

**REPORT OF THE TRUSTEES AND  
UNAUDITED FINANCIAL STATEMENTS  
FOR THE YEAR ENDED 30 SEPTEMBER 2020  
FOR  
LEE'S REST HOUSES**

Sowerby  
Chartered Accountants  
Beckside Court  
Annie Reed Road  
Beverley  
East Yorkshire  
HU17 0LF

**LEE'S REST HOUSES**

**CONTENTS OF THE FINANCIAL STATEMENTS**  
**for the Year Ended 30 September 2020**

---

|   | <b>Page</b>     |
|---|-----------------|
| <b>Reference and Administrative Details</b>       | <b>I</b>        |
| <b>Report of the Trustees</b>                     | <b>2 to 4</b>   |
| <b>Independent Examiner's Report</b>              | <b>5</b>        |
| <b>Statement of Financial Activities</b>          | <b>6</b>        |
| <b>Balance Sheet</b>                              | <b>7</b>        |
| <b>Cash Flow Statement</b>                        | <b>8</b>        |
| <b>Notes to the Cash Flow Statement</b>           | <b>9</b>        |
| <b>Notes to the Financial Statements</b>          | <b>10 to 20</b> |
| <b>Detailed Statement of Financial Activities</b> | <b>21 to 22</b> |

---

## LEE'S REST HOUSES

### REFERENCE AND ADMINISTRATIVE DETAILS for the Year Ended 30 September 2020

---

#### TRUSTEES

Adrian Mark Horsley  
Mrs Patricia Anne Booth  
Kevin Simon Webster  
James Needler  
Nicholas Luffingham  
Mr Anthony Nicholson  
Neil Riseham  
Mrs Karen Woods

#### PRINCIPAL ADDRESS

Anlaby Road  
Hull  
East Yorkshire  
HU4 6XA

**REGISTERED CHARITY NUMBER** 221523

#### INDEPENDENT EXAMINER

Sowerby  
Chartered Accountants  
Beckside Court  
Annie Reed Road  
Beverley  
East Yorkshire  
HU17 0LF

#### BANKERS

HSBC  
3-4 Jameson Street  
Hull  
HU1 3JX

#### INVESTMENT MANAGERS

JM FINN  
4 Coleman Street  
London  
EC2R 5TA

## LEE'S REST HOUSES

### REPORT OF THE TRUSTEES

for the Year Ended 30 September 2020

---

The trustees present their report with the financial statements of the charity for the year ended 30 September 2020. The trustees have adopted the provisions of 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).

### OBJECTIVES AND ACTIVITIES

#### Objectives and aims

The principal objectives are the provision of accommodation for the needy residents of Hull and district and the maintenance of the Lee's Rest Houses. To achieve these objectives funds are raised by way of a weekly charge on residents and from investments and are applied in the improvements and upkeep of the property and administration costs.

The trustees have complied with the duty in section 17(5) of the Charities Act 2011 to have due regard to public benefit, guidance as published by the Charity Commission.

### ACHIEVEMENT AND PERFORMANCE

#### Charitable activities

The organisation continued to provide low cost accommodation throughout the year.

The charity has met its objective by continuing to maintain the buildings and grounds for the use by the residents at a cost subsidised to a level below normal market rates.

The number of beneficiaries of the charity's main activities are shown below:

|  | 2020       | 2019       |
|--|------------|------------|
| Number of residents at year end              | <u>125</u> | <u>129</u> |
| Changes in residents during the year due to: |            |            |
| New residents                                | <u>13</u>  | <u>8</u>   |
| Resignations                                 | 11         | 5          |
| Deaths                                       | <u>6</u>   | <u>5</u>   |
|  | <u>17</u>  | <u>10</u>  |
| Average age of residents                     | <u>77</u>  | <u>76</u>  |

## LEE'S REST HOUSES

### REPORT OF THE TRUSTEES

for the Year Ended 30 September 2020

---

#### FINANCIAL REVIEW

##### Investment policy and objectives

The organisations investment powers are prescribed in the deed as amended by the Charity Commission. Details of the powers within each fund are set out in note 1 to the accounts. The organisations investments are decided upon by the Board of Trustees in consultation with its investment advisors.

##### Investment policy

The charity aims to establish sufficient reserve funds to deal with the future needs of its activities.

Given the current economic climate it is adopting a strategy to safeguard its resources and invest in cash deposits.

##### Reserves policy

The charity reserves of £1,733,805, of which £775,712 are free reserves these are held to secure the ongoing needs of the charity.

The charity aim is to build up these reserves in order to safeguard the charity's ability to continue in providing affordable accommodation to the elderly.

##### Pensions

The charity operates a defined contribution pension scheme. The assets of the scheme are held separately from those of the charity in independently administered funds.

##### COVID 19

During the year the charity received funding under the Government's Job Retention Scheme. The pandemic has not had any further impact on the running of the charity during the year.

#### STRUCTURE, GOVERNANCE AND MANAGEMENT

##### Governing document

The charity is controlled by its governing document, a deed of trust and constitutes an unincorporated charity.

Lee's Rest Houses is a registered charity in England and Wales and operates as an unincorporated body. The charity was established by the original deed arising under the will of the late Dr. C. A. Lee who died on 13th January 1912. The original deed has been amended and extended by agreement with the Charity Commission.

##### Organisational structure

Lee's Rest Houses is governed by a Board of trustees who meet quarterly and delegate the day to day operation of the organisation to full time senior management. New trustees join the Board at the invitation of the Board and are chosen with a view to ensuring that the Board contains an appropriate balance of experience relevant to the operations of Lee's Rest Houses. New trustees are provided with guidance on their responsibilities in being a charity trustee.

##### Key management remuneration

Key management personnel received remuneration of £38,806 for the year ended 30th September 2020.

##### Risk management

The trustees have a duty to identify and review the risks to which the charity is exposed and to ensure appropriate controls are in place to provide reasonable assurance against fraud and error.

The principle risks to the charity are those which would effect the physical structure of the site. The trustees strategy to mitigate these risks is to continue providing investment and maintenance of the buildings and infrastructure.

**LEE'S REST HOUSES**

**REPORT OF THE TRUSTEES**  
**for the Year Ended 30 September 2020**

---

Approved by order of the board of trustees on 25 February 2021 and signed on its behalf by:

A handwritten signature in black ink, appearing to read 'Adrian Horsley', followed by a long, wavy horizontal line.

Adrian Mark Horsley - Trustee

## **INDEPENDENT EXAMINER'S REPORT TO THE TRUSTEES OF LEE'S REST HOUSES**

---

### **Independent examiner's report to the trustees of Lee's Rest Houses**

I report to the charity trustees on my examination of the accounts of Lee's Rest Houses (the Trust) for the year ended 30 September 2020.

### **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**

Since your charity's gross income exceeded £250,000 your examiner must be a member of a listed body. I can confirm that I am qualified to undertake the examination because I am a registered member of Institute of Chartered Accountants which is one of the listed bodies.

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.



Patrick Scargill FCCA  
Institute of Chartered Accountants  
Sowerby  
Chartered Accountants  
Beckside Court  
Annie Reed Road  
Beverley  
East Yorkshire  
HU17 0LF

25 February 2021

# LEE'S REST HOUSES

## STATEMENT OF FINANCIAL ACTIVITIES for the Year Ended 30 September 2020

|                                    | Notes | Unrestricted<br>funds<br>£ | Restricted<br>funds<br>£ | 2020<br>Total<br>funds<br>£ | 2019<br>Total<br>funds<br>£ |
|------------------------------------|-------|----------------------------|--------------------------|-----------------------------|-----------------------------|
| <b>INCOME AND ENDOWMENTS FROM</b>  |       |                            |                          |                             |                             |
| Donations and legacies             | 3     | 24,927                     | -                        | 24,927                      | 193                         |
| <b>Charitable activities</b>       | 5     |                            |                          |                             |                             |
| Charges to residents               |       | 508,421                    | -                        | 508,421                     | 506,664                     |
| Governance costs                   |       | 1,668                      | -                        | 1,668                       | -                           |
| Income from laundry                |       | 1,704                      | -                        | 1,704                       | 2,077                       |
| Electric sales                     |       | 97,170                     | -                        | 97,170                      | 94,039                      |
| Investment income                  | 4     | 8,404                      | -                        | 8,404                       | 4,790                       |
| <b>Total</b>                       |       | 642,294                    | -                        | 642,294                     | 607,763                     |
| <b>EXPENDITURE ON</b>              |       |                            |                          |                             |                             |
| <b>Raising funds</b>               |       |                            |                          |                             |                             |
| Other trading activities           | 6     | 309,449                    | -                        | 309,449                     | 279,518                     |
|                                    |       | 309,449                    | -                        | 309,449                     | 279,518                     |
| <b>Charitable activities</b>       | 7     |                            |                          |                             |                             |
| Governance costs                   |       | 206,981                    | -                        | 206,981                     | 228,817                     |
| <b>Total</b>                       |       | 516,430                    | -                        | 516,430                     | 508,335                     |
| Net gains/(losses) on investments  |       | (7,409)                    | -                        | (7,409)                     | 17,781                      |
| <b>NET INCOME</b>                  |       | 118,455                    | -                        | 118,455                     | 117,209                     |
| <b>RECONCILIATION OF FUNDS</b>     |       |                            |                          |                             |                             |
| Total funds brought forward        |       | 1,535,327                  | 80,023                   | 1,615,350                   | 1,498,141                   |
| <b>TOTAL FUNDS CARRIED FORWARD</b> |       | 1,653,782                  | 80,023                   | 1,733,805                   | 1,615,350                   |

### CONTINUING OPERATIONS

All income and expenditure has arisen from continuing activities.

The notes form part of these financial statements



# LEE'S REST HOUSES

## BALANCE SHEET 30 September 2020

|  | Notes | Unrestricted<br>funds<br>£ | Restricted<br>funds<br>£ | 2020<br>Total<br>funds<br>£ | 2019<br>Total<br>funds<br>£ |
|--|-------|----------------------------|--------------------------|-----------------------------|-----------------------------|
| <b>FIXED ASSETS</b>                          |       |                            |                          |                             |                             |
| Tangible assets                              | 13    | 565,563                    | 76,205                   | 641,768                     | 771,110                     |
| Investments                                  | 14    | 312,507                    | -                        | 312,507                     | 316,730                     |
|  |       | <u>878,070</u>             | <u>76,205</u>            | <u>954,275</u>              | <u>1,087,840</u>            |
| <b>CURRENT ASSETS</b>                        |       |                            |                          |                             |                             |
| Debtors                                      | 15    | 55,610                     | -                        | 55,610                      | 576                         |
| Cash at bank                                 |       | 760,963                    | 3,818                    | 764,781                     | 557,706                     |
|  |       | <u>816,573</u>             | <u>3,818</u>             | <u>820,391</u>              | <u>558,282</u>              |
| <b>CREDITORS</b>                             |       |                            |                          |                             |                             |
| Amounts falling due within one year          | 16    | (40,861)                   | -                        | (40,861)                    | (30,772)                    |
|  |       | <u>775,712</u>             | <u>3,818</u>             | <u>779,530</u>              | <u>527,510</u>              |
| <b>NET CURRENT ASSETS</b>                    |       |                            |                          |                             |                             |
|  |       | <u>775,712</u>             | <u>3,818</u>             | <u>779,530</u>              | <u>527,510</u>              |
| <b>TOTAL ASSETS LESS CURRENT LIABILITIES</b> |       |                            |                          |                             |                             |
|  |       | <u>1,653,782</u>           | <u>80,023</u>            | <u>1,733,805</u>            | <u>1,615,350</u>            |
| <b>NET ASSETS</b>                            |       |                            |                          |                             |                             |
|  |       | <u>1,653,782</u>           | <u>80,023</u>            | <u>1,733,805</u>            | <u>1,615,350</u>            |
| <b>FUNDS</b>                                 |       |                            |                          |                             |                             |
| Unrestricted funds                           | 17    |                            |                          | 1,653,782                   | 1,535,327                   |
| Restricted funds                             |       |                            |                          | 80,023                      | 80,023                      |
| <b>TOTAL FUNDS</b>                           |       |                            |                          |                             |                             |
|  |       |                            |                          | <u>1,733,805</u>            | <u>1,615,350</u>            |

The financial statements were approved by the Board of Trustees and authorised for issue on 25 February 2021 and were signed on its behalf by:

Adrian Mark Horsley - Trustee

The notes form part of these financial statements

# LEE'S REST HOUSES

## CASH FLOW STATEMENT for the Year Ended 30 September 2020

|   | Notes | 2020<br>£ | 2019<br>£ |
|---|-------|-----------|-----------|
| <b>Cash flows from operating activities</b>                               |       |           |           |
| Cash generated from operations  | I     | 151,277   | 182,867   |
| Net cash provided by operating activities                                 |       | 151,277   | 182,867   |
| <b>Cash flows from investing activities</b>                               |       |           |           |
| Purchase of tangible fixed assets   |       | 50,580    | -         |
| Purchase of fixed asset investments                                       |       | (7,532)   | (3,966)   |
| Sale of fixed asset investments   |       | 11,755    | (12,904)  |
| Sale of investment property   |       | (1,467)   | 17,781    |
| Sale of social investments  |       | (5,942)   | -         |
| Interest received   |       | 873       | 1,107     |
| Dividends received  |       | 7,531     | 3,683     |
| Net cash provided by investing activities                                 |       | 55,798    | 5,701     |
| <b>Change in cash and cash equivalents in the reporting period</b>        |       | 207,075   | 188,568   |
| <b>Cash and cash equivalents at the beginning of the reporting period</b> |       | 557,706   | 369,138   |
| <b>Cash and cash equivalents at the end of the reporting period</b>       |       | 764,781   | 557,706   |

The notes form part of these financial statements

**NOTES TO THE CASH FLOW STATEMENT**  
for the Year Ended 30 September 2020

**1. RECONCILIATION OF NET INCOME TO NET CASH FLOW FROM OPERATING ACTIVITIES**

|   | 2020<br>£      | 2019<br>£      |
|---|----------------|----------------|
| <b>Net income for the reporting period (as per the Statement of Financial Activities)</b> | 118,455        | 117,209        |
| <b>Adjustments for:</b>   |                |                |
| Depreciation charges  | 78,762         | 99,274         |
| Losses/(gain) on investments  | 7,409          | (17,780)       |
| Interest received   | (873)          | (1,107)        |
| Dividends received  | (7,531)        | (3,683)        |
| (Increase)/decrease in debtors  | (55,034)       | 423            |
| Increase/(decrease) in creditors  | 10,089         | (11,469)       |
| <b>Net cash provided by operations</b>  | <u>151,277</u> | <u>182,867</u> |

**2. ANALYSIS OF CHANGES IN NET FUNDS**

|                 | At 1/10/19<br>£ | Cash flow<br>£ | At 30/9/20<br>£ |
|-----------------|-----------------|----------------|-----------------|
| <b>Net cash</b> |                 |                |                 |
| Cash at bank    | 557,706         | 207,075        | 764,781         |
|                 | <u>557,706</u>  | <u>207,075</u> | <u>764,781</u>  |
| <b>Total</b>    | <u>557,706</u>  | <u>207,075</u> | <u>764,781</u>  |

The notes form part of these financial statements

**NOTES TO THE FINANCIAL STATEMENTS**  
**for the Year Ended 30 September 2020**

---

**I. FUNDS**

**Restricted funds**

The restricted funds are those set up by the original trust arising under the will of the late Dr. C. A. Lee who died on 13th January 1912. The use of the funds is controlled by the original trust deed, as amended or extended by Schemes from the Charity Commissioners. The funds are divided into the following sections:

**Property endowment fund**

This is the fund used to buy the land and erect the buildings thereon.

**Mortgage redemption fund**

A loan was provided by Hull Corporation to meet the cost of improvements to the flats in 1969. As the loan was repaid it was necessary to build up a Redemption Fund of a similar amount in order to retain the capital within the trust.

**Unrestricted funds**

**Restricted investment fund**

This was set up by the Charity Commissioners' Scheme of 21st July 1959 when investments on that date were divided into one third in this Fund and two thirds in the Free Investment Fund.

**Free investment fund**

Liquid resources of the fund are held in cash at bank

**Designated funds**

The Designated Funds have been set up by resolution of the Trustees at different times and for different purposes. They are:

**Cyclical maintenance fund**

This Fund is to meet expenditure on repairs and decorations where deterioration occurs from year to year but work is done less frequently. Liquid resources of the fund are held in cash at bank

**Extraordinary repair fund**

This Fund is to meet exceptional expenditure, particularly excessive repairs and improvements.  
Liquid resources of the fund are held in cash at bank

**Property maintenance fund**

This Fund originated as a donation for the maintenance of property gifted to the Trustees in 1973. Since that date expenditure on fencing has reduced the fund to its present level.

**NOTES TO THE FINANCIAL STATEMENTS - continued**  
**for the Year Ended 30 September 2020**

---

**2. 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.

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.

**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.

A grant has been received under the Government's Coronavirus Job Retention scheme during the year. This has been recognised in the period to which it relates.

**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.

**Tangible fixed assets**

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

|                          |                |
|--------------------------|----------------|
| Freehold property        | - not provided |
| Improvements to property | - 10% on cost  |

**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.

**Pension costs and other post-retirement benefits**

The charity operates a defined contribution pension scheme. Contributions payable to the charity's pension scheme are charged to the Statement of Financial Activities in the period to which they relate.

**NOTES TO THE FINANCIAL STATEMENTS - continued**  
**for the Year Ended 30 September 2020**

**3. DONATIONS AND LEGACIES**

|           | 2020          | 2019       |
|-----------|---------------|------------|
|           | £             | £          |
| Donations | -             | 193        |
| Grants    | 24,927        | -          |
|           | <u>24,927</u> | <u>193</u> |

Grants received, included in the above, are as follows:

|                                  | 2020          | 2019     |
|----------------------------------|---------------|----------|
|                                  | £             | £        |
| Lottery funding                  | 9,893         | -        |
| Coronavirus Job Retention scheme | 15,034        | -        |
|                                  | <u>24,927</u> | <u>-</u> |

**4. INVESTMENT INCOME**

|                             | 2020         | 2019         |
|-----------------------------|--------------|--------------|
|                             | £            | £            |
| UK listed investments       | 4,786        | 2,958        |
| Overseas listed investments | 2,745        | 725          |
| Deposit account interest    | 873          | 1,107        |
|                             | <u>8,404</u> | <u>4,790</u> |

**5. INCOME FROM CHARITABLE ACTIVITIES**

|                               | Charges<br>to<br>residents<br>£ | Governance<br>costs<br>£ | Income<br>from<br>laundry<br>£ |
|-------------------------------|---------------------------------|--------------------------|--------------------------------|
| Charges to residents          | 508,421                         | -                        | -                              |
| Income from laundry           | -                               | -                        | 1,704                          |
| Hall rental                   | -                               | 1,668                    | -                              |
| Electric charges to residents | -                               | -                        | -                              |
| RHI                           | -                               | -                        | -                              |
|                               | <u>508,421</u>                  | <u>1,668</u>             | <u>1,704</u>                   |

**NOTES TO THE FINANCIAL STATEMENTS - continued**  
**for the Year Ended 30 September 2020**

**5. INCOME FROM CHARITABLE ACTIVITIES - continued**

|                               | Electric<br>sales<br>£ | 2020<br>Total<br>activities<br>£ | 2019<br>Total<br>activities<br>£ |
|-------------------------------|------------------------|----------------------------------|----------------------------------|
| Charges to residents          | -                      | 508,421                          | 506,664                          |
| Income from laundry           | -                      | 1,704                            | 2,077                            |
| Hall rental                   | -                      | 1,668                            | -                                |
| Electric charges to residents | 79,165                 | 79,165                           | 76,298                           |
| RHI                           | 18,005                 | 18,005                           | 17,741                           |
|                               | <u>97,170</u>          | <u>608,963</u>                   | <u>602,780</u>                   |

**6. OTHER TRADING ACTIVITIES**

|                     | 2020<br>£      | 2019<br>£      |
|---------------------|----------------|----------------|
| Heating costs       | 12,457         | -              |
| Staff costs         | 23,474         | 28,137         |
| Rates and water     | 2,637          | 2,693          |
| Insurance           | 14,520         | 15,134         |
| Background heating  | 123,634        | 94,940         |
| Garden maintenance  | 1,050          | 4,045          |
| Water charges       | 28,235         | 26,582         |
| Cleaning            | 2,777          | 2,883          |
| Routine maintenance | 32,943         | 36,608         |
| Property repairs    | 67,722         | 68,496         |
|                     | <u>309,449</u> | <u>279,518</u> |

**7. CHARITABLE ACTIVITIES COSTS**

|                  | Support<br>costs (see<br>note 8)<br>£ |
|------------------|---------------------------------------|
| Governance costs | <u>206,981</u>                        |

**NOTES TO THE FINANCIAL STATEMENTS - continued**  
**for the Year Ended 30 September 2020**

**8. SUPPORT COSTS**

|                  |                  |
|------------------|------------------|
|                  | Governance costs |
|                  | £                |
| Governance costs | 206,981          |
|                  | <u>206,981</u>   |

**9. TRUSTEES' REMUNERATION AND BENEFITS**

There were no trustees' remuneration or other benefits for the year ended 30 September 2020 nor for the year ended 30 September 2019.

**Trustees' expenses**

There were no trustees' expenses paid for the year ended 30 September 2020 nor for the year ended 30 September 2019.

**10. STAFF COSTS**

|                       | 2020           | 2019           |
|-----------------------|----------------|----------------|
|                       | £              | £              |
| Wages and salaries    | 103,749        | 113,017        |
| Social security costs | 7,582          | 5,108          |
| Other pension costs   | 7,126          | 5,949          |
|                       | <u>118,457</u> | <u>124,074</u> |

The average monthly number of employees during the year was as follows:

|                    | 2020     | 2019     |
|--------------------|----------|----------|
| Administration     | 2        | 3        |
| Cleaning           | 2        | 2        |
| Caretaker          | 1        | 1        |
| Garden maintenance | 1        | 2        |
|                    | <u>6</u> | <u>8</u> |

No employees received emoluments in excess of £60,000.

The number of employees to whom retirement benefits were accruing under defined contribution schemes

|          |          |
|----------|----------|
| <u>4</u> | <u>4</u> |
|----------|----------|



**NOTES TO THE FINANCIAL STATEMENTS - continued**  
**for the Year Ended 30 September 2020**

**11. COMPARATIVES FOR THE STATEMENT OF FINANCIAL ACTIVITIES**

|                                    | Unrestricted<br>funds<br>£ | Restricted<br>funds<br>£ | Total<br>funds<br>£ |
|------------------------------------|----------------------------|--------------------------|---------------------|
| <b>INCOME AND ENDOWMENTS FROM</b>  |                            |                          |                     |
| Donations and legacies             | 193                        | -                        | 193                 |
| <b>Charitable activities</b>       |                            |                          |                     |
| Charges to residents               | 506,664                    | -                        | 506,664             |
| Income from laundry                | 2,077                      | -                        | 2,077               |
| Electric sales                     | 94,039                     | -                        | 94,039              |
| Investment income                  | 4,790                      | -                        | 4,790               |
| <b>Total</b>                       | <b>607,763</b>             | <b>-</b>                 | <b>607,763</b>      |
| <b>EXPENDITURE ON</b>              |                            |                          |                     |
| <b>Raising funds</b>               |                            |                          |                     |
| Other trading activities           | 279,518                    | -                        | 279,518             |
|                                    | 279,518                    | -                        | 279,518             |
| <b>Charitable activities</b>       |                            |                          |                     |
| Governance costs                   | 228,817                    | -                        | 228,817             |
| <b>Total</b>                       | <b>508,335</b>             | <b>-</b>                 | <b>508,335</b>      |
| Net gains on investments           | 17,781                     | -                        | 17,781              |
| <b>NET INCOME</b>                  | <b>117,209</b>             | <b>-</b>                 | <b>117,209</b>      |
| <b>RECONCILIATION OF FUNDS</b>     |                            |                          |                     |
| Total funds brought forward        | 1,418,118                  | 80,023                   | 1,498,141           |
| <b>TOTAL FUNDS CARRIED FORWARD</b> | <b>1,535,327</b>           | <b>80,023</b>            | <b>1,615,350</b>    |

**NOTES TO THE FINANCIAL STATEMENTS - continued**  
**for the Year Ended 30 September 2020**

**12. INDEPENDENT EXAMINER'S REMUNERATION**

The independent examiner's remuneration constituted an independent examiners fee of £2,800 (2019 - £2,600) and additional accountancy, and secretarial services of £6,998 (2019 - £7,516).

**13. TANGIBLE FIXED ASSETS**

|                       | Freehold<br>property<br>£ | Improvements<br>to<br>property<br>£ | Totals<br>£      |
|-----------------------|---------------------------|-------------------------------------|------------------|
| <b>COST</b>           |                           |                                     |                  |
| At 1 October 2019     | 76,205                    | 992,727                             | 1,068,932        |
| Additions             | -                         | (50,580)                            | (50,580)         |
|                       | <u>76,205</u>             | <u>942,147</u>                      | <u>1,018,352</u> |
| At 30 September 2020  | 76,205                    | 942,147                             | 1,018,352        |
| <b>DEPRECIATION</b>   |                           |                                     |                  |
| At 1 October 2019     | -                         | 297,822                             | 297,822          |
| Charge for year       | -                         | 78,762                              | 78,762           |
|                       | <u>-</u>                  | <u>376,584</u>                      | <u>376,584</u>   |
| At 30 September 2020  | -                         | 376,584                             | 376,584          |
| <b>NET BOOK VALUE</b> |                           |                                     |                  |
| At 30 September 2020  | <u>76,205</u>             | <u>565,563</u>                      | <u>641,768</u>   |
| At 30 September 2019  | <u>76,205</u>             | <u>694,905</u>                      | <u>771,110</u>   |

**14. FIXED ASSET INVESTMENTS**

|                       | Listed<br>investments<br>£ |
|-----------------------|----------------------------|
| <b>MARKET VALUE</b>   |                            |
| At 1 October 2019     | 316,730                    |
| Additions             | 7,532                      |
| Disposals             | (4,346)                    |
| Revaluations          | (7,409)                    |
|                       | <u>312,507</u>             |
| At 30 September 2020  | 312,507                    |
| <b>NET BOOK VALUE</b> |                            |
| At 30 September 2020  | <u>312,507</u>             |
| At 30 September 2019  | <u>316,730</u>             |

**NOTES TO THE FINANCIAL STATEMENTS - continued**  
**for the Year Ended 30 September 2020**

**14. FIXED ASSET INVESTMENTS - continued**

| <b>Analysis of investment assets</b> | <b>2020</b>    | <b>2019</b>    |
|--------------------------------------|----------------|----------------|
| Assets in the UK                     | 179,810        | 224,616        |
| Assets outside the UK                | 132,697        | 92,114         |
|                                      | <u>312,507</u> | <u>316,730</u> |

**15. DEBTORS: AMOUNTS FALLING DUE WITHIN ONE YEAR**

|               | <b>2020</b>   | <b>2019</b> |
|---------------|---------------|-------------|
|               | £             | £           |
| Other debtors | 6,206         | 576         |
| VAT           | 49,404        | -           |
|               | <u>55,610</u> | <u>576</u>  |

**16. CREDITORS: AMOUNTS FALLING DUE WITHIN ONE YEAR**

|                              | <b>2020</b>   | <b>2019</b>   |
|------------------------------|---------------|---------------|
|                              | £             | £             |
| Taxation and social security | 1,334         | -             |
| Other creditors              | 39,527        | 30,772        |
|                              | <u>40,861</u> | <u>30,772</u> |

**17. MOVEMENT IN FUNDS**

|                            | <b>At<br/>1/10/19<br/>£</b> | <b>Net<br/>movement<br/>in funds<br/>£</b> | <b>At<br/>30/9/20<br/>£</b> |
|----------------------------|-----------------------------|--|-----------------------------|
| <b>Unrestricted funds</b>  |                             |  |                             |
| Restricted investment fund | 250,180                     | 58,761                                     | 308,941                     |
| Free investment fund       | 1,207,620                   | 117,523                                    | 1,325,143                   |
| Cyclical maintenance fund  | 55,446                      | (34,663)                                   | 20,783                      |
| Extraordinary repair fund  | 21,691                      | (23,166)                                   | (1,475)                     |
| Property maintenance fund  | 390                         | -  | 390                         |
|                            | <u>1,535,327</u>            | <u>118,455</u>                             | <u>1,653,782</u>            |
| <b>Restricted funds</b>    |                             |  |                             |
| Property endowment fund    | 50,023                      | -  | 50,023                      |
| Mortgage redemption fund   | 30,000                      | -  | 30,000                      |
|                            | <u>80,023</u>               | <u>-</u>                                   | <u>80,023</u>               |
| <b>TOTAL FUNDS</b>         | <u>1,615,350</u>            | <u>118,455</u>                             | <u>1,733,805</u>            |

**NOTES TO THE FINANCIAL STATEMENTS - continued**  
**for the Year Ended 30 September 2020**

**17. MOVEMENT IN FUNDS - continued**

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

|                            | Incoming<br>resources<br>£ | Resources<br>expended<br>£ | Gains and<br>losses<br>£ | Movement<br>in funds<br>£ |
|----------------------------|----------------------------|----------------------------|--------------------------|---------------------------|
| <b>Unrestricted funds</b>  |                            |                            |                          |                           |
| Restricted investment fund | 210,800                    | (149,569)                  | (2,470)                  | 58,761                    |
| Free investment fund       | 421,601                    | (299,139)                  | (4,939)                  | 117,523                   |
| Cyclical maintenance fund  | -                          | (34,663)                   | -                        | (34,663)                  |
| Extraordinary repair fund  | 9,893                      | (33,059)                   | -                        | (23,166)                  |
|                            | <u>642,294</u>             | <u>(516,430)</u>           | <u>(7,409)</u>           | <u>118,455</u>            |
| <b>TOTAL FUNDS</b>         | <u>642,294</u>             | <u>(516,430)</u>           | <u>(7,409)</u>           | <u>118,455</u>            |

**Comparatives for movement in funds**

|                            | At<br>1/10/18<br>£ | Net<br>movement<br>in funds<br>£ | At<br>30/9/19<br>£ |
|----------------------------|--------------------|----------------------------------|--------------------|
| <b>Unrestricted funds</b>  |                    |                                  |                    |
| Restricted investment fund | 188,278            | 61,902                           | 250,180            |
| Free investment fund       | 1,083,817          | 123,803                          | 1,207,620          |
| Cyclical maintenance fund  | 68,826             | (13,380)                         | 55,446             |
| Extraordinary repair fund  | 76,807             | (55,116)                         | 21,691             |
| Property maintenance fund  | 390                | -                                | 390                |
|                            | <u>1,418,118</u>   | <u>117,209</u>                   | <u>1,535,327</u>   |
| <b>Restricted funds</b>    |                    |                                  |                    |
| Property endowment fund    | 50,023             | -                                | 50,023             |
| Mortgage redemption fund   | 30,000             | -                                | 30,000             |
|                            | <u>80,023</u>      | <u>-</u>                         | <u>80,023</u>      |
| <b>TOTAL FUNDS</b>         | <u>1,498,141</u>   | <u>117,209</u>                   | <u>1,615,350</u>   |

**NOTES TO THE FINANCIAL STATEMENTS - continued**  
for the Year Ended 30 September 2020

**17. MOVEMENT IN FUNDS - continued**

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

|                            | Incoming<br>resources<br>£ | Resources<br>expended<br>£ | Gains and<br>losses<br>£ | Movement<br>in funds<br>£ |
|----------------------------|----------------------------|----------------------------|--------------------------|---------------------------|
| <b>Unrestricted funds</b>  |                            |                            |                          |                           |
| Restricted investment fund | 202,589                    | (146,614)                  | 5,927                    | 61,902                    |
| Free investment fund       | 405,174                    | (293,225)                  | 11,854                   | 123,803                   |
| Cyclical maintenance fund  | -                          | (13,380)                   | -                        | (13,380)                  |
| Extraordinary repair fund  | -                          | (55,116)                   | -                        | (55,116)                  |
|                            | <u>607,763</u>             | <u>(508,335)</u>           | <u>17,781</u>            | <u>117,209</u>            |
| <b>TOTAL FUNDS</b>         | <u>607,763</u>             | <u>(508,335)</u>           | <u>17,781</u>            | <u>117,209</u>            |

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

|                            | At<br>1/10/18<br>£ | Net<br>movement<br>in funds<br>£ | At<br>30/9/20<br>£ |
|----------------------------|--------------------|----------------------------------|--------------------|
| <b>Unrestricted funds</b>  |                    |                                  |                    |
| Restricted investment fund | 188,278            | 120,663                          | 308,941            |
| Free investment fund       | 1,083,817          | 241,326                          | 1,325,143          |
| Cyclical maintenance fund  | 68,826             | (48,043)                         | 20,783             |
| Extraordinary repair fund  | 76,807             | (78,282)                         | (1,475)            |
| Property maintenance fund  | 390                | -                                | 390                |
|                            | <u>1,418,118</u>   | <u>235,664</u>                   | <u>1,653,782</u>   |
| <b>Restricted funds</b>    |                    |                                  |                    |
| Property endowment fund    | 50,023             | -                                | 50,023             |
| Mortgage redemption fund   | 30,000             | -                                | 30,000             |
|                            | <u>80,023</u>      | <u>-</u>                         | <u>80,023</u>      |
| <b>TOTAL FUNDS</b>         | <u>1,498,141</u>   | <u>235,664</u>                   | <u>1,733,805</u>   |

**NOTES TO THE FINANCIAL STATEMENTS - continued**  
**for the Year Ended 30 September 2020**

**17. MOVEMENT IN FUNDS - continued**

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

|                            | Incoming<br>resources<br>£ | Resources<br>expended<br>£ | Gains and<br>losses<br>£ | Movement<br>in funds<br>£ |
|----------------------------|----------------------------|----------------------------|--------------------------|---------------------------|
| <b>Unrestricted funds</b>  |                            |                            |                          |                           |
| Restricted investment fund | 413,389                    | (296,183)                  | 3,457                    | 120,663                   |
| Free investment fund       | 826,775                    | (592,364)                  | 6,915                    | 241,326                   |
| Cyclical maintenance fund  | -                          | (48,043)                   | -                        | (48,043)                  |
| Extraordinary repair fund  | 9,893                      | (88,175)                   | -                        | (78,282)                  |
|                            | <u>1,250,057</u>           | <u>(1,024,765)</u>         | <u>10,372</u>            | <u>235,664</u>            |
| <b>TOTAL FUNDS</b>         | <u><u>1,250,057</u></u>    | <u><u>(1,024,765)</u></u>  | <u><u>10,372</u></u>     | <u><u>235,664</u></u>     |

**18. RELATED PARTY DISCLOSURES**

There were no related party transactions for the year ended 30 September 2020.

**LEE'S REST HOUSES****DETAILED STATEMENT OF FINANCIAL ACTIVITIES**  
**for the Year Ended 30 September 2020**

|                                 | 2020<br>£      | 2019<br>£      |
|---------------------------------|----------------|----------------|
| <b>INCOME AND ENDOWMENTS</b>    |                |                |
| <b>Donations and legacies</b>   |                |                |
| Donations                       | -              | 193            |
| Grants                          | 24,927         | -              |
|                                 | <u>24,927</u>  | <u>193</u>     |
| <b>Investment income</b>        |                |                |
| UK listed investments           | 4,786          | 2,958          |
| Overseas listed investments     | 2,745          | 725            |
| Deposit account interest        | 873            | 1,107          |
|                                 | <u>8,404</u>   | <u>4,790</u>   |
| <b>Charitable activities</b>    |                |                |
| Charges to residents            | 508,421        | 506,664        |
| Income from laundry             | 1,704          | 2,077          |
| Hall rental                     | 1,668          | -              |
| Electric charges to residents   | 79,165         | 76,298         |
| RHI                             | 18,005         | 17,741         |
|                                 | <u>608,963</u> | <u>602,780</u> |
| <b>Total incoming resources</b> | <u>642,294</u> | <u>607,763</u> |
| <b>EXPENDITURE</b>              |                |                |
| <b>Other trading activities</b> |                |                |
| Heating costs                   | 12,457         | -              |
| Wages                           | 20,863         | 26,275         |
| Social security                 | 1,542          | 911            |
| Pensions                        | 1,069          | 951            |
| Rates and water                 | 2,637          | 2,693          |
| Insurance                       | 14,520         | 15,134         |
| Background heating              | 123,634        | 94,940         |
| Garden maintenance              | 1,050          | 4,045          |
| Water charges                   | 28,235         | 26,582         |
| Cleaning                        | 2,777          | 2,883          |
| Routine maintenance             | 32,943         | 36,608         |
| Carried forward                 | 241,727        | 211,022        |

This page does not form part of the statutory financial statements

## LEE'S REST HOUSES

### DETAILED STATEMENT OF FINANCIAL ACTIVITIES for the Year Ended 30 September 2020

|  | 2020<br>£      | 2019<br>£      |
|--|----------------|----------------|
| <b>Other trading activities</b>                          |                |                |
| Brought forward  | 241,727        | 211,022        |
| Property repairs   | 67,722         | 68,496         |
|  | <u>309,449</u> | <u>279,518</u> |
| <b>Support costs</b>                                     |                |                |
| <b>Governance costs</b>                                  |                |                |
| Salaries   | 82,886         | 86,742         |
| Social security  | 6,040          | 4,197          |
| Pensions   | 6,057          | 4,998          |
| Brokers fees   | 4,347          | 4,878          |
| Bank charges and interest                                | 306            | 927            |
| Legal and professional fees                              | 2,768          | -              |
| General administration, stationery telephones etc.       | 16,017         | 18,549         |
| Accountancy  | 9,798          | 9,252          |
| Depreciation   | 78,762         | 99,274         |
|  | <u>206,981</u> | <u>228,817</u> |
| Total resources expended                                 | <u>516,430</u> | <u>508,335</u> |
| <b>Net income before gains and losses</b>                | 125,864        | 99,428         |
| <b>Realised recognised gains and losses</b>              |                |                |
| Unrealised gains on investments                          | (1,467)        | 17,781         |
| Realised gains/(losses) on programme related investments | (5,942)        | -              |
|  | <u>118,455</u> | <u>117,209</u> |
| <b>Net income</b>  | <u>118,455</u> | <u>117,209</u> |

This page does not form part of the statutory financial statements