

BUSHELL HOUSE

England & Wales · Charity number 221797

Details

Other names	BUSHELL'S HOSPITAL
Status	Registered
Legal form	Other
Registered	1964-01-27
Register	View on the Charity Commission register

Contact

Address	Bushells House Mill Lane Goosnargh Preston PR3 2BJ
Phone	01772 865225
Email	rebecca@bushellhouse.co.uk
Website	www.bushellhouse.co.uk

Activities

Objects: THE PROVISION AND MAINTENANCE OF A HOME FOR PROTESTANTS IN CONDITIONS OF NEED, HARDSHIP OR DISTRESS IN THE BOROUGHES OF FYLDE, CHORLEY, PRESTON, RIBBLE VALLEY, SOUTH RIBBLE, AND WYRE AND THE PARISHES OF PLEASINGTON, LIVESEY AND TOCKHOLES IN THE BOROUGH OF BLACKBURN IN THE COUNTY OF LANCASHIRE.

Activities: Residential Care Home for the Elderly

Classification

- **How:** Provides Services
- **What:** Accommodation/housing
- **Who:** Elderly/old People, People With Disabilities

Geography

- **Area of benefit:** BOROUGHES OF THE COUNTY OF LANCASHIRE
- Lancashire

Finances

Period end	Income	Expenditure	Assets	Employees
2024-12-31	£1,298,603	£1,464,337	£2,036,804	43
2023-12-31	£1,209,605	£1,266,596	£2,156,897	43
2022-12-31	£1,119,976	£1,163,483	£2,171,562	42
2021-12-31	£1,048,311	£978,284	£2,280,003	44
2020-12-31	£977,383	£962,080	£2,108,710	42

Trustees

Name	Role	Appointed
CHARLES DOUGLAS CAREFOOT		
Christine Flood		2026-02-10
Dr IAN FORRESTER		2025-01-22
Glyn Jackson Davies		2016-09-07
James Fish		2017-01-11
KENNETH JAMES HUDSON		
MICHAEL ANSON		2021-10-20
Rev Gregor Stewart		2023-03-28

BUSHELL HOUSE

England & Wales - Charity number 221797

Accounts

Bushell House

Trustees' Annual Report and Financial Statements

**For The Year Ended
31 December 2024**

Bushell House

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Bushell House

Trustees and Advisors

For the year ended 31 December 2024

Trustees

Co-optative:

Mr I Brown	Chair
Mrs J Bleasdale (resigned 12 September 2024)	Vice-Chair
Mr M Anson	
Mr C D Carefoot	
Mr J Fish	
Dr I Forrester (appointed 22 January 2025)	

Ex Officio:

Reverend G Stewart	Vicar of Goosnargh
Reverend T Roberts (appointed 1 August 2024)	Vicar of Preston

Nominative:

Mr K Hudson	Preston City Council
Mr G J Davies	Preston City Magistrate

Key Management Personnel:

General Manager

Ms R Marrow

Deputy Manager

Ms J Hesketh

Principal office

Bushell House
Mill Lane
Goosnargh
Preston
PR3 2BJ

Charity number

221797

Auditors

MHA
Richard House
9 Winckley Square
Preston
PR1 3HP

Investment agents

Close Asset Management Ltd
10 Exchange Square
Primrose Street
London
EC2A 2BY

Bushell House

Trustees' Annual Report

For the year ended 31 December 2024

The Trustees present their report and the audited accounts for the year ended 31 December 2024. The trustees have adopted the provisions of the Statement of Recommended Practice (SORP) "Accounting and Reporting by Charities" in preparing the annual report and financial statements of the charity.

The financial statements have been prepared in accordance with the accounting policies set out in notes to the accounts and comply with the charity's governing document, 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 (FRS102) published in October 2019.

Structure, governance and management

Bushell House is a registered charity currently regulated by a Scheme of the Charity Commissioners dated 13 May 1977 (as altered on 8 February 2002).

The body of Trustees when complete, shall consist of eleven competent persons, being two Ex-Officio Trustees, three Nominative Trustees and six Co-optative Trustees. The Trustees are actively looking to recruit additional Trustees, in line with the Trust Deed.

The Ex-Officio Trustees shall be the Rector for the area of the United Benefice of Preston (St John and St George) and the Vicar of the Parish of St Mary the Virgin, Goosnargh. The Rector for the area of the United Benefice of Preston (St John and St George), appointed during the year, has confirmed he does not wish to take up a position as a Trustee with the Charity.

The Nominative Trustees shall be appointed for four years, one from each of the following:

- County Council of Lancashire
- Preston City Council
- Justices of the Peace of Petty Sessional Division of Preston

Co-optative Trustees are appointed for a term of five years. Any competent Trustee may be re-appointed. A Chairman is appointed annually. The County Council has confirmed that it no longer wishes to appoint a representative. Three Trustees are continuing to serve as Trustees, having initially been appointed as Nominative Trustees.

The Charity is managed by a Board of Trustees. They meet quarterly to determine operational matters and future strategy. Bushell House is inspected each month by two Trustees. One Trustee makes a written pastoral report, which is available to the Care Quality Commission. The other Trustee looks at the internal and external fabric of the building. Copies of both reports are held on file and exceptional findings are presented to the Board's quarterly meetings. The day to day management of the residential home is entrusted to the Manager and her staff with support from relevant professional advisors. All employees are given basic and advanced training.

A Financial Report is made to the Quarterly Trustees' Meeting. Various management functions are allocated an annual budget; the trustees manage these functions within budget, would be consulted on these functions by the Manager and would report progress to the trustee's quarterly meeting. There is a subcommittee of three trustees who undertake data gathering and any urgent issues before making suggestions to the Board meeting. The trustees have specific areas of expertise such as the garden, advertising, the building, and IT.

Bushell House

Trustees' Annual Report

For the year ended 31 December 2024

Key management personnel remuneration

The trustees consider the board of trustees, general manager and deputy manager as comprising the key management personnel of the charity in charge of directing and controlling the charity and running and operating the charity on a day to day basis. All trustees give of their time freely and no trustee remuneration was paid in the year.

The pay of the charity's staff is reviewed annually and normally increased in accordance with average earnings. The remuneration is bench-marked with charities of a similar size and activity to ensure that the remuneration set is fair and not out of line with that generally paid for similar roles. A staff council meets twice a year around April for salary review and any general issues, and in October for general issues.

Recruitment of Trustees

Under the (1977) Scheme, trustees are required to be "competent persons". Trustees are constantly alert to identify such men and women with relevant competencies, common sense, judgement and integrity and who are also willing to bear the significant legal and financial responsibilities of progressive trustees. Local, younger people able to commit the necessary time to discharge trustees' duties diligently remain elusive to identify. The Trustees are always looking to encourage new Trustees for as and when members retire.

Training of Trustees

New trustees are familiarised with their duties by reference to induction materials, newsletters and advisory booklets published periodically by the Charity Commission.

Risk management and principal risks and uncertainties

The Trustees have examined the major strategic and operational risks which the charity faces and confirm that the systems are in place to ensure good risk management. Staff undertake both mandatory and voluntary training courses in order to keep up to date with legislation, and procedures are in place to ensure that the quality of service expected continues to be provided.

The Trustees and staff aspire to, and achieve, the highest operational standards consistent with the expectations of the Care Standards regulations. They constantly review their business aims to ensure compliance with all regulatory requirements.

One of the key risks which the Trustees are aware of is the additional difficulties and complexities because of Bushell House being a listed building. The Trustees work together closely to get the best outcomes for Bushell House, but repairs costs are often unknown and can often be more complex compared to dealing with a non-listed building.

The Trustees have put in place risk management processes to minimise the impact of viral infections (including Covid-19) on employees and residents. The Trustees continue to work closely with management to keep residents and staff safe from the risk of viral infections.

The trustees are mindful of the current economic environment in particular the rising costs of utilities. The Trustees have entered into a three year fixed price contract on utility supply to manage the risk of further price increases within the utilities sector.

Bushell House

Trustees' Annual Report

For the year ended 31 December 2024

Objectives and activities and public benefit

Bushell House charity came into being on 7 July 1743 under the provisions of the Will of William Bushell (1690-1735) for the purpose of maintaining, supporting and providing for elderly people from the area of benefit. The charity operates a Residential Home using the late Mr Bushell's home and, although the original house has been extensively altered since 1743, the objects and activities have remained substantially unchanged since foundation. However, on 8 February 2002, the Charity Commission approved amendments to the scheme:

The area of benefit shall be the Boroughs of the County of Lancashire and the area covered by the unitary authorities of Blackpool and Blackburn with Darwen.

The Trustees shall continue to maintain an extraordinary repair fund.

The Trustees may consider applicants for residence who are members of the churches which are themselves members of Churches Together in England or its succeeding body/bodies.

The Trustees shall have power to provide indemnity insurance for themselves out of the income of the Charity.

The Trustees may apply surplus income of the charity in relieving persons who are in conditions of need, hardship and distress. The Trustees have had due regard and have read the guidance on public benefit published by the Charities Commission.

Achievements and performance

During the financial year there was an average occupancy of 79% (2023: 82%). During the year, extensive repairs were undertaken as part of the first phase of roof repairs, this had taken five rooms out of action which had an impact on occupancy levels throughout the year. As the charity operates from a listed building, there are planning complexities which the charity continues to work through. There is currently a rolling programme to repair and replace windows where needed and this is a high-cost expense.

The major achievements during the year include maintaining 5 Star RDB status, which has also been maintained for 2025 at inspection in January 2025. The charity also has a 5-star rating for food hygiene, with the most recent inspection taking place on 2 January 2025.

The premises are used on a regular basis by Lancashire Fire and Rescue Service for training purposes.

The charity continues to provide a number of social activities for residents including participation in local events and with support from Friends of Bushell House who help raise much needed funds in a variety of ways.

Investment policy and performance

The Trustees are advised by Close Asset Management Ltd, who have day to day discretion in the management of the portfolio. An investment panel representing the Trustees meets half yearly with the investment advisers to review portfolio performance and set policy.

Currently the investment policy adopted is to achieve an income of at least £40,000 from investment plus capital appreciation at least equivalent to the rate of inflation from a balanced portfolio designed to generate both income and growth. The income generated on all investments, including bank deposits awaiting reinvestment for 2024, was 2.8% (2023: 2.7%).

The investment panel has reviewed its instructions to Close Asset Management Ltd and the portfolio performance and is satisfied with both. The panel is happy with the low-risk portfolio and its yield.

Bushell House

Trustees' Annual Report

For the year ended 31 December 2024

Financial review

Surplus funds are necessarily invested to provide income to support the operation of the Home. In future this necessity must be reduced. Whilst there is an extraordinary Repair Fund, alterations to the Home will be met out of reserves unless exceptional. The house is a grade II* listed building and may, in theory, gain financial aid for repairs.

The statement of financial activities shows net expenditure of £120,093 (2023: net expenditure of £14,665), which includes net investment gains of £45,641 (2023: £42,326). The balance of unrestricted funds at 31 December 2024 was £1,005,148 and the balance of restricted funds 1,031,656, a total of £2,036,804 (2023: £2,156,897). The make-up of these funds is shown in note 11. Fee levels are generally above DSS and Income Support rates but below most local comparators.

Reserves Policy

The Trustees have considered the level of free reserves which they should hold in order to safeguard the future of the charity. In their opinion, reserves should be sufficient to ensure that the charity could operate for 12 months in the event that there was an exceptional loss of income. Currently, this amounts to £1,464,337.

Unrestricted reserves at 31 December 2024 amounted to £1,005,148. Excluding designated funds and tangible fixed assets, £904,022 are 'free reserves'. This is equivalent to 7.4 months of running costs, which is below the Trustees' policy, the Trustees are satisfied that the current level of reserves are appropriate for the charity and are carefully managing costs to ensure reserves are maintained at an appropriate level.

The Trustees continue to assist residents unable to meet the full cost of fees. As shown on pages 20 to 22 of the accounts, the charity has a restricted fund for extraordinary repairs.

Plans for future periods

The Trustees are always looking to raise the profile of Bushell House by word of mouth as well as social media and other advertising routes and this remains a key objective for 2025.

At the time of signing these financial statements, work is ongoing to carry out works to the fire alarm system within the building which will improve the overall fire safety. These works are being undertaken on a priority basis such that the areas of the House which will benefit the most and are therefore the most urgent, are being done first.

Significance of volunteers

The charity has no volunteers, other than the Trustees.

Bushell House

Trustees' Annual Report

For the year ended 31 December 2024

Statement of Trustees' Responsibilities

The trustees are responsible for preparing the Trustees' Annual Report and the financial statements in accordance with applicable law and United Kingdom Accounting Standards (United Kingdom Generally Accepted Accounting Practice).

The law applicable to charities in England & Wales requires the 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 of the charity for that period.

In preparing these financial statements, the trustees are required to:

- select suitable accounting policies and then apply them consistently;
- observe the methods and principles in the Charities SORP 2019 (FRS 102);
- make judgements and estimates that are reasonable and prudent;
- state whether applicable accounting standards have been followed;
- prepare the financial statements on the going concern basis unless it is inappropriate to presume that the charity will continue in operation.

The trustees are responsible for keeping accounting records that disclose with reasonable accuracy at any time the financial position of the charity and enable them to ensure that the financial statements comply with the Charities Act 2011, the Charities (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.

Auditor

A resolution to re-appoint MHA for the ensuing year will be proposed at the Annual General Meeting.

This report was approved by the charity on July 31, 2025 and signed on its behalf



.....
I Brown – Chairman of the Board of Trustees

Bushell House

Independent Auditor's Report to the Trustees of Bushell House

For the year ended 31 December 2024

Opinion

We have audited the financial statements of Bushell House (the 'charity') for the year ended 31 December 2024 which comprises the Statement of Financial Activities, the Balance Sheet, the Cash Flow Statement and notes to the financial statements, including significant accounting policies. The financial reporting framework that has been applied in their preparation is applicable law and United Kingdom Accounting Standards, including Financial Reporting Standard 102 The Financial Reporting Standard applicable in the UK and Republic of Ireland (United Kingdom Generally Accepted Accounting Practice).

In our opinion the financial statements:

- give a true and fair view of the state of the charity's affairs as at 31 December 2024 and of its incoming resources and application of resources, including its income and expenditure for the year then ended;
- have been properly prepared in accordance with United Kingdom Generally Accepted Accounting Practice; and
- have been prepared in accordance with the requirements of the Charities Act 2011.

Basis for opinion

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

Conclusions relating to going concern

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

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

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

Other information

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

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

We have nothing to report in this regard.

Bushell House

Independent Auditor's Report to the Trustees of Bushell House

For the year ended 31 December 2024

Matters on which we are required to report by exception

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

- the information given in the trustees' report is inconsistent in any material respect with the financial statements; or
- sufficient accounting records have not been kept; or
- the financial statements are not in agreement with the accounting records; or
- we have not received all the information and explanations we require for our audit.

Responsibilities of trustees

As explained more fully in the trustees' responsibilities statement set out on page 6, the trustees are responsible for the preparation of financial statements and for being satisfied that they give a true and fair view, and for such internal control as the trustees determine is necessary to enable the preparation of financial statements that are free from material misstatement, whether due to fraud or error.

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

Auditor's responsibilities for the audit of the financial statements

We have been appointed as auditor under section 144 of the Charities Act 2011 and report in accordance with the Act and relevant regulations made or having effect thereunder.

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

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

- Enquiries with management, about any known or suspected instances of non-compliance with laws and regulations and fraud;
- Challenging assumptions and judgements made by management, in particular in relation to future performance in light of the current economic climate;
- Auditing the risk of management override of controls, including through testing journal entries and other adjustments for appropriateness;
- Reviewing the systems for recording revenue and to ensure income has been recognised in the correct period;
- Reviewing correspondence with the Care Quality Commission and the Charities Commission; and
- Reviewing board minutes.

Bushell House

Independent Auditor's Report to the Trustees of Bushell House

For the year ended 31 December 2024

Because of the inherent limitations of an audit, there is a risk that we will not detect all irregularities, including those leading to a material misstatement in the financial statements or non-compliance with regulation. This risk increases the more that compliance with a law or regulation is removed from the events and transactions reflected in the financial statements, as we will be less likely to become aware of instances of non-compliance. The risk is also greater regarding irregularities occurring due to fraud rather than error, as fraud involves intentional concealment, forgery, collusion, omission or misrepresentation.

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

Use of our report

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

MHA

MHA
Statutory Auditor
Richard House
Winckley Square
Preston
PR1 3HP

July 31, 2025
.....

MHA is eligible for appointment as auditor of the charity by virtue of its eligibility for appointment as auditor of a company under section 1212 of the Companies Act 2006.

MHA is the trading name of MHA Audit Services LLP, a limited liability partnership in England and Wales (registered number OC455542)

Bushell House**Statement of Financial Activities****For the year ended 31 December 2024**

Restricted Funds					
Note	Land and Buildings £	Other Restricted Funds £	Unrestricted Funds £	2024 Total £	2023 Total £
Income from					
	-	-	4,056	4,056	1,651
	-	1,162	32,966	34,128	35,959
	Charitable activities:				
	-	-	1,260,419	1,260,419	1,171,995
	-	-	1,260,419	1,260,419	1,171,995
Total Income	2	-	1,297,441	1,298,603	1,209,605
Expenditure on					
Raising funds:					
	-	-	7,135	7,135	7,150
	Charitable activities:				
	3	-	1,457,202	1,457,202	1,259,446
Total Expenditure		-	1,464,337	1,464,337	1,266,596
Net income/(expenditure) before other gains and losses		-	1,162	(166,896)	(165,734)
Net gains on investments		-	-	45,641	45,641
Net income/ (expenditure) for the year		-	1,162	(121,255)	(120,093)
Transfers between funds		-	-	-	-
Net movement in funds		-	1,162	(121,255)	(120,093)
Reconciliation of funds:					
Balances brought forward		865,450	165,044	1,126,403	2,156,897
Balances carried forward	11	865,450	166,206	1,005,148	2,036,804

All of the above amounts relate to continuing activities. The notes on pages 13 to 22 form part of these financial statements.

Bushell House**Balance Sheet****As at 31 December 2024**

		Restricted Funds			2024	2023
	Note	Land and Buildings £	Other Restricted Funds £	Unrestricted Funds £	Total £	Total £
Fixed assets						
Tangible assets	7	865,450	-	82,386	947,836	961,951
Investments	8	-	166,206	954,875	1,121,081	1,214,441
		865,450	166,206	1,037,261	2,068,917	2,176,392
Current assets						
Debtors	9	-	-	24,536	24,536	29,789
Cash at bank and in hand		-	-	16,765	16,765	35,757
		-	-	41,301	41,301	65,546
Liabilities						
Creditors falling due within one year	10	-	-	(73,414)	(73,414)	(85,041)
Net current liabilities		-	-	(32,113)	(32,113)	(19,495)
Net assets		865,450	166,206	1,005,148	2,036,804	2,156,897
Total funds of the charity	12	865,450	166,206	1,005,148	2,036,804	2,156,897

The notes on pages 13 to 22 form part of these financial statements.

July 31, 2025

These accounts were approved by the Trustees on and signed on their behalf by:



I Brown - Trustee

Bushell House**Cash Flow Statement****For the year ended 31 December 2024**

	2024	2023
	£	£
Net expenditure for the year	(120,093)	(14,665)
Adjustments for:		
Investment income	(34,128)	(35,959)
(Gain) / loss on investments	(45,641)	(42,326)
Depreciation	16,719	13,870
Decrease/(Increase) in debtors	5,253	(2,698)
(Decrease)/Increase in creditors	(11,627)	11,297
Net cash utilised by operating activities	(189,517)	(70,481)
Cash flows from investing activities:		
Investment income	34,128	35,959
Purchase of tangible fixed assets	(2,604)	(15,808)
Purchase of investments	(158,726)	(137,912)
Proceeds from sale of investments	254,543	159,398
Increase in cash held as investments	43,184	45,339
Cash provided by / (utilised by) investing activities	170,525	86,976
Change in cash and cash equivalents in the year	(18,992)	16,495
Cash and cash equivalents at the beginning of the year	35,757	19,262
Cash and cash equivalents at the end of the year	16,765	35,757

The notes on pages 13 to 22 form part of these financial statements.

Bushell House

Notes to the Financial Statements

For the year ended 31 December 2024

1 Accounting policies

Basis of accounting and general information

Bushell House is an unincorporated charity, and the principal office address is Mill Lane, Goosnargh, Preston, PR3 2BJ. Details of the nature of the charity's operations can be found in the trustees' annual report.

The charity constitutes a public benefit entity as defined by FRS 102. 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 issued in October 2019, the Financial Reporting Standard applicable in the United Kingdom and Republic of Ireland (FRS 102), the Charities Act 2011 and UK Generally Accepted Accounting Practice.

The financial statements have been prepared to give a 'true and fair' view and have departed from the Charities (Accounts and Reports) Regulations 2008 only to the extent required to provide a 'true and fair view'. This departure has involved following 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 issued in October 2019 rather than the Accounting and Reporting by Charities: Statement of Recommended Practice effective from 1 April 2005 which has since been withdrawn.

The accounts have been prepared under the historical cost convention as modified by the inclusion of investments at market value. The accounts are prepared in £ sterling and rounded to the nearest pound.

The significant accounting policies applied in the preparation of these financial statements are set out below. These policies have been consistently applied to all years presented unless otherwise stated.

Going concern

The trustees monitor the financial situation and the general running of the home via regular communication between the financial administrator and house manager and the Chairman.

The financial statements have been prepared on a going concern basis as the trustees believe that no material uncertainties exist. The trustees have considered the level of funds held and the expected level of income and expenditure for 12 months from authorising these financial statements.

One of the key risks which the Trustees are aware of is the additional difficulties and complexities because of Bushell House being a listed building. The Trustees work together closely to get the best outcomes for Bushell House, but repairs costs are often unknown and can often be more complex compared to dealing with a non-listed building and accordingly the Trustees hold a proportion of the investment portfolio in liquid cash resources in the event of a significant short term cash flow requirement to meet large one-off costs. As noted on page 4, there has been significant expenditure in the year on roof repairs which impacted on overall available occupancy during 2024.

Following a review of the financial forecasts, together with funds held, the trustees have concluded that it remains appropriate to prepare these financial statements on the going concern basis as the budgeted income and expenditure is sufficient with the level of reserves for the charity to be able to continue as a going concern.

Bushell House

Notes to the Financial Statements

For the year ended 31 December 2024

1 Accounting policies (continued)

Fund accounting

Unrestricted income funds comprise those funds which the trustees are free to use for any purpose in furtherance of the charitable objects.

Unrestricted funds include designated funds where the trustees, at their discretion, have created a fund for a specific purpose. The aim and use of each designated fund is set out in the notes to the financial statements.

Restricted funds are to be used for specified purposes as laid down by the donor. Expenditure which meets these criteria is allocated against the fund, together with a fair allocation of management and support costs.

Income

All income is recognised once the charity has entitlement to the income, there is sufficient certainty or receipt and so it is probable that the income will be received, and the amount of income receivable can be measured reliably. Investment income and income from residential care fees are recognised in the period they are receivable. For legacies, entitlement is the earlier of the charity being notified of a specific impending distribution or the legacy being received.

Expenditure

All expenditure, which includes irrecoverable VAT, is accounted for on an accruals basis and has been included under expense categories that aggregate all costs for allocation to activities. Where costs cannot be directly attributed to particular activities, they have been allocated on a basis consistent with the use of the resources.

Tangible fixed assets

Tangible fixed assets costing more than £500 are capitalised. Fixtures and equipment are included at cost less depreciation. No depreciation has been provided for on the freehold building which is included at cost. It is the charity's practice to maintain the building in a continual state of sound repair. Accordingly, the trustees consider in view of the length of the life of the asset and its residual value any depreciation would be immaterial. A transfer is shown each year from the unrestricted fund to the land and buildings unrestricted fund equal to the capital improvements to L&B in the year

Depreciation is provided as follows to write off the cost of the assets over their expected useful lives:

Fixtures and equipment - 5% - 20% on cost

At each reporting period end date, the charity reviews the carrying amounts of its tangible assets to determine whether there is any indication that those assets have suffered an impairment loss. If any such indication exists, the recoverable amount of the asset is estimated in order to determine the extent of the impairment loss (if any).

Bushell House

Notes to the Financial Statements

For the year ended 31 December 2024

1 Accounting policies (continued)

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.

All gains and losses are taken to the statement of financial activities as they arise. Realised gains and losses on investments are calculated as the difference between sales proceeds and their opening carrying value or their purchase value if acquired subsequent to the first day of the financial year. Unrealised gains and losses are calculated as the difference between the fair value at the year end and their carrying value. Realised and unrealised investment gains and losses are combined in the Statement of Financial Activities.

Debtors

Trade and other debtors are recognised at the settlement amount due after any trade discount offered. Prepayments are valued at the amount prepaid net of any trade discounts due.

Creditors

Creditors are recognised where the charity has a present obligation resulting from a past event that will probably result in the transfer of funds to a third party and the amount due to settle the obligation can be measured or estimated reliably. Creditors are normally recognised at their settlement amount after allowing for any trade discounts due.

Cash at bank and in hand

Cash at bank and in hand represents cash held on deposit with banks and cash in hand.

Pension costs and employee benefits

The charity operates defined contribution pension schemes for employees. The assets of the scheme are held separately from those of the company. The annual contributions payable are charged to the SOFA and details are included within note 4 of the financial statements.

The costs of short-term employee benefits are recognised as a liability and an expense.

Financial instruments

Financial instruments are classified and accounted for, according to the substance of the contractual arrangement, as financial assets or financial liabilities.

Judgements and key sources of estimation uncertainty

The Trustees' consider that there are no areas of the financial statements which are subject to significant estimates, judgements or assumptions made.

2 Income

All income in the year was unrestricted, with the exception of £1,162 (2023: £1,141) of investment income.

Bushell House**Notes to the Financial Statements****For the year ended 31 December 2024****3 Residential care costs**

	2024	2023
	£	£
Wages and salaries	955,271	874,357
Other staff costs	11,313	44,388
Provision and upkeep	74,979	74,969
Fuel and lighting	68,420	65,987
Repairs and maintenance	242,052	112,767
Rates and water	11,175	9,564
Insurance	26,019	23,987
Telephone	14,261	8,213
Printing, stationery and advertising	3,421	4,342
Donations	-	50
Human resources consultancy	9,829	2,893
Activity expenses	528	388
Quality assurance, registration and regulatory	8,509	10,331
Accountancy and administrative assistance	306	140
Preparation of statutory accounts	4,800	4,500
Audit of statutory accounts	9,600	8,700
Depreciation of fixtures	16,719	13,870
	<hr/>	<hr/>
	1,457,202	1,259,446
	<hr/>	<hr/>

All of the above expenditure is directly attributable to the provision of residential care.

Expenditure on charitable activities was made up of £1,457,202 (2023: £1,259,446) from unrestricted funds with £nil (2023: £nil) from restricted funds.

Bushell House**Notes to the Financial Statements****For the year ended 31 December 2024****4 Wages and salaries**

	2024	2023
	£	£
Wages and salaries	847,077	779,439
Social security costs	58,551	50,714
Pension costs	49,643	44,204
	<u>955,271</u>	<u>874,357</u>

There are no individual salaries in excess of £60,000 per annum.

The average number of employees during the year was:	2024	2023
		No
Care	40	40
Management and administration	3	3
	<u>43</u>	<u>43</u>

The key management personnel of the charity comprise the Trustees, the General Manager, and the Deputy Manager. The total employee benefits of the key management personnel, including employer National Insurance and pension contributions, were £107,866 (2023: £102,759).

5 Governance costs

	2024	2023
	£	£
Auditors' remuneration	14,400	13,200
	<u>14,400</u>	<u>13,200</u>

6 Auditors' remuneration

Amounts paid to the auditors constituted an audit fee of £9,600 (2023: £8,700) and fees for the preparation of statutory accounts of £4,800 (2023: £4,500).

Bushell House**Notes to the Financial Statements****For the year ended 31 December 2024****7 Fixed assets**

	Freehold Land and Buildings £	Fixtures and Equipment £	Total £
Cost			
At 1 January 2024	865,450	229,341	1,094,791
Additions	-	2,604	2,604
	865,450	231,945	1,097,395
Depreciation			
At 1 January 2024	-	132,840	132,840
Charge for the year	-	16,719	16,719
	-	149,559	149,559
Net book value			
At 31 December 2024	865,450	82,386	947,836
At 31 December 2023	865,450	96,501	961,951

8 Investments

	Unrestricted £	Restricted £	Total £
Market value at 1 January 2024	1,049,397	165,044	1,214,441
Additions at cost	158,726	-	158,726
Disposal proceeds	(254,543)	-	(254,543)
Net investment gains/(losses)	45,641	-	45,641
Movement in cash held on deposit by investment agents	(44,346)	1,162	(43,184)
Market value at 31 December 2024	954,875	166,206	1,121,081

Bushell House**Notes to the Financial Statements****For the year ended 31 December 2024****8 Investments (continued)**

Historical Cost	Total £
Unrestricted	
General fund	788,033
Restricted	
Extraordinary repairs fund (created by order dated 18.4.50 – revised under scheme dated 15.5.77)	166,206
	<hr/>
Total Investments (schedule 1)	954,239
	<hr/> <hr/>

9 Debtors

	2024	2023
	£	£
Fees receivable	354	6,187
Prepayments and accrued income	24,182	23,602
	<hr/>	<hr/>
	24,536	29,789
	<hr/> <hr/>	<hr/> <hr/>

All debtors related to unrestricted funds in both 2024 and 2023.

10 Creditors

	2024	2023
	£	£
Trade creditors	21,396	27,014
Tax and social security	14,953	15,554
Accruals	37,065	42,473
	<hr/>	<hr/>
	73,414	85,041
	<hr/> <hr/>	<hr/> <hr/>

All creditors related to unrestricted funds in both 2024 and 2023.

11 Related party transactions

The Charity is under the control of the Trustees.

During the year the trustees received no remuneration, benefits in kind or reimbursed expenses (2023: £nil).

There were no transactions with related parties.

Bushell House**Notes to the Financial Statements****For the year ended 31 December 2024****12 Analysis of funds**

	At 1 Jan 2024 £	Income £	Expenditure £	Investment gains £	Transfers £	At 31 Dec 2024 £
General reserve	1,027,594	1,295,699	(1,340,509)	45,641	(42,017)	986,408
Designated funds:						
Exceptional repair fund	40,000	-	(40,000)	-	-	-
Roof fund	40,000	-	(82,017)	-	42,017	-
Residents' amenities fund	18,809	1,742	(1,811)	-	-	18,740
Total unrestricted funds	1,126,403	1,297,441	(1,464,337)	45,641	-	1,005,148
Restricted funds						
Land and buildings	865,450	-	-	-	-	865,450
Other restricted funds:						
Extraordinary repair fund	165,044	1,162	-	-	-	166,206
Total restricted funds	1,030,494	1,162	-	-	-	1,031,656
Total funds	2,156,897	1,298,603	(1,464,337)	45,641	-	2,036,804

Bushell House**Notes to the Financial Statements****For the year ended 31 December 2024****12 Analysis of funds (continued)**

	At 1 Jan 2023 £	Income £	Expenditure £	Investment gains £	Transfers £	At 31 Dec 2023 £
General reserve	1,045,894	1,207,187	(1,264,855)	42,326	(2,958)	1,027,594
Designated funds:						
Exceptional repair fund	40,000	-	-	-	-	40,000
Roof fund	30,000	-	-	-	10,000	40,000
Residents' amenities fund	19,273	1,277	(1,741)	-	-	18,809
Total unrestricted funds	1,135,167	1,208,464	(1,266,596)	42,326	7,042	1,126,403
Restricted funds						
Land and buildings	865,450	-	-	-	-	865,450
Other restricted funds:						
Extraordinary repair fund	163,903	1,141	-	-	-	165,044
Pathway fund	7,042	-	-	-	(7,042)	-
Total restricted funds	1,036,395	1,141	-	-	(7,042)	1,030,494
Total funds	2,171,562	1,209,605	(1,266,596)	42,326	-	2,156,897

Exceptional repair fund

This designated fund is a fund set aside by the trustees for exceptional repairs. During the year, extensive roof repairs were undertaken and a portion of the expenditure was utilised from the exceptional repair fund.

Roof fund

This designated fund is a fund set aside by the trustees for replacing the roof. As with the exceptional repair fund, a portion of the expenditure incurred during the year on roof repairs was utilised from the exceptional repair fund.

Residents' amenities fund

This designated fund is generated by donations received and funds generated by the activities of the Friends of Bushell House and will be used for major expenditure which will enhance the quality of life for the residents of Bushell House.

Bushell House

Notes to the Financial Statements

For the year ended 31 December 2024

12 Analysis of funds (continued)

Land and buildings fund

This represents Bushell House land and buildings.

Extraordinary repair fund

These funds represent the capital of the charity as created by order dated 18 April 1950 and revised under scheme of 13 May 1977. It is to be used for extraordinary repair costs.

Pathway fund

The pathway fund represents a donation from a former resident to be spent on creating a path in the garden. The path was built in 2019 and has been included within the value of land and buildings. The residual amount on this fund was transferred to the general reserve during the prior year to reflect the ongoing maintenance costs associated with the path since it was first installed.

Bushell House**Schedule 1 – Summary of Investments – does not form part of the financial statements****For the year ended 31 December 2024**

	Cost At 31 Dec 2023	Market value at 31 Dec 2023	Additions/ (disposals) at market value	Gain/(loss) on disposals	Gain/(loss) on retained investments	Cash deposit movement	Cost At 31 Dec 2024	Market value at 31 Dec 2024	2024 Income	2023 Income
	£	£	£	£	£	£	£	£	£	£
UK fixed interest	149,118	137,006	(30,663)	960	282	-	120,538	107,585	3,309	4,750
Equities	604,297	741,652	(46,916)	(39,908)	78,572	-	575,643	733,400	24,616	23,158
Property	35,358	28,243	-	-	(6,110)	-	35,358	22,133	1,580	1,572
Commodities	23,970	33,424	-	-	9,178	-	23,970	42,602	-	-
Alternatives	126,290	143,343	(18,238)	-	2,667	-	111,134	127,772	1,904	1,784
Money Market Fund	50,010	50,000	-	-	-	-	50,007	50,000	2,577	998
Cash on deposit	80,773	80,773	-	-	-	(43,184)	37,589	37,589	1,162	1,141
	1,069,816	1,214,441	(95,817)	(38,948)	84,589	(43,184)	954,239	1,121,081	35,148	33,403

During the year investment income of £1,162 (2023: £1,141) was attributable to restricted income funds with the balance of £33,986 (2023: £32,262) adding to unrestricted funds.

BUSHELL HOUSE

England & Wales - Charity number 221797

Accounts

Bushell House

Trustees' Annual Report and Financial Statements

**For The Year Ended
31 December 2023**

Bushell House

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Bushell House

Trustees and Advisors

For the year ended 31 December 2023

Trustees

Co-optative:

Mr I Brown	Chair
Mrs J Bleasdale	Vice-Chair
Mr M Anson	
Mr C D Carefoot	
Mr P McDade (resigned 21 February 2023)	
Mr J Fish	
Mr M Richardson (resigned 3 April 2023)	

Ex Officio:

Reverend G Stewart	Vicar of Goosnargh (appointed 28 March 2023)
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Reverend S Haigh (resigned 26 October 2023)	Vicar of Preston
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Nominative:

Mr K Hudson	Preston City Council
Mr G J Davies	Preston City Magistrate

Key Management Personnel:

General Manager

Ms R Marrow

Deputy Manager

Ms J Hesketh

Principal office

Bushell House
Mill Lane
Goosnargh
Preston
PR3 2BJ

Charity number

221797

Auditors

MHA
Richard House
9 Winckley Square
Preston
PR1 3HP

Investment agents

Close Asset Management Ltd
10 Exchange Square
Primrose Street
London
EC2A 2BY

Bushell House

Trustees' Annual Report

For the year ended 31 December 2023

The Trustees present their report and the audited accounts for the year ended 31 December 2023. The trustees have adopted the provisions of the Statement of Recommended Practice (SORP) "Accounting and Reporting by Charities" in preparing the annual report and financial statements of the charity.

The financial statements have been prepared in accordance with the accounting policies set out in notes to the accounts and comply with the charity's governing document, 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 (FRS102) published in October 2019.

Structure, governance and management

Bushell House is a registered charity currently regulated by a Scheme of the Charity Commissioners dated 13 May 1977 (as altered on 8 February 2002).

The body of Trustees when complete, shall consist of eleven competent persons, being two Ex-Officio Trustees, three Nominative Trustees and six Co-optative Trustees. The Trustees are actively looking to recruit additional Trustees, in line with the Trust Deed.

The Ex-Officio Trustees shall be the Rector for the area of the United Benefice of Preston (St John and St George) and the Vicar of the Parish of St Mary the Virgin, Goosnargh. The Rector for the area of the United Benefice of Preston (St John and St George) has confirmed he does not wish to take up a position as a Trustee with the Charity.

The Nominative Trustees shall be appointed for four years, one from each of the following:

- County Council of Lancashire
- Preston City Council
- Justices of the Peace of Petty Sessional Division of Preston

Co-optative Trustees are appointed for a term of five years. Any competent Trustee may be re-appointed. A Chairman is appointed annually. The County Council has confirmed that it no longer wishes to appoint a representative. Three Trustees are continuing to serve as Trustees, having initially been appointed as Nominative Trustees.

The Charity is managed by a Board of Trustees. They meet quarterly to determine operational matters and future strategy. Bushell House is inspected each month by two Trustees. One Trustee makes a written pastoral report, which is available to the Care Quality Commission. The other Trustee looks at the internal and external fabric of the building. Copies of both reports are held on file and exceptional findings are presented to the Board's quarterly meetings. The day to day management of the residential home is entrusted to the Manager and her staff with support from relevant professional advisors. All employees are given basic and advanced training.

A Financial Report is made to the Quarterly Trustees' Meeting. Various management functions are allocated an annual budget; the trustees manage these functions within budget, would be consulted on these functions by the Manager and would report progress to the trustee's quarterly meeting. There is now a vice chairman and subcommittee of four trustees who undertake data gathering and any urgent issues before making suggestions to the Board meeting. The trustees have specific areas of expertise such as the garden, advertising, the building, finance, and IT.

Bushell House

Trustees' Annual Report

For the year ended 31 December 2023

Key management personnel remuneration

The trustees consider the board of trustees, general manager and deputy manager as comprising the key management personnel of the charity in charge of directing and controlling the charity and running and operating the charity on a day to day basis. All trustees give of their time freely and no trustee remuneration was paid in the year.

The pay of the charity's staff is reviewed annually and normally increased in accordance with average earnings. The remuneration is bench-marked with charities of a similar size and activity to ensure that the remuneration set is fair and not out of line with that generally paid for similar roles. A staff council meets twice a year around April for salary review and any general issues, and in October for general issues.

Recruitment of Trustees

Under the (1977) Scheme, trustees are required to be "competent persons". Trustees are constantly alert to identify such men and women with relevant competencies, common sense, judgement and integrity and who are also willing to bear the significant legal and financial responsibilities of progressive trustees. Local, younger people able to commit the necessary time to discharge trustees' duties diligently remain elusive to identify. The Trustees are always looking to encourage new Trustees for as and when members retire.

Training of Trustees

New trustees are familiarised with their duties by reference to induction materials, newsletters and advisory booklets published periodically by the Charity Commission.

Risk management and principal risks and uncertainties

The Trustees have examined the major strategic and operational risks which the charity faces and confirm that the systems are in place to ensure good risk management. Staff undertake both mandatory and voluntary training courses in order to keep up to date with legislation, and procedures are in place to ensure that the quality of service expected continues to be provided.

The Trustees and staff aspire to, and achieve, the highest operational standards consistent with the expectations of the Care Standards regulations. They constantly review their business aims to ensure compliance with all regulatory requirements.

One of the key risks which the Trustees are aware of is the additional difficulties and complexities because of Bushell House being a listed building. The Trustees work together closely to get the best outcomes for Bushell House, but repairs costs are often unknown and can often be more complex compared to dealing with a non-listed building.

The Covid-19 pandemic has had a significant impact on a number of organisations and the Trustees have put in place risk management processes to minimise the impact of any virus on employees and residents, whilst the impact of the pandemic has reduced as time has gone on, the Trustees are working closely with management to keep residents and staff safe from the risk of Covid-19 and any other viral infections.

The trustees are mindful of the current economic environment in particular the rising costs of utilities. The trustees are reviewing these costs on an annual basis to ensure that the charity gets the best possible deal, rather than entering into longer term fixed price contracts.

Bushell House

Trustees' Annual Report

For the year ended 31 December 2023

Objectives and activities and public benefit

Bushell House charity came into being on 7 July 1743 under the provisions of the Will of William Bushell (1690-1735) for the purpose of maintaining, supporting and providing for elderly people from the area of benefit. The charity operates a Residential Home using the late Mr Bushell's home and, although the original house has been extensively altered since 1743, the objects and activities have remained substantially unchanged since foundation. However, on 8 February 2002, the Charity Commission approved amendments to the scheme:

The area of benefit shall be the Boroughs of the County of Lancashire and the area covered by the unitary authorities of Blackpool and Blackburn with Darwen.

The Trustees shall continue to maintain an extraordinary repair fund.

The Trustees may consider applicants for residence who are members of the churches which are themselves members of Churches Together in England or its succeeding body/bodies.

The Trustees shall have power to provide indemnity insurance for themselves out of the income of the Charity.

The Trustees may apply surplus income of the charity in relieving persons who are in conditions of need, hardship and distress. The Trustees have had due regard and have read the guidance on public benefit published by the Charities Commission.

Achievements and performance

During the financial year there was an average occupancy of 82% (2022: 83%). Currently, the House are working hard on the first phase of roof repairs, this has taken five rooms out of action which is having an impact on occupancy levels. As the charity operates from a listed building, there are planning complexities which the charity continues to work through. The premises are used on a regular basis by Lancashire Fire and Rescue Service for training purposes.

There is currently a rolling programme to repair and replace windows where needed and this is a high-cost expense.

The major achievements during the year include maintaining 5 Star RDB status

The charity continues to provide a number of social activities for residents including participation in local events and with support from Friends of Bushell House who help raise much needed funds in a variety of ways.

Investment policy and performance

The Trustees are advised by Close Asset Management Ltd, who have day to day discretion in the management of the portfolio. An investment panel representing the Trustees meets half yearly with the investment advisers to review portfolio performance and set policy.

Currently the investment policy adopted is to achieve an income of at least £40,000 from investment plus capital appreciation at least equivalent to the rate of inflation from a balanced portfolio designed to generate both income and growth. The income generated on all investments, including bank deposits awaiting reinvestment for 2024, was 2.7% (2022: 3.6%).

The investment panel has reviewed its instructions to Close Asset Management Ltd and the portfolio performance and is satisfied with both. The panel is happy with the low-risk portfolio and its yield.

Bushell House

Trustees' Annual Report

For the year ended 31 December 2023

Financial review

Surplus funds are necessarily invested to provide income to support the operation of the Home. In future this necessity must be reduced. Whilst there is an extraordinary Repair Fund, alterations to the Home will be met out of reserves unless exceptional. The house is a grade II* listed building and may, in theory, gain financial aid for repairs.

The statement of financial activities shows net expenditure of £14,665 (2022: net expenditure of £108,441), which includes net investment gains of £42,326 (2022: net investment losses of £64,934). The balance of unrestricted funds at 31 December 2023 was £1,126,403 and the balance of restricted funds £1,030,494, a total of £2,156,897 (2022: £2,171,562). The make-up of these funds is shown in note 11. Fee levels are generally above DSS and Income Support rates but below most local comparators.

Reserves Policy

The Trustees have considered the level of free reserves which they should hold in order to safeguard the future of the charity. In their opinion, reserves should be sufficient to ensure that the charity could operate for 12 months in the event that there was an exceptional loss of income. Currently, this amounts to £1,274,998

Unrestricted reserves at 31 December 2023 amounted to £1,126,403. Excluding designated funds and tangible fixed assets, £931,093 are 'free reserves'. This is equivalent to 8.8 months of running costs, which is below the Trustees' policy, the Trustees are satisfied that the current level of reserves are appropriate for the charity and are carefully managing costs to ensure reserves are maintained at an appropriate level.

The Trustees continue to assist residents unable to meet the full cost of fees. As shown on pages 20 to 22 of the accounts, the charity has a restricted fund for extraordinary repairs.

Plans for future periods

The Trustees are always looking to raise the profile of Bushell House by word of mouth as well as social media and other advertising routes and this remains a key objective for 2024.

During the year the Trustees have again designated £10,000 towards replacing the roof, which will in due course require repair and replacement. At the time of signing these financial statements, work is ongoing to carry out the first phase of roof repairs. .

The House is also undertaking work on the drainage system, which are being re-laid and replaced.

Significance of volunteers

The charity has no volunteers, other than the Trustees.

Bushell House

Trustees' Annual Report

For the year ended 31 December 2023

Statement of Trustees' Responsibilities

The trustees are responsible for preparing the Trustees' Annual Report and the financial statements in accordance with applicable law and United Kingdom Accounting Standards (United Kingdom Generally Accepted Accounting Practice).

The law applicable to charities in England & Wales requires the 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 of the charity for that period.

In preparing these financial statements, the trustees are required to:

- select suitable accounting policies and then apply them consistently;
- observe the methods and principles in the Charities SORP 2019 (FRS 102);
- make judgements and estimates that are reasonable and prudent;
- state whether applicable accounting standards have been followed;
- prepare the financial statements on the going concern basis unless it is inappropriate to presume that the charity will continue in operation.

The trustees are responsible for keeping accounting records that disclose with reasonable accuracy at any time the financial position of the charity and enable them to ensure that the financial statements comply with the Charities Act 2011, the Charities (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.

Auditor

A resolution to re-appoint MHA for the ensuing year will be proposed at the Annual General Meeting.

This report was approved by the charity on 09/05/2024..... and signed on its behalf



.....
I Brown – Chairman of the Board of Trustees

Bushell House

Independent Auditor's Report to the Trustees of Bushell House

For the year ended 31 December 2023

Opinion

We have audited the financial statements of Bushell House (the 'charity') for the year ended 31 December 2023 which comprises the Statement of Financial Activities, the Balance Sheet, the Cash Flow Statement and notes to the financial statements, including a summary of significant accounting policies. The financial reporting framework that has been applied in their preparation is applicable law and United Kingdom Accounting Standards, including Financial Reporting Standard 102 The Financial Reporting Standard applicable in the UK and Republic of Ireland (United Kingdom Generally Accepted Accounting Practice).

In our opinion the financial statements:

- give a true and fair view of the state of the charity's affairs as at 31 December 2023 and of its incoming resources and application of resources, including its income and expenditure for the year then ended;
- have been properly prepared in accordance with United Kingdom Generally Accepted Accounting Practice; and
- have been prepared in accordance with the requirements of the Charities Act 2011.

Basis for opinion

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

Conclusions relating to going concern

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

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

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

Other information

The other information comprises the information included in the trustees' annual report, other than the financial statements and our auditor's report thereon. The trustees are responsible for the other information. Our opinion on the financial statements does not cover the other information and we do not express any form of assurance conclusion thereon. Our responsibility is to read the other information and, in doing so, consider whether the other information is materially inconsistent with the financial statements or our knowledge obtained in the course of the audit or otherwise appears to be materially misstated. If we identify such material inconsistencies or apparent material misstatements, we are required to determine whether this gives rise to a material misstatement in the financial statements themselves. If, based on the work we have performed, we conclude that there is a material misstatement of this other information, we are required to report that fact.

We have nothing to report in this regard.

Bushell House

Independent Auditor's Report to the Trustees of Bushell House

For the year ended 31 December 2023

Matters on which we are required to report by exception

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

- the information given in the trustees' report is inconsistent in any material respect with the financial statements; or
- sufficient accounting records have not been kept; or
- the financial statements are not in agreement with the accounting records; or
- we have not received all the information and explanations we require for our audit.

Responsibilities of trustees

As explained more fully in the trustees' responsibilities statement set out on page 6, the trustees are responsible for the preparation of financial statements and for being satisfied that they give a true and fair view, and for such internal control as the trustees determine is necessary to enable the preparation of financial statements that are free from material misstatement, whether due to fraud or error.

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

Auditor's responsibilities for the audit of the financial statements

We have been appointed as auditor under section 144 of the Charities Act 2011 and report in accordance with the Act and relevant regulations made or having effect thereunder.

Our objectives are to obtain reasonable assurance about whether the financial statements as a whole are free from material misstatement, whether due to fraud or error, and to issue an auditor's report that includes our opinion. Reasonable assurance is a high level of assurance, but is not a guarantee that an audit conducted in accordance with ISAs (UK) will always detect a material misstatement when it exists.

Misstatements can arise from fraud or error and are considered material if, individually or in the aggregate, they could reasonably be expected to influence the economic decisions of users taken on the basis of these financial statements.

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

- Enquiries with management, about any known or suspected instances of non-compliance with laws and regulations and fraud;
- Challenging assumptions and judgements made by management, in particular in relation to future performance in light of the current economic climate;
- Auditing the risk of management override of controls, including through testing journal entries and other adjustments for appropriateness;
- Reviewing the systems for recording revenue and to ensure income has been recognised in the correct period;
- Reviewing correspondence with the Care Quality Commission and the Charities Commission; and
- Reviewing board minutes.

Bushell House

Independent Auditor's Report to the Trustees of Bushell House

For the year ended 31 December 2023

We identified the following areas as those most likely to have a material impact on the financial statements: compliance with Care Quality Commission standards, employment law and compliance with the Charities Act.

Because of the inherent limitations of an audit, there is a risk that we will not detect all irregularities, including those leading to a material misstatement in the financial statements or non-compliance with regulation. This risk increases the more that compliance with a law or regulation is removed from the events and transactions reflected in the financial statements, as we will be less likely to become aware of instances of non-compliance. The risk is also greater regarding irregularities occurring due to fraud rather than error, as fraud involves intentional concealment, forgery, collusion, omission or misrepresentation.

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

Use of our report

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

The logo for MHA (MacIntyre Hudson LLP) consists of the letters 'MHA' in a stylized, blue, hand-drawn font.

MHA
Statutory Auditor
Richard House
Winckley Square
Preston
PR1 3HP

..09/05/2024.....

MHA is eligible for appointment as auditor of the charity by virtue of its eligibility for appointment as auditor of a company under section 1212 of the Companies Act 2006.

MHA is the trading name of MacIntyre Hudson LLP, a limited liability partnership in England and Wales (registered number OC312313)

Bushell House

Statement of Financial Activities

For the year ended 31 December 2023

		Restricted Funds				
	Note	Land and Buildings £	Other Restricted Funds £	Unrestricted Funds £	2023 Total £	2022 Total £
Income from						
Donations and legacies		-	-	1,651	1,651	680
Investments		-	1,141	34,818	35,959	34,648
Charitable activities:						
Residential care fees		-	-	1,171,995	1,171,995	1,062,174
Grant income		-	-	-	-	22,474
Total Income	2	-	1,141	1,208,464	1,209,605	1,119,976
Expenditure on						
Raising funds:						
Investment management fees		-	-	7,150	7,150	7,482
Charitable activities:						
Residential care costs	3	-	-	1,259,446	1,259,446	1,156,001
Total Expenditure		-	-	1,266,596	1,266,596	1,163,483
Net expenditure before other gains and losses		-	1,141	(58,132)	(56,991)	(43,507)
Net gains/(losses) on investments		-	-	42,326	42,326	(64,934)
Net expenditure for the year		-	1,141	(15,806)	(14,665)	(108,441)
Transfers between funds		-	(7,042)	7,042	-	-
Net movement in funds			(5,901)	(8,764)	(14,665)	(108,441)
Reconciliation of funds:						
Balances brought forward		865,450	170,945	1,135,167	2,171,562	2,280,003
Balances carried forward	11	865,450	165,044	1,126,403	2,156,897	2,171,562

All of the above amounts relate to continuing activities. The notes on pages 13 to 22 form part of these financial statements.

Bushell House


Balance Sheet

As at 31 December 2023

		Restricted Funds				
	Note	Land and Buildings £	Other Restricted Funds £	Unrestricted Funds £	2023 Total £	2022 Total £
Fixed assets						
Tangible assets	7	865,450	-	96,501	961,951	960,013
Investments	8	-	165,044	1,049,397	1,214,441	1,238,940
		<u>865,450</u>	<u>165,044</u>	<u>1,145,898</u>	<u>2,176,392</u>	<u>2,198,953</u>
Current assets						
Debtors	9	-	-	29,789	29,789	27,091
Cash at bank and in hand		-	-	35,757	35,757	19,262
		<u>-</u>	<u>-</u>	<u>65,546</u>	<u>65,546</u>	<u>46,353</u>
Liabilities						
Creditors falling due within one year	10	-	-	(85,041)	(85,041)	(73,744)
		<u>-</u>	<u>-</u>	<u>(85,041)</u>	<u>(85,041)</u>	<u>(73,744)</u>
Net current (liabilities) / assets		<u>-</u>	<u>-</u>	<u>(19,495)</u>	<u>(19,495)</u>	<u>(27,391)</u>
Net assets		<u>865,450</u>	<u>165,044</u>	<u>1,126,403</u>	<u>2,156,897</u>	<u>2,171,562</u>
Total funds of the charity	12	<u>865,450</u>	<u>165,044</u>	<u>1,126,403</u>	<u>2,156,897</u>	<u>2,171,562</u>

The notes on pages 13 to 22 form part of these financial statements.

These accounts were approved by the Trustees on 09/05/2024 and signed on their behalf by:



I Brown - Trustee

Bushell House

Cash Flow Statement

For the year ended 31 December 2023

	2023	2022
	£	£
Net expenditure for the year	(14,665)	(108,441)
Adjustments for:		
Investment income	(35,959)	(34,648)
(Gain) / loss on investments	(42,326)	64,934
Loss on sale of tangible fixed assets	-	2,982
Depreciation	13,870	11,552
(Increase)/ decrease in debtors	(2,698)	4,041
Increase in creditors	11,297	34,054
	<hr/>	<hr/>
Net cash utilised by operating activities	(70,481)	(25,526)
	<hr/>	<hr/>
Cash flows from investing activities:		
Investment income	35,959	34,648
Purchase of tangible fixed assets	(15,808)	(86,974)
Purchase of investments	(137,912)	(91,691)
Proceeds from sale of investments	159,398	112,006
Increase in cash held as investments	45,339	(23,764)
	<hr/>	<hr/>
Cash provided by / (utilised by) investing activities	86,976	(55,775)
	<hr/>	<hr/>
Change in cash and cash equivalents in the year	16,495	(81,301)
Cash and cash equivalents at the beginning of the year	19,262	100,563
	<hr/>	<hr/>
Cash and cash equivalents at the end of the year	35,757	19,262
	<hr/>	<hr/>

The notes on pages 13 to 22 form part of these financial statements.

Bushell House

Notes to the Financial Statements

For the year ended 31 December 2023

1 Accounting policies

Basis of accounting and general information

Bushell House is an unincorporated charity, and the principal office address is Mill Lane, Goosnargh, Preston, PR3 2BJ. Details of the nature of the charity's operations can be found in the trustees' annual report.

The charity constitutes a public benefit entity as defined by FRS 102. 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 issued in October 2019, the Financial Reporting Standard applicable in the United Kingdom and Republic of Ireland (FRS 102), the Charities Act 2011 and UK Generally Accepted Accounting Practice.

The financial statements have been prepared to give a 'true and fair' view and have departed from the Charities (Accounts and Reports) Regulations 2008 only to the extent required to provide a 'true and fair view'. This departure has involved following 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 issued in October 2019 rather than the Accounting and Reporting by Charities: Statement of Recommended Practice effective from 1 April 2005 which has since been withdrawn.

The accounts have been prepared under the historical cost convention as modified by the inclusion of investments at market value. The accounts are prepared in £ sterling and rounded to the nearest pound.

The significant accounting policies applied in the preparation of these financial statements are set out below. These policies have been consistently applied to all years presented unless otherwise stated.

Going concern

The trustees monitor the financial situation and the general running of the home via regular communication between the financial administrator and house manager and the Chairman.

The financial statements have been prepared on a going concern basis as the trustees believe that no material uncertainties exist. The trustees have considered the level of funds held and the expected level of income and expenditure for 12 months from authorising these financial statements.

One of the key risks which the Trustees are aware of is the additional difficulties and complexities because of Bushell House being a listed building. The Trustees work together closely to get the best outcomes for Bushell House, but repairs costs are often unknown and can often be more complex compared to dealing with a non-listed building and accordingly the Trustees hold a proportion of the investment portfolio in liquid cash resources in the event of a significant short term cash flow requirement to meet large one off costs.

Following a review of the financial forecasts, together with funds held, the trustees have concluded that it remains appropriate to prepare these financial statements on the going concern basis as the budgeted income and expenditure is sufficient with the level of reserves for the charity to be able to continue as a going concern.

Bushell House

Notes to the Financial Statements

For the year ended 31 December 2023

1 Accounting policies (continued)

Fund accounting

Unrestricted income funds comprise those funds which the trustees are free to use for any purpose in furtherance of the charitable objects.

Unrestricted funds include designated funds where the trustees, at their discretion, have created a fund for a specific purpose. The aim and use of each designated fund is set out in the notes to the financial statements.

Restricted funds are to be used for specified purposes as laid down by the donor. Expenditure which meets these criteria is allocated against the fund, together with a fair allocation of management and support costs.

Income

All income is recognised once the charity has entitlement to the income, there is sufficient certainty or receipt and so it is probable that the income will be received, and the amount of income receivable can be measured reliably. Investment income and income from residential care fees are recognised in the period they are receivable. For legacies, entitlement is the earlier of the charity being notified of a specific impending distribution or the legacy being received.

The charity receives government grants in respect of Infection Control Fund, Lateral Flow Funding, Vaccination Grant and Workforce Capacity Grant. Income from government and other grants are recognised at fair value when the charity has entitlement after any performance conditions have been met, it is probable that the income will be received and the amount can be measured reliably. If entitlement is not met then these amounts are deferred.

Expenditure

All expenditure, which includes irrecoverable VAT, is accounted for on an accruals basis and has been included under expense categories that aggregate all costs for allocation to activities. Where costs cannot be directly attributed to particular activities, they have been allocated on a basis consistent with the use of the resources.

Tangible fixed assets

Tangible fixed assets costing more than £500 are capitalised. Fixtures and equipment are included at cost less depreciation. No depreciation has been provided for on the freehold building which is included at cost. It is the charity's practice to maintain the building in a continual state of sound repair. Accordingly, the trustees consider in view of the length of the life of the asset and its residual value any depreciation would be immaterial. A transfer is shown each year from the unrestricted fund to the land and buildings unrestricted fund equal to the capital improvements to L&B in the year

Depreciation is provided as follows to write off the cost of the assets over their expected useful lives:

Fixtures and equipment - 5% - 20% on cost

At each reporting period end date, the charity reviews the carrying amounts of its tangible assets to determine whether there is any indication that those assets have suffered an impairment loss. If any such indication exists, the recoverable amount of the asset is estimated in order to determine the extent of the impairment loss (if any).

Bushell House

Notes to the Financial Statements

For the year ended 31 December 2023

1 Accounting policies (continued)

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.

All gains and losses are taken to the statement of financial activities as they arise. Realised gains and losses on investments are calculated as the difference between sales proceeds and their opening carrying value or their purchase value if acquired subsequent to the first day of the financial year. Unrealised gains and losses are calculated as the difference between the fair value at the year end and their carrying value. Realised and unrealised investment gains and losses are combined in the Statement of Financial Activities.

Debtors

Trade and other debtors are recognised at the settlement amount due after any trade discount offered. Prepayments are valued at the amount prepaid net of any trade discounts due.

Creditors

Creditors are recognised where the charity has a present obligation resulting from a past event that will probably result in the transfer of funds to a third party and the amount due to settle the obligation can be measured or estimated reliably. Creditors are normally recognised at their settlement amount after allowing for any trade discounts due.

Cash at bank and in hand

Cash at bank and in hand represents cash held on deposit with banks and cash in hand.

Pension costs and employee benefits

The charity operates defined contribution pension schemes for employees. The assets of the scheme are held separately from those of the company. The annual contributions payable are charged to the SOFA and details are included within note 4 of the financial statements.

The costs of short-term employee benefits are recognised as a liability and an expense.

Financial instruments

Financial instruments are classified and accounted for, according to the substance of the contractual arrangement, as financial assets or financial liabilities.

Judgements and key sources of estimation uncertainty

The Trustees' consider that there are no areas of the financial statements which are subject to significant estimates, judgements or assumptions made.

2 Income

All income in the year was unrestricted, with the exception of £nil (2022: £2,226) of restricted grant income and £1,141 (2022: £537) of investment income, as detailed below.

Income from local government grants in respect of infection control funding of £nil (2022: £22,474) was recognised during the year.

Income from Close Wealth Deposit interest of £1,141 (2022: £537) was recognised during the year.

Bushell House

Notes to the Financial Statements

For the year ended 31 December 2023

3 Residential care costs

	2023	2022
	£	£
Wages and salaries	874,357	798,119
Other staff costs	44,388	55,567
Provision and upkeep	74,969	71,628
Fuel and lighting	65,987	36,671
Repairs and maintenance	112,767	104,479
Rates and water	9,564	9,875
Insurance	23,987	21,530
Telephone	8,213	8,888
Printing, stationery and advertising	4,342	4,194
Donations	50	-
Human resources consultancy	2,893	7,582
Activity expenses	388	67
Quality assurance, registration and regulatory	10,331	10,496
Accountancy and administrative assistance	140	371
Preparation of statutory accounts	4,500	3,900
Audit of statutory accounts	8,700	8,100
Depreciation of fixtures	13,870	11,552
Loss on disposal of fixed assets	-	2,982
	<hr/>	<hr/>
	1,259,446	1,156,001
	<hr/>	<hr/>

All of the above expenditure is directly attributable to the provision of residential care.

Expenditure on charitable activities was made up of £1,259,446 (2022: £1,145,222) from unrestricted funds with £nil (2022: £10,779) from restricted funds.

Bushell House

Notes to the Financial Statements

For the year ended 31 December 2023

4 Wages and salaries

	2023	2022
	£	£
Wages and salaries	779,439	710,731
Social security costs	50,714	50,539
Pension costs	44,204	36,849
	<hr/>	<hr/>
	874,357	798,119
	<hr/> <hr/>	<hr/> <hr/>

There are no individual salaries in excess of £60,000 per annum.

The average number of employees during the year was:	2023	2022
	No	No
Care	40	39
Management and administration	3	3
	<hr/>	<hr/>
	43	42
	<hr/> <hr/>	<hr/> <hr/>

The key management personnel of the charity comprise the Trustees, the General Manager, and the Deputy Manager. The total employee benefits of the key management personnel, including employer National Insurance and pension contributions, were £102,759 (2022: £93,999).

5 Governance costs

	2023	2022
	£	£
Auditors' remuneration	13,200	12,000
	<hr/>	<hr/>
	13,200	12,000
	<hr/> <hr/>	<hr/> <hr/>

6 Auditors' remuneration

Amounts paid to the auditors constituted an audit fee of £8,700 (2022: £8,100) and fees for the preparation of statutory accounts of £4,500 (2022: £3,900).

Bushell House

Notes to the Financial Statements

For the year ended 31 December 2023

7 Fixed assets

	Freehold Land and Buildings £	Fixtures and Equipment £	Total £
Cost			
At 1 January 2023	865,450	213,533	1,078,983
Additions	-	15,808	15,808
	<hr/>	<hr/>	<hr/>
At 31 December 2023	865,450	229,341	1,094,791
	<hr/> <hr/>	<hr/> <hr/>	<hr/> <hr/>
Depreciation			
At 1 January 2023	-	118,970	118,970
Charge for the year	-	13,870	13,870
	<hr/>	<hr/>	<hr/>
At 31 December 2023	-	132,840	132,840
	<hr/> <hr/>	<hr/> <hr/>	<hr/> <hr/>
Net book value			
At 31 December 2023	865,450	96,501	961,951
	<hr/> <hr/>	<hr/> <hr/>	<hr/> <hr/>
At 31 December 2022	865,450	94,563	960,013
	<hr/> <hr/>	<hr/> <hr/>	<hr/> <hr/>

8 Investments

	Unrestricted £	Restricted £	Total £
Market value at 1 January 2023	1,075,037	163,903	1,238,940
Additions at cost	137,912	-	137,912
Disposal proceeds	(159,398)	-	(159,398)
Net investment gains/(losses)	42,326	-	42,326
Movement in cash held on deposit by investment agents	(46,480)	1,141	(45,339)
	<hr/>	<hr/>	<hr/>
Market value at 31 December 2023	1,049,397	165,044	1,214,441
	<hr/> <hr/>	<hr/> <hr/>	<hr/> <hr/>

Bushell House

Notes to the Financial Statements

For the year ended 31 December 2023

8 Investments (continued)

Historical Cost	Total £
Unrestricted General fund	1,049,397
Restricted Extraordinary repairs fund (created by order dated 18.4.50 – revised under scheme dated 15.5.77)	165,044
Total Investments (schedule 1)	1,214,441

9 Debtors

	2023	2022
	£	£
Fees receivable	6,187	272
Prepayments and accrued income	23,602	26,819
	29,789	27,091

All debtors related to unrestricted funds in both 2023 and 2022.

10 Creditors

	2023	2022
	£	£
Trade creditors	27,014	33,072
Tax and social security	15,554	12,632
Accruals	42,473	28,040
	85,041	73,744

All creditors related to unrestricted funds in both 2023 and 2022.

11 Related party transactions

The Charity is under the control of the Trustees.

During the year the trustees received no remuneration, benefits in kind or reimbursed expenses (2022: £nil).

There were no transactions with related parties.

Bushell House

Notes to the Financial Statements

For the year ended 31 December 2023

12 Analysis of funds

	At 1 Jan 2023 £	Income £	Expenditure £	Investment gains £	Transfers £	At 31 Dec 2023 £
General reserve	1,045,894	1,207,187	(1,264,855)	42,326	(2,958)	1,027,594
Designated funds:						
Exceptional repair fund	40,000	-	-	-	-	40,000
Roof fund	30,000	-	-	-	10,000	40,000
Residents' amenities fund	19,273	1,277	(1,741)	-	-	18,809
	<hr/>	<hr/>	<hr/>	<hr/>	<hr/>	<hr/>
Total unrestricted funds	1,135,167	1,208,464	(1,266,596)	42,326	7,042	1,126,403
	<hr/>	<hr/>	<hr/>	<hr/>	<hr/>	<hr/>
Restricted funds						
Land and buildings	865,450	-	-	-	-	865,450
Other restricted funds:						
Extraordinary repair fund	163,903	1,141	-	-	-	165,044
Pathway fund	7,042	-	-	-	(7,042)	-
	<hr/>	<hr/>	<hr/>	<hr/>	<hr/>	<hr/>
Total restricted funds	1,036,395	1,141	-	-	(7,042)	1,030,494
	<hr/>	<hr/>	<hr/>	<hr/>	<hr/>	<hr/>
Total funds	2,171,562	1,209,605	(1,266,596)	42,326	-	2,156,897
	<hr/>	<hr/>	<hr/>	<hr/>	<hr/>	<hr/>

Bushell House

Notes to the Financial Statements

For the year ended 31 December 2023

12 Analysis of funds (continued)

	At 1 Jan 2022 £	Income £	Expenditure £	Investment gains £	Transfers £	At 31 Dec 2022 £
General reserve	1,109,262	1,117,183	(1,152,009)	(64,934)	36,392	1,045,894
Designated funds:						
Exceptional repair fund	40,000	-	-	-	-	40,000
Boiler fund	40,000	-	-	-	(40,000)	-
Roof fund	20,000	-	-	-	10,000	30,000
Residents' amenities fund	19,938	30	(695)	-	-	19,273
Total unrestricted funds	1,229,200	1,117,213	(1,152,704)	(64,934)	6,392	1,135,167
Restricted funds						
Land and buildings	865,450	-	-	-	-	865,450
Other restricted funds:						
Infection Control Fund & Lateral Flow Funding	10,555	1,864	(6,027)	-	(6,392)	-
Vaccination Grant	824	-	(824)	-	-	-
Workforce Capacity Grant	3,566	362	(3,928)	-	-	-
Extraordinary repair fund	163,366	537	-	-	-	163,903
Pathway fund	7,042	-	-	-	-	7,042
Total restricted funds	1,050,803	2,763	(10,779)	-	(6,392)	1,036,395
Total funds	2,280,003	1,119,976	(1,163,483)	(64,934)	-	2,171,562

Exceptional repair fund

This designated fund is a fund set aside by the trustees for exceptional repairs.

Boiler fund

This designated fund is a fund set aside by the trustees for replacing the boilers. The boilers were replaced during the year and have been capitalised as part of the general fixed asset fund, the previously designated funds were utilised towards the cost of this work.

Roof fund

This designated fund is a fund set aside by the trustees for replacing the roof.

Residents' amenities fund

This designated fund is generated by donations received and funds generated by the activities of the Friends of Bushell House and will be used for major expenditure which will enhance the quality of life for the residents of Bushell House.

Bushell House

Notes to the Financial Statements

For the year ended 31 December 2023

12 Analysis of funds (continued)

Land and buildings fund

This represents Bushell House land and buildings.

Extraordinary repair fund

These funds represent the capital of the charity as created by order dated 18 April 1950 and revised under scheme of 13 May 1977. It is to be used for extraordinary repair costs.

Infection Control fund and lateral flow funding

The Infection Control fund and lateral flow funding represents funding from Lancashire County Council which was distributed to organisations within the care sector. The transfers in the year of £nil (2022: £6,392) is made in respect of loss of income from removing a room within the House for the purposes of staff changing and provision of a safe area for testing to be carried out.

Vaccination grant

The vaccination grant represents funding from Lancashire County Council which was distributed to organisations within the care sector.

Workforce capacity grant

The workforce capacity grant represents funding from Lancashire County Council which was distributed to organisations within the care sector to maintain safe staffing capacity.

Pathway fund

The pathway fund represents a donation from a former resident to be spent on creating a path in the garden. The path was built in 2019 and has been included within the value of land and buildings. The residual amount on this fund has been transferred during the year to the general reserve to reflect the ongoing maintenance costs associated with the path since it was first installed.

Bushell House

Schedule 1 – Summary of Investments

For the year ended 31 December 2023

	Cost At 31 Dec 2022 £	Market value at 31 Dec 2022 £	Additions/ (disposals) at market value £	Gain/(loss) on disposals £	Gain/(loss) on retained investments £	Cash deposit movement £	Cost At 31 Dec 2023 £	Market value at 31 Dec 2023 £	2023 Income £	2022 Income £
UK fixed interest	120,287	102,752	28,646	-	5,608	-	149,118	137,006	4,750	4,654
Equities	695,065	780,430	(80,238)	(1,830)	43,290	-	604,297	741,652	23,158	26,154
Property	35,358	33,313	-	-	(5,070)	-	35,358	28,243	1,572	1,597
Commodities	23,970	31,255	-	-	2,169	-	23,970	33,424	-	-
Alternatives	141,750	165,078	(19,904)	-	(1,831)	-	126,290	143,343	1,784	1,672
Money Market Fund	-	-	50,010	-	(10)	-	50,010	50,000	998	-
Cash on deposit	126,112	126,112	-	-	-	(45,339)	80,773	80,773	1,141	537
	<u>1,142,542</u>	<u>1,238,940</u>	<u>(21,486)</u>	<u>(1,830)</u>	<u>44,156</u>	<u>(45,339)</u>	<u>1,069,816</u>	<u>1,214,441</u>	<u>33,403</u>	<u>34,614</u>

During the year investment income of £1,141 (2022: £537) was attributable to restricted income funds with the balance of £32,262 (2022: £34,077) adding to unrestricted funds.

BUSHELL HOUSE

England & Wales - Charity number 221797

Accounts

Bushell House

Report and Financial Statements

**For The Year Ended
31 December 2022**

Bushell House

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Bushell House

Trustees and Advisors

For the year ended 31 December 2022

Trustees

Co-optative:

Mr I Brown	Chair
Mrs J Bleasdale	Vice-Chair
Mr M Anson	
Mr C D Carefoot	
Mr P McDade (resigned 21 February 2023)	
Mr J Fish	
Mr M Richardson (resigned 3 April 2023)	

Ex Officio:

Reverend S Cooper (resigned 13 July 2022)	Vicar of Goosnargh
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Reverend G Stewart (appointed 27 April 2023)	Vicar of Goosnargh
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Reverend S Haigh	Vicar of Preston
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Nominative:

Mr K Hudson	Preston City Council
Mr G J Davies	Preston City Magistrate

Key Management Personnel:

General Manager

Ms R Marrow

Deputy Manager

Ms J Hesketh

Principal office

Bushell House
Mill Lane
Goosnargh
Preston
PR3 2BJ

Charity number

221797

Auditors

MHA Moore and Smalley
Richard House
9 Winckley Square
Preston
PR1 3HP

Investment agents

Close Asset Management Ltd
10 Exchange Square
Primrose Street
London
EC2A 2BY

Bushell House

Trustees' Annual Report

For the year ended 31 December 2022

The Trustees present their report and the audited accounts for the year ended 31 December 2022. The trustees have adopted the provisions of the Statement of Recommended Practice (SORP) "Accounting and Reporting by Charities" in preparing the annual report and financial statements of the charity.

The financial statements have been prepared in accordance with the accounting policies set out in notes to the accounts and comply with the charity's governing document, 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 (FRS102) published in October 2019.

Structure, governance and management

Bushell House is a registered charity currently regulated by a Scheme of the Charity Commissioners dated 13 May 1977 (as altered on 8 February 2002).

The body of Trustees when complete, shall consist of eleven competent persons, being two Ex-Officio Trustees, three Nominative Trustees and six Co-optative Trustees. The Trustees are actively looking to recruit additional Trustees, in line with the Trust Deed.

The Ex-Officio Trustees shall be the Rector for the area of the United Benefice of Preston (St John and St George) and the Vicar of the Parish of St Mary the Virgin, Goosnargh.

The Nominative Trustees shall be appointed for four years, one from each of the following:

- County Council of Lancashire
- Preston City Council
- Justices of the Peace of Petty Sessional Division of Preston

Co-optative Trustees are appointed for a term of five years. Any competent Trustee may be re-appointed. A Chairman is appointed annually.

The Charity is managed by a Board of Trustees. They meet quarterly to determine operational matters and future strategy. Bushell House is inspected each month by two Trustees. One Trustee makes a written pastoral report, which is available to the Care Quality Commission. The other Trustee looks at the internal and external fabric of the building. Copies of both reports are held on file and exceptional findings are presented to the Board's quarterly meetings. The day to day management of the residential home is entrusted to the Manager and her staff with support from relevant professional advisors. All employees are given basic and advanced training.

A Financial Report is made to the Quarterly Trustees' Meeting. Various management functions are allocated an annual budget; the trustees manage these functions within budget, would be consulted on these functions by the Manager and would report progress to the trustee's quarterly meeting. There is now a vice chairman and subcommittee of four trustees who undertake data gathering and any urgent issues before making suggestions to the Board meeting. The trustees have specific areas of expertise such as the garden, advertising, the building, finance, and IT.

Key management personnel remuneration

The trustees consider the board of trustees, general manager and deputy manager as comprising the key management personnel of the charity in charge of directing and controlling the charity and running and operating the charity on a day to day basis. All trustees give of their time freely and no trustee remuneration was paid in the year.

Bushell House

Trustees' Annual Report

For the year ended 31 December 2022

The pay of the charity's staff is reviewed annually and normally increased in accordance with average earnings. The remuneration is bench-marked with charities of a similar size and activity to ensure that the remuneration set is fair and not out of line with that generally paid for similar roles. A staff council meets twice a year around April for salary review and any general issues, and in October for general issues.

Recruitment of Trustees

Under the (1977) Scheme, trustees are required to be "competent persons". Trustees are constantly alert to identify such men and women with relevant competencies, common sense, judgement and integrity and who are also willing to bear the significant legal and financial responsibilities of progressive trustees. Local, younger people able to commit the necessary time to discharge trustees' duties diligently remain elusive to identify. The Trustees are always looking to encourage new Trustees for as and when members retire.

Training of Trustees

New trustees are familiarised with their duties by reference to induction materials, newsletters and advisory booklets published periodically by the Charity Commission.

Risk management

The Trustees have examined the major strategic and operational risks which the charity faces and confirm that the systems are in place to ensure good risk management. Staff undertake both mandatory and voluntary training courses in order to keep up to date with legislation, and procedures are in place to ensure that the quality of service expected continues to be provided.

The Trustees and staff aspire to, and achieve, the highest operational standards consistent with the expectations of the Care Standards regulations. They constantly review their business aims to ensure compliance with all regulatory requirements.

The global Covid-19 pandemic has had a significant impact on a number of organisations and the Trustees have put in place risk management processes to minimise the impact of any virus on employees and residents. The charity continues to follow both national and local Government guidelines and rules in order to keep residents and staff safe.

The trustees are mindful of the current economic environment in particular the rising costs of utilities. The trustees are reviewing these costs on an annual basis to ensure that the charity gets the best possible deal, rather than entering into longer term fixed price contracts.

Objectives and activities and public benefit

Bushell House charity came into being on 7 July 1743 under the provisions of the Will of William Bushell (1690-1735) for the purpose of maintaining, supporting and providing for elderly people from the area of benefit. The charity operates a Residential Home using the late Mr Bushell's home and, although the original house has been extensively altered since 1743, the objects and activities have remained substantially unchanged since foundation. However, on 8 February 2002, the Charity Commission approved amendments to the scheme:

The area of benefit shall be the Boroughs of the County of Lancashire and the area covered by the unitary authorities of Blackpool and Blackburn with Darwen.

The Trustees shall continue to maintain an extraordinary repair fund.

The Trustees may consider applicants for residence who are members of the churches which are themselves members of Churches Together in England or its succeeding body/bodies.

Bushell House

Trustees' Annual Report

For the year ended 31 December 2022

Objectives and activities and public benefit (continued)

The Trustees shall have power to provide indemnity insurance for themselves out of the income of the Charity.

The Trustees may apply surplus income of the charity in relieving persons who are in conditions of need, hardship and distress. The Trustees have had due regard and have read the guidance on public benefit published by the Charities Commission.

Achievements and performance

During the financial year there was an average occupancy of 83% (2021: 80%). During both the current and previous year, the House took measures to minimise the risk of infection arising from Covid-19. During 2021, the House reopened to new admissions and occupancy has continued to rise in 2022.

There is currently a rolling programme to repair and replace windows where needed and this is a high-cost expense. Also, in the current year we negotiated a further three years on our phone contract with reductions of 5% in the first year, 10% second year then finally 15% in third year when we will need to look at our options. It is also noted that the staff at Bushell House have done a brilliant job under very testing and difficult times.

The major achievements during the year include maintaining 5 Star RDB status as well as the replacement of the old boilers.

The charity continues to provide a number of social activities for residents including participation in local events and with support from Friends of Bushell House who help raise much needed funds in a variety of ways.

Investment policy and performance

The Trustees are advised by Close Asset Management Ltd, who have day to day discretion in the management of the portfolio. An investment panel representing the Trustees meets half yearly with the investment advisers to review portfolio performance and set policy.

Currently the investment policy adopted is to achieve an income of at least £40,000 from investment plus capital appreciation at least equivalent to the rate of inflation from a balanced portfolio designed to generate both income and growth. The income generated on all investments, including bank deposits awaiting reinvestment for 2021, was 2.7% (2021: 3.6%).

The investment panel has reviewed its instructions to Close Asset Management Ltd and the portfolio performance and is satisfied with both. The panel is happy with the low-risk portfolio and its yield.

Bushell House

Trustees' Annual Report

For the year ended 31 December 2022

Financial review

Surplus funds are necessarily invested to provide income to support the operation of the Home. In future this necessity must be reduced. Whilst there is an extraordinary Repair Fund, alterations to the Home will be met out of reserves unless exceptional. The house is a grade II* listed building and may, in theory, gain financial aid for repairs.

The statement of financial activities shows net expenditure of £108,441 (2021: net income of £171,293), which includes net investment losses of £64,934 (2021: net investment gains of £101,266). The balance of unrestricted funds at 31 December 2022 was £1,135,167 and the balance of restricted funds £1,036,395, a total of £2,171,562 (2021: £2,280,003). The make-up of these funds is shown in note 11. Fee levels are generally above DSS and Income Support rates but below most local comparators.

Reserves Policy

The Trustees have considered the level of free reserves which they should hold in order to safeguard the future of the charity. In their opinion, reserves should be sufficient to ensure that the charity could operate for 12 months in the event that there was an exceptional loss of income. Currently, this amounts to £1,163,483

Unrestricted reserves at 31 December 2022 amounted to £1,135,167. Excluding designated funds and tangible fixed assets, £951,331 are 'free reserves'. This is equivalent to 9.8 months of running costs, which is below the Trustees' policy, the Trustees are satisfied that the current level of reserves are appropriate for the charity and are carefully managing costs to ensure reserves are maintained at an appropriate level.

The Trustees continue to assist residents unable to meet the full cost of fees. As shown on pages 20 to 22 of the accounts, the charity has a restricted fund for extraordinary repairs.

Plans for future periods

The Trustees are always looking to raise the profile of Bushell House by word of mouth as well as social media and other advertising routes and this remains a key objective for 2023.

During the year the Trustees have again designated £10,000 towards replacing the roof, which will in due course require repair and replacement. At the time of signing these financial statements, we are looking at the roof and inspections and quotes are being arranged.

Bushell House

Trustees' Annual Report

For the year ended 31 December 2022

Statement of Trustees' Responsibilities

The trustees are responsible for preparing the Trustees' Annual Report and the financial statements in accordance with applicable law and United Kingdom Accounting Standards (United Kingdom Generally Accepted Accounting Practice).

The law applicable to charities in England & Wales requires the 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 of the charity for that period.

In preparing these financial statements, the trustees are required to:

- select suitable accounting policies and then apply them consistently
- observe the methods and principles in the Charities SORP 2019 (FRS 102)
- make judgements and estimates that are reasonable and prudent
- state whether applicable accounting standards have been followed
- prepare the financial statements on the going concern basis unless it is inappropriate to presume that the charity will continue in operation.

The trustees are responsible for keeping accounting records that disclose with reasonable accuracy at any time the financial position of the charity and enable them to ensure that the financial statements comply with the Charities Act 2011, the Charities (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.

Auditors

A resolution to re-appoint MHA Moore and Smalley for the ensuing year will be proposed at the Annual General Meeting.

This report was approved by the charity on 14/09/2023 and signed on its behalf



.....
I Brown – Chairman of the Board of Trustees

Bushell House

Independent Auditor's Report to the Trustees

For the year ended 31 December 2022

Opinion

We have audited the financial statements of Bushell House (the 'charity') for the year ended 31 December 2022 which comprises the Statement of Financial Activities, the Balance Sheet, the Cash Flow Statement and notes to the financial statements, including a summary of significant accounting policies. The financial reporting framework that has been applied in their preparation is applicable law and United Kingdom Accounting Standards, including Financial Reporting Standard 102 The Financial Reporting Standard applicable in the UK and Republic of Ireland (United Kingdom Generally Accepted Accounting Practice).

In our opinion the financial statements:

- give a true and fair view of the state of the charity's affairs as at 31 December 2022 and of its incoming resources and application of resources, including its income and expenditure for the year then ended;
- have been properly prepared in accordance with United Kingdom Generally Accepted Accounting Practice; and
- have been prepared in accordance with the requirements of the Charities Act 2011.

Basis for opinion

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

Conclusions relating to going concern

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

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

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

Other information

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

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

We have nothing to report in this regard

Independent Auditor's Report to the Trustees

For the year ended 31 December 2022

Matters on which we are required to report by exception

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

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

Responsibilities of trustees

As explained more fully in the trustees' responsibilities statement set out on page 6, the trustees are responsible for the preparation of financial statements which give a true and fair view, and for such internal control as the trustees determine is necessary to enable the preparation of financial statements that are free from material misstatement, whether due to fraud or error.

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

Auditor's responsibilities for the audit of the financial statements

We have been appointed as auditor under section 144 of the Charities Act 2011 and report in accordance with regulations made under section 154 of that Act.

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

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

- Enquiries with management, about any known or suspected instances of non-compliance with laws and regulations and fraud;
- Challenging assumptions and judgements made by management, in particular in relation to future performance in light of the current economic climate;
- Auditing the risk of management override of controls, including through testing journal entries and other adjustments for appropriateness;
- Reviewing the systems for recording revenue and to ensure income has been recognised in the correct period;
- Reviewing correspondence with the Care Quality Commission and the Charities Commission; and
- Reviewing board minutes.

Bushell House

Independent Auditor's Report to the Trustees

For the year ended 31 December 2022

We identified the following areas as those most likely to have a material impact on the financial statements: employment law and compliance with the Charities Act.

Because of the inherent limitations of an audit, there is a risk that we will not detect all irregularities, including those leading to a material misstatement in the financial statements or non-compliance with regulation. This risk increases the more that compliance with a law or regulation is removed from the events and transactions reflected in the financial statements, as we will be less likely to become aware of instances of non-compliance. The risk is also greater regarding irregularities occurring due to fraud rather than error, as fraud involves intentional concealment, forgery, collusion, omission or misrepresentation.

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

Use of our report

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

MHA Moore and Smalley

MHA Moore and Smalley
Statutory Auditor
Richard House
Winckley Square
Preston
PR1 3HP

18/09/2023

.....

MHA Moore and Smalley is eligible to act as an auditor in terms of section 1212 of the Companies Act 2006.

Bushell House

Statement of Financial Activities

For the year ended 31 December 2022

		Restricted Funds				
	Note	Land and Buildings £	Other Restricted Funds £	Unrestricted Funds £	2022 Total £	2021 Total £
Income from						
Donations and legacies		-	-	680	680	2,937
Investments		-	537	34,111	34,648	42,053
Charitable activities:						
Residential care fees		-	-	1,062,174	1,062,174	931,388
Grant income		-	2,226	20,248	22,474	71,933
Total Income	2	-	2,763	1,117,213	1,119,976	1,048,311
Expenditure on						
Raising funds:						
Investment management fees		-	-	7,482	7,482	7,528
Charitable activities:						
Residential care costs	3	-	10,779	1,145,222	1,156,001	970,756
Total Expenditure		-	10,779	1,152,704	1,163,483	978,284
Net (expenditure) / income before other gains and losses		-	(8,016)	(35,491)	(43,507)	70,027
Net (losses) / gains on investments		-	-	(64,934)	(64,934)	101,266
Net (expenditure) / income for the year		-	(8,016)	(100,425)	(108,441)	171,293
Transfers between funds		-	(6,392)	6,392	-	-
Net movement in funds		-	(14,408)	(94,033)	(108,441)	171,293
Reconciliation of funds:						
Balances brought forward		865,450	185,353	1,229,200	2,280,003	2,108,710
Balances carried forward	11	865,450	170,945	1,135,167	2,171,562	2,280,003

All of the above amounts relate to continuing activities.

Bushell House

Balance Sheet

As at 31 December 2022

		Restricted Funds				
	Note	Land and Buildings £	Other Restricted Funds £	Unrestricted Funds £	2022 Total £	2021 Total £
Fixed assets						
Tangible assets	7	865,450	-	94,563	960,013	887,573
Investments	8	-	163,903	1,075,037	1,238,940	1,300,425
		<u>865,450</u>	<u>163,903</u>	<u>1,169,600</u>	<u>2,198,953</u>	<u>2,187,998</u>
Current assets						
Debtors	9	-	-	27,091	27,091	31,132
Cash at bank and in hand		-	7,042	12,220	19,262	100,563
		<u>-</u>	<u>7,042</u>	<u>39,311</u>	<u>46,353</u>	<u>131,695</u>
Liabilities						
Creditors falling due within one year	10	-	-	(73,744)	(73,744)	39,690
		<u>-</u>	<u>-</u>	<u>(73,744)</u>	<u>(73,744)</u>	<u>39,690</u>
Net current assets		<u>-</u>	<u>7,042</u>	<u>(34,433)</u>	<u>(27,391)</u>	<u>92,005</u>
Net assets		<u>865,450</u>	<u>170,945</u>	<u>1,135,167</u>	<u>2,171,562</u>	<u>2,280,003</u>
Total funds of the charity	11	<u>865,450</u>	<u>170,945</u>	<u>1,135,167</u>	<u>2,171,562</u>	<u>2,280,003</u>

14/09/2023

These accounts were approved by the Trustees on and signed on their behalf by:



I Brown - Trustee

Bushell House

Cash Flow Statement

For the year ended 31 December 2022

	2022	2021
	£	£
Net (expenditure) / income for the year	(108,441)	171,293
Adjustments for:		
Investment income	(34,648)	(42,053)
Loss / (Gain) on investments	64,934	(101,266)
Loss on sale of tangible fixed assets	2,982	-
Depreciation	11,552	11,440
Decrease in debtors	4,041	14,276
Increase / (Decrease) in creditors	34,054	(29,652)
	<hr/>	<hr/>
Net cash (utilised by) / provided by operating activities	(25,526)	24,038
	<hr/> <hr/>	<hr/> <hr/>
Cash flows from investing activities:		
Investment income	34,648	42,053
Purchase of tangible fixed assets	(86,974)	(3,967)
Purchase of investments	(91,691)	(331,740)
Proceeds from sale of investments	112,006	311,374
Increase in cash held as investments	(23,764)	(17,546)
	<hr/>	<hr/>
Cash (used in) / provided by investing activities	(55,775)	174
	<hr/> <hr/>	<hr/> <hr/>
Change in cash and cash equivalents in the year	(81,301)	24,212
Cash and cash equivalents at the beginning of the year	100,563	76,351
	<hr/>	<hr/>
Cash and cash equivalents at the end of the year	19,262	100,563
	<hr/> <hr/>	<hr/> <hr/>

1 Accounting policies

Basis of accounting and general information

Bushell House is an unincorporated charity, and the principal office address is Mill Lane, Goosnargh, Preston, PR3 2BJ. Details of the nature of the charity's operations can be found in the trustees' annual report.

The charity constitutes a public benefit entity as defined by FRS 102. 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 issued in October 2019, the Financial Reporting Standard applicable in the United Kingdom and Republic of Ireland (FRS 102), the Charities Act 2011 and UK Generally Accepted Accounting Practice.

The financial statements have been prepared to give a 'true and fair' view and have departed from the Charities (Accounts and Reports) Regulations 2008 only to the extent required to provide a 'true and fair view'. This departure has involved following 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 issued in October 2019 rather than the Accounting and Reporting by Charities: Statement of Recommended Practice effective from 1 April 2005 which has since been withdrawn.

The accounts have been prepared under the historical cost convention as modified by the inclusion of investments at market value. The accounts are prepared in £ sterling and rounded to the nearest pound.

The significant accounting policies applied in the preparation of these financial statements are set out below. These policies have been consistently applied to all years presented unless otherwise stated.

Going concern

The global Covid-19 pandemic has had a significant impact on a number of organisations. The trustees have responded to the challenges faced as a result of this pandemic and together with management have put in place risk management processes to minimise the impact of any virus on employees and residents. The management team are reviewing operational and staffing impacts caused by the outbreak on a regular basis.

The trustees have monitored and continue to monitor the financial situation and the general running of the home via regular communication between the financial administrator and house manager and the Chairman.

In light of the measures implemented and following a review of the financial forecasts, together with funds held, the trustees have concluded that it remains appropriate to prepare these financial statements on the going concern basis as the budgeted income and expenditure is sufficient with the level of reserves for the charity to be able to continue as a going concern.

1 Accounting policies (continued)

Fund accounting

Unrestricted income funds comprise those funds which the trustees are free to use for any purpose in furtherance of the charitable objects.

Unrestricted funds include designated funds where the trustees, at their discretion, have created a fund for a specific purpose. The aim and use of each designated fund is set out in the notes to the financial statements.

Restricted funds are to be used for specified purposes as laid down by the donor. Expenditure which meets these criteria is allocated against the fund, together with a fair allocation of management and support costs.

Income

All income is recognised once the charity has entitlement to the income, there is sufficient certainty or receipt and so it is probable that the income will be received, and the amount of income receivable can be measured reliably. Investment income and income from residential care fees are recognised in the period they are receivable. For legacies, entitlement is the earlier of the charity being notified of a specific impending distribution or the legacy being received.

The charity receives government grants in respect of Coronavirus Job Retention Scheme, Infection Control Fund, Lateral Flow Funding, Vaccination Grant and Workforce Capacity Grant. Income from government and other grants are recognised at fair value when the charity has entitlement after any performance conditions have been met, it is probable that the income will be received and the amount can be measured reliably. If entitlement is not met then these amounts are deferred.

Expenditure

All expenditure, which includes irrecoverable VAT, is accounted for on an accruals basis and has been included under expense categories that aggregate all costs for allocation to activities. Where costs cannot be directly attributed to particular activities, they have been allocated on a basis consistent with the use of the resources.

Tangible fixed assets

Tangible fixed assets costing more than £500 are capitalised. Fixtures and equipment are included at cost less depreciation. No depreciation has been provided for on the freehold building which is included at cost. It is the charity's practice to maintain the building in a continual state of sound repair. Accordingly, the trustees consider in view of the length of the life of the asset and its residual value any depreciation would be immaterial. A transfer is shown each year from the unrestricted fund to the land and buildings unrestricted fund equal to the capital improvements to L&B in the year

Depreciation is provided as follows to write off the cost of the assets over their expected useful lives:

Fixtures and equipment - 5% - 20% on cost

At each reporting period end date, the charity reviews the carrying amounts of its tangible assets to determine whether there is any indication that those assets have suffered an impairment loss. If any such indication exists, the recoverable amount of the asset is estimated in order to determine the extent of the impairment loss (if any).

1 Accounting policies (continued)

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.

All gains and losses are taken to the statement of financial activities as they arise. Realised gains and losses on investments are calculated as the difference between sales proceeds and their opening carrying value or their purchase value if acquired subsequent to the first day of the financial year. Unrealised gains and losses are calculated as the difference between the fair value at the year end and their carrying value. Realised and unrealised investment gains and losses are combined in the Statement of Financial Activities.

Debtors

Trade and other debtors are recognised at the settlement amount due after any trade discount offered. Prepayments are valued at the amount prepaid net of any trade discounts due.

Creditors

Creditors are recognised where the charity has a present obligation resulting from a past event that will probably result in the transfer of funds to a third party and the amount due to settle the obligation can be measured or estimated reliably. Creditors are normally recognised at their settlement amount after allowing for any trade discounts due.

Cash at bank and in hand

Cash at bank and in hand represents cash held on deposit with banks and cash in hand.

Pension costs and employee benefits

The charity operates defined contribution pension schemes for employees. The assets of the scheme are held separately from those of the company. The annual contributions payable are charged to the SOFA.

The costs of short-term employee benefits are recognised as a liability and an expense.

Financial instruments

Financial instruments are classified and accounted for, according to the substance of the contractual arrangement, as financial assets or financial liabilities.

2 Income

All income in the year was unrestricted, with the exception of £2,226 (2021: £71,933) of restricted grant income and £537 (2021: £nil) of investment income, as detailed below.

Income from central government grants in respect of the Coronavirus Job Retention Scheme of £nil (2021: £7,282) was recognised during the year.

Income from local government grants in respect of infection control funding of £22,474 (2021: £64,651) was recognised during the year.

Income from Close Wealth Deposit interest of £537 (2021: £nil) was recognised during the year.

Bushell House

Notes to the Financial Statements

For the year ended 31 December 2022

3 Residential care costs

	2022	2021
	£	£
Wages and salaries	798,119	707,018
Other staff costs	55,567	17,258
Provision and upkeep	71,628	60,958
Fuel and lighting	36,671	36,414
Repairs and maintenance	104,479	79,392
Rates and water	9,875	8,913
Insurance	21,530	20,391
Telephone	8,888	8,170
Printing, stationery and advertising	4,194	3,316
Human resources consultancy	7,582	3,415
Activity expenses	67	313
Quality assurance, registration and regulatory	10,496	6,455
Accountancy and administrative assistance	371	1,313
Legal and professional fees	-	(10)
Preparation of statutory accounts	3,900	2,900
Audit of statutory accounts	8,100	3,100
Depreciation of fixtures	11,552	11,440
Loss on disposal of fixed assets	2,982	-
	<hr/>	<hr/>
	1,156,001	970,756
	<hr/> <hr/>	<hr/> <hr/>

All of the above expenditure is directly attributable to the provision of residential care.

Expenditure on charitable activities was made up of £1,145,222 (2021: 925,604) from unrestricted funds with £10,779 (2021: £45,152) from restricted funds.

Bushell House

Notes to the Financial Statements

For the year ended 31 December 2022

4 Wages and salaries

	2022	2021
	£	£
Wages and salaries	710,731	635,953
Social security costs	50,539	38,238
Pension costs	36,849	32,827
	<hr/>	<hr/>
	798,119	707,018
	<hr/>	<hr/>

There are no individual salaries in excess of £60,000 per annum.

The average number of employees during the year was:

	2022	2021
	No	No
Care	39	41
Management and administration	3	3
	<hr/>	<hr/>
	42	44
	<hr/>	<hr/>

The key management personnel of the charity comprise the Trustees, the General Manager, and the Deputy Manager. The total employee benefits of the key management personnel, including employer National Insurance and pension contributions, were £93,999 (2021: £80,330).

5 Governance costs

	2022	2021
	£	£
Auditors' remuneration	12,000	6,000
	<hr/>	<hr/>
	12,000	6,000
	<hr/>	<hr/>

During the year the trustees received no remuneration, benefits in kind or reimbursed expenses (2021: £nil). There were no transactions with related parties.

6 Auditors' remuneration

Amounts paid to the auditors constituted an audit fee of £8,100 (2021: £3,100) and fees for the preparation of statutory accounts of £3,900 (2021: £2,900).

Bushell House

Notes to the Financial Statements

For the year ended 31 December 2022

7 Fixed assets

	Freehold Land and Buildings £	Fixtures and Equipment £	Total £
Cost			
At 1 January 2022	865,450	141,941	1,007,391
Additions	-	86,974	86,974
Disposals	-	(15,382)	(15,382)
	<hr/>	<hr/>	<hr/>
At 31 December 2022	865,450	213,533	1,078,983
	<hr/> <hr/>	<hr/> <hr/>	<hr/> <hr/>
Depreciation			
At 1 January 2022	-	119,818	119,818
Charge for the year	-	11,552	11,552
Eliminated on disposal	-	(12,400)	(12,400)
	<hr/>	<hr/>	<hr/>
At 31 December 2022	-	118,970	118,970
	<hr/> <hr/>	<hr/> <hr/>	<hr/> <hr/>
Net book value			
At 31 December 2022	865,450	94,563	960,013
	<hr/>	<hr/>	<hr/>
At 31 December 2021	865,450	22,123	887,573
	<hr/> <hr/>	<hr/> <hr/>	<hr/> <hr/>

8 Investments

	Unrestricted £	Restricted £	Total £
Market value at 1 January 2022	1,137,059	163,366	1,300,425
Additions at cost	91,691	-	91,691
Disposal proceeds	(112,006)	-	(112,006)
Net investment gains/(losses)	(64,934)	-	(64,934)
Movement in cash held on deposit by investment agents	23,227	537	23,764
	<hr/>	<hr/>	<hr/>
Market value at 31 December 2022	1,075,037	163,903	1,238,940
	<hr/> <hr/>	<hr/> <hr/>	<hr/> <hr/>

Bushell House

Notes to the Financial Statements

For the year ended 31 December 2022

8 Investments (continued)

Historical Cost	Total £
Unrestricted	
General fund	1,075,037
Restricted	
Extraordinary repairs fund (created by order dated 18.4.50 – revised under scheme dated 15.5.77)	163,903
	<hr/>
Total Investments (schedule 1)	1,238,940

9 Debtors

	2022	2021
	£	£
Fees receivable	272	214
Prepayments and accrued income	26,819	30,918
	<hr/>	<hr/>
	27,091	31,132

£nil (2021: £8,430) related to restricted funds and £27,091 (2021: £22,702) related to unrestricted funds.

10 Creditors

	2022	2021
	£	£
Trade creditors	33,072	21,558
Tax and social security	12,632	-
Accruals	28,040	18,132
	<hr/>	<hr/>
	73,744	39,690

All creditors related to unrestricted funds in both 2022 and 2021.

Bushell House

Notes to the Financial Statements

For the year ended 31 December 2022

11 Analysis of funds

	At 1 Jan 2022 £	Income £	Expenditure £	Investment gains £	Transfers £	At 31 Dec 2022 £
General reserve	1,109,262	1,117,183	(1,152,009)	(64,934)	36,392	1,045,894
Designated funds:						
Exceptional repair fund	40,000	-	-	-	-	40,000
Boiler fund	40,000	-	-	-	(40,000)	-
Roof fund	20,000	-	-	-	10,000	30,000
Residents' amenities fund	19,938	30	(695)	-	-	19,273
Total unrestricted funds	1,229,200	1,117,213	(1,152,704)	(64,934)	6,392	1,135,167
Restricted funds						
Land and buildings	865,450	-	-	-	-	865,450
Other restricted funds:						
Infection Control Fund & Lateral Flow Funding	10,555	1,864	(6,027)	-	(6,392)	-
Vaccination Grant	824	-	(824)	-	-	-
Workforce Capacity Grant	3,566	362	(3,928)	-	-	-
Extraordinary repair fund	163,366	537	-	-	-	163,903
Pathway fund	7,042	-	-	-	-	7,042
Total restricted funds	1,050,803	2,763	(10,779)	-	(6,392)	1,036,395
Total funds	2,280,003	1,119,976	(1,163,483)	(64,934)	-	2,171,562

Bushell House

Notes to the Financial Statements

For the year ended 31 December 2022

11 Analysis of funds (continued)

	At 1 Jan 2021 £	Income £	Expenditure £	Investment gains £	Transfers £	At 31 Dec 2021 £
General reserve	957,545	976,260	(932,651)	101,266	6,842	1,109,262
Designated funds:						
Exceptional repair fund	40,000	-	-	-	-	40,000
Boiler fund	30,000	-	-	-	10,000	40,000
Roof fund	10,000	-	-	-	10,000	20,000
Residents' amenities fund	20,301	118	(481)	-	-	19,938
Total unrestricted funds	1,057,846	976,378	(933,132)	101,266	26,842	1,229,200
Restricted funds						
Land and buildings	865,450	-	-	-	-	865,450
Other restricted funds:						
Coronavirus Job Retention	-	7,282	(7,282)	-	-	-
Infection Control Fund & Lateral Flow Funding	15,006	60,261	(37,870)	-	(26,842)	10,555
Vaccination Grant	-	824	-	-	-	824
Workforce Capacity Grant	-	3,566	-	-	-	3,566
Extraordinary repair fund	163,366	-	-	-	-	163,366
Pathway fund	7,042	-	-	-	-	7,042
Total restricted funds	1,050,864	71,933	(45,152)	-	(26,842)	1,050,803
Total funds	2,108,710	1,048,311	(978,284)	101,266	-	2,280,003

Charitable grant fund

This designated fund is set aside to fund residents who need help with funding.

Exceptional repair fund

This designated fund is a fund set aside by the trustees for exceptional repairs.

Boiler fund

This designated fund is a fund set aside by the trustees for replacing the boilers. The boilers were replaced during the year and have been capitalised as part of the general fixed asset fund, the previously designated funds were utilised towards the cost of this work.

Roof fund

This designated fund is a fund set aside by the trustees for replacing the roof.

11 Analysis of funds (continued)

Residents' amenities fund

This designated fund is generated by donations received and funds generated by the activities of the Friends of Bushell House and will be used for major expenditure which will enhance the quality of life for the residents of Bushell House.

Land and buildings fund

This represents Bushell House land and buildings.

Extraordinary repair fund

These funds represent the capital of the charity as created by order dated 18 April 1950 and revised under scheme of 13 May 1977. It is to be used for extraordinary repair costs.

Coronavirus Job Retention fund

The Coronavirus Job Retention fund relates to funding received from HMRC in the form of a grant which was put in place to retain jobs during the Covid-19 pandemic. The grant was fully spent in the 2021 on staff wages and associated oncosts.

Infection Control fund and lateral flow funding

The Infection Control fund and lateral flow funding represents funding from Lancashire County Council which was distributed to organisations within the care sector. The transfers in the year of £6,392 (2021: £26,842) is made in respect of loss of income from removing a room within the House for the purposes of staff changing and provision of a safe area for testing to be carried out.

Vaccination grant

The vaccination grant represents funding from Lancashire County Council which was distributed to organisations within the care sector.

Workforce capacity grant

The workforce capacity grant represents funding from Lancashire County Council which was distributed to organisations within the care sector to maintain safe staffing capacity.

Pathway fund

The pathway fund represents a donation from a former resident to be spent on creating a path in the garden. The balance relates to the unspent funding which will be used in future years for path maintenance.

Bushell House

Schedule 1 – Summary of Investments

For the year ended 31 December 2022

	Cost At 31 Dec 2021	Market value at 31 Dec 2021	Additions/ (disposals) at market value	Gain/(loss) on disposals	Gain/(loss) on retained investments	Cash deposit movement	Cost At 31 Dec 2022	Market value at 31 Dec 2022	2022 Income	2021 Income
	£	£	£	£	£	£	£	£	£	£
UK fixed interest	150,983	155,769	(25,460)	-	(27,557)	-	120,287	102,752	4,654	8,515
Equities	737,397	853,320	(29,211)	(37,858)	(5,821)	-	695,065	780,430	26,154	30,415
Property	35,358	39,650	-	-	(6,337)	-	35,358	33,313	1,597	1,955
Commodities	23,970	28,027	-	-	3,228	-	23,970	31,255	-	-
Alternatives	107,394	121,311	34,356	-	9,411	-	141,750	165,078	1,672	1,166
Cash on deposit	102,348	102,348	-	-	-	23,764	126,112	126,112	537	-
	<u>1,157,450</u>	<u>1,300,425</u>	<u>(20,315)</u>	<u>(37,858)</u>	<u>(27,076)</u>	<u>23,764</u>	<u>1,142,542</u>	<u>1,238,940</u>	<u>34,614</u>	<u>42,051</u>

During the year investment income of £537 (2021: £nil) was attributable to restricted income funds with the balance of £2,763 (2021: £42,051) adding to unrestricted funds.

BUSHELL HOUSE

England & Wales - Charity number 221797

Accounts

Bushell House

Report and Financial Statements

**For The Year Ended
31 December 2021**

Bushell House

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Bushell House

Trustees and Advisors

For the year ended 31 December 2021

Trustees

Co-optative:

Mr I Brown	Chair
Mrs J Bleasdale	Vice-Chair
Mr M Anson (appointed 20 October 2021)	
Mr C D Carefoot	
Mr P McDade	
Mr J Fish	
Mr M Richardson	
Mrs W Evans (resigned 4 August 2021)	

Ex Officio:

Reverend S Cooper	Vicar of Goosnargh
Reverend S Haigh	Vicar of Preston

Nominative:

Mr K Hudson	Preston City Council
Mr G J Davies	Preston City Magistrate

Key Management Personnel:

General Manager

Ms R Marrow

Deputy Manager

Ms J Hesketh

Principal office

Bushell House
Mill Lane
Goosnargh
Preston
PR3 2BJ

Charity number

221797

Auditors

MHA Moore and Smalley
Richard House
9 Winckley Square
Preston
PR1 3HP

Investment agents

Close Asset Management Ltd
10 Exchange Square
Primrose Street
London
EC2A 2BY

Bushell House

Trustees' Annual Report

For the year ended 31 December 2021

The Trustees present their report and the audited accounts for the year ended 31 December 2021. The trustees have adopted the provisions of the Statement of Recommended Practice (SORP) "Accounting and Reporting by Charities" in preparing the annual report and financial statements of the charity.

The financial statements have been prepared in accordance with the accounting policies set out in notes to the accounts and comply with the charity's governing document, 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 (FRS102) published in October 2019.

Structure, governance and management

Bushell House is a registered charity currently regulated by a Scheme of the Charity Commissioners dated 13 May 1977 (as altered on 8 February 2002).

The body of Trustees shall consist of eleven competent persons, being two Ex-Officio Trustees, three Nominative Trustees and six Co-optative Trustees.

The Ex-Officio Trustees shall be the Rector for the area of the United Benefice of Preston (St John and St George) and the Vicar of the Parish of St Mary the Virgin, Goosnargh.

The Nominative Trustees shall be appointed for four years, one from each of the following:

- County Council of Lancashire
- Preston City Council
- Justices of the Peace of Petty Sessional Division of Preston

Co-optative Trustees are appointed for a term of five years. Any competent Trustee may be re-appointed. A Chairman is appointed annually.

The Charity is managed by a Board of Trustees. They meet quarterly to determine operational matters and future strategy. Bushell House is inspected each month by two Trustees. One Trustee makes a written pastoral report, which is available to the Care Quality Commission. The other Trustee looks at the internal and external fabric of the building. Copies of both reports are held on file and exceptional findings are presented to the Board's quarterly meetings. The day to day management of the residential home is entrusted to the Manager and her staff with support from relevant professional advisors. All employees are given basic and advanced training.

A Financial Report is made to the Quarterly Trustees' Meeting. Various management functions are allocated an annual budget; the trustees manage these functions within budget, would be consulted on these functions by the Manager and would report progress to the trustee's quarterly meeting. There is now a vice chairman and subcommittee of four trustees who undertake data gathering and any urgent issues before making suggestions to the Board meeting. The trustees have specific areas of expertise such as the garden, advertising, the building, finance, and IT.

Key management personnel remuneration

The trustees consider the board of trustees, general manager and deputy manager as comprising the key management personnel of the charity in charge of directing and controlling the charity and running and operating the charity on a day to day basis. All trustees give of their time freely and no trustee remuneration was paid in the year.

Bushell House

Trustees' Annual Report

For the year ended 31 December 2021

The pay of the charity's staff is reviewed annually and normally increased in accordance with average earnings. The remuneration is bench-marked with charities of a similar size and activity to ensure that the remuneration set is fair and not out of line with that generally paid for similar roles. A staff council meets twice a year around April for salary review and any general issues, and in October for general issues.

Recruitment of Trustees

Under the (1977) Scheme, trustees are required to be "competent persons". Trustees are constantly alert to identify such men and women with relevant competencies, common sense, judgement and integrity and who are also willing to bear the significant legal and financial responsibilities of progressive trustees. Local, younger people able to commit the necessary time to discharge trustees' duties diligently remain elusive to identify. The Trustees are always looking to encourage new Trustees for as and when members retire.

Training of Trustees

New trustees are familiarised with their duties by reference to induction materials, newsletters and advisory booklets published periodically by the Charity Commission.

Risk management

The Trustees have examined the major strategic and operational risks which the charity faces and confirm that the systems are in place to ensure good risk management. Staff undertake both mandatory and voluntary training courses in order to keep up to date with legislation, and procedures are in place to ensure that the quality of service expected continues to be provided.

The Trustees and staff aspire to, and achieve, the highest operational standards consistent with the expectations of the Care Standards regulations. They constantly review their business aims to ensure compliance with all regulatory requirements.

The global Covid-19 pandemic will have a significant impact on a number of organisations and the Trustees have put in place new risk management processes to minimise the impact of the virus on employees and residents. The charity continues to follow both national and local Government guidelines and rules in order to keep residents and staff safe.

Objectives and activities and public benefit

Bushell House charity came into being on 7 July 1743 under the provisions of the Will of William Bushell (1690-1735) for the purpose of maintaining, supporting and providing for elderly people from the area of benefit. The charity operates a Residential Home using the late Mr Bushell's home and, although the original house has been extensively altered since 1743, the objects and activities have remained substantially unchanged since foundation. However, on 8 February 2002, the Charity Commission approved amendments to the scheme:

The area of benefit shall be the Boroughs of the County of Lancashire and the area covered by the unitary authorities of Blackpool and Blackburn with Darwen.

The Trustees shall continue to maintain an extraordinary repair fund.

The Trustees may consider applicants for residence who are members of the churches which are themselves members of Churches Together in England or its succeeding body/bodies.

The Trustees shall have power to provide indemnity insurance for themselves out of the income of the Charity.

The Trustees may apply surplus income of the charity in relieving persons who are in conditions of need, hardship and distress. The Trustees have had due regard and have read the guidance on public benefit published by the Charities Commission.

Bushell House

Trustees' Annual Report

For the year ended 31 December 2021

Achievements and performance

During the financial year there was an average occupancy of 80% (2020: 77%). During both the current and previous year, the House took measures to minimise the risk of infection arising from Covid-19. As a direct consequence of the pandemic, the House was closed to new admissions for much of 2020, which led to a reduction in occupancy compared to previous years. During 2021, the House reopened to new admissions has occupancy has risen since reopening. Two of the rooms within the House were repurposed as staff changing facilities and a Covid-19 testing room for all household visitors. In order to ensure the safety of all residents and staff, more staff hours were worked during the year, which led to increased expenditure on staffing and associated oncosts.

The major achievements during the year include maintaining 5 Star RDB status.

The charity continues to provide a number of social activities for residents including participation in local events and with support from Friends of Bushell House who help raise much needed funds in a variety of ways.

Investment policy and performance

The Trustees are advised by Close Asset Management Ltd, who have day to day discretion in the management of the portfolio. An investment panel representing the Trustees meets half yearly with the investment advisers to review portfolio performance and set policy.

Currently the investment policy adopted is to achieve an income of at least £40,000 from investment plus capital appreciation at least equivalent to the rate of inflation from a balanced portfolio designed to generate both income and growth. The income generated on all investments, including bank deposits awaiting reinvestment for 2021, was 3.6% (2020: 2.6%).

The investment panel has reviewed its instructions to Close Asset Management Ltd and the portfolio performance and is satisfied with both. The panel is happy with the low risk portfolio and its yield.

Financial review

Surplus funds are necessarily invested to provide income to support the operation of the Home. In future this necessity must be reduced. Whilst there is an extraordinary Repair Fund, alterations to the Home will be met out of reserves unless exceptional. The house is a grade II* listed building and may, in theory, gain financial aid for repairs.

The statement of financial activities shows net income of £171,293 (2020: net expenditure of £76,375), which includes net investment gains of £101,266 (2020: net investment losses of £91,678). The balance of unrestricted funds at 31 December 2021 was £1,229,200 and the balance of restricted funds £1,050,803, a total of £2,280,003 (2020: £2,108,710). The make-up of these funds is shown in note 11. Fee levels are generally above DSS and Income Support rates but below most local comparators.

Reserves Policy

The Trustees have considered the level of free reserves which they should hold in order to safeguard the future of the charity. In their opinion, reserves should be sufficient to ensure that the charity could operate for 12 months in the event that there was an exceptional loss of income. Currently, this amounts to £978,284.

Unrestricted reserves at 31 December 2021 amounted to £1,057,846. Excluding designated funds and tangible fixed assets, £1,087,139 are 'free reserves'. This is equivalent to 13.3 months of running costs, which is in excess of the reserves objective, the Trustees are satisfied that the current level of reserves are appropriate for the charity.

Bushell House

Trustees' Annual Report

For the year ended 31 December 2021

Reserves Policy (continued)

The Trustees continue to assist residents unable to meet the full cost of fees. As shown on pages 19 and 20 of the accounts, the charity has a restricted fund for extraordinary repairs.

Plans for future periods

The Trustees are always looking to raise the profile of Bushell House by word of mouth as well as social media and other advertising routes and this remains a key objective for 2022. The charity will continue to work to ensure that the residents and staff of Bushell House are kept safe from the impact of the Covid-19 pandemic.

During the year the Trustees have again designated £10,000 towards replacing the roof, which will in due course require repair and replacement. At the time of signing these financial statements, the roof is being inspected. The central heating boilers have been assessed and their replacement is also included in our future plans and a further £10,000 has been designated this year to fund this replacement in due course. After the year end, the Trustees agreed to replace the boilers and this work will hopefully be completed in August 2022.

Statement of Trustees' Responsibilities

The trustees are responsible for preparing the Trustees' Annual Report and the financial statements in accordance with applicable law and United Kingdom Accounting Standards (United Kingdom Generally Accepted Accounting Practice).

The law applicable to charities in England & Wales requires the 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 of the charity for that period. In preparing these financial statements, the trustees are required to:

- select suitable accounting policies and then apply them consistently
- observe the methods and principles in the Charities SORP 2019 (FRS 102)
- 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 accounts on the going concern basis unless it is inappropriate to presume that the charity will continue in operation

The trustees are responsible for keeping accounting records that disclose with reasonable accuracy at any time the financial position of the charity and enable them to ensure that the financial statements comply with the Charities Act 2011, the Charities (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.

Auditors

A resolution to re-appoint MHA Moore and Smalley for the ensuing year will be proposed at the Annual General Meeting.

This report was approved by the charity on 13.7.2022 and signed on its behalf


I Brown — Chairman of the Board of Trustees

Bushell House

Independent Auditor's Report to the Trustees

For the year ended 31 December 2021

Opinion

We have audited the financial statements of Bushell House (the 'charity') for the year ended 31 December 2021 which comprises the Statement of Financial Activities, the Balance Sheet, the Cash Flow Statement and notes to the financial statements, including a summary of significant accounting policies. The financial reporting framework that has been applied in their preparation is applicable law and United Kingdom Accounting Standards, including Financial Reporting Standard 102 The Financial Reporting Standard applicable in the UK and Republic of Ireland (United Kingdom Generally Accepted Accounting Practice).

In our opinion the financial statements:

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

Basis for opinion

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

Conclusions relating to going concern

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

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

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

Other information

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

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

We have nothing to report in this regard.

Bushell House

Independent Auditor's Report to the Trustees

For the year ended 31 December 2021

Matters on which we are required to report by exception

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

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

Responsibilities of trustees

As explained more fully in the trustees' responsibilities statement set out on page 5, the trustees are responsible for the preparation of financial statements which give a true and fair view, and for such internal control as the trustees determine is necessary to enable the preparation of financial statements that are free from material misstatement, whether due to fraud or error.

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

Auditor's responsibilities for the audit of the financial statements

We have been appointed as auditor under section 144 of the Charities Act 2011 and report in accordance with regulations made under section 154 of that Act.

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

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

- Enquiries with management, about any known or suspected instances of non-compliance with laws and regulations and fraud;
- Challenging assumptions and judgements made by management, in particular in relation to future performance in light of the impact of Covid-19;
- Auditing the risk of management override of controls, including through testing journal entries and other adjustments for appropriateness;
- Reviewing correspondence with the Care Quality Commission and the Charities Commission; and
- Reviewing board minutes.

We identified the following areas as those most likely to have a material impact on the financial statements: employment law and compliance with the Charities Act.

Bushell House

Independent Auditor's Report to the Trustees

For the year ended 31 December 2021

Because of the inherent limitations of an audit, there is a risk that we will not detect all irregularities, including those leading to a material misstatement in the financial statements or non-compliance with regulation. This risk increases the more that compliance with a law or regulation is removed from the events and transactions reflected in the financial statements, as we will be less likely to become aware of instances of non-compliance. The risk is also greater regarding irregularities occurring due to fraud rather than error, as fraud involves intentional concealment, forgery, collusion, omission or misrepresentation.

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

Use of our report

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

MHA Moore and Smalley

MHA Moore and Smalley
Statutory Auditor
Richard House
Winckley Square
Preston
PR1 3HP

14/7/22

MHA Moore and Smalley is eligible to act as an auditor in terms of section 1212 of the Companies Act 2006.

Bushell House

Statement of Financial Activities

For the year ended 31 December 2021

		Restricted Funds			2021	2020
	Note	Land and Buildings £	Other Restricted Funds £	Unrestricted Funds £	Total £	Total £
Income from						
Donations and legacies		-	-	2,937	2,937	2,015
Investments		-	-	42,053	42,053	32,571
Charitable activities:						
Residential care fees		-	-	931,388	931,388	871,409
Grant income		-	71,933	-	71,933	71,388
Total Income	2	-	71,933	976,378	1,048,311	977,383
Expenditure on						
Raising funds:						
Investment management fees		-	-	7,528	7,528	6,531
Charitable activities:						
Residential care costs	3	-	45,152	925,604	970,756	955,549
Total Expenditure		-	45,152	933,132	978,284	962,080
Net income/(expenditure) before other gains and losses		-	26,781	43,246	70,027	15,303
Net gains / (losses) on investments		-	-	101,266	101,266	(91,678)
Net income / (expenditure) for the year		-	26,781	144,512	171,293	(76,375)
Transfers between funds		-	(26,842)	26,842	-	-
Net movement in funds		-	(61)	171,354	171,293	(76,375)
Reconciliation of funds:						
Balances brought forward		865,450	185,414	1,057,846	2,108,710	2,185,085
Balances carried forward	11	865,450	185,353	1,229,200	2,280,003	2,108,710

All of the above amounts relate to continuing activities.

Bushell House

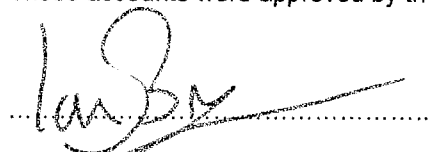
Balance Sheet

As at 31 December 2021

		Restricted Funds				
	Note	Land and Buildings £	Other Restricted Funds £	Unrestricted Funds £	2021 Total £	2020 Total £
Fixed assets						
Tangible assets	7	865,450	-	22,123	887,573	895,046
Investments	8	-	163,366	1,137,059	1,300,425	1,161,247
		865,450	163,366	1,159,182	2,187,998	2,056,293
Current assets						
Debtors	9	-	8,430	22,702	31,132	45,408
Cash at bank and in hand		-	13,557	87,006	100,563	76,351
		-	21,987	109,708	131,695	121,759
Liabilities						
Creditors falling due within one year	10	-	-	39,690	39,690	69,342
Net current assets		-	21,987	70,018	92,005	52,417
Net assets		865,450	185,353	1,229,200	2,280,003	2,108,710
Total funds of the charity	11	865,450	185,353	1,229,200	2,280,003	2,108,710

13/07/2022

These accounts were approved by the Trustees on and signed on their behalf by:



I Brown - Trustee

Bushell House

Cash Flow Statement

For the year ended 31 December 2021

	2021	2020
	£	£
Net income / (expenditure) for the year	171,293	(76,375)
Adjustments for:		
Investment income	(42,053)	(32,571)
(Gain) / Loss on investments	(101,266)	91,678
Depreciation	11,440	12,051
Decrease / (Increase) in debtors	14,276	(11,517)
(Decrease) / Increase in creditors	(29,652)	30,521
Net cash provided by operating activities	24,038	13,787
Cash flows from investing activities:		
Investment income	42,053	32,571
Purchase of tangible fixed assets	(3,967)	(19,242)
Purchase of investments	(331,740)	(331,656)
Proceeds from sale of investments	311,374	326,389
Increase in cash held as investments	(17,546)	(13,642)
Cash provided by / (used in) investing activities	174	(5,580)
Change in cash and cash equivalents in the year	24,212	8,207
Cash and cash equivalents at the beginning of the year	76,351	68,144
Cash and cash equivalents at the end of the year	100,563	76,351

1 Accounting policies

Basis of accounting and general information

Bushell House is an unincorporated charity, and the principal office address is Mill Lane, Goosnargh, Preston, PR3 2BJ. Details of the nature of the charity's operations can be found in the trustees' annual report.

The charity constitutes a public benefit entity as defined by FRS 102. 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 issued in October 2019, the Financial Reporting Standard applicable in the United Kingdom and Republic of Ireland (FRS 102), the Charities Act 2011 and UK Generally Accepted Accounting Practice.

The financial statements have been prepared to give a 'true and fair' view and have departed from the Charities (Accounts and Reports) Regulations 2008 only to the extent required to provide a 'true and fair view'. This departure has involved following 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 issued in October 2019 rather than the Accounting and Reporting by Charities: Statement of Recommended Practice effective from 1 April 2005 which has since been withdrawn.

The accounts have been prepared under the historical cost convention as modified by the inclusion of investments at market value. The accounts are prepared in £ sterling and rounded to the nearest pound.

The significant accounting policies applied in the preparation of these financial statements are set out below. These policies have been consistently applied to all years presented unless otherwise stated.

Going concern

The global Covid-19 pandemic has had a significant impact on a number of organisations. The trustees have responded to the challenges faced as a result of this pandemic and together with management have put in place new risk management processes to minimise the impact of the virus on employees and residents. The management team are reviewing operational and staffing impacts caused by the outbreak on a regular basis.

The trustees have monitored and continue to monitor the financial situation and the general running of the home via regular communication between the financial administrator and house manager and the Chairman. During 2020 and 2021, Trustee time spent in the house was limited due to Covid-19 restrictions but verbal and electronic communications were maintained and visits in person are now taking place.

In light of the measures implemented and following a review of the financial forecasts, together with funds held, the trustees have concluded that it remains appropriate to prepare these financial statements on the going concern basis as the budgeted income and expenditure is sufficient with the level of reserves for the charity to be able to continue as a going concern.

Bushell House

Notes to the Financial Statements

For the year ended 31 December 2021

1 Accounting policies (continued)

Fund accounting

Unrestricted income funds comprise those funds which the trustees are free to use for any purpose in furtherance of the charitable objects.

Unrestricted funds include designated funds where the trustees, at their discretion, have created a fund for a specific purpose. The aim and use of each designated fund is set out in the notes to the financial statements.

Restricted funds are to be used for specified purposes as laid down by the donor. Expenditure which meets these criteria is allocated against the fund, together with a fair allocation of management and support costs.

Income

All income is recognised once the charity has entitlement to the income, there is sufficient certainty or receipt and so it is probable that the income will be received, and the amount of income receivable can be measured reliably. Investment income and income from residential care fees are recognised in the period they are receivable. For legacies, entitlement is the earlier of the charity being notified of a specific impending distribution or the legacy being received.

The charity receives government grants in respect of Coronavirus Job Retention Scheme, Infection Control Fund, Lateral Flow Funding, Vaccination Grant and Workforce Capacity Grant. Income from government and other grants are recognised at fair value when the charity has entitlement after any performance conditions have been met, it is probable that the income will be received and the amount can be measured reliably. If entitlement is not met then these amounts are deferred.

Expenditure

All expenditure, which includes irrecoverable VAT, is accounted for on an accruals basis and has been included under expense categories that aggregate all costs for allocation to activities. Where costs cannot be directly attributed to particular activities, they have been allocated on a basis consistent with the use of the resources.

Tangible fixed assets

Tangible fixed assets costing more than £500 are capitalised. Fixtures and equipment are included at cost less depreciation. No depreciation has been provided for on the freehold building which is included at cost. It is the charity's practice to maintain the building in a continual state of sound repair. Accordingly, the trustees consider in view of the length of the life of the asset and its residual value any depreciation would be immaterial. A transfer is shown each year from the unrestricted fund to the land and buildings unrestricted fund equal to the capital improvements to L&B in the year

Depreciation is provided as follows to write off the cost of the assets over their expected useful lives:

Fixtures and equipment	-	20% on cost
------------------------	---	-------------

At each reporting period end date, the charity reviews the carrying amounts of its tangible assets to determine whether there is any indication that those assets have suffered an impairment loss. If any such indication exists, the recoverable amount of the asset is estimated in order to determine the extent of the impairment loss (if any).

Notes to the Financial Statements

For the year ended 31 December 2021

1 Accounting policies (continued)

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.

All gains and losses are taken to the statement of financial activities as they arise. Realised gains and losses on investments are calculated as the difference between sales proceeds and their opening carrying value or their purchase value if acquired subsequent to the first day of the financial year. Unrealised gains and losses are calculated as the difference between the fair value at the year end and their carrying value. Realised and unrealised investment gains and losses are combined in the Statement of Financial Activities.

Debtors

Trade and other debtors are recognised at the settlement amount due after any trade discount offered. Prepayments are valued at the amount prepaid net of any trade discounts due.

Creditors

Creditors are recognised where the charity has a present obligation resulting from a past event that will probably result in the transfer of funds to a third party and the amount due to settle the obligation can be measured or estimated reliably. Creditors are normally recognised at their settlement amount after allowing for any trade discounts due.

Cash at bank and in hand

Cash at bank and in hand represents cash held on deposit with banks and cash in hand.

Pension costs and employee benefits

The charity operates defined contribution pension schemes for employees. The assets of the scheme are held separately from those of the company. The annual contributions payable are charged to the SOFA.

The costs of short-term employee benefits are recognised as a liability and an expense.

Financial instruments

Financial instruments are classified and accounted for, according to the substance of the contractual arrangement, as financial assets or financial liabilities.

2 Income

All income in the previous year was unrestricted, with the exception of £71,398 of restricted grant income, as detailed below.

Income from central government grants in respect of the Coronavirus Job Retention Scheme of £7,282 (2020: £15,601) was recognised during the year.

Income from local government grants in respect of infection control funding of £64,651 (2020: £55,787) was recognised during the year.

Bushell House

Notes to the Financial Statements

For the year ended 31 December 2021

3 Residential care costs

	2021	2020
	£	£
Wages and salaries	707,018	666,192
Other staff costs	17,258	15,589
Provision and upkeep	60,958	59,442
Fuel and lighting	36,414	35,451
Repairs and maintenance	79,392	101,511
Rates and water	8,913	10,707
Insurance	20,391	19,600
Telephone	8,170	9,557
Printing, stationery and advertising	3,316	3,301
Human resources consultancy	3,415	6,149
Activity expenses	313	416
Quality assurance, registration and regulatory	6,455	8,713
Accountancy and administrative assistance	1,313	1,250
Legal and professional fees	(10)	420
Preparation of statutory accounts	2,900	2,900
Audit of statutory accounts	3,100	2,300
Depreciation of fixtures	11,440	12,051
	<hr/>	<hr/>
	970,756	955,549
	<hr/>	<hr/>

All of the above expenditure is directly attributable to the provision of residential care.

Expenditure on charitable activities was made up of £925,604 (2020: £908,787) from unrestricted funds with £45,152 (2020: £46,762) from restricted funds.

Bushell House

Notes to the Financial Statements

For the year ended 31 December 2021

4 Wages and salaries

	2021	2020
	£	£
Wages and salaries	635,953	597,672
Social security costs	38,238	35,930
Pension costs	32,827	32,590
	<hr/>	<hr/>
	707,018	666,192
	<hr/>	<hr/>

There are no individual salaries in excess of £60,000 per annum.

The average number of employees during the year was:	2021	2020
		No
Care	41	39
Management and administration	3	3
	<hr/>	<hr/>
	44	42
	<hr/>	<hr/>

The key management personnel of the charity comprise the Trustees, the General Manager, and the Deputy Manager. The total employee benefits of the key management personnel, including employer National Insurance and pension contributions, were £80,330 (2020: £74,392).

5 Governance costs

	2021	2020
	£	£
Auditors' remuneration	6,000	5,200
	<hr/>	<hr/>
	6,000	5,200
	<hr/>	<hr/>

During the year the trustees received no remuneration, benefits in kind or reimbursed expenses (2020: £nil). There were no transactions with related parties.

6 Auditors' remuneration

Amounts paid to the auditors constituted an audit fee of £3,100 (2020: £2,300) and fees for the preparation of statutory accounts of £2,900 (2020: £2,900).

Bushell House

Notes to the Financial Statements

For the year ended 31 December 2021

7 Fixed assets

	Freehold Land and Buildings £	Fixtures and Equipment £	Total £
Cost			
At 1 January 2021	865,450	140,854	1,006,304
Additions	-	3,967	3,967
Disposals	-	(2,880)	(2,880)
At 31 December 2021	865,450	141,941	1,007,391
Depreciation			
At 1 January 2021	-	111,258	111,258
Charge for the year	-	11,440	11,440
Eliminated on disposal	-	(2,880)	(2,880)
At 31 December 2021	-	119,818	119,818
Net book value			
At 31 December 2021	865,450	22,123	887,573
At 31 December 2020	865,450	29,596	895,046

8 Investments

	Unrestricted £	Restricted £	Total £
Market value at 1 January 2021	997,881	163,366	1,161,247
Additions at cost	331,740	-	331,740
Disposal proceeds	(311,374)	-	(311,374)
Net investment gains/(losses)	101,266	-	101,266
Movement in cash held on deposit by investment agents	17,546	-	17,546
Market value at 31 December 2021	1,137,059	163,366	1,300,425

Bushell House

Notes to the Financial Statements

For the year ended 31 December 2021

8 Investments (continued)

Historical Cost	Total £
Unrestricted	
General fund	935,802
Restricted	
Extraordinary repairs fund (created by order dated 18.4.50 – revised under scheme dated 15.5.77)	163,366
	<hr/>
Total Investments (schedule 1)	1,099,168

9 Debtors

	2021	2020
	£	£
Fees receivable	214	3,402
Prepayments and accrued income	30,918	42,006
	<hr/>	<hr/>
	31,132	45,408

£8,430 (2020: £15,573) related to restricted funds and £22,702 (2020: £29,835) related to unrestricted funds.

10 Creditors

	2021	2020
	£	£
Trade creditors	21,558	33,160
Tax and social security	-	10,569
Accruals	18,132	25,613
	<hr/>	<hr/>
	39,690	69,342

All creditors related to unrestricted funds in both 2021 and 2020.

Bushell House

Notes to the Financial Statements

For the year ended 31 December 2021

11 Analysis of funds

	At 1 Jan 2021 £	Income £	Expenditure £	Investment gains £	Transfers £	At 31 Dec 2021 £
General reserve	957,545	976,260	(932,651)	101,266	6,842	1,109,262
Designated funds:						
Exceptional repair fund	40,000	-	-	-	-	40,000
Boiler fund	30,000	-	-	-	10,000	40,000
Roof fund	10,000	-	-	-	10,000	20,000
Residents' amenities fund	20,301	118	(481)	-	-	19,938
Total unrestricted funds	1,057,846	976,378	(933,132)	101,266	26,842	1,229,200
Restricted funds	865,450	-	-	-	-	865,450
Land and buildings	865,450	-	-	-	-	865,450
Other restricted funds:						
Coronavirus Job Retention	-	7,282	(7,282)	-	-	-
Infection Control Fund & Lateral Flow Funding	15,006	60,261	(37,870)	-	(26,842)	10,555
Vaccination Grant	-	824	-	-	-	824
Workforce Capacity Grant	-	3,566	-	-	-	3,566
Extraordinary repair fund	163,366	-	-	-	-	163,366
Pathway fund	7,042	-	-	-	-	7,042
Total restricted funds	1,050,864	71,933	(45,152)	-	(26,842)	1,050,803
Total funds	2,108,710	1,048,311	(978,284)	101,266	-	2,280,003

Bushell House

Notes to the Financial Statements

For the year ended 31 December 2021

11 Analysis of funds (continued)

	At 1 Jan 2020 £	Income £	Expenditure £	Investment gains £	Transfers £	At 31 Dec 2020 £
General reserve	1,068,258	905,788	(914,443)	(91,678)	(10,380)	957,545
Designated funds:						
Exceptional repair fund	40,000	-	-	-	-	40,000
Boiler fund	20,000	-	-	-	10,000	30,000
Roof fund	-	-	-	-	10,000	10,000
Residents' amenities fund	20,979	197	(875)	-	-	20,301
Total unrestricted funds	1,149,237	905,985	(915,318)	(91,678)	9,620	1,057,846
Restricted funds						
Land and buildings	865,450	-	-	-	-	865,450
Other restricted funds:						
Coronavirus Job Retention	-	15,601	(15,601)	-	-	-
Infection Control Funds	-	55,787	(31,161)	-	(9,620)	15,006
Extraordinary repair fund	163,356	10	-	-	-	163,366
Pathway fund	7,042	-	-	-	-	7,042
Total restricted funds	1,035,848	71,398	(46,762)	-	(9,620)	1,050,864
Total funds	2,185,085	977,383	(962,080)	(91,678)	-	2,108,710

Charitable grant fund

This designated fund is set aside to fund residents who need help with funding.

Exceptional repair fund

This designated fund is a fund set aside by the trustees for exceptional repairs.

Boiler fund

This designated fund is a fund set aside by the trustees for replacing the boilers.

Roof fund

This designated fund is a fund set aside by the trustees for replacing the roof.

Residents' amenities fund

This designated fund is generated by donations received and funds generated by the activities of the Friends of Bushell House and will be used for major expenditure which will enhance the quality of life for the residents of Bushell House.

11 Analysis of funds (continued)

Land and buildings fund

This represents Bushell House land and buildings.

Extraordinary repair fund

These funds represent the capital of the charity as created by order dated 18 April 1950 and revised under scheme of 13 May 1977. It is to be used for extraordinary repair costs.

Coronavirus Job Retention fund

The Coronavirus Job Retention fund relates to funding received from HMRC in the form of a grant which was put in place to retain jobs during the Covid-19 pandemic. The grant has been fully spent on staff wages and associated oncosts.

Infection Control fund and lateral flow funding

The Infection Control fund and lateral flow funding represents funding from Lancashire County Council which was distributed to organisations within the care sector. The transfers in the year of £26,842 (2020: £9,620) is made in respect of loss of income from removing a room within the House for the purposes of staff changing and provision of a safe area for testing to be carried out. The balance relates to the unspent funding which will be used in future years to help the charity control infection as a result of the Covid-19 pandemic.

Vaccination grant

The vaccination grant represents funding from Lancashire County Council which was distributed to organisations within the care sector.

Workforce capacity grant

The workforce capacity grant represents funding from Lancashire County Council which was distributed to organisations within the care sector to maintain safe staffing capacity. At the year end, this grant had not been spent, but will be spent during 2022.

Pathway fund

The pathway fund represents a donation from a former resident to be spent on creating a path in the garden. The balance relates to the unspent funding which will be used in future years for path maintenance.

Bushell House

Schedule 1 – Summary of Investments For the year ended 31 December 2021

	Cost At 31 Dec 2020	Market value at 31 Dec 2020	Additions/ (disposals) at market value	Gain/(loss) on disposals	Gain/(loss) on retained investments	Cash deposit movement	Cost At 31 Dec 2021	Market value at 31 Dec 2021	2021 Income	2020 Income
	£	£	£	£	£	£	£	£	£	£
UK fixed interest	293,310	318,402	(154,059)	(8,249)	(325)	-	150,983	155,769	8,515	12,599
Equities	620,954	650,553	107,123	1,077	94,567	-	737,397	853,320	30,415	17,963
Property	24,800	22,500	12,750	108	4,292	-	35,358	39,650	1,955	1,625
Commodities	23,970	28,926	-	-	(899)	-	23,970	28,027	-	-
Alternatives	51,332	56,064	54,552	140	10,555	-	107,394	121,311	1,166	359
Cash on deposit	84,802	84,802	-	-	-	17,546	102,348	102,348	-	10
	1,099,168	1,161,247	20,366	(6,924)	108,190	17,546	1,157,450	1,300,425	42,051	32,556

During the year investment income of £nil (2020: £10) was attributable to restricted income funds with the balance of £42,051 (2020: £32,546) adding to unrestricted funds.

BUSHELL HOUSE

England & Wales - Charity number 221797

Accounts

Bushell House

Report and Financial Statements

**For The Year Ended
31 December 2020**

Bushell House

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Bushell House

Trustees and Advisors

For the year ended 31 December 2020

Trustees

Co-optative:

Mr I Brown
Mrs J Bleasdale
Miss C S Booth
(resigned 26 January 2020)
Mr C D Carefoot
Mr P McDade
Mr J Fish
Mr M Richardson
Mrs W Evans

Chair
Vice-Chair

Ex Officio:

Reverend S Cooper

Reverend S Haigh

Vicar of Goosnargh

Vicar of Preston

Nominative:

Mr K Hudson
Mr G J Davies

Preston City Council
Preston City Magistrate

Key Management Personnel:

General Manager

Ms R Marrow

Deputy Manager

Ms J Hesketh

Principal office

Bushell House
Mill Lane
Goosnargh
Preston
PR3 2BJ

Charity number

221797

Auditors

MHA Moore and Smalley
Richard House
9 Winckley Square
Preston
PR1 3HP

Investment agents

Close Asset Management Ltd
10 Exchange Square
Primrose Street
London
EC2A 2BY

Bushell House

Trustees' Annual Report

For the year ended 31 December 2020

The Trustees present their report and the audited accounts for the year ended 31 December 2020. The trustees have adopted the provisions of the Statement of Recommended Practice (SORP) "Accounting and Reporting by Charities" in preparing the annual report and financial statements of the charity.

The financial statements have been prepared in accordance with the accounting policies set out in notes to the accounts and comply with the charity's governing document, 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 (FRS102) published in October 2019.

Structure, governance and management

Bushell House is a registered charity currently regulated by a Scheme of the Charity Commissioners dated 13 May 1977 (as altered on 8 February 2002).

The body of Trustees shall consist of eleven competent persons, being two Ex-Officio Trustees, three Nominative Trustees and six Co-optative Trustees.

The Ex-Officio Trustees shall be the Rector for the area of the United Benefice of Preston (St John and St George) and the Vicar of the Parish of St Mary the Virgin, Goosnargh.

The Nominative Trustees shall be appointed for four years, one from each of the following:

- County Council of Lancashire
- Preston City Council
- Justices of the Peace of Petty Sessional Division of Preston

Co-optative Trustees are appointed for a term of five years. Any competent Trustee may be re-appointed. A Chairman is appointed annually.

The Charity is managed by a Board of Trustees. They meet quarterly to determine operational matters and future strategy. Bushell House is inspected each month by two Trustees. One Trustee makes a written pastoral report, which is available to the Care Quality Commission. The other Trustee looks at the internal and external fabric of the building. Copies of both reports are held on file and exceptional findings are presented to the Board's quarterly meetings. The day to day management of the residential home is entrusted to the Manager and her staff with support from relevant professional advisors. All employees are given basic and advanced training.

A Financial Report is made to the Quarterly Trustees' Meeting. Various management functions are allocated an annual budget; the trustees manage these functions within budget, would be consulted on these functions by the Manager and would report progress to the trustee's quarterly meeting. There is now a vice chairman and subcommittee of four trustees who undertake data gathering and any urgent issues before making suggestions to the Board meeting. The trustees have specific areas of expertise such as the garden, advertising, the building, finance, and IT.

Key management personnel remuneration

The trustees consider the board of trustees, general manager and deputy manager as comprising the key management personnel of the charity in charge of directing and controlling the charity and running and operating the charity on a day to day basis. All trustees give of their time freely and no trustee remuneration was paid in the year.

Bushell House

Trustees' Annual Report

For the year ended 31 December 2020

The pay of the charity's staff is reviewed annually and normally increased in accordance with average earnings. The remuneration is bench-marked with charities of a similar size and activity to ensure that the remuneration set is fair and not out of line with that generally paid for similar roles. A staff council meets twice a year around April for salary review and any general issues, and in October for general issues.

Recruitment of Trustees

Under the (1977) Scheme, trustees are required to be "competent persons". Trustees are constantly alert to identify such men and women with relevant competencies, common sense, judgement and integrity and who are also willing to bear the significant legal and financial responsibilities of progressive trustees. Local, younger people able to commit the necessary time to discharge trustees' duties diligently remain elusive to identify. The Trustees are always looking to encourage new Trustees for as and when members retire.

Training of Trustees

New trustees are familiarised with their duties by reference to induction materials, newsletters and advisory booklets published periodically by the Charity Commission.

Risk management

The Trustees have examined the major strategic and operational risks which the charity faces and confirm that the systems are in place to ensure good risk management. Staff undertake both mandatory and voluntary training courses in order to keep up to date with legislation, and procedures are in place to ensure that the quality of service expected continues to be provided.

The Trustees and staff aspire to, and achieve, the highest operational standards consistent with the expectations of the Care Standards regulations. They constantly review their business aims to ensure compliance with all regulatory requirements.

The global Covid-19 pandemic will have a significant impact on a number of organisations and the Trustees have put in place new risk management processes to minimise the impact of the virus on employees and residents. The charity continues to follow both national and local Government guidelines and rules in order to keep residents and staff safe.

Objectives and activities and public benefit

Bushell House charity came into being on 7 July 1743 under the provisions of the Will of William Bushell (1690-1735) for the purpose of maintaining, supporting and providing for elderly people from the area of benefit. The charity operates a Residential Home using the late Mr Bushell's home and, although the original house has been extensively altered since 1743, the objects and activities have remained substantially unchanged since foundation. However, on 8 February 2002, the Charity Commission approved amendments to the scheme:

The area of benefit shall be the Boroughs of the County of Lancashire and the area covered by the unitary authorities of Blackpool and Blackburn with Darwen.

The Trustees shall continue to maintain an extraordinary repair fund.

The Trustees may consider applicants for residence who are members of the churches which are themselves members of Churches Together in England or its succeeding body/bodies.

The Trustees shall have power to provide indemnity insurance for themselves out of the income of the Charity.

The Trustees may apply surplus income of the charity in relieving persons who are in conditions of need, hardship and distress. The Trustees have had due regard and have read the guidance on public benefit published by the Charities Commission.

Bushell House

Trustees' Annual Report

For the year ended 31 December 2020

Achievements and performance

During the financial year there was an average occupancy of 77% (2020: 87%). During the year, the House took measures to minimise the risk of infection arising from Covid-19. As a direct consequence of the pandemic, the House closed to new admissions for much of 2020, which led to a reduction in occupancy. Additionally, one of the rooms within the House was repurposed as a staff changing facility. In order to ensure the safety of all residents and staff, more staff hours were worked during the year, which led to increased expenditure on staffing and associated oncosts.

The major achievements during the year include maintaining 5 Star RDB status. The charity was also highly rated on its infection control measures by the Care Quality Commission (CQC). During the year, the charity undertook repair work to the fire escape and side access gate pillars which were significant but necessary expenses.

The charity continues to provide a number of social activities for residents including participation in local events and with support from Friends of Bushell House who help raise much needed funds in a variety of ways.

Investment policy and performance

The Trustees are advised by Close Asset Management Ltd, who have day to day discretion in the management of the portfolio. An investment panel representing the Trustees meets half yearly with the investment advisers to review portfolio performance and set policy.

Currently the investment policy adopted is to achieve an income of at least £40,000 from investment plus capital appreciation at least equivalent to the rate of inflation from a balanced portfolio designed to generate both income and growth.

The income generated on all investments, including bank deposits awaiting reinvestment for 2019, was 2.6% (2019: 4.2%).

The investment panel has reviewed its instructions to Close Asset Management Ltd and the portfolio performance and is satisfied with both. The panel is happy with the low risk portfolio and its yield.

Financial review

Surplus funds are necessarily invested to provide income to support the operation of the Home. In future this necessity must be reduced. Whilst there is an extraordinary Repair Fund, alterations to the Home will be met out of reserves unless exceptional. The house is a grade II* listed building and may, in theory, gain financial aid for repairs.

The statement of financial activities shows net expenditure of £76,375 (2019: net income of £184,324), which includes net investment losses of £91,678 (2019: net investment gains of £109,849). Post year end, the investment value had increased by £19,127 up to 31 March 2021. The balance of unrestricted funds at 31 December 2020 was £1,057,846 and the balance of restricted funds £1,050,864, a total of £2,108,710 (2019: £2,185,085). The make-up of these funds is shown in note 11. Fee levels are generally above DSS and Income Support rates but below most local comparators.

Reserves Policy

The Trustees have considered the level of free reserves which they should hold in order to safeguard the future of the charity. In their opinion, reserves should be sufficient to ensure that the charity could operate for 12 months in the event that there was an exceptional loss of income. Currently, this amounts to £962,080.

Unrestricted reserves at 31 December 2020 amounted to £1,057,846. Excluding designated funds and tangible fixed assets, £927,949 are 'free reserves'. This is equivalent to 11.6 months of running costs, whilst this does not currently meet the reserves objective, the Trustees are satisfied that the current level of reserves are appropriate for the charity.

Bushell House

Trustees' Annual Report

For the year ended 31 December 2020

Reserves Policy (continued)

The Trustees continue to assist residents unable to meet the full cost of fees. As shown on pages 19 and 20 of the accounts, the charity has a restricted fund for extraordinary repairs.

Plans for future periods

The Trustees are always looking to raise the profile of Bushell House by word of mouth as well as social media and other advertising routes and this remains a key objective for 2021. The charity will continue to work to ensure that the residents and staff of Bushell House are kept safe from the impact of the Covid-19 pandemic and the House started allowing visitors from March 2021.

During the year the Trustees have designated £10,000 towards replacing the roof, which will in due course require repair and replacement. The central heating boilers have been assessed and their replacement is also included in our future plans and a further £10,000 has been designated this year to fund this replacement in due course.

Statement of Trustees' Responsibilities

The trustees are responsible for preparing the Trustees' Annual Report and the financial statements in accordance with applicable law and United Kingdom Accounting Standards (United Kingdom Generally Accepted Accounting Practice).

The law applicable to charities in England & Wales requires the 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 of the charity for that period. In preparing these financial statements, the trustees are required to:

- select suitable accounting policies and then apply them consistently
- observe the methods and principles in the Charities SORP 2019 (FRS 102)
- 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 accounts on the going concern basis unless it is inappropriate to presume that the charity will continue in operation

The trustees are responsible for keeping accounting records that disclose with reasonable accuracy at any time the financial position of the charity and enable them to ensure that the financial statements comply with the Charities Act 2011, the Charities (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.

Auditors

A resolution to re-appoint MHA Moore and Smalley for the ensuing year will be proposed at the Annual General Meeting.

This report was approved by the charity on 08/09/2021..... and signed on its behalf



.....
I Brown – Chairman of the Board of Trustees

Bushell House

Independent Auditor's Report to the Trustees

For the year ended 31 December 2020

Opinion

We have audited the financial statements of Bushell House (the 'charity') for the year ended 31 December 2020 which comprises the Statement of Financial Activities, the Balance Sheet, the Cash Flow Statement and notes to the financial statements, including a summary of significant accounting policies. The financial reporting framework that has been applied in their preparation is applicable law and United Kingdom Accounting Standards, including Financial Reporting Standard 102 The Financial Reporting Standard applicable in the UK and Republic of Ireland (United Kingdom Generally Accepted Accounting Practice).

In our opinion the financial statements:

- give a true and fair view of the state of the charity's affairs as at 31 December 2020 and of its incoming resources and application of resources, for the year then ended;
- have been properly prepared in accordance with United Kingdom Generally Accepted Accounting Practice; and
- have been prepared in accordance with the requirements of the Charities Act 2011.

Basis for opinion

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

Conclusions relating to going concern

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

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

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

Bushell House

Independent Auditor's Report to the Trustees

For the year ended 31 December 2020

Other information

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

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

We have nothing to report in this regard.

Matters on which we are required to report by exception

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

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

Responsibilities of trustees

As explained more fully in the trustees' responsibilities statement set out on page 5, the trustees are responsible for the preparation of financial statements which give a true and fair view, and for such internal control as the trustees determine is necessary to enable the preparation of financial statements that are free from material misstatement, whether due to fraud or error.

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

Auditor's responsibilities for the audit of the financial statements

We have been appointed as auditor under section 144 of the Charities Act 2011 and report in accordance with regulations made under section 154 of that Act.

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

Bushell House

Independent Auditor's Report to the Trustees

For the year ended 31 December 2020

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

- Enquiries with management, about any known or suspected instances of non-compliance with laws and regulations and fraud;
- Challenging assumptions and judgements made by management, in particular in relation to future performance in light of the impact of Covid-19;
- Auditing the risk of management override of controls, including through testing journal entries and other adjustments for appropriateness;
- Reviewing correspondence with the Care Quality Commission and the Charities Commission; and
- Reviewing board minutes.

Because of the inherent limitations of an audit, there is a risk that we will not detect all irregularities, including those leading to a material misstatement in the financial statements or non-compliance with regulation. This risk increases the more that compliance with a law or regulation is removed from the events and transactions reflected in the financial statements, as we will be less likely to become aware of instances of non-compliance. The risk is also greater regarding irregularities occurring due to fraud rather than error, as fraud involves intentional concealment, forgery, collusion, omission or misrepresentation.

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

Use of our report

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

MHA Moore and Smalley

MHA Moore and Smalley
Statutory Auditor
Richard House
Winckley Square
Preston
PR1 3HP

08/09/2021
.....

MHA Moore and Smalley is eligible to act as an auditor in terms of section 1212 of the Companies Act 2006.

Bushell House

Statement of Financial Activities

For the year ended 31 December 2020

	Note	Restricted Funds			2020 Total £	2019 Total £
		Land and Buildings £	Other Restricted Funds £	Unrestricted Funds £		
Income from						
Donations and legacies		-	-	2,015	2,015	1,644
Investments		-	10	32,561	32,571	45,177
Charitable activities:						
Residential care fees		-	-	871,409	871,409	936,361
Grant income		-	71,388	-	71,388	-
Total Income	2	-	71,398	905,985	977,383	983,182
Expenditure on						
Raising funds:						
Investment management fees		-	-	6,531	6,531	7,027
Charitable activities:						
Residential care costs	3	-	46,762	908,787	955,549	901,680
Total Expenditure		-	46,762	915,318	962,080	908,707
Net income/(expenditure) before other gains and losses		-	24,636	(9,333)	15,303	74,475
Net (losses) / gains on investments		-	-	(91,678)	(91,678)	109,849
Net income / (expenditure) for the year		-	24,636	(101,011)	(76,375)	184,324
Transfers between funds		-	(9,620)	9,620	-	-
Net movement in funds		-	15,016	(91,391)	(76,375)	184,324
Reconciliation of funds:						
Balances brought forward		865,450	170,398	1,149,237	2,185,085	2,000,761
Balances carried forward	11	865,450	185,414	1,057,846	2,108,710	2,185,085

All of the above amounts relate to continuing activities.

Bushell House

Balance Sheet

As at 31 December 2020

		Restricted Funds				
	Note	Land and Buildings £	Other Restricted Funds £	Unrestricted Funds £	2020 Total £	2019 Total £
Fixed assets						
Tangible assets	7	865,450	-	29,596	895,046	887,855
Investments	8	-	163,366	997,881	1,161,247	1,234,016
		<u>865,450</u>	<u>163,366</u>	<u>1,027,477</u>	<u>2,056,293</u>	<u>2,121,871</u>
Current assets						
Debtors	9	-	15,573	29,835	45,408	33,891
Cash at bank and in hand		-	6,475	69,876	76,351	68,144
		<u>-</u>	<u>22,048</u>	<u>99,711</u>	<u>121,759</u>	<u>102,035</u>
Liabilities						
Creditors falling due within one year	10	-	-	69,342	69,342	38,821
		<u>-</u>	<u>-</u>	<u>69,342</u>	<u>69,342</u>	<u>38,821</u>
Net current assets		<u>-</u>	<u>22,048</u>	<u>30,369</u>	<u>52,417</u>	<u>63,214</u>
Net assets		<u>865,450</u>	<u>185,414</u>	<u>1,057,846</u>	<u>2,108,710</u>	<u>2,185,085</u>
Total funds of the charity	11	<u>865,450</u>	<u>185,414</u>	<u>1,057,846</u>	<u>2,108,710</u>	<u>2,185,085</u>

These accounts were approved by the Trustees on 08/09/2021 and signed on their behalf by:



I Brown - Trustee

Bushell House

Cash Flow Statement

For the year ended 31 December 2020

	2020	2019
	£	£
Net (expenditure) / income for the year	(76,375)	184,324
Adjustments for:		
Investment income	(32,571)	(45,177)
Loss / (Gain) on investments	91,678	(109,849)
Depreciation	12,051	16,177
(Increase) / Decrease in debtors	(11,517)	2,723
Increase / (Decrease) in creditors	30,521	(13,003)
	<hr/>	<hr/>
Net cash provided by operating activities	13,787	35,195
	<hr/>	<hr/>
Cash flows from investing activities:		
Investment income	32,571	45,177
Purchase of tangible fixed assets	(19,242)	(48,162)
Purchase of investments	(331,656)	(160,389)
Proceeds from sale of investments	326,389	73,012
Increase in cash held as investments	(13,642)	49,226
	<hr/>	<hr/>
Cash used in investing activities	(5,580)	(41,136)
	<hr/>	<hr/>
Change in cash and cash equivalents in the year	8,207	(5,941)
Cash and cash equivalents at the beginning of the year	68,144	74,085
	<hr/>	<hr/>
Cash and cash equivalents at the end of the year	76,351	68,144
	<hr/>	<hr/>

1 Accounting policies

Basis of accounting and general information

Bushell House is an unincorporated charity, and the principal office address is Mill Lane, Goosnargh, Preston, PR3 2BJ. Details of the nature of the charity's operations can be found in the trustees' annual report.

The charity constitutes a public benefit entity as defined by FRS 102. 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 issued in October 2019, the Financial Reporting Standard applicable in the United Kingdom and Republic of Ireland (FRS 102), the Charities Act 2011 and UK Generally Accepted Accounting Practice.

The financial statements have been prepared to give a 'true and fair' view and have departed from the Charities (Accounts and Reports) Regulations 2008 only to the extent required to provide a 'true and fair view'. This departure has involved following 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 issued in October 2019 rather than the Accounting and Reporting by Charities: Statement of Recommended Practice effective from 1 April 2005 which has since been withdrawn.

The accounts have been prepared under the historical cost convention as modified by the inclusion of investments at market value. The accounts are prepared in £ sterling and rounded to the nearest pound.

The significant accounting policies applied in the preparation of these financial statements are set out below. These policies have been consistently applied to all years presented unless otherwise stated.

Going concern

The global Covid-19 pandemic will have a significant impact on a number of organisations. The trustees are responding to the challenges currently being faced as a result of this pandemic and together with management have put in place new risk management processes to minimise the impact of the virus on employees and residents. The management team are reviewing operational and staffing impacts caused by the outbreak on a regular basis and the charity has taken advantage of the government's support schemes and keeps the situation under regular review.

In light of the measures implemented and following a review of the financial forecasts, together with funds held, the trustees have concluded that it remains appropriate to prepare these financial statements on the going concern basis as the budgeted income and expenditure is sufficient with the level of reserves for the charity to be able to continue as a going concern.

Fund accounting

Unrestricted income funds comprise those funds which the trustees are free to use for any purpose in furtherance of the charitable objects.

Unrestricted funds include designated funds where the trustees, at their discretion, have created a fund for a specific purpose. The aim and use of each designated fund is set out in the notes to the financial statements.

Restricted funds are to be used for specified purposes as laid down by the donor. Expenditure which meets these criteria is allocated against the fund, together with a fair allocation of management and support costs.

1 Accounting policies (continued)

Income

All income is recognised once the charity has entitlement to the income, there is sufficient certainty or receipt and so it is probable that the income will be received, and the amount of income receivable can be measured reliably. Investment income and income from residential care fees are recognised in the period they are receivable. For legacies, entitlement is the earlier of the charity being notified of a specific impending distribution or the legacy being received.

The charity receives government grants in respect of Coronavirus Job Retention Scheme and Infection Control Fund. Income from government and other grants are recognised at fair value when the charity has entitlement after any performance conditions have been met, it is probable that the income will be received and the amount can be measured reliably. If entitlement is not met then these amounts are deferred.

Expenditure

All expenditure, which includes irrecoverable VAT, is accounted for on an accruals basis and has been included under expense categories that aggregate all costs for allocation to activities. Where costs cannot be directly attributed to particular activities, they have been allocated on a basis consistent with the use of the resources.

Tangible fixed assets

Tangible fixed assets costing more than £500 are capitalised. Fixtures and equipment are included at cost less depreciation. No depreciation has been provided for on the freehold building which is included at cost. It is the charity's practice to maintain the building in a continual state of sound repair. Accordingly, the trustees consider in view of the length of the life of the asset and its residual value any depreciation would be immaterial. A transfer is shown each year from the unrestricted fund to the land and buildings unrestricted fund equal to the capital improvements to L&B in the year

Depreciation is provided as follows to write off the cost of the assets over their expected useful lives:

Fixtures and equipment - 20% on cost

At each reporting period end date, the charity reviews the carrying amounts of its tangible assets to determine whether there is any indication that those assets have suffered an impairment loss. If any such indication exists, the recoverable amount of the asset is estimated in order to determine the extent of the impairment loss (if any).

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.

All gains and losses are taken to the statement of financial activities as they arise. Realised gains and losses on investments are calculated as the difference between sales proceeds and their opening carrying value or their purchase value if acquired subsequent to the first day of the financial year. Unrealised gains and losses are calculated as the difference between the fair value at the year end and their carrying value. Realised and unrealised investment gains and losses are combined in the Statement of Financial Activities.

1 Accounting policies (continued)

Debtors

Trade and other debtors are recognised at the settlement amount due after any trade discount offered. Prepayments are valued at the amount prepaid net of any trade discounts due.

Creditors

Creditors are recognised where the charity has a present obligation resulting from a past event that will probably result in the transfer of funds to a third party and the amount due to settle the obligation can be measured or estimated reliably. Creditors are normally recognised at their settlement amount after allowing for any trade discounts due.

Cash at bank and in hand

Cash at bank and in hand represents cash held on deposit with banks and cash in hand.

Pension costs and employee benefits

The charity operates defined contribution pension schemes for employees. The assets of the scheme are held separately from those of the company. The annual contributions payable are charged to the SOFA.

The costs of short-term employee benefits are recognised as a liability and an expense.

Financial instruments

Financial instruments are classified and accounted for, according to the substance of the contractual arrangement, as financial assets or financial liabilities.

2 Income

All income in the previous year was unrestricted, with the exception of £58 restricted income from investments.

Income from central government grants in respect of the Coronavirus Job Retention Scheme of £15,601 (2019: £nil) was recognised during the year.

Income from local government grants in respect of infection control funding of £55,787 (2019: £nil) was recognised during the year.

Bushell House

Notes to the Financial Statements

For the year ended 31 December 2020

3 Residential care costs

	2020	2019
	£	£
Wages and salaries	666,192	641,035
Other staff costs	15,589	15,415
Provision and upkeep	59,442	61,343
Fuel and lighting	35,451	33,392
Repairs and maintenance	101,511	74,630
Rates and water	10,707	9,585
Insurance	19,600	17,661
Telephone	9,557	4,005
Printing, stationery and advertising	3,301	5,747
Human resources consultancy	6,149	3,133
Activity expenses	416	2,275
Quality assurance, registration and regulatory	8,713	9,200
Accountancy and administrative assistance	1,250	995
Legal and professional fees	420	2,112
Preparation of statutory accounts	2,900	2,775
Audit of statutory accounts	2,300	2,200
Donation		-
Depreciation of fixtures	12,051	16,177
	<hr/>	<hr/>
	955,549	901,680
	<hr/> <hr/>	<hr/> <hr/>

All of the above expenditure is directly attributable to the provision of residential care.

Expenditure on charitable activities was made up of £908,787 (2019: £901,680) from unrestricted funds with £46,762 (2019: £nil) from restricted funds.

Bushell House

Notes to the Financial Statements

For the year ended 31 December 2020

4 Wages and salaries

	2020	2019
	£	£
Wages and salaries	597,672	575,794
Social security costs	35,930	32,942
Pension costs	32,590	32,299
	<hr/>	<hr/>
	666,192	641,035
	<hr/>	<hr/>

There are no individual salaries in excess of £60,000 per annum.

The average number of employees during the year was:

	2020	2019
	No	No
Care	39	43
Management and administration	3	3
	<hr/>	<hr/>
	42	46
	<hr/>	<hr/>

The key management personnel of the charity comprise the Trustees, the General Manager, and the Deputy Manager. The total employee benefits of the key management personnel, including employer National Insurance and pension contributions, were £74,392 (2019: £68,126).

5 Governance costs

	2020	2019
	£	£
Auditors' remuneration	5,200	4,975
	<hr/>	<hr/>
	5,200	4,975
	<hr/>	<hr/>

During the year the trustees received no remuneration, benefits in kind or reimbursed expenses (2019: £nil). There were no transactions with related parties.

6 Auditors' remuneration

Amounts paid to the auditors constituted an audit fee of £2,300 (2019: £2,200) and fees for the preparation of statutory accounts of £2,900 (2019: £2,775).

Bushell House

Notes to the Financial Statements

For the year ended 31 December 2020

7 Fixed assets

	Freehold Land and Buildings £	Fixtures and Equipment £	Total £
Cost			
At 1 January 2020	865,450	129,431	994,881
Additions	-	19,242	19,242
Disposals	-	(7,819)	(7,819)
	<hr/>	<hr/>	<hr/>
At 31 December 2020	865,450	140,854	1,006,304
	<hr/> <hr/>	<hr/> <hr/>	<hr/> <hr/>
Depreciation			
At 1 January 2020	-	107,026	107,026
Charge for the year	-	12,051	12,051
Eliminated on disposal	-	(7,819)	(7,819)
	<hr/>	<hr/>	<hr/>
At 31 December 2020	-	111,258	111,258
	<hr/> <hr/>	<hr/> <hr/>	<hr/> <hr/>
Net book value			
At 31 December 2020	865,450	29,596	895,046
	<hr/>	<hr/>	<hr/>
At 31 December 2019	865,450	22,405	887,855
	<hr/> <hr/>	<hr/> <hr/>	<hr/> <hr/>

8 Investments

	Unrestricted £	Restricted £	Total £
Market value at 1 January 2020	1,070,660	163,356	1,234,016
Additions at cost	331,656	-	331,656
Disposal proceeds	(326,389)	-	(326,389)
Net investment gains/(losses)	(91,678)	-	(91,678)
Movement in cash held on deposit by investment agents	13,632	10	13,642
	<hr/>	<hr/>	<hr/>
Market value at 31 December 2020	997,881	163,366	1,161,247
	<hr/> <hr/>	<hr/> <hr/>	<hr/> <hr/>

Bushell House

Notes to the Financial Statements

For the year ended 31 December 2020

8 Investments (continued)

Historical Cost	Total £
Unrestricted	
General fund	935,802
Restricted	
Extraordinary repairs fund (created by order dated 18.4.50 – revised under scheme dated 15.5.77)	163,366
	<hr/>
Total Investments (schedule 1)	1,099,168

9 Debtors

	2020	2019
	£	£
Fees receivable	3,402	9,860
Prepayments and accrued income	42,006	24,031
	<hr/>	<hr/>
	45,408	33,891

£15,573 (2019: £nil) related to restricted funds and £29,835 (2019: £33,891) related to unrestricted funds.

10 Creditors

	2020	2019
	£	£
Trade creditors	33,160	14,365
Tax and social security	10,569	-
Accruals	25,613	24,456
	<hr/>	<hr/>
	69,342	38,821

All creditors related to unrestricted funds in both 2020 and 2019.

Bushell House

Notes to the Financial Statements

For the year ended 31 December 2020

11 Analysis of funds

	At 1 Jan 2020 £	Income £	Expenditure £	Investment gains £	Transfers £	At 31 Dec 2020 £
General reserve	1,068,258	905,788	(914,443)	(91,678)	(10,380)	957,545
Designated funds:						
Exceptional repair fund	40,000	-	-	-	-	40,000
Boiler fund	20,000	-	-	-	10,000	30,000
Roof fund	-	-	-	-	10,000	10,000
Residents' amenities fund	20,979	197	(875)	-	-	20,301
Total unrestricted funds	1,149,237	905,985	(915,318)	(91,678)	9,620	1,057,846
Restricted funds						
Land and buildings	865,450	-	-	-	-	865,450
Other restricted funds:						
Coronavirus Job Retention	-	15,601	(15,601)	-	-	-
Infection Control Funds	-	55,787	(31,161)	-	(9,620)	15,006
Extraordinary repair fund	163,356	10	-	-	-	163,366
Pathway fund	7,042	-	-	-	-	7,042
Total restricted funds	1,035,848	71,398	(46,762)	-	(9,620)	1,050,864
Total funds	2,185,085	977,383	(962,080)	(91,678)	-	2,108,710

Bushell House

Notes to the Financial Statements

For the year ended 31 December 2020

11 Analysis of funds (continued)

	At 1 Jan 2019 £	Income £	Expenditure £	Investment gains £	Transfers £	At 31 Dec 2019 £
General reserve	896,308	982,188	(908,647)	109,849	(11,440)	1,068,258
Designated funds:						
Exceptional repair fund	40,000	-	-	-	-	40,000
Boiler fund	10,000	-	-	-	10,000	20,000
Residents' amenities fund	20,103	936	(60)	-	-	20,979
Total unrestricted funds	966,411	983,124	(908,707)	109,849	(1,440)	1,149,237
Restricted funds						
Land and buildings	826,052	-	-	-	39,398	865,450
Other restricted funds:						
Extraordinary repair fund	163,298	58	-	-	-	163,356
Pathway fund	45,000	-	-	-	(37,958)	7,042
Total restricted funds	1,034,350	58	-	-	1,440	1,035,848
Total funds	2,000,761	983,182	(908,707)	109,849	-	2,185,085

Charitable grant fund

This designated fund is set aside to fund residents who need help with funding.

Exceptional repair fund

This designated fund is a fund set aside by the trustees for exceptional repairs.

Boiler fund

This designated fund is a fund set aside by the trustees for replacing the boilers.

Roof fund

This designated fund is a fund set aside by the trustees for replacing the roof.

Residents' amenities fund

This designated fund is generated by donations received and funds generated by the activities of the Friends of Bushell House and will be used for major expenditure which will enhance the quality of life for the residents of Bushell House.

Bushell House

Notes to the Financial Statements

For the year ended 31 December 2020

11 Analysis of funds (continued)

Land and buildings fund

This represents Bushell House land and buildings.

Extraordinary repair fund

These funds represent the capital of the charity as created by order dated 18 April 1950 and revised under scheme of 13 May 1977. It is to be used for extraordinary repair costs.

Coronavirus Job Retention fund

The Coronavirus Job Retention fund relates to funding received from HMRC in the form of a grant which was put in place to retain jobs during the Covid-19 pandemic. The grant has been fully spent during the year on staff wages and associated on costs.

Infection Control fund

The Infection Control fund represents funding from Lancashire County Council which was distributed to charities within the care sector. The transfers in the year of £9,620 is made in respect of loss of income from removing a room within the House for the purposes of staff changing. The balance relates to the unspent funding which will be used in future years to help the charity control infection as a result of the Covid-19 pandemic.

Pathway fund

The pathway fund represents a donation from a former resident to be spent on creating a path in the garden. The balance relates to the unspent funding which will be used in future years for path maintenance.

Bushell House

Schedule 1 – Summary of Investments

For the year ended 31 December 2020

	Cost At 31 Dec 2019	Market value at 31 Dec 2019	Additions/ (disposals) at market value	Gain/(loss) on disposals	Gain/(loss) on retained investments	Cash deposit movement	Cost At 31 Dec 2020	Market value at 31 Dec 2020	2020 Income	2019 Income
	£	£	£	£	£	£	£	£	£	£
UK fixed interest	295,165	311,402	2,974	(2,395)	6,421	-	293,310	318,402	12,599	13,433
Equities	609,962	776,131	(23,885)	(46,034)	(55,659)	-	620,954	650,553	17,963	29,647
Property	24,800	26,125	-	-	(3,625)	-	24,800	22,500	1,625	1,625
Commodities	23,970	24,156	-	-	4,770	-	23,970	28,926	-	-
Alternatives	-	-	51,332	-	4,732	-	51,332	56,064	359	-
Multi-asset	23,205	25,042	(25,154)	112	-	-	-	-	-	371
Cash on deposit	71,160	71,160	-	-	-	13,642	84,802	84,802	10	58
	1,048,262	1,234,016	5,267	(48,317)	(43,361)	13,642	1,099,168	1,161,247	32,556	45,134

During the year investment income of £10 (2019: £58) was attributable to restricted income funds with the balance of £32,546 (2019: £45,076) adding to unrestricted funds.