THE FOLLOWING POOR AND AGED PERSONS OF GOOD CHARACTER, THAT IS TO SAY SHIPOWNERS (HAVING BEEN NAUTICAL MEN), SHIP MASTERS, MATES, SEA GOING CARPENTERS OR MARINERS AND THE WIVES OR WIDOWS OR UNMARRIED DAUGHTERS BEING NOT LESS THAN FIFTY YEARS OF AGE, SUCH PERSONS' WIVES, WIDOWS OR DAUGHTERS (EXCEPT IN SPECIAL CASES APPROVED BY COMMISSIONERS) HAVING RESIDED IN THE AREA OF BENEFIT FOR NOT LESS THAN TEN YEARS NEXT PRECEDING THE TIME OF APPOINTMENT. PREFERENCE SHALL BE GIVEN TO MARRIED COUPLES SUBJECT TO APPLICANTS OF THE RESPECTIVE CLASSES AND IN THE ORDER OF PRIORITY HEREIN BEFORE MENTIONED

Activities: To provide housing to persons of limited means, principally retired seafarers and their dependents.

Classification

- **How:** Provides Buildings/facilities/open Space
- **What:** Accommodation/housing
- **Who:** Elderly/old People

Geography

- **Area of benefit:** SCARBOROUGH
- North Yorkshire

Finances

Period end	Income	Expenditure	Assets	Employees
2024-12-31	£117,756	£161,759	-	-
2023-12-31	£147,025	£148,478	-	-
2022-12-31	£108,972	£111,818	-	-
2021-12-31	£104,269	£81,050	-	-
2020-12-31	£110,343	£56,835	-	-

Trustees

Name	Role	Appointed
MR FRED NORMANDEALE	Chair	
BARBARA CAMPLIN		
CAPTAIN PETER HOLTBY MN		
COLIN WOODHEAD		
JANET HELEN JEFFERSON		
Mark Terrence Vesey		2024-10-08
Rev SAMANTHA TREDWELL		2025-09-30
Robert Michael Swalwell		2022-10-01
Simon Green		2017-06-13
Thomas William Fox		2022-03-30

WILSON'S MARINERS' HOMES

England & Wales - Charity number 221375

Accounts

**REPORT OF THE TRUSTEES AND
UNAUDITED FINANCIAL STATEMENTS
FOR THE YEAR ENDED 31 DECEMBER 2024
FOR
WILSON'S MARINERS' HOMES**

Fortus Limited
Business Advisors & Accountants
5&6 Manor Court
Manor Garth
Scarborough
North Yorkshire
YO11 3TU

WILSON'S MARINERS' HOMES
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FOR THE YEAR ENDED 31 DECEMBER 2024

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WILSON'S MARINERS' HOMES
REPORT OF THE TRUSTEES
FOR THE YEAR ENDED 31 DECEMBER 2024

The trustees are pleased to present their report together with the financial statements of the charity for the year ended 31 December 2024.

OBJECTIVES AND ACTIVITIES

Objectives and aims

The object of the charity is to house persons of limited means, principally retired seafarers and their dependants.

In planning our activities, we have kept in mind the Charity Commission's guidance on public benefit. We continue to provide comfortable accommodation for qualified persons, with constant review of maintenance and upgrading of the property.

ACHIEVEMENT AND PERFORMANCE

Charitable activities

There have been no material changes in the policies adopted in order to achieve the Charity's objectives which themselves remain unchanged. The letting of the flats remained at a high level with few vacant periods.

FINANCIAL REVIEW

Financial review

The results for the year are as expected given that the charity is reliant on contributions from residents and income from investments.

The trustees consider that they are continuing to fulfil a need in the housing market and residents' contributions will continue to be received at a similar level to those shown in the financial statements. The trustees strive to achieve a high standard of accommodation and believe that they will continue to have resources to do so in the foreseeable future.

Reserves policy

As the main asset of the charity is the land and buildings, transfers are made annually to the Extraordinary Repair Fund which is designed to cover large-scale repairs, improvements or the rebuilding of the flats. The trustees are always mindful that there are ongoing maintenance costs for which funds need to be readily available and, therefore, consider the General Fund reserves justified. This position is reviewed by the trustees regularly to ensure there will be funds available to operate the flats efficiently, given that it is periodically necessary to use some of these funds to finance the type of work they are designed to cover.

STRUCTURE, GOVERNANCE AND MANAGEMENT

Governing document

Wilson's Mariners' Homes is an unincorporated trust which is registered with the Charity Commission, charity number 221375.

The charity was formed by Deed of Trust dated 28 July 1894 and is regulated by a scheme of the Charity Commission dated 12 June 1962, as varied by an Order dated 26 August 1964, and Schemes dated 5 February 1970 and 16 November 1998.

The charity does not actively fundraise and seeks to continue its work through the careful stewardship of its existing resources.

Organisation:

The land comprises an area having frontage to Castle Road, Scarborough with the almshouses thereon known as Wilson's Mariners' Homes and land at the rear of the said almshouses.

The Wilson's Mariners' Homes building comprises of 18 flats and Chartwell Court comprises of 8 flats.

The trustees shall apply the income of the charity for the benefit of the residents of the charity in such a manner as the trustees think fit from time to time, after having paid the cost of repairs, insurance and all other charges and outgoings payable in respect of the property of the charity and all other proper costs incidental to the administration and management of the charity.

Investment powers:

These are governed by the Trustees Investment Act 1961.

The investment in the Extraordinary Repair Fund is specifically for the purposes of the extraordinary repairs to improvement to or rebuilding of the flats.

Investment in the Extraordinary Repair Fund is £100 per annum or such greater sum as may be agreed by the trustees.

WILSON'S MARINERS' HOMES
REPORT OF THE TRUSTEES
FOR THE YEAR ENDED 31 DECEMBER 2024

Trustees:

The body of trustees shall consist, when complete, of 12 competent persons being 10 Co-optative trustees and 2 Ex-officio trustees.

The Co-optative trustees shall be persons who through residence, occupation or employment, or otherwise have a special knowledge of the area of benefit. The appointment is for a 5 year term by a resolution of the trustees passed at a special meeting.

The Ex-officio Trustees shall be:

The Vicar of the Ecclesiastical Parish of St Mary, Scarborough and

The Mayor of the Borough of Scarborough

At the trustees' meetings, the trustees agree on broad strategy and areas of activity for the Charity, including consideration of investment, reserves, risk management policies and performance. The day to day administration is dealt with by the Chairman and the Clerk to the Trustees.

In the event that a trustee retires and a new trustee is required, new trustees are sought by canvassing business and social contacts of the existing trustees.

Related parties

The charity is a member of the National Association of Almshouses.

Risk management

The trustees have assessed the major risks to which the charity is exposed, which are health and safety, which is considered regularly at trustees' meetings and appropriate risk assessments undertaken; financial security for the charity and residents, which the trustees feel is managed through a low-risk investment policy and through internal control; and finally, there is a risk of property damage for which the trustees believe there is adequate insurance cover and the condition of the property is regularly reviewed.

REFERENCE AND ADMINISTRATIVE DETAILS

Registered Charity number

221375

Principal address

Castle Road
Marlborough Street
Scarborough
North Yorkshire
YO12 7EF

Trustees

Mr F Normandale
Captain P Holtby
Councillor J Jefferson
Councillor S Green
Mrs B Camplin
Mr C Woodhead
Mr M Vasey
Mr T Fox
Mr R Swalwell

Independent Examiner

Mr R D Thorpe FCCA
5&6 Manor Court
Manor Garth
Scarborough
North Yorkshire
YO11 3TU

WILSON'S MARINERS' HOMES
REPORT OF THE TRUSTEES
FOR THE YEAR ENDED 31 DECEMBER 2024

STATEMENT OF TRUSTEES' RESPONSIBILITIES

The trustees are responsible for preparing the Report of the Trustees and the financial statements in accordance with applicable law and United Kingdom Accounting Standards (United Kingdom Generally Accepted Accounting Practice) including Financial Reporting Standard 102 "The Financial Reporting Standard applicable in the UK and Republic of Ireland".

The law applicable to charities in England and Wales, the Charities Act 2011, Charity (Accounts and Reports) Regulations 2008 and the provisions of the trust deed 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 charity and of the incoming resources and application of resources, including the income and expenditure, of the charity for that period. In preparing those financial statements, the trustees are required to:

- select suitable accounting policies and then apply them consistently;
- observe the methods and principles in the Charity SORP;
- make judgements and estimates that are reasonable and prudent;
- prepare the financial statements on the going concern basis unless it is inappropriate to presume that the charity 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 charity and to enable them to ensure that the financial statements comply with the Charities Act 2011, the Charity (Accounts and Reports) Regulations 2008 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 trustees are 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.

Approved by order of the board of trustees on 11 March 2025 and signed on its behalf by:

.....
Trustee

**INDEPENDENT EXAMINER'S REPORT TO THE TRUSTEES OF
WILSON'S MARINERS' HOMES**

Independent examiner's report to the trustees of Wilson's Mariners' Homes

I report to the charity trustees on my examination of the accounts of Wilson's Mariners' Homes (the Trust) for the year ended 31 December 2024.

Responsibilities and basis of report

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

Mr R D Thorpe FCCA
5&6 Manor Court
Manor Garth
Scarborough
North Yorkshire
YO11 3TU

Date: 11 March 2025

WILSON'S MARINERS' HOMES

**STATEMENT OF FINANCIAL ACTIVITIES
FOR THE YEAR ENDED 31 DECEMBER 2024**

	Notes	General fund £	Designated fund £	2024 Total funds £	2023 Total funds £
INCOME AND ENDOWMENTS FROM					
Donations and legacies		362	-	362	31,305
Charitable activities					
Residents' contributions		92,635	-	92,635	92,359
Other trading activities	2	22,340	-	22,340	21,450
Investment income	3	<u>2,419</u>	<u>-</u>	<u>2,419</u>	<u>1,911</u>
Total		<u>117,756</u>	<u>-</u>	<u>117,756</u>	<u>147,025</u>
EXPENDITURE ON					
Charitable activities					
General		<u>161,759</u>	<u>-</u>	<u>161,759</u>	<u>148,478</u>
Net gains on investments		<u>7,959</u>	<u>-</u>	<u>7,959</u>	<u>18,665</u>
NET INCOME/(EXPENDITURE)		(36,044)	-	(36,044)	17,212
Transfers between funds	12	<u>35,000</u>	<u>(35,000)</u>	<u>-</u>	<u>-</u>
Net movement in funds		(1,044)	(35,000)	(36,044)	17,212
RECONCILIATION OF FUNDS					
Total funds brought forward		<u>776,338</u>	<u>55,000</u>	<u>831,338</u>	<u>814,126</u>
TOTAL FUNDS CARRIED FORWARD		<u><u>775,294</u></u>	<u><u>20,000</u></u>	<u><u>795,294</u></u>	<u><u>831,338</u></u>

The notes form part of these financial statements

WILSON'S MARINERS' HOMES

**BALANCE SHEET
31 DECEMBER 2024**

	Notes	General fund £	Designated fund £	2024 Total funds £	2023 Total funds £
FIXED ASSETS					
Tangible assets	5	669,092	-	669,092	669,092
Investments	6	<u>144,552</u>	<u>-</u>	<u>144,552</u>	<u>171,593</u>
		813,644	-	813,644	840,685
CURRENT ASSETS					
Debtors	7	4,032	-	4,032	13,971
Cash at bank		<u>61,213</u>	<u>20,000</u>	<u>81,213</u>	<u>88,686</u>
		65,245	20,000	85,245	102,657
CREDITORS					
Amounts falling due within one year	8	<u>(13,849)</u>	<u>-</u>	<u>(13,849)</u>	<u>(10,586)</u>
NET CURRENT ASSETS		<u>51,396</u>	<u>20,000</u>	<u>71,396</u>	<u>92,071</u>
TOTAL ASSETS LESS CURRENT LIABILITIES		865,040	20,000	885,040	932,756
CREDITORS					
Amounts falling due after more than one year	9	<u>(89,746)</u>	<u>-</u>	<u>(89,746)</u>	<u>(101,418)</u>
NET ASSETS		<u>775,294</u>	<u>20,000</u>	<u>795,294</u>	<u>831,338</u>
FUNDS					
Unrestricted funds	11			<u>795,294</u>	<u>831,338</u>
TOTAL FUNDS				<u>795,294</u>	<u>831,338</u>

The financial statements were approved by the Board of Trustees and authorised for issue on 11 March 2025 and were signed on its behalf by:

.....
Trustee

.....
Trustee

The notes form part of these financial statements

NOTES TO THE FINANCIAL STATEMENTS
FOR THE YEAR ENDED 31 DECEMBER 2024

1. ACCOUNTING POLICIES

Basis of preparing the financial statements

The financial statements of the charity, which is a public benefit entity under FRS 102, have been prepared in accordance with the Charities SORP (FRS 102) 'Accounting and Reporting by Charities: Statement of Recommended Practice 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 2019)', Financial Reporting Standard 102 'The Financial Reporting Standard applicable in the UK and Republic of Ireland' and the Charities Act 2011. The financial statements have been prepared under the historical cost convention, with the exception of investments which are included at market value, as modified by the revaluation of certain assets.

Income

All income is recognised in the Statement of Financial Activities once the charity has entitlement to the funds, it is probable that the income will be received and the amount can be measured reliably.

Expenditure

Liabilities are recognised as expenditure as soon as there is a legal or constructive obligation committing the charity to that expenditure, it is probable that a transfer of economic benefits will be required in settlement and the amount of the obligation can be measured reliably. Expenditure is accounted for on an accruals basis and has been classified under headings that aggregate all cost related to the category. Where costs cannot be directly attributed to particular headings they have been allocated to activities on a basis consistent with the use of resources.

Grants offered subject to conditions which have not been met at the year end date are noted as a commitment but not accrued as expenditure.

Tangible fixed assets

Depreciation is provided at rates calculated to write off the cost less residual value of each asset over its expected useful life.

Taxation

The charity is exempt from tax on its charitable activities.

Fund accounting

Unrestricted funds can be used in accordance with the charitable objectives at the discretion of the trustees.

Restricted funds can only be used for particular restricted purposes within the objects of the charity. Restrictions arise when specified by the donor or when funds are raised for particular restricted purposes.

Further explanation of the nature and purpose of each fund is included in the notes to the financial statements.

Hire purchase and leasing commitments

Rentals paid under operating leases are charged to the Statement of Financial Activities on a straight line basis over the period of the lease.

WILSON'S MARINERS' HOMES

**NOTES TO THE FINANCIAL STATEMENTS - continued
FOR THE YEAR ENDED 31 DECEMBER 2024**

2. OTHER TRADING ACTIVITIES

	2024	2023
	£	£
Garage rents	<u>22,340</u>	<u>21,450</u>

3. INVESTMENT INCOME

	2024	2023
	£	£
Dividends	86	85
Interest received	<u>2,333</u>	<u>1,826</u>
	<u>2,419</u>	<u>1,911</u>

4. TRUSTEES' REMUNERATION AND BENEFITS

There were no trustees' remuneration or other benefits for the year ended 31 December 2024 nor for the year ended 31 December 2023.

Trustees' expenses

There were no trustees' expenses paid for the year ended 31 December 2024 nor for the year ended 31 December 2023.

5. TANGIBLE FIXED ASSETS

	Freehold property £	Fixtures and fittings £	Totals £
COST			
At 1 January 2024	859,094	6,736	865,830
Social housing grant	<u>(190,002)</u>	-	<u>(190,002)</u>
At 31 December 2024	<u>669,092</u>	<u>6,736</u>	<u>675,828</u>
DEPRECIATION			
At 1 January 2024 and 31 December 2024	-	<u>6,736</u>	<u>6,736</u>
NET BOOK VALUE			
At 31 December 2024	<u>669,092</u>	-	<u>669,092</u>
At 31 December 2023	<u>669,092</u>	-	<u>669,092</u>

WILSON'S MARINERS' HOMES

NOTES TO THE FINANCIAL STATEMENTS - continued
FOR THE YEAR ENDED 31 DECEMBER 2024

6. FIXED ASSET INVESTMENTS

	Listed investments £
MARKET VALUE	
At 1 January 2024	171,593
Disposals	<u>(35,000)</u>
At 31 December 2024	<u>136,593</u>
PROVISIONS	
Net gain on revaluation	<u>7,959</u>
NET BOOK VALUE	
At 31 December 2024	<u>144,552</u>
At 31 December 2023	<u>171,594</u>

All investments are carried at their market value. Holdings in common investment funds, unit trusts and open ended investment companies are at the bid price. Asset sales and purchases are recognised at the date of trade at cost (that is their transaction value).

There were no investment assets outside the UK.

Cost or valuation at 31 December 2024 is represented by:

Valuation in 2024	Listed investments £ <u>144,552</u>
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WILSON'S MARINERS' HOMES

NOTES TO THE FINANCIAL STATEMENTS - continued
FOR THE YEAR ENDED 31 DECEMBER 2024

7. DEBTORS: AMOUNTS FALLING DUE WITHIN ONE YEAR	2024	2023
	£	£
Trade debtors	1,477	1,427
Prepayments	<u>2,555</u>	<u>12,543</u>
	<u>4,032</u>	<u>13,970</u>
8. CREDITORS: AMOUNTS FALLING DUE WITHIN ONE YEAR	2024	2023
	£	£
Mortgage loan (see note 11)	10,454	8,554
Trade creditors	1,481	448
Accruals	<u>1,914</u>	<u>1,584</u>
	<u>13,849</u>	<u>10,586</u>
9. CREDITORS: AMOUNTS FALLING DUE AFTER MORE THAN ONE YEAR	2024	2023
	£	£
Mortgage loan (see note 11)	<u>89,746</u>	<u>101,418</u>
10. LOANS		
An analysis of the maturity of loans is given below:		
	2024	2023
	£	£
Amounts falling due within one year on demand:		
Mortgage loan	<u>10,454</u>	<u>8,554</u>
Amounts falling due between two and five years:		
Mortgage loan	<u>89,746</u>	<u>101,418</u>

WILSON'S MARINERS' HOMES

NOTES TO THE FINANCIAL STATEMENTS - continued
FOR THE YEAR ENDED 31 DECEMBER 2024

11. MOVEMENT IN FUNDS

	At 1.1.24 £	Net movement in funds £	Transfers between funds £	At 31.12.24 £
Unrestricted funds				
General fund	776,338	(36,044)	35,000	775,294
Designated fund	<u>55,000</u>	<u>-</u>	<u>(35,000)</u>	<u>20,000</u>
	<u>831,338</u>	<u>(36,044)</u>	<u>-</u>	<u>795,294</u>
TOTAL FUNDS	<u>831,338</u>	<u>(36,044)</u>	<u>-</u>	<u>795,294</u>

Net movement in funds, included in the above are as follows:

	Incoming resources £	Resources expended £	Gains and losses £	Movement in funds £
Unrestricted funds				
General fund	117,756	(161,759)	7,959	(36,044)
	<u>117,756</u>	<u>(161,759)</u>	<u>7,959</u>	<u>(36,044)</u>
TOTAL FUNDS	<u>117,756</u>	<u>(161,759)</u>	<u>7,959</u>	<u>(36,044)</u>

Comparatives for movement in funds

	At 1.1.23 £	Net movement in funds £	Transfers between funds £	At 31.12.23 £
Unrestricted funds				
General fund	764,126	17,212	(5,000)	776,338
Designated fund	<u>50,000</u>	<u>-</u>	<u>5,000</u>	<u>55,000</u>
	<u>814,126</u>	<u>17,212</u>	<u>-</u>	<u>831,338</u>
TOTAL FUNDS	<u>814,126</u>	<u>17,212</u>	<u>-</u>	<u>831,338</u>

Comparative net movement in funds, included in the above are as follows:

	Incoming resources £	Resources expended £	Gains and losses £	Movement in funds £
Unrestricted funds				
General fund	147,025	(148,478)	18,665	17,212
	<u>147,025</u>	<u>(148,478)</u>	<u>18,665</u>	<u>17,212</u>
TOTAL FUNDS	<u>147,025</u>	<u>(148,478)</u>	<u>18,665</u>	<u>17,212</u>

WILSON'S MARINERS' HOMES

**NOTES TO THE FINANCIAL STATEMENTS - continued
FOR THE YEAR ENDED 31 DECEMBER 2024**

11. MOVEMENT IN FUNDS - continued

A current year 12 months and prior year 12 months combined position is as follows:

	At 1.1.23 £	Net movement in funds £	Transfers between funds £	At 31.12.24 £
Unrestricted funds				
General fund	764,126	(18,832)	30,000	775,294
Designated fund	<u>50,000</u>	<u>-</u>	<u>(30,000)</u>	<u>20,000</u>
	<u>814,126</u>	<u>(18,832)</u>	<u>-</u>	<u>795,294</u>
TOTAL FUNDS	<u><u>814,126</u></u>	<u><u>(18,832)</u></u>	<u><u>-</u></u>	<u><u>795,294</u></u>

A current year 12 months and prior year 12 months combined net movement in funds, included in the above are as follows:

	Incoming resources £	Resources expended £	Gains and losses £	Movement in funds £
Unrestricted funds				
General fund	264,781	(310,237)	26,624	(18,832)
	<u>264,781</u>	<u>(310,237)</u>	<u>26,624</u>	<u>(18,832)</u>
TOTAL FUNDS	<u><u>264,781</u></u>	<u><u>(310,237)</u></u>	<u><u>26,624</u></u>	<u><u>(18,832)</u></u>

12. RELATED PARTY DISCLOSURES

There were no related party transactions for the year ended 31 December 2024.

WILSON'S MARINERS' HOMES

**DETAILED STATEMENT OF FINANCIAL ACTIVITIES
FOR THE YEAR ENDED 31 DECEMBER 2024**

	2024 £	2023 £
INCOME AND ENDOWMENTS		
Donations and legacies		
Donations	362	31,305
Other trading activities		
Garage rents	22,340	21,450
Investment income		
Dividends	86	85
Interest received	<u>2,333</u>	<u>1,827</u>
	2,419	1,912
Charitable activities		
Residents' contributions	<u>92,635</u>	<u>92,358</u>
Total incoming resources	117,756	147,025
EXPENDITURE		
Charitable activities		
Repairs	111,507	101,978
Christmas gifts	950	900
Water	5,279	5,253
Insurance	2,000	1,914
Electricity	2,027	1,701
Office expenses	398	338
Cleaning	4,233	2,823
Dues and subs	582	333
Sundries	53	45
Warden's expenses	850	510
Community alarm service	8,746	8,117
Residents' outings	2,327	2,549
Mortgage interest	8,332	8,415
Clerk's expenses	10,190	9,540
Management fees	<u>2,605</u>	<u>2,478</u>
	160,079	146,894
Support costs		
Governance costs		
Accountancy	<u>1,680</u>	<u>1,584</u>
Total resources expended	<u>161,759</u>	<u>148,478</u>
Net expenditure	<u><u>(44,003)</u></u>	<u><u>(1,453)</u></u>

This page does not form part of the statutory financial statements

WILSON'S MARINERS' HOMES

England & Wales - Charity number 221375

Accounts

**REPORT OF THE TRUSTEES AND
UNAUDITED FINANCIAL STATEMENTS
FOR THE YEAR ENDED 31 DECEMBER 2023
FOR
WILSON'S MARINERS' HOMES**

Fortus North Limited
Business Advisors & Accountants
5&6 Manor Court
Manor Garth
Scarborough
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WILSON'S MARINERS' HOMES
REPORT OF THE TRUSTEES
FOR THE YEAR ENDED 31 DECEMBER 2023

The trustees are pleased to present their report together with the financial statements of the charity for the year ended 31 December 2023.

OBJECTIVES AND ACTIVITIES

Objectives and aims

The object of the charity is to house persons of limited means, principally retired seafarers and their dependants.

In planning our activities, we have kept in mind the Charity Commission's guidance on public benefit. We continue to provide comfortable accommodation for qualified persons, with constant review of maintenance and upgrading of the property.

ACHIEVEMENT AND PERFORMANCE

Charitable activities

There have been no material changes in the policies adopted in order to achieve the Charity's objectives which themselves remain unchanged. The letting of the flats remained at a high level with few vacant periods.

FINANCIAL REVIEW

Financial review

The results for the year are as expected given that the charity is reliant on contributions from residents and income from investments.

The trustees consider that they are continuing to fulfil a need in the housing market and residents' contributions will continue to be received at a similar level to those shown in the financial statements. The trustees strive to achieve a high standard of accommodation and believe that they will continue to have resources to do so in the foreseeable future.

Reserves policy

As the main asset of the charity is the land and buildings, transfers are made annually to the Extraordinary Repair Fund which is designed to cover large-scale repairs, improvements or the rebuilding of the flats. The trustees are always mindful that there are ongoing maintenance costs for which funds need to be readily available and, therefore, consider the General Fund reserves justified. This position is reviewed by the trustees regularly to ensure there will be funds available to operate the flats efficiently, given that it is periodically necessary to use some of these funds to finance the type of work they are designed to cover.

STRUCTURE, GOVERNANCE AND MANAGEMENT

Governing document

Wilson's Mariners' Homes is an unincorporated trust which is registered with the Charity Commission, charity number 221375.

The charity was formed by Deed of Trust dated 28 July 1894 and is regulated by a scheme of the Charity Commission dated 12 June 1962, as varied by an Order dated 26 August 1964, and Schemes dated 5 February 1970 and 16 November 1998.

The charity does not actively fundraise and seeks to continue its work through the careful stewardship of its existing resources.

Organisation:

The land comprises an area having frontage to Castle Road, Scarborough with the almshouses thereon known as Wilson's Mariners' Homes and land at the rear of the said almshouses.

The Wilson's Mariners' Homes building comprises of 18 flats and Chartwell Court comprises of 8 flats.

The trustees shall apply the income of the charity for the benefit of the residents of the charity in such a manner as the trustees think fit from time to time, after having paid the cost of repairs, insurance and all other charges and outgoings payable in respect of the property of the charity and all other proper costs incidental to the administration and management of the charity.

Investment powers:

These are governed by the Trustees Investment Act 1961.

The investment in the Extraordinary Repair Fund is specifically for the purposes of the extraordinary repairs to improvement to or rebuilding of the flats.

Investment in the Extraordinary Repair Fund is £100 per annum or such greater sum as may be agreed by the trustees.

WILSON'S MARINERS' HOMES
REPORT OF THE TRUSTEES
FOR THE YEAR ENDED 31 DECEMBER 2023

Trustees:

The body of trustees shall consist, when complete, of 12 competent persons being 10 Co-optative trustees and 2 Ex-officio trustees.

The Co-optative trustees shall be persons who through residence, occupation or employment, or otherwise have a special knowledge of the area of benefit. The appointment is for a 5 year term by a resolution of the trustees passed at a special meeting.

The Ex-officio Trustees shall be:

The Vicar of the Ecclesiastical Parish of St Mary, Scarborough and

The Mayor of the Borough of Scarborough

At the trustees' meetings, the trustees agree on broad strategy and areas of activity for the Charity, including consideration of investment, reserves, risk management policies and performance. The day to day administration is dealt with by the Chairman and the Clerk to the Trustees.

In the event that a trustee retires and a new trustee is required, new trustees are sought by canvassing business and social contacts of the existing trustees.

Related parties

The charity is a member of the National Association of Almshouses.

Risk management

The trustees have assessed the major risks to which the charity is exposed, which are health and safety, which is considered regularly at trustees' meetings and appropriate risk assessments undertaken; financial security for the charity and residents, which the trustees feel is managed through a low-risk investment policy and through internal control; and finally, there is a risk of property damage for which the trustees believe there is adequate insurance cover and the condition of the property is regularly reviewed.

REFERENCE AND ADMINISTRATIVE DETAILS

Registered Charity number

221375

Principal address

Castle Road
Marlborough Street
Scarborough
North Yorkshire
YO12 7EF

Trustees

Mr F Normandale
Captain P Holtby
Councillor J Jefferson
Councillor P Popple
Councillor S Green
Mrs B Camplin
Mr C Woodhead
Mr D Horsley
Mr T Fox
Mr R Swalwell

Independent Examiner

Mr R D Thorpe FCCA
5&6 Manor Court
Manor Garth
Scarborough
North Yorkshire
YO11 3TU

WILSON'S MARINERS' HOMES
REPORT OF THE TRUSTEES
FOR THE YEAR ENDED 31 DECEMBER 2023

STATEMENT OF TRUSTEES' RESPONSIBILITIES

The trustees are responsible for preparing the Report of the Trustees and the financial statements in accordance with applicable law and United Kingdom Accounting Standards (United Kingdom Generally Accepted Accounting Practice) including Financial Reporting Standard 102 "The Financial Reporting Standard applicable in the UK and Republic of Ireland".

The law applicable to charities in England and Wales, the Charities Act 2011, Charity (Accounts and Reports) Regulations 2008 and the provisions of the trust deed 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 charity and of the incoming resources and application of resources, including the income and expenditure, of the charity for that period. In preparing those financial statements, the trustees are required to:

- select suitable accounting policies and then apply them consistently;
- observe the methods and principles in the Charity SORP;
- make judgements and estimates that are reasonable and prudent;
- prepare the financial statements on the going concern basis unless it is inappropriate to presume that the charity 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 charity and to enable them to ensure that the financial statements comply with the Charities Act 2011, the Charity (Accounts and Reports) Regulations 2008 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 trustees are 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.

Approved by order of the board of trustees on and signed on its behalf by:

.....

Trustee

**INDEPENDENT EXAMINER'S REPORT TO THE TRUSTEES OF
WILSON'S MARINERS' HOMES**

Independent examiner's report to the trustees of Wilson's Mariners' Homes

I report to the charity trustees on my examination of the accounts of Wilson's Mariners' Homes (the Trust) for the year ended 31 December 2023.

Responsibilities and basis of report

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

Mr R D Thorpe FCCA
5&6 Manor Court
Manor Garth
Scarborough
North Yorkshire
YO11 3TU

Date:

WILSON'S MARINERS' HOMES

**STATEMENT OF FINANCIAL ACTIVITIES
FOR THE YEAR ENDED 31 DECEMBER 2023**

	Notes	General fund £	Designated fund £	2023 Total funds £	2022 Total funds £
INCOME AND ENDOWMENTS FROM					
Donations and legacies		31,305	-	31,305	-
Charitable activities					
Residents' contributions		92,359	-	92,359	86,474
Other trading activities	2	21,450	-	21,450	22,049
Investment income	3	<u>1,911</u>	<u>-</u>	<u>1,911</u>	<u>449</u>
Total		<u>147,025</u>	<u>-</u>	<u>147,025</u>	<u>108,972</u>
EXPENDITURE ON					
Charitable activities					
General		<u>148,478</u>	<u>-</u>	<u>148,478</u>	<u>111,818</u>
Net gains/(losses) on investments		<u>18,665</u>	<u>-</u>	<u>18,665</u>	<u>(14,297)</u>
NET INCOME/(EXPENDITURE)		17,212	-	17,212	(17,143)
Transfers between funds	12	<u>(5,000)</u>	<u>5,000</u>	<u>-</u>	<u>-</u>
Net movement in funds		12,212	5,000	17,212	(17,143)
RECONCILIATION OF FUNDS					
Total funds brought forward		<u>764,126</u>	<u>50,000</u>	<u>814,126</u>	<u>831,269</u>
TOTAL FUNDS CARRIED FORWARD		<u><u>776,338</u></u>	<u><u>55,000</u></u>	<u><u>831,338</u></u>	<u><u>814,126</u></u>

The notes form part of these financial statements

WILSON'S MARINERS' HOMES

**BALANCE SHEET
31 DECEMBER 2023**

	Notes	General fund £	Designated fund £	2023 Total funds £	2022 Total funds £
FIXED ASSETS					
Tangible assets	5	669,092	-	669,092	669,092
Investments	6	<u>171,593</u>	<u>-</u>	<u>171,593</u>	<u>147,929</u>
		840,685	-	840,685	817,021
CURRENT ASSETS					
Debtors	7	13,970	-	13,970	3,466
Cash at bank		<u>33,687</u>	<u>55,000</u>	<u>88,687</u>	<u>116,490</u>
		47,657	55,000	102,657	119,956
CREDITORS					
Amounts falling due within one year	8	(10,586)	-	(10,586)	(16,540)
		<u> </u>	<u> </u>	<u> </u>	<u> </u>
NET CURRENT ASSETS		<u>37,071</u>	<u>55,000</u>	<u>92,071</u>	<u>103,416</u>
TOTAL ASSETS LESS CURRENT LIABILITIES		877,756	55,000	932,756	920,437
CREDITORS					
Amounts falling due after more than one year	9	(101,418)	-	(101,418)	(106,311)
		<u> </u>	<u> </u>	<u> </u>	<u> </u>
NET ASSETS		<u>776,338</u>	<u>55,000</u>	<u>831,338</u>	<u>814,126</u>
FUNDS					
Unrestricted funds	11			<u>831,338</u>	<u>814,126</u>
TOTAL FUNDS				<u>831,338</u>	<u>814,126</u>

The financial statements were approved by the Board of Trustees and authorised for issue on and were signed on its behalf by:

.....
Trustee

The notes form part of these financial statements

WILSON'S MARINERS' HOMES

NOTES TO THE FINANCIAL STATEMENTS FOR THE YEAR ENDED 31 DECEMBER 2023

1. ACCOUNTING POLICIES

Basis of preparing the financial statements

The financial statements of the charity, which is a public benefit entity under FRS 102, have been prepared in accordance with the Charities SORP (FRS 102) 'Accounting and Reporting by Charities: Statement of Recommended Practice 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 2019)', Financial Reporting Standard 102 'The Financial Reporting Standard applicable in the UK and Republic of Ireland' and the Charities Act 2011. The financial statements have been prepared under the historical cost convention, with the exception of investments which are included at market value, as modified by the revaluation of certain assets.

Income

All income is recognised in the Statement of Financial Activities once the charity has entitlement to the funds, it is probable that the income will be received and the amount can be measured reliably.

Expenditure

Liabilities are recognised as expenditure as soon as there is a legal or constructive obligation committing the charity to that expenditure, it is probable that a transfer of economic benefits will be required in settlement and the amount of the obligation can be measured reliably. Expenditure is accounted for on an accruals basis and has been classified under headings that aggregate all cost related to the category. Where costs cannot be directly attributed to particular headings they have been allocated to activities on a basis consistent with the use of resources.

Grants offered subject to conditions which have not been met at the year end date are noted as a commitment but not accrued as expenditure.

Tangible fixed assets

Depreciation is provided at the following annual rates in order to write off each asset over its estimated useful life.

Taxation

The charity is exempt from tax on its charitable activities.

Fund accounting

Unrestricted funds can be used in accordance with the charitable objectives at the discretion of the trustees.

Restricted funds can only be used for particular restricted purposes within the objects of the charity. Restrictions arise when specified by the donor or when funds are raised for particular restricted purposes.

Further explanation of the nature and purpose of each fund is included in the notes to the financial statements.

Hire purchase and leasing commitments

Rentals paid under operating leases are charged to the Statement of Financial Activities on a straight line basis over the period of the lease.

WILSON'S MARINERS' HOMES

**NOTES TO THE FINANCIAL STATEMENTS - continued
FOR THE YEAR ENDED 31 DECEMBER 2023**

2. OTHER TRADING ACTIVITIES

	2023	2022
	£	£
Garage rents	<u>21,450</u>	<u>22,049</u>

3. INVESTMENT INCOME

	2023	2022
	£	£
Dividends	85	85
Interest received	<u>1,826</u>	<u>364</u>
	<u>1,911</u>	<u>449</u>

4. TRUSTEES' REMUNERATION AND BENEFITS

There were no trustees' remuneration or other benefits for the year ended 31 December 2023 nor for the year ended 31 December 2022.

Trustees' expenses

There were no trustees' expenses paid for the year ended 31 December 2023 nor for the year ended 31 December 2022.

5. TANGIBLE FIXED ASSETS

	Freehold property £	Fixtures and fittings £	Totals £
COST			
At 1 January 2023	859,094	6,736	865,830
Social housing grant	<u>(190,002)</u>	-	<u>(190,002)</u>
At 31 December 2023	<u>669,092</u>	<u>6,736</u>	<u>675,828</u>
DEPRECIATION			
At 1 January 2023 and 31 December 2023	-	<u>6,736</u>	<u>6,736</u>
NET BOOK VALUE			
At 31 December 2023	<u>669,092</u>	<u>-</u>	<u>669,092</u>
At 31 December 2022	<u>669,092</u>	<u>-</u>	<u>669,092</u>

WILSON'S MARINERS' HOMES

**NOTES TO THE FINANCIAL STATEMENTS - continued
FOR THE YEAR ENDED 31 DECEMBER 2023**

6. FIXED ASSET INVESTMENTS

	Listed investments £
MARKET VALUE	
At 1 January 2023	147,929
Additions	<u>5,000</u>
At 31 December 2023	<u>152,929</u>
PROVISIONS	
Net gain on revaluation	<u>18,665</u>
NET BOOK VALUE	
At 31 December 2023	<u>171,594</u>
At 31 December 2022	<u>147,929</u>

All investments are carried at their market value. Holdings in common investment funds, unit trusts and open ended investment companies are at the bid price. Asset sales and purchases are recognised at the date of trade at cost (that is their transaction value).

There were no investment assets outside the UK.

Cost or valuation at 31 December 2023 is represented by:

	Listed investments £
Valuation in 2021	91,130
Valuation in 2022	(14,297)
Valuation in 2023	18,665
Cost	<u>76,096</u>
	<u>171,594</u>

WILSON'S MARINERS' HOMES

**NOTES TO THE FINANCIAL STATEMENTS - continued
FOR THE YEAR ENDED 31 DECEMBER 2023**

7. DEBTORS: AMOUNTS FALLING DUE WITHIN ONE YEAR

	2023	2022
	£	£
Trade debtors	1,427	1,257
Prepayments	<u>12,543</u>	<u>2,209</u>
	<u>13,970</u>	<u>3,466</u>

8. CREDITORS: AMOUNTS FALLING DUE WITHIN ONE YEAR

	2023	2022
	£	£
Mortgage loan (see note 11)	8,554	11,851
Trade creditors	448	3,107
Accruals	<u>1,584</u>	<u>1,582</u>
	<u>10,586</u>	<u>16,540</u>

9. CREDITORS: AMOUNTS FALLING DUE AFTER MORE THAN ONE YEAR

	2023	2022
	£	£
Mortgage loan (see note 11)	<u>101,418</u>	<u>106,311</u>

10. LOANS

An analysis of the maturity of loans is given below:

	2023	2022
	£	£
Amounts falling due within one year on demand:		
Mortgage loan	<u>8,554</u>	<u>11,851</u>
Amounts falling due between two and five years:		
Mortgage loan	<u>101,418</u>	<u>106,311</u>

WILSON'S MARINERS' HOMES

**NOTES TO THE FINANCIAL STATEMENTS - continued
FOR THE YEAR ENDED 31 DECEMBER 2023**

11. MOVEMENT IN FUNDS

	At 1.1.23 £	Net movement in funds £	Transfers between funds £	At 31.12.23 £
Unrestricted funds				
General fund	764,126	17,212	(5,000)	776,338
Designated fund	<u>50,000</u>	<u>-</u>	<u>5,000</u>	<u>55,000</u>
	<u>814,126</u>	<u>17,212</u>	<u>-</u>	<u>831,338</u>
TOTAL FUNDS	<u><u>814,126</u></u>	<u><u>17,212</u></u>	<u><u>-</u></u>	<u><u>831,338</u></u>

Net movement in funds, included in the above are as follows:

	Incoming resources £	Resources expended £	Gains and losses £	Movement in funds £
Unrestricted funds				
General fund	147,025	(148,478)	18,665	17,212
	<u>147,025</u>	<u>(148,478)</u>	<u>18,665</u>	<u>17,212</u>
TOTAL FUNDS	<u><u>147,025</u></u>	<u><u>(148,478)</u></u>	<u><u>18,665</u></u>	<u><u>17,212</u></u>

Comparatives for movement in funds

	At 1.1.22 £	Net movement in funds £	Transfers between funds £	At 31.12.22 £
Unrestricted funds				
General fund	786,269	(17,143)	(5,000)	764,126
Designated fund	<u>45,000</u>	<u>-</u>	<u>5,000</u>	<u>50,000</u>
	<u>831,269</u>	<u>(17,143)</u>	<u>-</u>	<u>814,126</u>
TOTAL FUNDS	<u><u>831,269</u></u>	<u><u>(17,143)</u></u>	<u><u>-</u></u>	<u><u>814,126</u></u>

Comparative net movement in funds, included in the above are as follows:

	Incoming resources £	Resources expended £	Gains and losses £	Movement in funds £
Unrestricted funds				
General fund	108,972	(111,818)	(14,297)	(17,143)
	<u>108,972</u>	<u>(111,818)</u>	<u>(14,297)</u>	<u>(17,143)</u>
TOTAL FUNDS	<u><u>108,972</u></u>	<u><u>(111,818)</u></u>	<u><u>(14,297)</u></u>	<u><u>(17,143)</u></u>

WILSON'S MARINERS' HOMES

**NOTES TO THE FINANCIAL STATEMENTS - continued
FOR THE YEAR ENDED 31 DECEMBER 2023**

11. MOVEMENT IN FUNDS - continued

A current year 12 months and prior year 12 months combined position is as follows:

	At 1.1.22 £	Net movement in funds £	Transfers between funds £	At 31.12.23 £
Unrestricted funds				
General fund	786,269	69	(10,000)	776,338
Designated fund	<u>45,000</u>	<u>-</u>	<u>10,000</u>	<u>55,000</u>
	<u>831,269</u>	<u>69</u>	<u>-</u>	<u>831,338</u>
TOTAL FUNDS	<u><u>831,269</u></u>	<u><u>69</u></u>	<u><u>-</u></u>	<u><u>831,338</u></u>

A current year 12 months and prior year 12 months combined net movement in funds, included in the above are as follows:

	Incoming resources £	Resources expended £	Gains and losses £	Movement in funds £
Unrestricted funds				
General fund	255,997	(260,296)	4,368	69
	<u>255,997</u>	<u>(260,296)</u>	<u>4,368</u>	<u>69</u>
TOTAL FUNDS	<u><u>255,997</u></u>	<u><u>(260,296)</u></u>	<u><u>4,368</u></u>	<u><u>69</u></u>

12. RELATED PARTY DISCLOSURES

There were no related party transactions for the year ended 31 December 2023.

WILSON'S MARINERS' HOMES

**DETAILED STATEMENT OF FINANCIAL ACTIVITIES
FOR THE YEAR ENDED 31 DECEMBER 2023**

	2023 £	2022 £
INCOME AND ENDOWMENTS		
Donations and legacies		
Donations	31,305	-
Other trading activities		
Garage rents	21,450	22,049
Investment income		
Dividends	85	85
Interest received	<u>1,827</u>	<u>364</u>
	1,912	449
Charitable activities		
Residents' contributions	<u>92,358</u>	<u>84,474</u>
Total incoming resources	147,025	108,972
EXPENDITURE		
Charitable activities		
Repairs	101,978	68,016
Christmas gifts	900	900
Water	5,253	5,147
Insurance	1,914	1,731
Electricity	1,701	858
Office expenses	338	314
Cleaning	2,823	2,012
Dues and subs	333	309
Sundries	45	60
Warden's expenses	510	680
Community alarm service	8,117	7,578
Residents' outings	2,549	1,225
Mortgage interest	8,415	5,163
Clerk's expenses	9,540	8,550
Management fees	<u>2,478</u>	<u>2,635</u>
	146,894	105,178
Support costs		
Governance costs		
Accountancy	1,584	1,440
Professional fees	<u>-</u>	<u>5,200</u>
	<u>1,584</u>	<u>6,640</u>
Total resources expended	<u>148,478</u>	<u>111,818</u>
Net expenditure	<u><u>(1,453)</u></u>	<u><u>(2,846)</u></u>

This page does not form part of the statutory financial statements

WILSON'S MARINERS' HOMES

England & Wales - Charity number 221375

Accounts

**REPORT OF THE TRUSTEES AND
UNAUDITED FINANCIAL STATEMENTS
FOR THE YEAR ENDED 31 DECEMBER 2022
FOR
WILSON'S MARINERS' HOMES**

Fortus North Limited
Business Advisors & Accountants
5&6 Manor Court
Manor Garth
Scarborough
North Yorkshire
YO11 3TU

WILSON'S MARINERS' HOMES
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FOR THE YEAR ENDED 31 DECEMBER 2022

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WILSON'S MARINERS' HOMES
REPORT OF THE TRUSTEES
FOR THE YEAR ENDED 31 DECEMBER 2022

The trustees are pleased to present their report together with the financial statements of the charity for the year ended 31 December 2022.

OBJECTIVES AND ACTIVITIES

Objectives and aims

The object of the charity is to house persons of limited means, principally retired seafarers and their dependants.

In planning our activities, we have kept in mind the Charity Commission's guidance on public benefit. We continue to provide comfortable accommodation for qualified persons, with constant review of maintenance and upgrading of the property.

ACHIEVEMENT AND PERFORMANCE

Charitable activities

There have been no material changes in the policies adopted in order to achieve the Charity's objectives which themselves remain unchanged. The letting of the flats remained at a high level with few vacant periods.

FINANCIAL REVIEW

Financial review

The results for the year are as expected given that the charity is reliant on contributions from residents and income from investments.

The trustees consider that they are continuing to fulfil a need in the housing market and residents' contributions will continue to be received at a similar level to those shown in the financial statements. The trustees strive to achieve a high standard of accommodation and believe that they will continue to have resources to do so in the foreseeable future.

Reserves policy

As the main asset of the charity is the land and buildings, transfers are made annually to the Extraordinary Repair Fund which is designed to cover large-scale repairs, improvements or the rebuilding of the flats. The trustees are always mindful that there are ongoing maintenance costs for which funds need to be readily available and, therefore, consider the General Fund reserves justified. This position is reviewed by the trustees regularly to ensure there will be funds available to operate the flats efficiently, given that it is periodically necessary to use some of these funds to finance the type of work they are designed to cover.

STRUCTURE, GOVERNANCE AND MANAGEMENT

Governing document

Wilson's Mariners' Homes is an unincorporated trust which is registered with the Charity Commission, charity number 221375.

The charity was formed by Deed of Trust dated 28 July 1894 and is regulated by a scheme of the Charity Commission dated 12 June 1962, as varied by an Order dated 26 August 1964, and Schemes dated 5 February 1970 and 16 November 1998.

The charity does not actively fundraise and seeks to continue its work through the careful stewardship of its existing resources.

Organisation:

The land comprises an area having frontage to Castle Road, Scarborough with the almshouses thereon known as Wilson's Mariners' Homes and land at the rear of the said almshouses.

The Wilson's Mariners' Homes building comprises of 18 flats and Chartwell Court comprises of 8 flats.

The trustees shall apply the income of the charity for the benefit of the residents of the charity in such a manner as the trustees think fit from time to time, after having paid the cost of repairs, insurance and all other charges and outgoings payable in respect of the property of the charity and all other proper costs incidental to the administration and management of the charity.

Investment powers:

These are governed by the Trustees Investment Act 1961.

The investment in the Extraordinary Repair Fund is specifically for the purposes of the extraordinary repairs to improvement to or rebuilding of the flats.

Investment in the Extraordinary Repair Fund is £100 per annum or such greater sum as may be agreed by the trustees.

WILSON'S MARINERS' HOMES
REPORT OF THE TRUSTEES
FOR THE YEAR ENDED 31 DECEMBER 2022

Trustees:

The body of trustees shall consist, when complete, of 12 competent persons being 10 Co-optative trustees and 2 Ex-officio trustees.

The Co-optative trustees shall be persons who through residence, occupation or employment, or otherwise have a special knowledge of the area of benefit. The appointment is for a 5 year term by a resolution of the trustees passed at a special meeting.

The Ex-officio Trustees shall be:

The Vicar of the Ecclesiastical Parish of St Mary, Scarborough and
The Mayor of the Borough of Scarborough

At the trustees' meetings, the trustees agree on broad strategy and areas of activity for the Charity, including consideration of investment, reserves, risk management policies and performance. The day to day administration is dealt with by the Chairman and the Clerk to the Trustees.

In the event that a trustee retires and a new trustee is required, new trustees are sought by canvassing business and social contacts of the existing trustees.

Related parties

The charity is a member of the National Association of Almshouses.

Risk management

The trustees have assessed the major risks to which the charity is exposed, which are health and safety, which is considered regularly at trustees' meetings and appropriate risk assessments undertaken; financial security for the charity and residents, which the trustees feel is managed through a low-risk investment policy and through internal control; and finally, there is a risk of property damage for which the trustees believe there is adequate insurance cover and the condition of the property is regularly reviewed.

REFERENCE AND ADMINISTRATIVE DETAILS

Registered Charity number

221375

Principal address

Castle Road
Marlborough Street
Scarborough
North Yorkshire
YO12 7EF

Trustees

Mr F Normandale
Captain P Holtby
Councillor J Jefferson
Councillor P Popple
Councillor S Green
Mrs B Camplin
Mr C Woodhead
Mr D Horsley
Mr T Fox
Mr R Swalwell

Independent Examiner

Mr R D Thorpe FCCA
5&6 Manor Court
Manor Garth
Scarborough
North Yorkshire
YO11 3TU

WILSON'S MARINERS' HOMES
REPORT OF THE TRUSTEES
FOR THE YEAR ENDED 31 DECEMBER 2022

STATEMENT OF TRUSTEES' RESPONSIBILITIES

The trustees are responsible for preparing the Report of the Trustees and the financial statements in accordance with applicable law and United Kingdom Accounting Standards (United Kingdom Generally Accepted Accounting Practice) including Financial Reporting Standard 102 "The Financial Reporting Standard applicable in the UK and Republic of Ireland".

The law applicable to charities in England and Wales, the Charities Act 2011, Charity (Accounts and Reports) Regulations 2008 and the provisions of the trust deed 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 charity and of the incoming resources and application of resources, including the income and expenditure, of the charity for that period. In preparing those financial statements, the trustees are required to:

- select suitable accounting policies and then apply them consistently;
- observe the methods and principles in the Charity SORP;
- make judgements and estimates that are reasonable and prudent;
- prepare the financial statements on the going concern basis unless it is inappropriate to presume that the charity 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 charity and to enable them to ensure that the financial statements comply with the Charities Act 2011, the Charity (Accounts and Reports) Regulations 2008 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 trustees are 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.

Approved by order of the board of trustees on 7.06.23 and signed on its behalf by:


.....
Trustee

**INDEPENDENT EXAMINER'S REPORT TO THE TRUSTEES OF
WILSON'S MARINERS' HOMES**

Independent examiner's report to the trustees of Wilson's Mariners' Homes

I report to the charity trustees on my examination of the accounts of Wilson's Mariners' Homes (the Trust) for the year ended 31 December 2022.

Responsibilities and basis of report

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



Mr R D Thorpe FCCA
5&6 Manor Court
Manor Garth
Scarborough
North Yorkshire
YO11 3TU

Date:12/6/23.....

WILSON'S MARINERS' HOMES
STATEMENT OF FINANCIAL ACTIVITIES
FOR THE YEAR ENDED 31 DECEMBER 2022

	Notes	General fund £	Designated fund £	2022 Total funds £	2021 Total funds £
INCOME AND ENDOWMENTS FROM					
Donations and legacies		-	-	-	350
Charitable activities					
Residents' contributions		86,474	-	86,474	80,967
Other trading activities	2	22,049	-	22,049	22,865
Investment income	3	<u>449</u>	<u>-</u>	<u>449</u>	<u>86</u>
Total		<u>108,972</u>	<u>-</u>	<u>108,972</u>	<u>104,268</u>
EXPENDITURE ON					
Charitable activities					
General		<u>111,818</u>	<u>-</u>	<u>111,818</u>	<u>85,122</u>
Net gains/(losses) on investments		<u>(14,297)</u>	<u>-</u>	<u>(14,297)</u>	<u>22,784</u>
NET INCOME/(EXPENDITURE)					
Transfers between funds	12	<u>(17,143)</u> <u>(5,000)</u>	<u>-</u> <u>5,000</u>	<u>(17,143)</u> <u>-</u>	<u>41,930</u> <u>-</u>
Net movement in funds		(22,143)	5,000	(17,143)	41,930
RECONCILIATION OF FUNDS					
Total funds brought forward		<u>786,269</u>	<u>45,000</u>	<u>831,269</u>	<u>789,339</u>
TOTAL FUNDS CARRIED FORWARD		<u><u>764,126</u></u>	<u><u>50,000</u></u>	<u><u>814,126</u></u>	<u><u>831,269</u></u>

The notes form part of these financial statements

WILSON'S MARINERS' HOMES

**BALANCE SHEET
31 DECEMBER 2022**

	Notes	General fund £	Designated fund £	2022 Total funds £	2021 Total funds £
FIXED ASSETS					
Tangible assets	5	669,092	-	669,092	669,092
Investments	6	<u>147,929</u>	<u>-</u>	<u>147,929</u>	<u>157,226</u>
		817,021	-	817,021	826,318
CURRENT ASSETS					
Debtors	7	3,466	-	3,466	3,155
Cash at bank		<u>66,490</u>	<u>50,000</u>	<u>116,490</u>	<u>137,969</u>
		69,956	50,000	119,956	141,124
CREDITORS					
Amounts falling due within one year	8	<u>(16,540)</u>	<u>-</u>	<u>(16,540)</u>	<u>(19,774)</u>
NET CURRENT ASSETS					
		<u>53,416</u>	<u>50,000</u>	<u>103,416</u>	<u>121,350</u>
TOTAL ASSETS LESS CURRENT LIABILITIES					
		870,437	50,000	920,437	947,668
CREDITORS					
Amounts falling due after more than one year	9	<u>(106,311)</u>	<u>-</u>	<u>(106,311)</u>	<u>(116,399)</u>
NET ASSETS					
		<u>764,126</u>	<u>50,000</u>	<u>814,126</u>	<u>831,269</u>
FUNDS					
Unrestricted funds	11			<u>814,126</u>	<u>831,269</u>
TOTAL FUNDS					
				<u>814,126</u>	<u>831,269</u>

The financial statements were approved by the Board of Trustees and authorised for issue on 9-6-23 and were signed on its behalf by:



Trustee



The notes form part of these financial statements

WILSON'S MARINERS' HOMES

NOTES TO THE FINANCIAL STATEMENTS FOR THE YEAR ENDED 31 DECEMBER 2022

1. ACCOUNTING POLICIES

Basis of preparing the financial statements

The financial statements of the charity, which is a public benefit entity under FRS 102, have been prepared in accordance with the Charities SORP (FRS 102) 'Accounting and Reporting by Charities: Statement of Recommended Practice 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 2019)', Financial Reporting Standard 102 'The Financial Reporting Standard applicable in the UK and Republic of Ireland' and the Charities Act 2011. The financial statements have been prepared under the historical cost convention, with the exception of investments which are included at market value, as modified by the revaluation of certain assets.

Income

All income is recognised in the Statement of Financial Activities once the charity has entitlement to the funds, it is probable that the income will be received and the amount can be measured reliably.

Expenditure

Liabilities are recognised as expenditure as soon as there is a legal or constructive obligation committing the charity to that expenditure, it is probable that a transfer of economic benefits will be required in settlement and the amount of the obligation can be measured reliably. Expenditure is accounted for on an accruals basis and has been classified under headings that aggregate all cost related to the category. Where costs cannot be directly attributed to particular headings they have been allocated to activities on a basis consistent with the use of resources.

Grants offered subject to conditions which have not been met at the year end date are noted as a commitment but not accrued as expenditure.

Tangible fixed assets

Depreciation is provided at the following annual rates in order to write off each asset over its estimated useful life.

Taxation

The charity is exempt from tax on its charitable activities.

Fund accounting

Unrestricted funds can be used in accordance with the charitable objectives at the discretion of the trustees.

Restricted funds can only be used for particular restricted purposes within the objects of the charity. Restrictions arise when specified by the donor or when funds are raised for particular restricted purposes.

Further explanation of the nature and purpose of each fund is included in the notes to the financial statements.

Hire purchase and leasing commitments

Rentals paid under operating leases are charged to the Statement of Financial Activities on a straight line basis over the period of the lease.

WILSON'S MARINERS' HOMES

NOTES TO THE FINANCIAL STATEMENTS - continued
FOR THE YEAR ENDED 31 DECEMBER 2022

2. OTHER TRADING ACTIVITIES

	2022	2021
	£	£
Garage rents	<u>22,049</u>	<u>22,865</u>

3. INVESTMENT INCOME

	2022	2021
	£	£
Dividends	85	82
Interest received	<u>364</u>	<u>4</u>
	<u>449</u>	<u>86</u>

4. TRUSTEES' REMUNERATION AND BENEFITS

There were no trustees' remuneration or other benefits for the year ended 31 December 2022 nor for the year ended 31 December 2021.

Trustees' expenses

There were no trustees' expenses paid for the year ended 31 December 2022 nor for the year ended 31 December 2021.

5. TANGIBLE FIXED ASSETS

	Freehold property £	Fixtures and fittings £	Totals £
COST			
At 1 January 2022	859,094	6,736	865,830
Social housing grant	<u>(190,002)</u>	-	<u>(190,002)</u>
At 31 December 2022	<u>669,092</u>	<u>6,736</u>	<u>675,828</u>
DEPRECIATION			
At 1 January 2022 and 31 December 2022	-	<u>6,736</u>	<u>6,736</u>
NET BOOK VALUE			
At 31 December 2022	<u>669,092</u>	<u>-</u>	<u>669,092</u>
At 31 December 2021	<u>669,092</u>	<u>-</u>	<u>669,092</u>

WILSON'S MARINERS' HOMES

NOTES TO THE FINANCIAL STATEMENTS - continued
FOR THE YEAR ENDED 31 DECEMBER 2022

6. FIXED ASSET INVESTMENTS

	Listed investments £
MARKET VALUE	
At 1 January 2022	157,226
Additions	<u>5,000</u>
At 31 December 2022	<u>162,226</u>
PROVISIONS	
Net loss on revaluation	<u>14,297</u>
NET BOOK VALUE	
At 31 December 2022	<u>147,929</u>
At 31 December 2021	<u>157,226</u>

All investments are carried at their market value. Holdings in common investment funds, unit trusts and open ended investment companies are at the bid price. Asset sales and purchases are recognised at the date of trade at cost (that is their transaction value).

There were no investment assets outside the UK.

Cost or valuation at 31 December 2022 is represented by:

	Listed investments £
Valuation in 2021	91,130
Valuation in 2022	(14,297)
Cost	<u>71,096</u>
	<u>147,929</u>

WILSON'S MARINERS' HOMES

NOTES TO THE FINANCIAL STATEMENTS - continued
FOR THE YEAR ENDED 31 DECEMBER 2022

7. DEBTORS: AMOUNTS FALLING DUE WITHIN ONE YEAR

	2022	2021
	£	£
Trade debtors	1,257	1,151
Prepayments	<u>2,209</u>	<u>2,004</u>
	<u>3,466</u>	<u>3,155</u>

8. CREDITORS: AMOUNTS FALLING DUE WITHIN ONE YEAR

	2022	2021
	£	£
Mortgage loan (see note 11)	11,851	11,851
Trade creditors	3,107	6,519
Accruals	<u>1,582</u>	<u>1,404</u>
	<u>16,540</u>	<u>19,774</u>

9. CREDITORS: AMOUNTS FALLING DUE AFTER MORE THAN ONE YEAR

	2022	2021
	£	£
Mortgage loan (see note 11)	<u>106,311</u>	<u>116,399</u>

10. LOANS

An analysis of the maturity of loans is given below:

	2022	2021
	£	£
Amounts falling due within one year on demand: Mortgage loan	<u>11,851</u>	<u>11,851</u>
Amounts falling due between two and five years: Mortgage loan	<u>106,311</u>	<u>116,399</u>

WILSON'S MARINERS' HOMES

NOTES TO THE FINANCIAL STATEMENTS - continued
FOR THE YEAR ENDED 31 DECEMBER 2022

11. MOVEMENT IN FUNDS

	At 1.1.22 £	Net movement in funds £	Transfers between funds £	At 31.12.22 £
Unrestricted funds				
General fund	786,269	(17,143)	(5,000)	764,126
Designated fund	<u>45,000</u>	<u>-</u>	<u>5,000</u>	<u>50,000</u>
	<u>831,269</u>	<u>(17,143)</u>	<u>-</u>	<u>814,126</u>
TOTAL FUNDS	<u>831,269</u>	<u>(17,143)</u>	<u>-</u>	<u>814,126</u>

Net movement in funds, included in the above are as follows:

	Incoming resources £	Resources expended £	Gains and losses £	Movement in funds £
Unrestricted funds				
General fund	108,972	(111,818)	(14,297)	(17,143)
	<u>108,972</u>	<u>(111,818)</u>	<u>(14,297)</u>	<u>(17,143)</u>
TOTAL FUNDS	<u>108,972</u>	<u>(111,818)</u>	<u>(14,297)</u>	<u>(17,143)</u>

Comparatives for movement in funds

	At 1.1.21 £	Net movement in funds £	Transfers between funds £	At 31.12.21 £
Unrestricted funds				
General fund	749,339	41,930	(5,000)	786,269
Designated fund	<u>40,000</u>	<u>-</u>	<u>5,000</u>	<u>45,000</u>
	<u>789,339</u>	<u>41,930</u>	<u>-</u>	<u>831,269</u>
TOTAL FUNDS	<u>789,339</u>	<u>41,930</u>	<u>-</u>	<u>831,269</u>

Comparative net movement in funds, included in the above are as follows:

	Incoming resources £	Resources expended £	Gains and losses £	Movement in funds £
Unrestricted funds				
General fund	104,268	(85,122)	22,784	41,930
	<u>104,268</u>	<u>(85,122)</u>	<u>22,784</u>	<u>41,930</u>
TOTAL FUNDS	<u>104,268</u>	<u>(85,122)</u>	<u>22,784</u>	<u>41,930</u>

WILSON'S MARINERS' HOMES

NOTES TO THE FINANCIAL STATEMENTS - continued
FOR THE YEAR ENDED 31 DECEMBER 2022

11. MOVEMENT IN FUNDS - continued

A current year 12 months and prior year 12 months combined position is as follows:

	At 1.1.21 £	Net movement in funds £	Transfers between funds £	At 31.12.22 £
Unrestricted funds				
General fund	749,339	24,787	(10,000)	764,126
Designated fund	<u>40,000</u>	<u>-</u>	<u>10,000</u>	<u>50,000</u>
	<u>789,339</u>	<u>24,787</u>	<u>-</u>	<u>814,126</u>
TOTAL FUNDS	<u>789,339</u>	<u>24,787</u>	<u>-</u>	<u>814,126</u>

A current year 12 months and prior year 12 months combined net movement in funds, included in the above are as follows:

	Incoming resources £	Resources expended £	Gains and losses £	Movement in funds £
Unrestricted funds				
General fund	213,240	(196,940)	8,487	24,787
	<u>213,240</u>	<u>(196,940)</u>	<u>8,487</u>	<u>24,787</u>
TOTAL FUNDS	<u>213,240</u>	<u>(196,940)</u>	<u>8,487</u>	<u>24,787</u>

12. RELATED PARTY DISCLOSURES

There were no related party transactions for the year ended 31 December 2022.

WILSON'S MARINERS' HOMES
DETAILED STATEMENT OF FINANCIAL ACTIVITIES
FOR THE YEAR ENDED 31 DECEMBER 2022

	2022 £	2021 £
INCOME AND ENDOWMENTS		
Donations and legacies		
Donations	-	350
Other trading activities		
Garage rents	22,049	22,865
Investment income		
Dividends	85	82
Interest received	<u>364</u>	<u>4</u>
	449	86
Charitable activities		
Residents' contributions	<u>86,474</u>	<u>80,967</u>
Total incoming resources	108,972	104,268
EXPENDITURE		
Charitable activities		
Repairs	68,016	50,466
Christmas gifts	900	875
Water	5,147	5,266
Insurance	1,731	1,620
Electricity	858	605
Office expenses	314	168
Cleaning	2,012	970
Dues and subs	309	351
Sundries	60	352
Warden's expenses	680	680
Community alarm service	7,578	7,278
Residents' outings	1,225	-
Mortgage interest	5,163	3,909
Clerk's expenses	8,550	8,510
Management fees	<u>2,635</u>	<u>2,668</u>
	105,178	83,718
Support costs		
Governance costs		
Accountancy	1,440	1,404
Professional fees	<u>5,200</u>	<u>-</u>
	<u>6,640</u>	<u>1,404</u>
Total resources expended	<u>111,818</u>	<u>85,122</u>
Net (expenditure)/income	<u>(2,846)</u>	<u>19,146</u>

This page does not form part of the statutory financial statements

WILSON'S MARINERS' HOMES

England & Wales - Charity number 221375

Accounts

Wilson's Mariners' Homes

**Report and Financial Statements
for the year ended 31 December 2021**

Charity Number: 221375

**Fortus North Limited
Business Advisors and Accountants
5 & 6 Manor Court
Manor Garth
Scarborough
North Yorkshire**

Wilson's Mariners' Homes

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Wilson's Mariners' Homes

Reference and administrative information (continued)

Bankers:

Barclays Bank plc
13 St Nicholas Street
Scarborough
North Yorkshire
YO11 2HS

Solicitors:

Thorpe & Co
17 Valley Bridge Parade
Scarborough
North Yorkshire
YO11 2JX

Wilson's Mariners' Homes

Trustees' report for the year ended 31 December 2021

The Trustees are pleased to present their report together with the financial statements of the Charity for the year ended 31 December 2021.

Reference and administrative information as set out on pages 1 and 2 form part of this report. The financial statements have been prepared in accordance with the accounting policies set out in note 1 to the accounts and comply with the Charity's Trust deed, the Charities Act 2011 and Accounting and Reporting by Charities: Statement of Recommended Practice applicable to charities preparing their accounts in accordance with the Financial Reporting Standard applicable in the UK and Republic of Ireland published on 16 July 2014.

Structure, governance and management

Constitution:

Wilson's Mariners' Homes is an unincorporated trust which is registered with the Charity Commissioners, charity number 221375.

The Charity was formed by a Deed of Trust dated 28 July 1894 and is regulated by a Scheme of the Charity Commissioners dated 12 June 1962, as varied by an Order dated 26 August 1964, and Schemes dated 5 February 1970 and 16 November 1998.

The Charity does not actively fundraise and seeks to continue its work through the careful stewardship of its existing resources.

Organisation:

The land comprises an area having frontage to Castle Road, Scarborough with the almshouses thereon known as Wilson's Mariners' Homes and land at the rear of the said almshouses.

The Wilson's Mariners' Homes building comprises of 18 flats and Chartwell Court comprises of 8 flats.

The Trustees shall apply the income of the Charity for the benefit of the residents of the Charity in such a manner as the Trustees think fit from time to time, after having paid the cost of repairs, insurance and all other charges and outgoings payable in respect of the property of the Charity and all other proper costs incidental to the administration and management of the Charity.

Investment powers:

These are governed by the Trustees Investment Act 1961.

The investment in the Extraordinary Repair Fund is specifically for the purposes of the extraordinary repairs to, improvement to or rebuilding of the flats.

Investment in the Extraordinary Repair Fund is £100 per annum or such greater sum as may be agreed by the Trustees.

Wilson's Mariners' Homes

Trustees' report for the year ended 31 December 2021

..... continued

Trustees:

The body of Trustees shall consist, when complete, of 12 competent persons being 10 Co-optative Trustees and 2 Ex-officio Trustees.

The Co-optative Trustees shall be persons who through residence, occupation or employment, or otherwise, have a special knowledge of the area of benefit. The appointment is for a 5 year term by a resolution of the Trustees passed at a special meeting.

The Ex-officio Trustees shall be:

The Vicar of the Ecclesiastical Parish of St Mary, Scarborough and
The Mayor of the Borough of Scarborough

At the Trustees' meetings, the Trustees agree on broad strategy and areas of activity for the Charity, including consideration of investment, reserves, risk management policies and performance. The day to day administration is dealt with by the Chairman and the Clerk to the Trustees.

In the event that a Trustee retires and a new Trustee is required, new Trustees are sought by canvassing business and social contacts of the existing Trustees.

Related party:

The Charity is a member of the National Association of Almshouses.

Risk management:

The Trustees have assessed the major risks to which the Charity is exposed, which are health and safety, which is considered regularly at Trustees' meetings and appropriate risk assessments undertaken; financial security for the Charity and residents, which the Trustees feel is managed through a low-risk investment policy and through internal control; and, finally, there is a risk of property damage for which the Trustees believe there is adequate insurance cover and the condition of the property is regularly reviewed.

Objectives and activities

The object of the Charity is to house persons of limited means, principally retired seafarers and their dependants.

In planning our activities, we have kept in mind the Charity Commission's guidance on public benefit. We continue to provide comfortable accommodation for qualified persons, with constant review of maintenance and upgrading of the property.

Achievements and performance

There have been no material changes in the policies adopted in order to achieve the Charity's objectives, which themselves remain unchanged. The letting of the flats remained at a high level with few vacant periods.

Wilson's Mariners' Homes

**Trustees' report
for the year ended 31 December 2021**

..... continued

Financial review

The results for the year are as expected given that the Charity is reliant on contributions from residents and income from investments.

The Trustees consider that they are continuing to fulfil a need in the housing market and residents' contributions will continue to be received at a similar level to those shown in the financial statements. The Trustees strive to achieve a high standard of accommodation and believe that they will continue to have the resources to do so in the foreseeable future.

Reserves policy:

As the main asset of the Charity is the land and buildings, transfers are made annually to the Extraordinary Repair Fund which are designed to cover the large-scale repairs, improvements or rebuilding of the flats. The Trustees are, however, mindful that there are ongoing maintenance costs for which funds need to be readily available and therefore consider the General Fund reserves justified. This position is reviewed by the Trustees regularly to ensure there will be funds available to operate the flats efficiently, given that it is periodically necessary to use some of these funds to finance the type of work they are designed to cover.

Trustees' responsibilities in relation to the financial statements

The charity trustees are responsible for preparing a trustees' annual report and 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 and Wales requires the charity trustees to prepare financial statements for each 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 the financial statements, the trustees are required to:

- select suitable accounting policies and then apply them consistently;
- observe the methods and principles in the applicable Charities SORP;
- 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 trustees are responsible for keeping proper accounting records that disclose with reasonable accuracy at any time the financial position of the charity and to enable them to ensure that the financial statements comply with the Charities Act 2011, the applicable Charities (Accounts and Reports) Regulations, and the provisions of the Trust deed. They are also responsible for safeguarding the assets of the charity and taking reasonable steps for the prevention and detection of fraud and other irregularities.

The trustees are responsible for 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 Trustees on 31 May 2022 and signed on their behalf by:

Mrs M Livingstone
Clerk to the Trustees

Wilson's Mariners' Homes

Independent examiner's report to the Trustees of Wilson's Mariners' Homes

I report on the accounts of Wilson's Mariners' Homes for the year ended 31 December 2021 which are set out on pages 7 to 13.

Respective responsibilities of Trustees and Examiner

The Charity's trustees are responsible for the preparation of the accounts. The Charity's trustees consider that an audit is not required for this year under section 144 of the Charities Act 2011 ("the Charities 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 procedures laid down in the general Directions given by the Charity Commission (under section 145(5)(b) of the Charities Act; and
- to state whether particular matters have come to my attention.

Basis of Independent Examiner's report

My examination was carried out in accordance with the 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 the seeking of explanations from the trustees concerning any such matters. The procedures undertaken do not provide all 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 come across no 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.

**Mr R D Thorpe
5 & 6 Manor Court
Manor Garth
Scarborough
North Yorkshire
YO11 3TU**

7 July 2022

Wilson's Mariners' Homes

Statement of financial activities
for the year ended 31 December 2021

	Notes	Unrestricted funds General £	Unrestricted funds Designated £	Total Funds 2021 £	Total Funds 2020 £
Income	2				
Income from charitable activities					
Residents' contributions		80,967	-	80,967	86,787
Income from generated funds					
Garage and parking space rents		22,866	-	22,866	22,710
Other income		350	-	350	700
		23,216	-	23,216	23,410
Investment income	3				
Charities deposit fund interest		4	-	4	65
Dividends		82	-	82	81
		86	-	86	146
Total income		104,269	-	104,269	110,343
Expenditure					
Expenditure on charitable activities					
Electricity		605	-	605	461
Rates and water		5,266	-	5,266	5,158
Rent		-	-	-	566
Warden's expenses		680	-	680	680
Community alarm service		7,278	-	7,278	7,144
Insurance		1,620	-	1,620	1,635
Repairs and maintenance		50,466	-	50,466	22,095
Subscriptions		351	-	351	281
Christmas gifts		875	-	875	-
Office expenses		168	-	168	766
Cleaning		970	-	970	1,535
Clerk's expenses		8,510	-	8,510	7,920
Sundry expenses		352	-	352	53
Mortgage interest		3,909	-	3,909	4,464
		81,050	-	81,050	52,758

The notes on pages 10 to 13 form an integral part of these financial statements.

Wilson's Mariners' Homes

Statement of financial activities
for the year ended 31 December 2021

	Unrestricted funds General £	Unrestricted funds Designated £	Total Funds 2021 £	Total Funds 2020 £
Costs of generated funds				
Management fees	2,668	-	2,668	2,695
Governance costs				
Accountancy	1,056		1,056	1,044
Independent examiner's fee	348	-	348	336
	1,404	-	1,404	1,380
Total expenditure	85,122	-	85,122	56,833
Net income for the year	19,147	-	19,147	53,510

	Unrestricted funds General £	Unrestricted funds Designated £	Total Funds 2021 £	Total Funds 2020 £
Net income	19,147	-	19,147	53,510
Transfer between funds	(5,000)	5,000	-	-
	14,147	5,000	19,147	53,510
Gains on investment assets	22,784	-	22,784	11,474
Net movement in funds	36,931	5,000	41,931	64,984
Reconciliation of funds				
Total funds brought forward	749,512	40,000	789,512	724,528
Total funds carried forward	786,443	45,000	831,443	789,512

The notes on pages 10 to 13 form an integral part of these financial statements.

Wilson's Mariners' Homes

Balance sheet
as at 31 December 2021

	Notes	2021		2020	
		£	£	£	£
Fixed assets					
Tangible assets	5		669,092		669,092
Investments	6		157,226		129,441
			<u>826,318</u>		<u>798,533</u>
Current assets					
Debtors	7	3,155		2,613	
Cash at bank and in hand		138,142		129,378	
		<u>141,297</u>		<u>131,991</u>	
Creditors: amounts falling due within one year	8	<u>(19,773)</u>		<u>(21,171)</u>	
Net current assets			<u>121,524</u>		<u>110,820</u>
Total assets less current liabilities			<u>947,842</u>		<u>909,353</u>
Creditors: amounts falling due after more than one year	9		<u>(116,399)</u>		<u>(119,841)</u>
Net assets			<u><u>831,443</u></u>		<u><u>789,512</u></u>
The funds of the charity					
Designated unrestricted funds			45,000		40,000
General unrestricted funds			786,443		749,512
Total charity funds			<u><u>831,443</u></u>		<u><u>789,512</u></u>

The financial statements were approved by the Trustees on 31 May 2022 and signed on its behalf by:

Trustee

Trustee

The notes on pages 10 to 13 form an integral part of these financial statements.

Wilson's Mariners' Homes

Notes to the financial statements for the year ended 31 December 2021

1. Accounting policies

1.1. Basis of preparation and assessment of going concern

The accounts (financial statements) have been prepared under the historical cost convention with items recognised at cost or transaction value unless otherwise stated in the relevant note(s) to these accounts. The financial statements have been prepared in accordance with Accounting and Reporting by Charities: Statement of Recommended Practice applicable to charities preparing their accounts in accordance with the Financial Reporting Standard applicable in the UK and Republic of Ireland (FRS 102) - (Charities SORP (FRS 102)), the Financial Reporting Standard applicable in the UK and Republic of Ireland (FRS 102) and the Charities Act 2011.

The trust constitutes a public benefit entity as defined by FRS 102.

The trustees consider that there are no material uncertainties about the Trust's ability to continue as a going concern.

1.2. Income recognition

Income represents residents' contributions, garage and parking space rents receivable, donations, legacies and investment income.

All income is recognised once the charity has entitlement to the income, there is sufficient certainty of receipt and so it is probable that the income will be received, and the amount of income receivable can be measured reliably.

Donations are recognised when they have been communicated in writing with notification of both the amount and settlement date. In the event that a donation is subject to conditions that require a level of performance before the charity is entitled to the funds, the income is deferred and not recognised until either those conditions are fully met, or the fulfilment of those conditions is wholly within the control of the charity and it is probable that those conditions will be fulfilled in the reporting period.

Legacies are recognised on a case by case basis following the grant of probate when the administrator/executor for the estate has communicated in writing both the amount and settlement date.

Interest on funds held on deposit is included upon notification of the interest paid or payable by the bank. Dividends are recognised once the dividend has been declared and notification has been received of the dividend due.

1.3. Housing properties and depreciation

The housing properties are shown at cost, plus improvements carried out since, which were funded by the Social Housing Grant (SHG), mortgage loans from the Housing Corporation secured by a charge on housing, land and buildings, and from Wilson's Mariners' Homes own resources. As the properties are maintained in a state of repair such that their estimated residual value is not less than their improvement cost or carrying amount, the annual charge for depreciation would be nil.

Other tangible fixed assets and depreciation

Depreciation is provided at rates calculated to write off the cost less residual value of each asset over its expected useful life.

Wilson's Mariners' Homes

Notes to the financial statements for the year ended 31 December 2021

..... continued

1.4. Social housing grant

Social Housing Grant (SHG) is paid by the Housing Corporation to reduce the cost of development and is therefore shown as a reduction from the cost of housing properties on the balance sheet. SHG is repayable under certain circumstances, primarily following the sale of a property, but will normally be restricted to net proceeds of the sale.

1.5. Investments

Investments are initially recognised at their transaction value and subsequently measured at their market value as at the balance sheet date using the closing quoted market price. The statement of financial activities includes the net gains and losses arising on revaluation and disposals throughout the year.

1.6. Restricted and unrestricted funds

Where applicable, the accounts distinguish between restricted and unrestricted funds. Restricted funds are those which are subject to restrictions on the purposes for which they may be used. Unrestricted funds are those where there are no externally imposed restrictions.

Currently, there are no restricted funds.

2. Net movement in funds	2021	2020
	£	£
Net movements in funds is stated after charging:		
Independent examiner's fee	348	336
	<u>348</u>	<u>336</u>
3. Income from investments	2021	2020
	£	£
Dividends	82	81
Charities deposit fund interest	4	65
	<u>86</u>	<u>146</u>

4. Trustees and other related parties

None of the trustees received any remuneration or had any expenses reimbursed during the year.

Wilson's Mariners' Homes

Notes to the financial statements
for the year ended 31 December 2021

..... continued

5. Tangible fixed assets	Freehold housing properties £	Fixtures, fittings and equipment £	Total £
Cost			
At 1 January 2021	859,094	6,736	865,830
At 31 December 2021	<u>859,094</u>	<u>6,736</u>	<u>865,830</u>
Social housing grant			
At 1 January 2021 and at 31 December 2021	190,002	-	190,002
Depreciation			
At 1 January 2021	-	6,736	6,736
At 31 December 2021	<u>-</u>	<u>6,736</u>	<u>6,736</u>
Net book values			
At 31 December 2021	<u>669,092</u>	<u>-</u>	<u>669,092</u>
At 31 December 2020	<u>669,092</u>	<u>-</u>	<u>669,092</u>

6. Fixed asset investments	2021 £	2020 £
Movement in fixed asset investments		
Market value brought forward at 1 January 2021	129,443	112,967
Add: additions to investments at cost	5,000	5,000
Add net gain on revaluation	22,783	11,474
Market value as at 31 December 2021	<u>157,226</u>	<u>129,441</u>
Investments at market value	2021	2020
Comprised:	£	£
Unit trusts / OEIC's	<u>157,226</u>	<u>129,441</u>

All investments are carried at their market value. Holdings in common investment funds, unit trusts and open ended investment companies are at the bid price. Asset sales and purchases are recognised at the date of trade at cost (that is their transaction value).

7. Debtors	2021 £	2020 £
Residents contributions and garage rents	1,151	1,026
Prepayments	2,004	1,587
	<u>3,155</u>	<u>2,613</u>

Wilson's Mariners' Homes

**Notes to the financial statements
for the year ended 31 December 2021**

..... continued

8. Creditors: amounts falling due within one year	2021	2020
	£	£
Mortgage loan	11,851	19,751
Trade creditors	6,518	-
Accruals	1,404	1,420
	<u>19,773</u>	<u>21,171</u>

The mortgage loan is secured by legal charges over 12 Chartwell Court, Marlborough Street, Scarborough, YO12 7HG and 11 Marlborough Street, Scarborough, YO12 7HG.

9. Creditors: amounts falling due after more than one year	2021	2020
	£	£
Mortgage loan	<u>116,399</u>	<u>119,841</u>
Loans		
Instalments due after more than 5 years	<u>64,875</u>	<u>76,217</u>

10. Employees

The average number of employees during the year was nil (2020 nil).

WILSON'S MARINERS' HOMES

England & Wales - Charity number 221375

Accounts

Wilson's Mariners' Homes

**Report and Financial Statements
for the year ended 31 December 2020**

Charity Number: 221375

**Rayner & Co
Chartered Certified Accountants
6 Arundel Place
Scarborough
North Yorkshire
YO11 1TX**

Wilson's Mariners' Homes

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Wilson's Mariners' Homes

Reference and administrative information (continued)

Bankers:

Barclays Bank plc
13 St Nicholas Street
Scarborough
North Yorkshire
YO11 2HS

Solicitors:

Thorpe & Co
17 Valley Bridge Parade
Scarborough
North Yorkshire
YO11 2JX

Wilson's Mariners' Homes

Trustees' report for the year ended 31 December 2020

The Trustees are pleased to present their report together with the financial statements of the Charity for the year ended 31 December 2020.

Reference and administrative information as set out on pages 1 and 2 form part of this report. The financial statements have been prepared in accordance with the accounting policies set out in note 1 to the accounts and comply with the Charity's Trust deed, the Charities Act 2011 and Accounting and Reporting by Charities: Statement of Recommended Practice applicable to charities preparing their accounts in accordance with the Financial Reporting Standard applicable in the UK and Republic of Ireland published on 16 July 2014.

Structure, governance and management

Constitution:

Wilson's Mariners' Homes is an unincorporated trust which is registered with the Charity Commissioners, charity number 221375.

The Charity was formed by a Deed of Trust dated 28 July 1894 and is regulated by a Scheme of the Charity Commissioners dated 12 June 1962, as varied by an Order dated 26 August 1964, and Schemes dated 5 February 1970 and 16 November 1998.

The Charity does not actively fundraise and seeks to continue its work through the careful stewardship of its existing resources.

Organisation:

The land comprises an area having frontage to Castle Road, Scarborough with the almshouses thereon known as Wilson's Mariners' Homes and land at the rear of the said almshouses.

The Wilson's Mariners' Homes building comprises of 18 flats and Chartwell Court comprises of 8 flats.

The Trustees shall apply the income of the Charity for the benefit of the residents of the Charity in such a manner as the Trustees think fit from time to time, after having paid the cost of repairs, insurance and all other charges and outgoings payable in respect of the property of the Charity and all other proper costs incidental to the administration and management of the Charity.

Investment powers:

These are governed by the Trustees Investment Act 1961.

The investment in the Extraordinary Repair Fund is specifically for the purposes of the extraordinary repairs to, improvement to or rebuilding of the flats.

Investment in the Extraordinary Repair Fund is £100 per annum or such greater sum as may be agreed by the Trustees.

Wilson's Mariners' Homes

**Trustees' report
for the year ended 31 December 2020**

..... continued

Trustees:

The body of Trustees shall consist, when complete, of 12 competent persons being 10 Co-optative Trustees and 2 Ex-officio Trustees.

The Co-optative Trustees shall be persons who through residence, occupation or employment, or otherwise, have a special knowledge of the area of benefit. The appointment is for a 5 year term by a resolution of the Trustees passed at a special meeting.

The Ex-officio Trustees shall be:

- The Vicar of the Ecclesiastical Parish of St Mary, Scarborough and
- The Mayor of the Borough of Scarborough

At the Trustees' meetings, the Trustees agree on broad strategy and areas of activity for the Charity, including consideration of investment, reserves, risk management policies and performance. The day to day administration is dealt with by the Chairman and the Clerk to the Trustees.

In the event that a Trustee retires and a new Trustee is required, new Trustees are sought by canvassing business and social contacts of the existing Trustees.

Related party:

The Charity is a member of the National Association of Almshouses.

Risk management:

The Trustees have assessed the major risks to which the Charity is exposed, which are health and safety, which is considered regularly at Trustees' meetings and appropriate risk assessments undertaken; financial security for the Charity and residents, which the Trustees feel is managed through a low-risk investment policy and through internal control; and, finally, there is a risk of property damage for which the Trustees believe there is adequate insurance cover and the condition of the property is regularly reviewed.

Objectives and activities

The object of the Charity is to house persons of limited means, principally retired seafarers and their dependants.

In planning our activities, we have kept in mind the Charity Commission's guidance on public benefit. We continue to provide comfortable accommodation for qualified persons, with constant review of maintenance and upgrading of the property.

Achievements and performance

There have been no material changes in the policies adopted in order to achieve the Charity's objectives, which themselves remain unchanged. The letting of the flats remained at a high level with few vacant periods.

Wilson's Mariners' Homes

Trustees' report for the year ended 31 December 2020

..... continued

Financial review

The results for the year are as expected given that the Charity is reliant on contributions from residents and income from investments.

The Trustees consider that they are continuing to fulfil a need in the housing market and residents' contributions will continue to be received at a similar level to those shown in the financial statements. The Trustees strive to achieve a high standard of accommodation and believe that they will continue to have the resources to do so in the foreseeable future.

Reserves policy:

As the main asset of the Charity is the land and buildings, transfers are made annually to the Extraordinary Repair Fund which are designed to cover the large-scale repairs, improvements or rebuilding of the flats. The Trustees are, however, mindful that there are ongoing maintenance costs for which funds need to be readily available and therefore consider the General Fund reserves justified. This position is reviewed by the Trustees regularly to ensure there will be funds available to operate the flats efficiently, given that it is periodically necessary to use some of these funds to finance the type of work they are designed to cover.

Trustees' responsibilities in relation to the financial statements

The charity trustees are responsible for preparing a trustees' annual report and 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 and Wales requires the charity trustees to prepare financial statements for each 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 the financial statements, the trustees are required to:

- select suitable accounting policies and then apply them consistently;
- observe the methods and principles in the applicable Charities SORP;
- 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 trustees are responsible for keeping proper accounting records that disclose with reasonable accuracy at any time the financial position of the charity and to enable them to ensure that the financial statements comply with the Charities Act 2011, the applicable Charities (Accounts and Reports) Regulations, and the provisions of the Trust deed. They are also responsible for safeguarding the assets of the charity and taking reasonable steps for the prevention and detection of fraud and other irregularities.

The trustees are responsible for 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 Trustees on 1 June 2021 and signed on their behalf by:

Mrs M Livingstone
Clerk to the Trustees

Wilson's Mariners' Homes

Independent examiner's report to the Trustees of Wilson's Mariners' Homes

I report on the accounts of Wilson's Mariners' Homes for the year ended 31 December 2020 which are set out on pages 7 to 13.

Respective responsibilities of Trustees and Examiner

The Charity's trustees are responsible for the preparation of the accounts. The Charity's trustees consider that an audit is not required for this year under section 144 of the Charities Act 2011 ("the Charities 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 procedures laid down in the general Directions given by the Charity Commission (under section 145(5)(b) of the Charities Act; and
- to state whether particular matters have come to my attention.

Basis of Independent Examiner's report

My examination was carried out in accordance with the 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 the seeking of explanations from the trustees concerning any such matters. The procedures undertaken do not provide all 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 come across no 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.

Mr R D Thorpe
Chartered Certified Accountant
Rayner & Co
6 Arundel Place
Scarborough
North Yorkshire
YO11 1TX

31 March 2021

Wilson's Mariners' Homes

Statement of financial activities
for the year ended 31 December 2020

	Notes	Unrestricted funds General £	Unrestricted funds Designated £	Total Funds 2020 £	Total Funds 2019 £
Income	2				
Income from charitable activities					
Residents' contributions		86,787	-	86,787	80,538
Income from generated funds					
Garage and parking space rents		22,710	-	22,710	23,624
Other income		700	-	700	2,400
		23,410	-	23,410	26,024
Investment income	3				
Charities deposit fund interest		65	-	65	127
Dividends		81	-	81	79
		146	-	146	206
Total income		110,343	-	110,343	106,768
Expenditure					
Expenditure on charitable activities					
Electricity		461	-	461	634
Rates and water		5,158	-	5,158	4,379
Rent		566	-	566	-
Warden's expenses		680	-	680	680
Community alarm service		7,144	-	7,144	6,979
Insurance		1,635	-	1,635	2,299
Repairs and maintenance		22,097	-	22,097	24,155
Subscriptions		281	-	281	300
Christmas gifts		-	-	-	900
Residents' outings		-	-	-	2,650
Office expenses		766	-	766	608
Cleaning		1,535	-	1,535	1,270
Clerk's expenses		7,920	-	7,920	7,695
Sundry expenses		53	-	53	68
Mortgage interest		4,464	-	4,464	5,526
		52,760	-	52,760	58,143

The notes on pages 10 to 13 form an integral part of these financial statements.

Wilson's Mariners' Homes

Statement of financial activities
for the year ended 31 December 2020

	Unrestricted funds General £	Unrestricted funds Designated £	Total Funds 2020 £	Total Funds 2019 £
Costs of generated funds				
Management fees	2,695	-	2,695	2,758
Governance costs				
Accountancy	1,044		1,044	1,020
Independent examiner's fee	336	-	336	324
Legal and professional fees	-		-	1,049
	1,380	-	1,380	2,393
Total expenditure	56,835	-	56,835	63,294
Net income for the year	53,508	-	53,508	43,474

	Unrestricted funds General £	Unrestricted funds Designated £	Total Funds 2020 £	Total Funds 2019 £
Net income	53,508	-	53,508	43,474
Transfer between funds	(5,000)	5,000	-	-
	48,508	5,000	53,508	43,474
Gains on investment assets	11,474	-	11,474	19,404
Net movement in funds	59,982	5,000	64,982	62,878
Reconciliation of funds				
Total funds brought forward	699,357	25,000	724,357	661,650
Total funds carried forward	759,339	30,000	789,339	724,528

The notes on pages 10 to 13 form an integral part of these financial statements.

Wilson's Mariners' Homes

Balance sheet
as at 31 December 2020

	Notes	2020		2019	
		£	£	£	£
Fixed assets					
Tangible assets	5		669,092		669,092
Investments	6		129,441		112,967
			<u>798,533</u>		<u>782,059</u>
Current assets					
Debtors	7	2,613		2,820	
Cash at bank and in hand		129,205		91,954	
		<u>131,818</u>		<u>94,774</u>	
Creditors: amounts falling due within one year	8	<u>(21,171)</u>		<u>(22,176)</u>	
Net current assets			<u>110,647</u>		<u>72,598</u>
Total assets less current liabilities			<u>909,180</u>		<u>854,657</u>
Creditors: amounts falling due after more than one year	9		<u>(119,841)</u>		<u>(130,129)</u>
Net assets			<u><u>789,339</u></u>		<u><u>724,528</u></u>
The funds of the charity					
Designated unrestricted funds			30,000		25,000
General unrestricted funds			759,339		699,528
Total charity funds			<u><u>789,339</u></u>		<u><u>724,528</u></u>

The financial statements were approved by the Trustees on 1 June 2021 and signed on its behalf by:

Mr F Normandale

Captain P Holtby MN

The notes on pages 10 to 13 form an integral part of these financial statements.

Wilson's Mariners' Homes

Notes to the financial statements for the year ended 31 December 2020

1. Accounting policies

1.1. Basis of preparation and assessment of going concern

The accounts (financial statements) have been prepared under the historical cost convention with items recognised at cost or transaction value unless otherwise stated in the relevant note(s) to these accounts. The financial statements have been prepared in accordance with Accounting and Reporting by Charities: Statement of Recommended Practice applicable to charities preparing their accounts in accordance with the Financial Reporting Standard applicable in the UK and Republic of Ireland (FRS 102) - (Charities SORP (FRS 102)), the Financial Reporting Standard applicable in the UK and Republic of Ireland (FRS 102) and the Charities Act 2011.

The trust constitutes a public benefit entity as defined by FRS 102.

The trustees consider that there are no material uncertainties about the Trust's ability to continue as a going concern.

1.2. Income recognition

Income represents residents' contributions, garage and parking space rents receivable, donations, legacies and investment income.

All income is recognised once the charity has entitlement to the income, there is sufficient certainty of receipt and so it is probable that the income will be received, and the amount of income receivable can be measured reliably.

Donations are recognised when they have been communicated in writing with notification of both the amount and settlement date. In the event that a donation is subject to conditions that require a level of performance before the charity is entitled to the funds, the income is deferred and not recognised until either those conditions are fully met, or the fulfilment of those conditions is wholly within the control of the charity and it is probable that those conditions will be fulfilled in the reporting period.

Legacies are recognised on a case by case basis following the grant of probate when the administrator/executor for the estate has communicated in writing both the amount and settlement date.

Interest on funds held on deposit is included upon notification of the interest paid or payable by the bank. Dividends are recognised once the dividend has been declared and notification has been received of the dividend due.

1.3. Housing properties and depreciation

The housing properties are shown at cost, plus improvements carried out since, which were funded by the Social Housing Grant (SHG), mortgage loans from the Housing Corporation secured by a charge on housing, land and buildings, and from Wilson's Mariners' Homes own resources. As the properties are maintained in a state of repair such that their estimated residual value is not less than their improvement cost or carrying amount, the annual charge for depreciation would be nil.

Other tangible fixed assets and depreciation

Depreciation is provided at rates calculated to write off the cost less residual value of each asset over its expected useful life.

Wilson's Mariners' Homes

Notes to the financial statements for the year ended 31 December 2020

..... continued

1.4. Social housing grant

Social Housing Grant (SHG) is paid by the Housing Corporation to reduce the cost of development and is therefore shown as a reduction from the cost of housing properties on the balance sheet. SHG is repayable under certain circumstances, primarily following the sale of a property, but will normally be restricted to net proceeds of the sale.

1.5. Investments

Investments are initially recognised at their transaction value and subsequently measured at their market value as at the balance sheet date using the closing quoted market price. The statement of financial activities includes the net gains and losses arising on revaluation and disposals throughout the year.

1.6. Restricted and unrestricted funds

Where applicable, the accounts distinguish between restricted and unrestricted funds. Restricted funds are those which are subject to restrictions on the purposes for which they may be used. Unrestricted funds are those where there are no externally imposed restrictions.

Currently, there are no restricted funds.

2. Net movement in funds	2020	2019
	£	£
Net movements in funds is stated after charging:		
Independent examiner's fee	336	324
	<u>336</u>	<u>324</u>
3. Income from investments	2020	2019
	£	£
Dividends	81	79
Charities deposit fund interest	65	127
	<u>146</u>	<u>206</u>

4. Trustees and other related parties

None of the trustees received any remuneration or had any expenses reimbursed during the year.

Wilson's Mariners' Homes

Notes to the financial statements
for the year ended 31 December 2020

..... continued

5. Tangible fixed assets	Freehold housing properties £	Fixtures, fittings and equipment £	Total £
Cost			
At 1 January 2020	859,094	6,736	865,830
At 31 December 2020	859,094	6,736	865,830
Social housing grant			
At 1 January 2020 and at 31 December 2020	190,002	-	190,002
Depreciation			
At 1 January 2020	-	6,736	6,736
At 31 December 2020	-	6,736	6,736
Net book values			
At 31 December 2020	669,092	-	669,092
At 31 December 2019	669,092	-	669,092

6. Fixed asset investments	2020 £	2019 £
Movement in fixed asset investments		
Market value brought forward at 1 January 2020	112,968	88,563
Add: additions to investments at cost	5,000	5,000
Add net gain on revaluation	11,473	19,404
Market value as at 31 December 2020	129,441	112,967
Investments at market value	2020	2019
Comprised:	£	£
Unit trusts / OEIC's	129,441	112,967

All investments are carried at their market value. Holdings in common investment funds, unit trusts and open ended investment companies are at the bid price. Asset sales and purchases are recognised at the date of trade at cost (that is their transaction value).

7. Debtors	2020 £	2019 £
Residents contributions and garage rents	1,026	536
Prepayments	1,587	2,284
	2,613	2,820

Wilson's Mariners' Homes

Notes to the financial statements
for the year ended 31 December 2020

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8. Creditors: amounts falling due within one year	2020	2019
	£	£
Mortgage loan	19,751	20,251
Accruals	1,420	1,925
	<u>21,171</u>	<u>22,176</u>

The mortgage loan is secured by legal charges over 12 Chartwell Court, Marlborough Street, Scarborough, YO12 7HG and 11 Marlborough Street, Scarborough, YO12 7HG.

9. Creditors: amounts falling due after more than one year	2020	2019
	£	£
Mortgage loan	<u>119,841</u>	<u>130,129</u>
Loans		
Instalments due after more than 5 years	<u>76,217</u>	<u>86,968</u>

10. Employees

The average number of employees during the year was nil (2019 nil).