

THE DRS GREEN AND SLATER REST HOUSES

England & Wales · Charity number 222486

Details

Status Registered

Legal form Other

Registered 1963-07-24

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

Contact

Address Trustees Office
DRS GREEN & SLATER REST HOUSES
Balmoral Road
Heaton Moor
Stockport
SK4 4EA

Phone 01614327030

Email mariep@greenandslater.co.uk

Activities

Objects: THE TRUSTEES SHALL HOLD THE CHARITY'S PROPERTY UPON TRUST TO PERMIT THE SAME TO BE USED IN PERPETUITY FOR THE PREVENTION OR RELIEF OF POVERTY BY PROVIDING SOCIAL HOUSING, IN THE FORM OF ALMSHOUSE ACCOMMODATION, FOR ELDERLY AND ELIGIBLE PERSONS IN NEED OF SUCH ACCOMMODATION DUE TO FINANCIAL HARDSHIP OR LIMITED FINANCIAL RESOURCES, WHO (EXCEPT IN SPECIAL CASES TO BE DETERMINED BY THE TRUSTEES) HAVE RESIDED FOR NINE OF THE TEN YEARS PRECEDING APPOINTMENT IN A DWELLING EITHER IN THE COUNTY BOROUGH OF STOCKPORT OR WITHIN FIVE MILES OF STOCKPORT TOWN HALL.

Activities: Provides sheltered accommodation for elderly persons who have resided within 5 miles of Stockport Town Hall for 10 years prior to application for residence

Classification

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

Geography

- **Area of benefit:** SEE OBJECTS
- Stockport

Finances

| Period end | Income | Expenditure | Assets | Employees |
|------------|----------|-------------|--------|-----------|
| 2025-10-31 | £0 | £0 | - | - |
| 2024-10-31 | £205,586 | £200,784 | - | - |
| 2023-10-31 | £205,718 | £173,276 | - | - |
| 2022-10-31 | £181,819 | £172,934 | - | - |
| 2021-10-31 | £187,925 | £136,060 | - | - |

Trustees

| Name | Role | Appointed |
|-----------------|------|------------|
| DAVID MCHUGH | | |
| Dr Jane Barrett | | 2020-01-15 |
| Frances McCann | | 2017-06-07 |
| TIM CARLISLE | | |

THE DRS GREEN AND SLATER REST HOUSES

England & Wales - Charity number 222486

Accounts

Charity Number: 222486

The Doctors Green and Slater Rest Houses

Report and financial statements
For the year ended 31st October 2024

Green and Slater Rest Houses CIO
Reference and administrative information
for the year ended 31st October 2024

Charity number 222486

Registered office and operational address Balmoral Road
Heaton Moor
Stockport
SK4 4EA

Trustees Trustees who served during the year and up to the date of this report were as follows:

Tim J Carlisle

David McHugh

Frances McCann

Jane Barrett

Key management personnel Frances McCann, Chair of Trustees

| | | |
|----------------|-----------------------|------------|
| Bankers | The Co-operative Bank | Santander |
| | PO Box 250 | Bootle |
| | Delf House | Merseyside |
| | Southway | L30 4GB |
| | Skelmersdale | |
| | WN8 6WT | |

| | | | |
|-------------------|----------------------------|----------------|--------------------------------|
| Solicitors | Slater Heelis Solicitors | Brokers | Rathbone Greenbank Investments |
| | 1st Floor, Crossgate House | | Port of Liverpool Building |
| | 47-55 Cross Street | | Pier Head |
| | Sale | | Liverpool |
| | M33 7FT | | L3 1NW |

Independent Jennifer Daniel FCCA Slade & Cooper Limited

Examiners Beehive Mill, Jersey Street, Ancoats, Manchester, M4 6JG

The Doctors Green and Slater Rest Houses
Trustees' annual report
for the year ended 31st October 2024

The charity is governed by a trust deed dated 21 January 1960. A board of Governors (who are the trustees of the charity) manages the unincorporated association, which is registered with the Charity Commissioners, number 222486.

The trustees present their report and the audited financial statements for the year ended 31st October 2024.

Reference and administrative information set out on page 1 forms part of this report. The financial statements comply with current statutory requirements, the charity's trust deed and the Statement of Recommended Practice - Accounting and Reporting by Charities: SORP applicable to charities preparing their accounts in accordance with FRS 102.

Objectives and activities

The charity provides sheltered accommodation for older people who are able to live independently. They are eligible to apply for the accommodation if they have been living either in the County Borough of Stockport or within 5 miles of Stockport Town Hall for the ten years immediately preceding their application. Applicants complete in an application form and are interviewed by two trustees, who assess their needs according to the trust deed. Selection is made on the basis of this need, regardless of race, gender, religion, political affiliation or sexual orientation. If an applicant is considered to be suitable and there are no vacancies a waiting list is kept and updated regularly.

The trustees are aware of the Charity Commission guidance on Public Benefit and feel that the provision and maintenance of the sheltered accommodation described is of benefit to the public. Both trustees and the manager are concerned that all residents feel part of a mutually supportive community and receive daily checks on their welfare.

The trustees review the aims, objectives and activities of the charity each year. This report looks at what the charity has achieved and the outcomes of its work in the reporting period. The trustees report the success of each key activity and the benefits the charity has brought to those groups of people that it is set up to help. The review also helps the trustees ensure the charity's aims, objectives and activities remained focused on its stated purposes.

The trustees have referred to the guidance contained in the Charity Commission's general guidance on public benefit when reviewing the charity's aims and objectives and in planning its future activities. In particular, the trustees consider how planned activities will contribute to the aims and objectives that have been set.

Achievements and performance

The charity's main activities and who it tries to help are described below. All its charitable activities focus on the housing scheme and its residents and are undertaken to further The Doctors Green and Slater Rest Houses' charitable purposes for the public benefit.

During the year to 31 October 2024; the scheme has on average provided sheltered accommodation for twenty-five residents.

The Doctors Green and Slater Rest Houses

Trustees' annual report

for the year ended 31st October 2024

Operational developments:

Residents –

- On average there were 26 residents (beneficiaries of the charity) living at the scheme over 2022-2023. There are 25 flats in total, 6 small studio flats and 18 one-bedroom flats of various sizes (12 with double bedrooms). 24 of these were occupied for most of the year. One studio flat was held back to be used as a site office for the Development Project Contractors, and following the completion of the development work, required refurbishment before it was ready for occupancy.
- All flats are connected to a 24/7 emergency call service that can be accessed by all residents when the manager is not on site.
- One resident left because of age related difficulties, the resident was no longer able to live independently and moved to residential care. New residents were appointed from the waiting list.
- A small number of residents had accrued some debts in relation to their weekly Occupation Charge for their flats. By the end of October 2024 this underpayment matter had, for the large part, been resolved.
- Resident social and community activities have begun to thrive again, with Resident run events such as bank holiday meals, an increase in use of the lounge for board games and other activities.
- The charity has partnered with a local community arts social enterprise organization to offer fortnightly sessions of chair yoga and singing. These have been well attended, and funding was awarded for the sessions to continue on a weekly basis starting in September 2024.
- The trustees participated in the annual Christmas lunch for residents and trustees at a local venue in December 2024.

Building and estate maintenance and repair – The trustees and staff endeavor to maintain a high standard of repair and maintenance to the whole property, using the services of local trades persons and operators.

Building renewal and development – The completion of the large building and renewal project that commenced in May 2023 was delayed and did not complete until May 2024. The main reasons for this were the challenge of additional asbestos being found in the original structure of the roof that had not been identified in the initial asbestos survey undertaken at the start of the work. This resulted in further exposure of the building to very heavy rain in autumn 2023 which required reparative work from water ingress needing to be undertaken in a number of flats.

The outcome of the development project is that the main building (a significant part of the site) now has a new roof and solar panels, one existing flat has been refurbished to increase accessibility and the original warden's house has been converted into two additional one-bedroom flats.

Staffing – There are two employed staff. A Housing Manager (appointed in December 2023 following the retirement of the previous manager in September 2022) and a Charity Administrator. Both posts are part time. The post of Charity Administrator has a split role working to support both the Housing manager and the Board of Trustees.

Almshouses Association – The Charity's membership of the umbrella organization that supports independent housing charities the Almshouse Association has continued to be a valued and much used resource by both trustees and staff.

The Doctors Green and Slater Rest Houses
Trustees' annual report
for the year ended 31st October 2024

CIO progress – The work undertaken by the Trustees to convert Drs Green and Slater unincorporated Trust to Charitable Incorporated Organization continued throughout the year. The final transfer documents were agreed and signed on October 2024.

This means that the reporting year 2023-2024 is the final reporting year for the Unincorporated Trust and the year 2024-2025 will be the first reporting year of Drs Green and Slater CIO.

Beneficiaries of our services

The beneficiaries of our services are the residents who fulfil the criteria outlined above and as set out in the trust deed. Residents need to be capable of living independently.

Residents are contacted daily to check on their welfare, outside of working hours this service continues with an out-of-hours call service.

Financial review

The trustees confirm that the restricted and unrestricted funds are available and adequate to fulfil the obligations of the charity.

The charity's investments show a satisfactory return. The income derived from investing the trust fund is used to pay for the services of the Housing Manager, the Charity Administrator, an out of hours cover service, and to subsidise the weekly occupation charge made to residents. The trustees are also committed to a rolling programme of refurbishment and maintenance of the scheme buildings and site (see elsewhere in the report). The trustees apply the income in administering, managing and maintaining the Rest Houses. They are also responsible for insuring the property against fire and other risks, and paying all other outgoings, salaries and expenses in respect of the property. The trustees have the bulk of our investments to various ethical investment funds in line with our overall aims and objectives.

The financial statements disclose net incoming resources of £400,483 (net incoming resources of £27,122 in 2023).

Further, unrestricted funds amounted to £4,064,146 with free reserves of £2,558,783. Of this figure £2,391,260 is money held by the investment brokers, with £167,523 remaining for the Trustees to leave adequate working capital.

Restricted funds are designated for expending on extraordinary repairs and at the year-end amounted to £58,986 (£243,595 in 2023).

There are no uncertainties regarding the charity's ability to continue, as a going concern.

Reserves policy

Our principal responsibility is for the long-term housing of elderly people. Because of the vulnerable nature of our residents, we recognise that we have responsibility to provide a safe financial environment in which to operate. We believe it is prudent to retain one year's operating costs as a minimum, although this is mitigated somewhat by the occupation charges made to residents. Our property was built in the 1960s, when one bed studio flats were quite acceptable to our target residents. In order to ensure the acceptability of our accommodation in the foreseeable future, we believe a more substantial amount would be needed for any future building project designed to improve the standard of accommodation. Until such projects are agreed we would need to hold in reserve an additional sum of £150,000 which would be released if and when further development takes place.

The Doctors Green and Slater Rest Houses
Trustees' annual report
for the year ended 31st October 2024

Structure, governance and management

The statutory power of appointing new or additional trustees is governed by the trust deed, which states that no person shall be qualified to be appointed unless he or she shall at the date of appointment be a member of the Quaker meetings (The Religious Society of Friends) and any interested Quaker is invited to a meeting of the existing trustees. If they are willing to go forward their appointment is confirmed at a subsequent meeting. There are on average six trustees in post at any one time. All trustees are encouraged to attend training sessions on topics relevant to their duties and are given a copy of the original trust deed. There is no formal constitution apart from this trust deed.

No external body is entitled to appoint a trustee to then scheme.

The organisation is an unincorporated charity, registered as a charity on 21st January 1960 in England and Wales.

The charity is constituted under a trust deed dated 21st January 1960. The trustees are members of the charity but this entitles them only to voting rights. The trustees have no beneficial interest in the charity.

We are very grateful to the Trustees who give their time and knowledge voluntarily to the Charity.

The Charity has membership of The Almshouse Association acting as an umbrella organisation supporting small charitable trusts who provide housing to people in need. The Almshouse Association provides valuable guidance to the Charity, the Trustees and Staff.

The Charity Administrator took up post at the end of October and recruitment for the post of Housing Manager is progressing.

All trustees give their time voluntarily and receive no benefits from the charity. No trustee expenses were claimed in this year.

Funds held as custodian trustee on behalf of others

The charity does not act as custodian trustee for any other organisation.

The Doctors Green and Slater Rest Houses

Trustees' annual report

for the year ended 31st October 2024

Statement of responsibilities of the trustees

Law applicable to charities in England and Wales requires the trustees to prepare financial statements for each financial year which give a true and fair view of the charity's financial activities during the period and of its financial position at the end of the period. In preparing financial statements giving a true and fair view, the trustees should follow best practice and:

- Select suitable accounting policies and then apply them consistently
- Observe the methods and principles in the Charities SORP
- Make judgements and estimates that are reasonable and prudent
- State whether applicable UK Accounting Standards and statements of recommended practice have been followed, subject to any material departures disclosed and explained in the financial statements
- Prepare the financial statements on the going concern basis unless it is inappropriate to presume that the charity will continue in operation

The trustees are responsible for keeping proper 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. They are also responsible for safeguarding the assets of the charity and hence for taking reasonable steps for the prevention and detection of fraud and other irregularities.

The trustees are responsible for the maintenance and integrity of the corporate and financial information included on the charity's website. Legislation in the United Kingdom governing the preparation and dissemination of financial statements may differ from legislation in other jurisdictions.

The trustees' annual report has been approved by the trustees on ___/___/2025 and signed on their behalf by Frances McCann

Trustee

Independent Examiner's Report
To the members of
The Doctors Green and Slater Rest Houses

I report on the accounts of the Charity for the year ended 31st October 2024 which are set out on pages 8 to 22.

Respective responsibilities of trustees and examiner

The charity's trustees are responsible for the preparation of the accounts. The trustees consider that an audit is not required for this year under section 144(2) of the Charities Act 2011 (the 2011 Act) and that an independent examination is needed.

It is my responsibility to:

- examine the accounts under section 145 of the 2011 Act;
- follow the procedures laid down in the general Directions given by the Charity Commission under section 145(5)(b) of the 2011 Act; and
- state whether particular matters have come to my attention.

Basis of independent examiner's report

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

Independent examiner's statement

In the course of my examination, no matter has come to my attention:

(1) which gives me reasonable cause to believe that in any material respect the requirements:

- to keep accounting records in accordance with section 130 of the 2011 Act; and
- to prepare accounts which accord with the accounting records, comply with the accounting requirements of the 2011 Act

have not been met; or

(2) to which, in my opinion, attention should be drawn in order to enable a proper understanding of the accounts to be reached.

Jennifer Daniel FCCA
Slade & Cooper Ltd.
Beehive Mill
Jersey St
Ancoats
Manchester
M4 6JG

Date.....

The Doctors Green and Slater Rest Houses

Statement of Financial Activities
for the year ended 31 October 2024

| | Note | Unrestricted funds £ | Restricted funds £ | Total funds 2024 £ | Total funds 2023 £ |
|--|------|----------------------------|--------------------------|--------------------------|--------------------------|
| Income from: | | | | | |
| Charitable activities: | 3 | 148,278 | - | 148,278 | 131,716 |
| Investments | 4 | 57,308 | - | 57,308 | 74,002 |
| Total income | | 205,586 | - | 205,586 | 205,718 |
| Expenditure on: | | | | | |
| Raising funds | 5 | 18,290 | - | 18,290 | 18,628 |
| Charitable activities: | 6 | 182,494 | - | 182,494 | 154,648 |
| Total expenditure | | 200,784 | - | 200,784 | 173,276 |
| Net income/(expenditure) before net gains/(losses) on investments | | 4,802 | - | 4,802 | 32,442 |
| Realised gains/(losses) on investments | | 77,500 | - | 77,500 | - |
| Unrealised gains/(losses) on investments | | 302,790 | 15,391 | 318,181 | (5,320) |
| Net income/(expenditure) for the year | 7 | 385,092 | 15,391 | 400,483 | 27,122 |
| Transfer between funds | | 200,000 | (200,000) | - | - |
| Net movement in funds for the year | | 585,092 | (184,609) | 400,483 | 27,122 |
| Reconciliation of funds | | | | | |
| Total funds brought forward | | 3,479,054 | 243,595 | 3,722,649 | 3,695,527 |
| Total funds carried forward | | 4,064,146 | 58,986 | 4,123,132 | 3,722,649 |

The statement of financial activities includes all gains and losses recognised in the year. All income and expenditure derive from continuing activities.

The Doctors Green and Slater Rest Houses

Balance Sheet
as at 31 October 2024

| | Note | 2024 | | 2023 | |
|--|------|----------------|------------------------------|----------------|------------------------------|
| | | £ | £ | £ | £ |
| Fixed assets | | | | | |
| Tangible assets | 11 | | 1,505,363 | | 904,226 |
| Investments | 12 | | 2,450,247 | | 2,425,523 |
| | | | <hr/> | | <hr/> |
| Total fixed assets | | | 3,955,610 | | 3,329,749 |
| Current assets | | | | | |
| Debtors | 13 | 2,723 | | 47,213 | |
| Cash at bank and in hand | | 177,440 | | 355,098 | |
| | | <hr/> | | <hr/> | |
| Total current assets | | 180,163 | | 402,311 | |
| Liabilities | | | | | |
| Creditors: amounts falling due in less than one year | 14 | (12,641) | | (9,411) | |
| | | <hr/> | | <hr/> | |
| Net current assets | | | 167,522 | | 392,900 |
| Net assets | | | <hr/> 4,123,132 <hr/> | | <hr/> 3,722,649 <hr/> |
| Funds of the charity: | | | | | |
| Restricted income funds | 15 | | 58,986 | | 243,595 |
| Unrestricted income funds | 16 | | 4,064,146 | | 3,479,054 |
| | | | <hr/> | | <hr/> |
| Total charity funds | | | <hr/> 4,123,132 <hr/> | | <hr/> 3,722,649 <hr/> |

The notes on pages 11 to 22 form part of these accounts.

Approved by the trustees on ____/____/2025 and signed on their behalf by:

.....
Frances McCann (Trustee)

The Doctors Green and Slater Rest Houses

Statement of Cash Flows
for the year ending 31 October 2024

| | Note | 2024 £ | 2023 £ |
|--|------|------------------|-----------------|
| Cash provided by/(used in) operating activities | 18 | 90,915 | (87,488) |
| <i>Cash flows from investing activities:</i> | | | |
| Dividends, interest, and rents from investments | | 57,308 | 74,002 |
| Purchase of tangible fixed assets | | (619,338) | (228,567) |
| Proceeds from sale of investments | | 343,577 | 281,885 |
| Purchase of investments | | (50,120) | (18,150) |
| Cash provided by/(used in) investing activities | | (268,573) | 109,170 |
| Increase/(decrease) in cash and cash equivalents in the year | | (177,658) | 21,682 |
| Cash and cash equivalents at the beginning of the year | | 355,098 | 333,416 |
| Cash and cash equivalents at the end of the year | | 177,440 | 355,098 |

The Doctors Green and Slater Rest Houses

Notes to the accounts for the year ended 31 October 2024

1 Accounting policies

The principal accounting policies adopted, judgments and key sources of estimation uncertainty in the preparation of the financial statements are as follows:

a Basis of preparation

The financial statements have been prepared in accordance with Accounting and Reporting by Charities: Statement of Recommended Practice applicable to charities preparing their accounts in accordance with the Financial Reporting Standard applicable in the UK and Republic of Ireland (FRS 102), second edition - October 2019 (Charities SORP (FRS 102)), the Financial Reporting Standard applicable in the UK and Republic of Ireland (FRS 102) and the Companies Act 2006 and UK Generally Accepted Accounting Practice.

The accounts (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 (FRS 102), second edition - 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 Doctors Green and Slater Rest Houses meets the definition of a public benefit entity under FRS102. Assets and liabilities are initially recognised at historical cost or transaction value unless otherwise stated in the relevant accounting policy note.

b Preparation of the accounts on a going concern basis

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

There are no key judgments which the trustees have made which have a significant effect on the accounts.

The trustees do not consider that there are any sources of estimation uncertainty at the reporting date that have a significant risk of causing a material adjustment to the carrying amount of assets and liabilities within the next reporting period.

The Doctors Green and Slater Rest Houses

Notes to the accounts for the year ended 31 October 2024 (continued)

c Income

Income is recognised when the charity has entitlement to the funds, any performance conditions attached to the item(s) of income have been met, it is probable that the income will be received and the amount can be measured reliably.

Income from government and other grants, whether 'capital' grants or 'revenue' grants, is recognised when the charity has entitlement to the funds, any performance conditions attached to the grants have been met, it is probable that the income will be received and the amount can be measured reliably and is not deferred.

For legacies, entitlement is taken as the earlier of the date on which either: the charity is aware that probate has been granted, the estate has been finalised and notification has been made by the executor(s) to the charity that a distribution will be made, or when a distribution is received from the estate. Receipt of a legacy, in whole or in part, is only considered probable when the amount can be measured reliably and the charity has been notified of the executor's intention to make a distribution. Where legacies have been notified to the charity, or the charity is aware of the granting of probate, and the criteria for income recognition have not been met, then the legacy is treated as a contingent asset and

Income received in advance of a provision of a specified service is deferred until the criteria for income recognition are met.

d Donated services and facilities

Donated professional services and donated facilities are recognised as income when the charity has control over the item, any conditions associated with the donated item have been met, the receipt of economic benefit from the use by the charity of the item is probable and that economic benefit can be measured reliably. In accordance with the Charities SORP (FRS 102), general volunteer time is not recognised; refer to the trustees' annual report for more information about their contribution.

On receipt, donated professional services and donated facilities are recognised on the basis of the value of the gift to the charity which is the amount the charity would have been willing to pay to obtain services or facilities of equivalent economic benefit on the open market; a corresponding amount is then recognised in expenditure in the period of receipt.

e Interest receivable

Interest on funds held on deposit is included when receivable and the amount can be measured reliably by the charity; this is normally upon notification of the interest paid or payable by the Bank.

The Doctors Green and Slater Rest Houses

Notes to the accounts for the year ended 31 October 2024 (continued)

f Fund accounting

Unrestricted funds are available to spend on activities that further any of the purposes of charity.

Designated funds are unrestricted funds of the charity which the trustees have decided at their discretion to set aside to use for a specific purpose.

Restricted funds are donations which the donor has specified are to be solely used for particular areas of the charity's work or for specific projects being undertaken by the charity.

g Expenditure and irrecoverable VAT

Expenditure is recognised once there is a legal or constructive obligation to make a payment to a third party, it is probable that settlement will be required and the amount of the obligation can be measured reliably. Expenditure is classified under the following activity headings:

- Costs of raising funds comprise the costs of investment management and their associated support costs.
- Expenditure on charitable activities includes the costs undertaken to further the purposes of the charity and their associated support costs.
- Other expenditure represents those items not falling into any other heading.

Irrecoverable VAT is charged as a cost against the activity for which the expenditure was incurred.

h Operating leases

Operating leases are leases in which the title to the assets, and the risks and rewards of ownership, remain with the lessor. Rental charges are charged on a straight line basis over the term of the lease.

i Tangible fixed assets

Individual fixed assets costing £500 or more are capitalised at cost and are depreciated over their estimated useful economic lives on a straight line basis as follows:

| | |
|-------------------------------|---------------------|
| Freehold building | 1.0% - 1.5% on cost |
| Office fixtures and equipment | 20% on cost |

The Doctors Green and Slater Rest Houses

Notes to the accounts for the year ended 31 October 2024 (continued)

j Fixed asset investments

Investments are a form of basic financial instrument and are initially recognised at their transaction value and subsequently measured at their fair 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.

The Charity does not acquire put options, derivatives or other complex financial instruments.

The main form of financial risk faced by the charity is that of volatility in equity markets and investment markets due to wider economic conditions, the attitude of investors to investment risk, and changes in sentiment concerning equities and within particular sectors or sub sectors.

k 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.

l Cash at bank and in hand

Cash at bank and cash in hand includes cash and short term highly liquid investments with a short maturity of three months or less from the date of acquisition or opening of the deposit or similar account.

m Creditors and provisions

Creditors and provisions 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 and provisions are normally recognised at their settlement amount after allowing for any trade discounts due

n Financial instruments

The charity only has financial assets and financial liabilities of a kind that qualify as basic financial instruments. Basic financial instruments are initially recognised at transaction value and subsequently measured at their settlement value with the exception of bank loans which are subsequently measured at amortised cost using the effective interest method.

The Doctors Green and Slater Rest Houses

Notes to the accounts for the year ended 31 October 2024 (continued)

o Pensions

Employees of the charity are entitled to join a defined contribution 'money purchase' scheme. The charity's contribution is restricted to the contributions disclosed in note 8. There were no outstanding contributions at the year end.

2 Legal status of the charity

The charity is an unincorporated charity, registered as a charity in England & Wales.

3 Income from charitable activities

| | Unrestricted £ | Restricted £ | Total 2024 £ | Total 2023 £ |
|--------------------------------------|-------------------|-----------------|-----------------|-----------------|
| Residents' Fees | 148,108 | - | 148,108 | 131,613 |
| Other income | 170 | - | 170 | 103 |
| Total | 148,278 | - | 148,278 | 131,716 |
| <i>Total by fund 31 October 2023</i> | <i>131,716</i> | <i>-</i> | <i>131,716</i> | |

The Doctors Green and Slater Rest Houses

Notes to the accounts for the year ended 31 October 2024 (continued)

4 Investment income

| | Total 2024 £ | Total 2023 £ |
|---------------------------|-----------------|-----------------|
| Income from bank deposits | 254 | 166 |
| Dividends received | 57,054 | 73,836 |
| | 57,308 | 74,002 |
| | 57,308 | 74,002 |

All of the charity's investment income arises from interest in interest bearing deposit accounts and dividends from other fixed investments.

5 Cost of raising funds

| | 2024 £ | 2023 £ |
|-----------------------------|-----------|-----------|
| Investment management costs | 18,290 | 18,628 |
| | 18,290 | 18,628 |
| | 18,290 | 18,628 |

All expenditure on cost of raising funds is unrestricted.

6 Analysis of expenditure on charitable activities

| | Total 2024 £ | Total 2023 |
|------------------|-----------------|------------|
| Staff costs | 37,774 | 35,439 |
| Premises | 91,002 | 84,307 |
| Administration | 16,574 | 9,617 |
| Depreciation | 18,201 | 10,061 |
| Project Costs | 13,825 | 14,284 |
| Governance costs | 5,118 | 940 |
| | 182,494 | 154,648 |
| | 182,494 | 154,648 |

The Doctors Green and Slater Rest Houses

Notes to the accounts for the year ended 31 October 2024 (continued)

7 Net income/(expenditure) for the year

| This is stated after charging/(crediting): | 2024 £ | 2023 £ |
|--|-----------|-----------|
| Depreciation | 18,201 | 10,061 |
| Independent examiner's fees | 1,060 | 940 |
| | 19,261 | 11,001 |

8 Staff costs

Staff costs during the year were as follows:

| | 2024 £ | 2023 £ |
|--------------------|-----------|-----------|
| Wages and salaries | 32,741 | 31,482 |
| HR Consultancy | 4,791 | 1,692 |
| Recruitment | 52 | 1,980 |
| | 37,584 | 35,154 |

No employee has employee benefits in excess of £60,000 (2023: Nil).

The average number of staff employed during the period was XX (2023: 2)

The average full time equivalent number of staff employed during the period was XX (2022: 2)

The key management personnel of the charity comprise the trustees and the Scheme Manager. The total employee benefits of the key management personnel of the charity were £XX,XXX (2023: 20,388).

9 Trustee remuneration and expenses, and related party transactions

Neither the management committee nor any persons connected with them received any remuneration or reimbursed expenses during the year (2023: £nil).

No members of the management committee received travel and subsistence expenses during the year (2023: £0).

There are no donations from related parties which are outside the normal course of business and no restricted donations from related parties.

The daughter of the Chair of Trustees was acting in an occasional admin role and received a total remuneration of £534 during the year (2022: £534)

No trustee or other person related to the charity had any personal interest in any contract or transaction entered into by the charity, including guarantees, during the year (2023: nil).

The Doctors Green and Slater Rest Houses

Notes to the accounts for the year ended 31 October 2024 (continued)

10 Corporation tax

The charity is exempt from tax on income and gains falling within Chapter 3 of Part 11 of the Corporation Tax Act 2010 or Section 256 of the Taxation of Chargeable Gains Act 1992 to the extent that these are applied to its charitable objects. No tax charges have arisen in the charity.

11 Fixed assets: tangible assets

| Cost | Freehold Property £ | Furniture & equipment £ | Total £ |
|---------------------------|---------------------------|-------------------------------|-------------|
| At 1 November 2023 | 1,065,299 | 64,133 | 1,129,432 |
| Additions | 619,338 | - | 619,338 |
| Disposals | - | - | - |
| | <hr/> | <hr/> | <hr/> |
| At 31 October 2024 | 1,684,637 | 64,133 | 1,748,770 |
| | <hr/> <hr/> | <hr/> <hr/> | <hr/> <hr/> |
| Depreciation | | | |
| At 1 November 2023 | 167,847 | 57,359 | 225,206 |
| Charge for the year | 16,846 | 1,355 | 18,201 |
| Disposals | - | - | - |
| | <hr/> | <hr/> | <hr/> |
| At 31 October 2024 | 184,693 | 58,714 | 243,407 |
| | <hr/> <hr/> | <hr/> <hr/> | <hr/> <hr/> |
| Net book value | | | |
| At 31 October 2024 | 1,499,944 | 5,419 | 1,505,363 |
| | <hr/> <hr/> | <hr/> <hr/> | <hr/> <hr/> |
| <i>At 31 October 2023</i> | 897,452 | 6,774 | 904,226 |
| | <hr/> <hr/> | <hr/> <hr/> | <hr/> <hr/> |

The Doctors Green and Slater Rest Houses

Notes to the accounts for the year ended 31 October 2024 (continued)

12 Investments

| | 2024 £ | 2023 £ |
|---------------------------------------|-----------|-----------|
| Market value at the start of the year | 2,425,523 | 2,694,578 |
| Add: additions to investments at cost | 50,120 | 18,150 |
| Disposals at carrying value | (343,577) | (281,885) |
| Add net gain/(loss) on revaluation | 318,181 | (5,320) |
| | 2,450,247 | 2,425,523 |
| | 2,450,247 | 2,425,523 |

Investments are all carried at fair value and are all traded in quoted public markets.

13 Debtors

| | 2024 £ | 2023 £ |
|--------------------------------|-----------|-----------|
| Residents' Fees due | 408 | - |
| Prepayments and accrued income | 2,315 | 47,213 |
| | 2,723 | 47,213 |
| | 2,723 | 47,213 |

14 Creditors: amounts falling due within one year

| | 2024 £ | 2023 £ |
|------------------------------|-----------|-----------|
| Trade creditors | 3,135 | 4,180 |
| Residents' Fees Overpaid | 440 | 1,683 |
| Other creditors and accruals | 9,066 | 3,548 |
| | 12,641 | 9,411 |
| | 12,641 | 9,411 |

The Doctors Green and Slater Rest Houses

Notes to the accounts for the year ended 31 October 2024 (continued)

15 Analysis of movements in restricted funds

| | Balance at 1 November 2023 £ | Income £ | Expenditure £ | Transfers £ | Balance at 31 October 2024 £ |
|--------------------------------------|--|---------------------|--------------------------|------------------------|--|
| Extraordinary Repairs Fund | | | | | |
| Extraordinary Repairs Fund | 243,595 | 15,391 | - | (200,000) | 58,986 |
| Previous reporting period | <i>Balance at 1st Nov 2022 £</i> | <i>Income £</i> | <i>Expenditure £</i> | <i>Transfers £</i> | <i>Balance at 31 October £</i> |
| Extraordinary Repairs Fund | | | | | |
| Extraordinary Repairs Fund | 496,005 | - | (2,410) | (250,000) | 243,595 |

The fund was set up in 1971 by order of the Charity Commissioners. Any investments standing to the credit of the fund which have derived from income may be applied from time to time for the extraordinary repair, improvement or rebuilding of the Rest Houses belonging to the Charity.

The fund balance is represented entirely by investments.

The Doctors Green and Slater Rest Houses

Notes to the accounts for the year ended 31 October 2024 (continued)

16 Analysis of movement in unrestricted funds

| | Balance at 1 November 2023 £ | Income £ | Expenditure £ | Transfers £ | As at 31 October 2024 £ |
|----------------------------------|--|--------------------|-------------------------|-----------------------|-----------------------------------|
| General fund | 3,479,054 | 205,586 | 179,506 | 200,000 | 4,064,146 |
| | 3,479,054 | 205,586 | 179,506 | 200,000 | 4,064,146 |
| Previous reporting period | <i>Balance at 1 Nov 2022</i> £ | <i>Income</i> £ | <i>Expenditure</i> £ | <i>Transfers</i> £ | <i>As at 31 October 2023</i> £ |
| | 3,199,522 | 205,718 | (176,186) | 250,000 | 3,479,054 |
| General fund | 3,199,522 | 205,718 | (176,186) | 250,000 | 3,479,054 |

| Name of | Description, nature and purposes of the fund |
|----------------|---|
| General fund | The free reserves after allowing for all designated funds |

17 Analysis of net assets between funds

| | General fund £ | Designated funds £ | Restricted funds £ | Total £ |
|--|-------------------|-----------------------|-----------------------|------------|
| Tangible fixed assets | 1,505,363 | - | - | 1,505,363 |
| Fixed asset investments | 2,391,261 | - | 58,986 | 2,450,247 |
| Other net current assets/(liabilities) | 167,522 | - | - | 167,522 |
| Total | 4,064,146 | - | 58,986 | 4,123,132 |

The Doctors Green and Slater Rest Houses

Notes to the accounts for the year ended 31 October 2024 (continued)

18 Reconciliation of net movement in funds to net cash flow from operating activities

| | 2024 £ | 2023 £ |
|---|-------------|-------------|
| Net income/(expenditure) for the year | 400,483 | 27,122 |
| Adjustments for: | | |
| Depreciation charge | 18,201 | 10,061 |
| (Gains)/losses on investments | (318,181) | 5,320 |
| Dividends, interest and rents from investments | (57,308) | (74,002) |
| Decrease/(increase) in debtors | 44,490 | (38,289) |
| Increase/(decrease) in creditors | 3,230 | (17,700) |
| | <hr/> | <hr/> |
| Net cash provided by/(used in) operating | 90,915 | (87,488) |
| | <hr/> <hr/> | <hr/> <hr/> |

THE DRS GREEN AND SLATER REST HOUSES

England & Wales - Charity number 222486

Accounts

Charity Number: 222486

The Doctors Green and Slater Rest Houses

Report and financial statements
For the year ended 31st October 2023

The Doctors Green and Slater Rest Houses
Reference and administrative information
for the year ended 31st October 2023

Charity number 222486

Registered office and operational address Balmoral Road
Heaton Moor
Stockport
SK4 4EA

Trustees Trustees who served during the year and up to the date of this report were as follows:

Tim J Carlisle

Jenny M Lazarus

Gill Armitage (Resigned November 2022)

David McHugh

Stella Green (Resigned November 2022)

Frances McCann

Jane Barrett

Key management personnel Frances McCann, Chair of Trustees

Bankers The Co-operative Bank Santander
PO Box 250 Bootle
Delf House Merseyside
Southway L30 4GB
Skelmersdale
WN8 6WT

Solicitors Towns Needham & Co **Brokers** Rathbone Greenbank Investments
Kingsgate Port of Liverpool Building
2nd Floor Pier Head
51/53 South King Street Liverpool
Manchester L3 1NW
M2 6DE

Independent Jennifer Daniel FCCA Slade & Cooper Limited

Examiners Beehive Mill, Jersey Street, Ancoats, Manchester, M4 6JG

The Doctors Green and Slater Rest Houses

Trustees' annual report

for the year ended 31st October 2023

The charity is governed by a trust deed dated 21 January 1960. A board of Governors (who are the trustees of the charity) manages the unincorporated association which is registered with the Charity Commissioners, number 222486.

The trustees present their report and the audited financial statements for the year ended 31st October 2023.

Reference and administrative information set out on page 1 forms part of this report. The financial statements comply with current statutory requirements, the charity's trust deed and the Statement of Recommended Practice - Accounting and Reporting by Charities: SORP applicable to charities preparing their accounts in accordance with FRS 102.

Objectives and activities

The charity provides sheltered accommodation for older people who are able to live independently. They are eligible to apply for the accommodation if they have been living either in the County Borough of Stockport or within 5 miles of Stockport Town Hall for the ten years immediately preceding their application. Applicants fill in an application form and are interviewed by two trustees, who assess their needs according to the trust deed. Selection is made on the basis of this need, regardless of race, gender, religion, political affiliation or sexual orientation. If an applicant is considered to be suitable and there are no vacancies a waiting list is kept and updated regularly.

The trustees are aware of the Charity Commission guidance on Public Benefit and feel that the provision and maintenance of the sheltered accommodation described is of benefit to the public. Both trustees and the manager are concerned that all residents feel part of a mutually supportive community, and receive daily checks on their welfare.

The trustees review the aims, objectives and activities of the charity each year. This report looks at what the charity has achieved and the outcomes of its work in the reporting period. The trustees report the success of each key activity and the benefits the charity has brought to those groups of people that it is set up to help. The review also helps the trustees ensure the charity's aims, objectives and activities remained focused on its stated purposes.

The trustees have referred to the guidance contained in the Charity Commission's general guidance on public benefit when reviewing the charity's aims and objectives and in planning its future activities. In particular, the trustees consider how planned activities will contribute to the aims and objectives that have been set.

Achievements and performance

The charity's main activities and who it tries to help are described below. All its charitable activities focus on the housing scheme and its residents and are undertaken to further The Doctors Green and Slater Rest Houses' charitable purposes for the public benefit.

During the year to 31 October 2023 the scheme has on average provided sheltered accommodation for twenty-five residents.

The Doctors Green and Slater Rest Houses

Trustees' annual report

for the year ended 31st October 2023

Operational developments:

Residents –

- On average there were 25 residents (beneficiaries of the charity) living at the scheme over 2022-2023. There are 23 flats in total, 6 small studio flats and 17 one-bedroom flats of various sizes. 21 of these were occupied for most of the year. One studio flat was held back to be used as a site office for the Development Project Contractors, and one was included in the development project for upgrading.
- All flats are connected to a 24/7 emergency call service that can be accessed by all residents when the manager is not on site.
- Two flats were vacated because the residents moved for family related reasons, and one was vacated because of age related difficulties, the resident was no longer able to live independently and moved to residential care. New residents were appointed from the waiting list.
- A small number of residents had accrued some debts in relation to their weekly Occupation Charge for their flats. By the end of October 2023 this underpayment matter had, for the large part, been resolved.
- In December 2022 the Annual Resident and Trustee Christmas meal was resumed and over the year residents were able to return to social activities after the restrictions required by the Covid Epidemic.
- Following requests from residents, a new large screen TV was installed in the communal lounge and the availability of the laundry was extended.

Building and estate maintenance and repair – The trustees and staff endeavor to maintain a high standard of repair and maintenance to the whole property, using the services of local trades persons and operators.

Building renewal and development. – In 2022 the Trustees decided on a large building renewal and development project and had appointed a firm of architects to enable them to do this. The main features of this were the conversion of the Warden's (on-site) house into two flats, the enlargement of a ground floor studio flat into a one-bedroom flat, major roof work on most of the buildings as required following the quinquennial report, and the installation of solar panels.

The work was put out to tender, and a firm of contractors appointed in November 2022. The work commenced in May 2023 with a completion date anticipated in November 2023. This date needed to be extended to early 2024 because of complications in the re-roofing process, requiring a re scheduling of the re-roofing time-line.

Staffing – The Scheme manager, who had been the main employee of the charity, retired in September 2022. The Board had decided to take this opportunity to review the staffing structure and in summer 2022 had initiated a recruitment program for a Housing Manager and a Charity Administrator. The Charity Administrator started in post in October 2022. Unfortunately, recruitment was slow for the Housing Manager position and the Housing Manager did not start until January 2023.

Almshouses Association – The Charity's membership of the umbrella organization that supports independent housing charities the Almshouse Association has continued to be a valued and much used resource by both trustees and staff.

CIO progress - The process of the change from being an Unincorporated Charitable Trust to being a Charitable Incorporated Organization continued throughout the year. This has involved working with the solicitor appointed and setting up a new bank account in the name of the CIO.

The Doctors Green and Slater Rest Houses
Trustees' annual report
for the year ended 31st October 2023

Beneficiaries of our services

The beneficiaries of our services are the residents who fulfil the criteria outlined above and as set out in the trust deed. Residents need to be capable of living independently.

During a difficult year three of our residents passed away, two residents moved into accommodation providing the level of care that they needed. Three new residents took up occupation of three of the vacant flats. The two remaining flats are part of the refurbishment project.

As the COVID restrictions were reduced residents began to resume some of the activities they had previously enjoyed together, such as games mornings and barbecues.

Residents are contacted daily to check on their welfare, outside of working hours this service continues with an out-of-hours call service.

Financial review

The trustees confirm that the restricted and unrestricted funds are available and adequate to fulfil the obligations of the charity.

The charity's investments show a satisfactory return. The income derived from investing the trust fund is used to pay for the services of the Housing Manager, the Charity Administrator, an out of hours cover service, and to subsidise the weekly occupation charge made to residents. The trustees are also committed to a rolling programme of refurbishment and maintenance of the scheme buildings and site (see elsewhere in the report). The trustees apply the income in administering, managing and maintaining the Rest Houses. They are also responsible for insuring the property against fire and other risks, and paying all other outgoings, salaries and expenses in respect of the property. The trustees have the bulk of our investments to various ethical investment funds in line with our overall aims and objectives.

There are no uncertainties regarding the charity's ability to continue, as a going concern.

The financial statements disclose net incoming resources of £32,442 (net incoming resources of £8,885 in 2022).

Further, unrestricted funds amounted to £3,479,053 with free reserves of £2,574,827. Of this figure £2,181,927 is money held by the investment brokers, with £392,900 remaining for the Trustees to fulfil their refurbishment intentions and leave adequate working capital.

Restricted funds are designated for expending on extraordinary repairs and at the year end amounted to £243,595 (£496,005 in 2022).

There are no uncertainties regarding the charity's ability to continue, as a going concern.

Reserves policy

Our principal responsibility is for the long term housing of elderly people. Because of the vulnerable nature of our residents we recognise that we have responsibility to provide a safe financial environment in which to operate. We believe it is prudent to retain one year's operating costs as a minimum, although this is mitigated somewhat by the occupation charges made to residents. Our property was built in the 1960s, when one bed studio flats were quite acceptable to our target residents. In order to ensure the acceptability of our accommodation in the foreseeable future, we believe a more substantial amount would be needed for any future building project designed to improve the standard of

The Doctors Green and Slater Rest Houses
Trustees' annual report
for the year ended 31st October 2023

accommodation. Until such projects are agreed we would need to hold in reserve an additional sum of £150,000 which would be released if and when further development takes place.

Structure, governance and management

The statutory power of appointing new or additional trustees is governed by the trust deed, which states that no person shall be qualified to be appointed unless he or she shall at the date of appointment be a member of the Quaker meetings (The Religious Society of Friends) and any interested Quaker is invited to a meeting of the existing trustees. If they are willing to go forward their appointment is confirmed at a subsequent meeting. There are on average six trustees in post at any one time. All trustees are encouraged to attend training sessions on topics relevant to their duties and are given a copy of the original trust deed. There is no formal constitution apart from this trust deed.

No external body is entitled to appoint a trustee to then scheme.

The organisation is an unincorporated charity, registered as a charity on 21st January 1960 in England and Wales.

The charity is constituted under a trust deed dated 21st January 1960. The trustees are members of the charity but this entitles them only to voting rights. The trustees have no beneficial interest in the charity.

We are very grateful to the Trustees who give their time and knowledge voluntarily to the Charity.

The Charity has membership of The Almshouse Association acting as an umbrella organisation supporting small charitable trusts who provide housing to people in need. The Almshouse Association provides valuable guidance to the Charity, the Trustees and Staff.

The Charity Administrator took up post at the end of October and recruitment for the post of Housing Manager is progressing.

All trustees give their time voluntarily and receive no benefits from the charity. No trustee expenses were claimed in this year.

Funds held as custodian trustee on behalf of others

The charity does not act as custodian trustee for any other organisation.

The Doctors Green and Slater Rest Houses

Trustees' annual report

for the year ended 31st October 2023

Statement of responsibilities of the trustees

Law applicable to charities in England and Wales requires the trustees to prepare financial statements for each financial year which give a true and fair view of the charity's financial activities during the period and of its financial position at the end of the period. In preparing financial statements giving a true and fair view, the trustees should follow best practice and:

- Select suitable accounting policies and then apply them consistently
- Observe the methods and principles in the Charities SORP
- Make judgements and estimates that are reasonable and prudent
- State whether applicable UK Accounting Standards and statements of recommended practice have been followed, subject to any material departures disclosed and explained in the financial statements
- Prepare the financial statements on the going concern basis unless it is inappropriate to presume that the charity will continue in operation

The trustees are responsible for keeping proper 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. They are also responsible for safeguarding the assets of the charity and hence for taking reasonable steps for the prevention and detection of fraud and other irregularities.

The trustees are responsible for the maintenance and integrity of the corporate and financial information included on the charity's website. Legislation in the United Kingdom governing the preparation and dissemination of financial statements may differ from legislation in other jurisdictions.

The trustees' annual report has been approved by the trustees on 14/08/2024 and signed on their behalf by Frances McCann

Trustee

Independent Examiner's Report
To the members of
The Doctors Green and Slater Rest Houses

I report on the accounts of the Charity for the year ended 31st October 2023 which are set out on pages 8 to 22.

Respective responsibilities of trustees and examiner

The charity's trustees are responsible for the preparation of the accounts. The trustees consider that an audit is not required for this year under section 144(2) of the Charities Act 2011 (the 2011 Act) and that an independent examination is needed.

It is my responsibility to:

- examine the accounts under section 145 of the 2011 Act;
- follow the procedures laid down in the general Directions given by the Charity Commission under section 145(5)(b) of the 2011 Act; and
- state whether particular matters have come to my attention.

Basis of independent examiner's report

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

Independent examiner's statement

In the course of my examination, no matter has come to my attention:

(1) which gives me reasonable cause to believe that in any material respect the requirements:

- to keep accounting records in accordance with section 130 of the 2011 Act; and
- to prepare accounts which accord with the accounting records, comply with the accounting requirements of the 2011 Act

have not been met; or

(2) to which, in my opinion, attention should be drawn in order to enable a proper understanding of the accounts to be reached.

Jennifer Daniel FCCA
Slade & Cooper Ltd.
Beehive Mill
Jersey St
Ancoats
Manchester
M4 6JG

24th September 2024

Drs Green & Slater Rest Houses
Statement of Financial Activities
for the year ended 31 October 2023

| | Note | Unrestricted funds £ | Restricted funds £ | Total funds 2023 £ | Total funds 2022 £ |
|--|------|-------------------------|-----------------------|--------------------------|--------------------------|
| Income from: | | | | | |
| Charitable activities: | 3 | 131,716 | - | 131,716 | 119,755 |
| Investments | 4 | 74,002 | - | 74,002 | 62,064 |
| Total income | | 205,718 | - | 205,718 | 181,819 |
| Expenditure on: | | | | | |
| Raising funds | 5 | 18,628 | - | 18,628 | 19,186 |
| Charitable activities: | 6 | 154,648 | - | 154,648 | 153,748 |
| Total expenditure | | 173,276 | - | 173,276 | 172,934 |
| Net income/(expenditure) before net gains/(losses) on investments | | 32,442 | - | 32,442 | 8,885 |
| Realised gains/(losses) on investments | | - | - | - | - |
| Unrealised gains/(losses) on investments | | (2,910) | (2,410) | (5,320) | (630,323) |
| Net income/(expenditure) for the year | 7 | 29,532 | (2,410) | 27,122 | (621,438) |
| Transfer between funds | | 250,000 | (250,000) | - | - |
| Net movement in funds for the year | | 279,532 | (252,410) | 27,122 | (621,438) |
| Reconciliation of funds | | | | | |
| Total funds brought forward | | 3,199,522 | 496,005 | 3,695,527 | 4,316,965 |
| Total funds carried forward | | 3,479,054 | 243,595 | 3,722,649 | 3,695,527 |

The statement of financial activities includes all gains and losses recognised in the year. All income and expenditure derive from continuing activities.

Drs Green & Slater Rest Houses

Balance Sheet
as at 31 October 2023

| | Note | 2023 | | 2022 | |
|--|------|----------------|------------------------------|----------------|------------------------------|
| | | £ | £ | £ | £ |
| Fixed assets | | | | | |
| Tangible assets | 11 | | 904,226 | | 685,720 |
| Investments | 12 | | 2,425,523 | | 2,694,578 |
| | | | <hr/> | | <hr/> |
| Total fixed assets | | | 3,329,749 | | 3,380,298 |
| Current assets | | | | | |
| Debtors | 13 | 47,213 | | 8,924 | |
| Cash at bank and in hand | | 355,098 | | 333,416 | |
| | | <hr/> | | <hr/> | |
| Total current assets | | 402,311 | | 342,340 | |
| Liabilities | | | | | |
| Creditors: amounts falling due in less than one year | 14 | (9,411) | | (27,111) | |
| | | <hr/> | | <hr/> | |
| Net current assets | | | 392,900 | | 315,229 |
| Net assets | | | <hr/> 3,722,649 <hr/> | | <hr/> 3,695,527 <hr/> |
| Funds of the charity: | | | | | |
| Restricted income funds | 15 | | 243,595 | | 496,005 |
| Unrestricted income funds | 16 | | 3,479,054 | | 3,199,522 |
| | | | <hr/> | | <hr/> |
| Total charity funds | | | 3,722,649 | | 3,695,527 |
| | | | <hr/> <hr/> | | <hr/> <hr/> |

The notes on pages 11 to 22 form part of these accounts.

Approved by the trustees on 14/08/2024 and signed on their behalf by:

.....
Frances McCann (Trustee)

Drs Green & Slater Rest Houses
Statement of Cash Flows
for the year ending 31 October 2023

| | Note | 2023 £ | 2022 £ |
|--|------|-----------------|-----------------|
| Cash provided by/(used in) operating activities | 18 | (87,488) | (51,960) |
| <i>Cash flows from investing activities:</i> | | | |
| Dividends, interest, and rents from investments | | 74,002 | 62,064 |
| Purchase of tangible fixed assets | | (228,567) | (25,364) |
| Proceeds from sale of investments | | 281,885 | 67,339 |
| Purchase of investments | | (18,150) | - |
| Cash provided by/(used in) investing activities | | 109,170 | 104,039 |
| Increase/(decrease) in cash and cash equivalents in the year | | 21,682 | 52,079 |
| Cash and cash equivalents at the beginning of the year | | 333,416 | 281,337 |
| Cash and cash equivalents at the end of the year | | 355,098 | 333,416 |

Drs Green & Slater Rest Houses

Notes to the accounts for the year ended 31 October 2023

1 Accounting policies

The principal accounting policies adopted, judgments and key sources of estimation uncertainty in the preparation of the financial statements are as follows:

a Basis of preparation

The financial statements have been prepared in accordance with Accounting and Reporting by Charities: Statement of Recommended Practice applicable to charities preparing their accounts in accordance with the Financial Reporting Standard applicable in the UK and Republic of Ireland (FRS 102), second edition - October 2019 (Charities SORP (FRS 102)), the Financial Reporting Standard applicable in the UK and Republic of Ireland (FRS 102) and the Companies Act 2006 and UK Generally Accepted Accounting Practice.

The accounts (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 (FRS 102), second edition - October 2019, rather than the Accounting and Reporting by Charities: Statement of Recommended Practice effective from 1 April 2005 which has since been withdrawn.

Drs Green & Slater Rest Houses meets the definition of a public benefit entity under FRS102. Assets and liabilities are initially recognised at historical cost or transaction value unless otherwise stated in the relevant accounting policy note.

b Preparation of the accounts on a going concern basis

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

There are no key judgments which the trustees have made which have a significant effect on the accounts.

The trustees do not consider that there are any sources of estimation uncertainty at the reporting date that have a significant risk of causing a material adjustment to the carrying amount of assets and liabilities within the next reporting period.

Dr Green & Slater Rest Houses

Notes to the accounts for the year ended 31 October 2023 (continued)

c Income

Income is recognised when the charity has entitlement to the funds, any performance conditions attached to the item(s) of income have been met, it is probable that the income will be received and the amount can be measured reliably.

Income from government and other grants, whether 'capital' grants or 'revenue' grants, is recognised when the charity has entitlement to the funds, any performance conditions attached to the grants have been met, it is probable that the income will be received and the amount can be measured reliably and is not deferred.

For legacies, entitlement is taken as the earlier of the date on which either: the charity is aware that probate has been granted, the estate has been finalised and notification has been made by the executor(s) to the charity that a distribution will be made, or when a distribution is received from the estate. Receipt of a legacy, in whole or in part, is only considered probable when the amount can be measured reliably and the charity has been notified of the executor's intention to make a distribution. Where legacies have been notified to the charity, or the charity is aware of the granting of probate, and the criteria for income recognition have not been met, then the legacy is treated as a contingent asset and disclosed if material.

Income received in advance of a provision of a specified service is deferred until the criteria for income recognition are met.

d Donated services and facilities

Donated professional services and donated facilities are recognised as income when the charity has control over the item, any conditions associated with the donated item have been met, the receipt of economic benefit from the use by the charity of the item is probable and that economic benefit can be measured reliably. In accordance with the Charities SORP (FRS 102), general volunteer time is not recognised; refer to the trustees' annual report for more information about their contribution.

On receipt, donated professional services and donated facilities are recognised on the basis of the value of the gift to the charity which is the amount the charity would have been willing to pay to obtain services or facilities of equivalent economic benefit on the open market; a corresponding amount is then recognised in expenditure in the period of receipt.

e Interest receivable

Interest on funds held on deposit is included when receivable and the amount can be measured reliably by the charity; this is normally upon notification of the interest paid or payable by the Bank.

Dr Green & Slater Rest Houses

Notes to the accounts for the year ended 31 October 2023 (continued)

f Fund accounting

Unrestricted funds are available to spend on activities that further any of the purposes of charity.

Designated funds are unrestricted funds of the charity which the trustees have decided at their discretion to set aside to use for a specific purpose.

Restricted funds are donations which the donor has specified are to be solely used for particular areas of the charity's work or for specific projects being undertaken by the charity.

g Expenditure and irrecoverable VAT

Expenditure is recognised once there is a legal or constructive obligation to make a payment to a third party, it is probable that settlement will be required and the amount of the obligation can be measured reliably. Expenditure is classified under the following activity headings:

- Costs of raising funds comprise the costs of investment management and their associated support costs.
- Expenditure on charitable activities includes the costs undertaken to further the purposes of the charity and their associated support costs.
- Other expenditure represents those items not falling into any other heading.

Irrecoverable VAT is charged as a cost against the activity for which the expenditure was incurred.

h Operating leases

Operating leases are leases in which the title to the assets, and the risks and rewards of ownership, remain with the lessor. Rental charges are charged on a straight line basis over the term of the lease.

i Tangible fixed assets

Individual fixed assets costing £500 or more are capitalised at cost and are depreciated over their estimated useful economic lives on a straight line basis as follows:

| | |
|-------------------------------|---------------------|
| Freehold building | 1.0% - 1.5% on cost |
| Office fixtures and equipment | 20% on cost |

Dr Green & Slater Rest Houses

Notes to the accounts for the year ended 31 October 2023 (continued)

j Fixed asset investments

Investments are a form of basic financial instrument and are initially recognised at their transaction value and subsequently measured at their fair 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.

The Charity does not acquire put options, derivatives or other complex financial instruments.

The main form of financial risk faced by the charity is that of volatility in equity markets and investment markets due to wider economic conditions, the attitude of investors to investment risk, and changes in sentiment concerning equities and within particular sectors or sub sectors.

k 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.

l Cash at bank and in hand

Cash at bank and cash in hand includes cash and short term highly liquid investments with a short maturity of three months or less from the date of acquisition or opening of the deposit or similar account.

m Creditors and provisions

Creditors and provisions 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 and provisions are normally recognised at their settlement amount after allowing for any trade discounts due.

n Financial instruments

The charity only has financial assets and financial liabilities of a kind that qualify as basic financial instruments. Basic financial instruments are initially recognised at transaction value and subsequently measured at their settlement value with the exception of bank loans which are subsequently measured at amortised cost using the effective interest method.

Dr Green & Slater Rest Houses

Notes to the accounts for the year ended 31 October 2023 (continued)

o Pensions

Employees of the charity are entitled to join a defined contribution 'money purchase' scheme. The charity's contribution is restricted to the contributions disclosed in note 8. There were no outstanding contributions at the year end.

2 Legal status of the charity

The charity is an unincorporated charity, registered as a charity in England & Wales.

3 Income from charitable activities

| | Unrestricted £ | Restricted £ | Total 2023 £ | Total 2022 £ |
|--------------------------------------|-------------------|-----------------|-----------------|-----------------|
| Residents' Fees | 131,613 | - | 131,613 | 119,755 |
| Other income | 103 | - | 103 | - |
| Total | 131,716 | - | 131,716 | 119,755 |
| <i>Total by fund 31 October 2022</i> | <i>119,755</i> | <i>-</i> | <i>119,755</i> | |

Drs Green & Slater Rest Houses

Notes to the accounts for the year ended 31 October 2023 (continued)

4 Investment income

| | Total 2023 £ | Total 2022 £ |
|---------------------------|-----------------|-----------------|
| Income from bank deposits | 166 | 22 |
| Dividends received | 73,836 | 62,042 |
| | 74,002 | 62,064 |
| | 74,002 | 62,064 |

All of the charity's investment income arises from interest in interest bearing deposit accounts and dividends from other fixed investments.

5 Cost of raising funds

| | 2023 £ | 2022 £ |
|-----------------------------|-----------|-----------|
| Investment management costs | 18,628 | 19,186 |
| | 18,628 | 19,186 |
| | 18,628 | 19,186 |

All expenditure on cost of raising funds is unrestricted.

6 Analysis of expenditure on charitable activities

| | Total 2023 £ | Total 2022 |
|--|-----------------|------------|
| Staff costs | 35,439 | 26,170 |
| Premises | 84,307 | 83,599 |
| Administration | 9,617 | 19,278 |
| Depreciation | 10,061 | 10,484 |
| Project Costs | 14,284 | 13,277 |
| Governance costs- Independent Examiner's Fee | 940 | 940 |
| | 154,648 | 153,748 |
| | 154,648 | 153,748 |

Drs Green & Slater Rest Houses

Notes to the accounts for the year ended 31 October 2023 (continued)

7 Net income/(expenditure) for the year

| This is stated after charging/(crediting): | 2023 £ | 2022 £ |
|--|-----------|-----------|
| Depreciation | 10,061 | 10,484 |
| Independent examiner's fees | 940 | 940 |
| | 10,999 | 11,364 |

8 Staff costs

Staff costs during the year were as follows:

| | 2023 £ | 2022 £ |
|--------------------|-----------|-----------|
| Wages and salaries | 31,482 | 17,420 |
| HR Consultancy | 1,692 | |
| Recruitment | 1,980 | 8,750 |
| | 35,154 | 26,170 |

No employee has employee benefits in excess of £60,000 (2022: Nil).

The average number of staff employed during the period was 2 (2022: 1)

The average full time equivalent number of staff employed during the period was 1.5 (2022: 1).

The key management personnel of the charity comprise the trustees and the Scheme Manager. The total employee benefits of the key management personnel of the charity were £20,388 (2022: 26,420).

9 Trustee remuneration and expenses, and related party transactions

Neither the management committee nor any persons connected with them received any remuneration or reimbursed expenses during the year (2022: £500).

No members of the management committee received travel and subsistence expenses during the year (2022: £0).

There are no donations from related parties which are outside the normal course of business and no restricted donations from related parties.

The daughter of the Chair of Trustees was acting in an occasional admin role and received a total remuneration of £534 during the year (2022: £1,973)

No trustee or other person related to the charity had any personal interest in any contract or transaction entered into by the charity, including guarantees, during the year (2022: nil).

Drs Green & Slater Rest Houses

Notes to the accounts for the year ended 31 October 2023 (continued)

10 Corporation tax

The charity is exempt from tax on income and gains falling within Chapter 3 of Part 11 of the Corporation Tax Act 2010 or Section 256 of the Taxation of Chargeable Gains Act 1992 to the extent that these are applied to its charitable objects. No tax charges have arisen in the charity.

11 Fixed assets: tangible assets

| Cost | Freehold Property £ | Furniture & equipment £ | Total £ |
|---------------------------|---------------------------|-------------------------------|----------------|
| At 1 November 2022 | 836,732 | 64,133 | 900,865 |
| Additions | 228,567 | - | 228,567 |
| Disposals | - | - | - |
| | <hr/> | <hr/> | <hr/> |
| At 31 October 2023 | 1,065,299 | 64,133 | 1,129,432 |
| | <hr/> <hr/> | <hr/> <hr/> | <hr/> <hr/> |
| Depreciation | | | |
| At 1 November 2022 | 159,480 | 55,665 | 215,145 |
| Charge for the year | 8,367 | 1,694 | 10,061 |
| Disposals | - | - | - |
| | <hr/> | <hr/> | <hr/> |
| At 31 October 2023 | 167,847 | 57,359 | 225,206 |
| | <hr/> <hr/> | <hr/> <hr/> | <hr/> <hr/> |
| Net book value | | | |
| At 31 October 2023 | 897,452 | 6,774 | 904,226 |
| | <hr/> <hr/> | <hr/> <hr/> | <hr/> <hr/> |
| <i>At 31 October 2022</i> | <i>677,252</i> | <i>8,468</i> | <i>685,720</i> |
| | <hr/> <hr/> | <hr/> <hr/> | <hr/> <hr/> |

Drs Green & Slater Rest Houses

Notes to the accounts for the year ended 31 October 2023 (continued)

12 Investments

| | 2023 £ | 2022 £ |
|---------------------------------------|-----------|-----------|
| Market value at the start of the year | 2,694,578 | 3,392,240 |
| Add: additions to investments at cost | 18,150 | - |
| Disposals at carrying value | (281,885) | (67,339) |
| Add net gain/(loss) on revaluation | (5,320) | (630,323) |
| | 2,425,523 | 2,694,578 |
| | 2,425,523 | 2,694,578 |

Investments are all carried at fair value and are all traded in quoted public markets.

13 Debtors

| | 2023 £ | 2022 £ |
|--------------------------------|-----------|-----------|
| Residents' Fees due | - | 2,426 |
| Prepayments and accrued income | 47,213 | 6,498 |
| | 47,213 | 8,924 |
| | 47,213 | 8,924 |

14 Creditors: amounts falling due within one year

| | 2023 £ | 2022 £ |
|------------------------------|-----------|-----------|
| Trade creditors | 4,180 | 24,541 |
| Residents' Fees Overpaid | 1,683 | - |
| Other creditors and accruals | 3,548 | 2,570 |
| | 9,411 | 27,111 |
| | 9,411 | 27,111 |

Dr Green & Slater Rest Houses

Notes to the accounts for the year ended 31 October 2023 (continued)

15 Analysis of movements in restricted funds

| | Balance at 1 November 2022 £ | Income £ | Expenditure £ | Transfers £ | Balance at 31 October 2023 £ |
|--------------------------------------|--|---------------------|--------------------------|------------------------|---|
| Extraordinary Repairs Fund | | | | | |
| Extraordinary Repairs Fund | 496,005 | - | (2,410) | (250,000) | 243,595 |
| <hr/> <hr/> | | | | | |
| Previous reporting period | <i>Balance at 1st Nov 2021 £</i> | <i>Income £</i> | <i>Expenditure £</i> | <i>Transfers £</i> | <i>Balance at 31 October 2022 £</i> |
| Extraordinary Repairs Fund | | | | | |
| Extraordinary Repairs Fund | 546,557 | - | (50,552) | - | 496,005 |
| <hr/> <hr/> | | | | | |

The fund was set up in 1971 by order of the Charity Commissioners. Any investments standing to the credit of the fund which have derived from income may be applied from time to time for the extraordinary repair, improvement or rebuilding of the Rest Houses belonging to the Charity.

The fund balance is represented entirely by investments.

Dr Green & Slater Rest Houses

Notes to the accounts for the year ended 31 October 2023 (continued)

16 Analysis of movement in unrestricted funds

| | Balance at 1 November 2022 £ | Income £ | Expenditure £ | Transfers £ | As at 31 October 2023 £ |
|--------------------------------------|--|---------------------|--------------------------|------------------------|--|
| | 3,199,522 | 205,718 | (176,186) | 250,000 | 3,479,054 |
| General fund | 3,199,522 | 205,718 | (176,186) | 250,000 | 3,479,054 |
| Previous reporting period | <i>Balance at 1 Nov 2021 £</i> | <i>Income £</i> | <i>Expenditure £</i> | <i>Transfers £</i> | <i>As at 31 October 2022 £</i> |
| | 3,770,408 | 181,819 | (752,705) | - | 3,199,522 |
| General fund | 3,770,408 | 181,819 | (752,705) | - | 3,199,522 |

| Name of | Description, nature and purposes of the fund |
|----------------|---|
| General fund | The free reserves after allowing for all designated funds |

17 Analysis of net assets between funds

| | General fund £ | Designated funds £ | Restricted funds £ | Total £ |
|--|----------------------|--------------------------|--------------------------|------------|
| Tangible fixed assets | 904,226 | - | - | 904,226 |
| Fixed asset investments | 2,182,194 | - | 243,329 | 2,425,523 |
| Other net current assets/(liabilities) | 392,900 | - | - | 392,900 |
| Total | 3,479,320 | - | 243,329 | 3,722,649 |

Drs Green & Slater Rest Houses

Notes to the accounts for the year ended 31 October 2023 (continued)

18 Reconciliation of net movement in funds to net cash flow from operating activities

| | 2023 £ | 2022 £ |
|---|-------------|-------------|
| Net income/(expenditure) for the year | 27,122 | (621,438) |
| Adjustments for: | | |
| Depreciation charge | 10,061 | 10,484 |
| (Gains)/losses on investments | 5,320 | 630,323 |
| Dividends, interest and rents from investments | (74,002) | (62,064) |
| Decrease/(increase) in debtors | (38,289) | (1,703) |
| Increase/(decrease) in creditors | (17,700) | (7,562) |
| | <hr/> | <hr/> |
| Net cash provided by/(used in) operating | (87,488) | (51,960) |
| | <hr/> <hr/> | <hr/> <hr/> |

THE DRS GREEN AND SLATER REST HOUSES

England & Wales - Charity number 222486

Accounts

Charity Number: 222486

The Doctors Green and Slater Rest Houses

Report and financial statements
For the year ended 31st October 2022

The Doctors Green and Slater Rest Houses
Trustees' annual report
for the year ended 31st October 2022

The charity is governed by a trust deed dated 21 January 1960. A board of Governors (who are the trustees of the charity) manages the unincorporated association which is registered with the Charity Commissioners, number 222486.

The trustees present their report and the audited financial statements for the year ended 31st October 2022.

Reference and administrative information set out on page 1 forms part of this report. The financial statements comply with current statutory requirements, the charity's trust deed and the Statement of Recommended Practice - Accounting and Reporting by Charities: SORP applicable to charities preparing their accounts in accordance with FRS 102.

Objectives and activities

The charity provides sheltered accommodation for older people who are able to live independently. They are eligible to apply for the accommodation if they have been living either in the County Borough of Stockport or within 5 miles of Stockport Town Hall for the ten years immediately preceding their application. Applicants fill in an application form and are interviewed by two trustees, who assess their needs according to the trust deed. Selection is made on the basis of this need, regardless of race, gender, religion, political affiliation or sexual orientation. If an applicant is considered to be suitable and there are no vacancies a waiting list is kept and updated regularly.

The trustees are aware of the Charity Commission guidance on Public Benefit and feel that the provision and maintenance of the sheltered accommodation described is of benefit to the public. Both trustees and the manager are concerned that all residents feel part of a mutually supportive community, and receive daily checks on their welfare.

The trustees review the aims, objectives and activities of the charity each year. This report looks at what the charity has achieved and the outcomes of its work in the reporting period. The trustees report the success of each key activity and the benefits the charity has brought to those groups of people that it is set up to help. The review also helps the trustees ensure the charity's aims, objectives and activities remained focused on its stated purposes.

The trustees have referred to the guidance contained in the Charity Commission's general guidance on public benefit when reviewing the charity's aims and objectives and in planning its future activities. In particular, the trustees consider how planned activities will contribute to the aims and objectives that have been set.

Achievements and performance

The charity's main activities and who it tries to help are described below. All its charitable activities focus on the housing scheme and its residents and are undertaken to further The Doctors Green and Slater Rest Houses' charitable purposes for the public benefit.

During the year to 31 October 2022 the scheme has provided sheltered accommodation for twenty-five residents on average. Covid-19 Infection control measures were in effect during this reporting period.

The Doctors Green and Slater Rest Houses
Trustees' annual report
for the year ended 31st October 2022

Operational developments:

- Planning and preparation for the redevelopment.
- Return to face-to-face interactions with residents following the lifting of COVID restrictions.
- A continuous monitored programme to reduce the arrears.
- Three new beneficiaries took up residence during the year.
- A rolling programme of general repairs and maintenance was carried out as and when needed.
- Scheme manager notified trustees of her intended retirement in September 2022.
- The commenced for the recruitment of new members of staff, a Housing Manager and a Charity Administrator.
- Interim arrangements were put in place prior to the appointment of new staff.
- The establishment of a Charitable Incorporated Organisation.

Beneficiaries of our services

The beneficiaries of our services are the residents who fulfil the criteria outlined above and as set out in the trust deed. Residents need to be capable of living independently.

During a difficult year three of our residents passed away, two residents moved into accommodation providing the level of care that they needed. Three new residents took up occupation of three of the vacant flats. The two remaining flats are part of the refurbishment project.

As the COVID restrictions were reduced residents began to resume some of the activities they had previously enjoyed together, such as games mornings and barbecues.

Residents are contacted daily to check on their welfare, outside of working hours this service continues with an out-of-hours call service.

Financial review

The trustees confirm that the restricted and unrestricted funds are available and adequate to fulfil the obligations of the charity.

The charity's investments show a satisfactory return. The income derived from investing the trust fund is used to pay for the services of the resident manager, an out of hours cover service, and to subsidise the weekly occupation charge made to residents. The trustees are also committed to a rolling programme of refurbishment and maintenance of the scheme buildings and site (see elsewhere in the report). The trustees apply the income in administering, managing and maintaining the Rest Houses. They are also responsible for insuring the property against fire and other risks, and paying all other outgoings, salaries and expenses in respect of the property. The trustees have transferred the bulk of our investment to various ethical investment funds in line with our overall aims and objectives.

The financial statements disclose net incoming resources of £8,885 (net incoming resources of £51,865 in 2021).

Further, unrestricted funds amounted to £3,199,522, with free reserves of £2,513,803. Of this figure £2,198,572 is money held by the investment brokers, with £315,231 remaining for the Trustees to fulfil their refurbishment intentions and leave adequate working capital.

The Doctors Green and Slater Rest Houses
Trustees' annual report
for the year ended 31st October 2022

Restricted funds are designated for expending on extraordinary repairs and at the year end amounted to £496,005 (£546,557 in 2021.)

There are no uncertainties regarding the charity's ability to continue, as a going concern.

Reserves policy

Our principal responsibility is for the long term housing of elderly people. Because of the vulnerable nature of our residents we recognise that we have responsibility to provide a safe financial environment in which to operate. We believe it is prudent to retain one year's operating costs as a minimum, although this is mitigated somewhat by the occupation charges made to residents. Our property was built in the 1960s, when one bed studio flats were quite acceptable to our target residents. In order to ensure the acceptability of our accommodation in the foreseeable future, we believe a more substantial amount would be needed for any future building project designed to improve the standard of accommodation. Until such projects are agreed we would need to hold in reserve an additional sum of £150,000 which would be released if and when further development takes place.

Structure, governance and management

The statutory power of appointing new or additional trustees is governed by the trust deed, which states that no person shall be qualified to be appointed unless he or she shall at the date of appointment be a member of the Quaker meetings (The Religious Society of Friends) and any interested Quaker is invited to a meeting of the existing trustees. If they are willing to go forward their appointment is confirmed at a subsequent meeting. There are on average six trustees in post at any one time. All trustees are encouraged to attend training sessions on topics relevant to their duties and are given a copy of the original trust deed. There is no formal constitution apart from this trust deed.

No external body is entitled to appoint a trustee to then scheme.

The organisation is an unincorporated charity, registered as a charity on 21st January 1960 in England and Wales.

The charity is constituted under a trust deed dated 21st January 1960. The trustees are members of the charity but this entitles them only to voting rights. The trustees have no beneficial interest in the charity.

We are very grateful to the Trustees who give their time and knowledge voluntarily to the Charity. During the year one of our Trustees passed away and we are expecting the resignation of two of our experienced Trustees at the end of 2022.

We will be looking to recruit new Trustees in the coming year.

The Charity has membership of The Almshouse Association acting as an umbrella organisation supporting small charitable trusts who provide housing to people in need. The Almshouse Association provides valuable guidance to the Charity, the Trustees and Staff.

The Charity Administrator took up post at the end of October and recruitment for the post of Housing Manager is progressing.

All trustees give their time voluntarily and receive no benefits from the charity. No trustee expenses were claimed in this year.

The Doctors Green and Slater Rest Houses
Trustees' annual report
for the year ended 31st October 2022

Facilities

The Trustees commissioned a quinquennial review of the property in March 2022. There were no major concerns about the overall state of the property, however, the report did advise a re-roofing needed to be undertaken, this work will take place during the coming 12 months.

The Trustees have agreed to move forward with on-site conversion of the warden's house into two flats and the expansion of a small ground floor flat so that it has increased accessibility. The office will also be enlarged as part of the development work that will be going ahead.

Plans have been drawn up and the development proposal has been submitted to the Local Authority for planning permission. It is expected that the work will start in April 2023.

Funds held as custodian trustee on behalf of others

The charity does not act as custodian trustee for any other organisation.

The Doctors Green and Slater Rest Houses
Trustees' annual report
for the year ended 31st October 2022

Statement of responsibilities of the trustees

Law applicable to charities in England and Wales requires the trustees to prepare financial statements for each financial year which give a true and fair view of the charity's financial activities during the period and of its financial position at the end of the period. In preparing financial statements giving a true and fair view, the trustees should follow best practice and:

- Select suitable accounting policies and then apply them consistently
- Observe the methods and principles in the Charities SORP
- Make judgements and estimates that are reasonable and prudent
- State whether applicable UK Accounting Standards and statements of recommended practice have been followed, subject to any material departures disclosed and explained in the financial statements
- Prepare the financial statements on the going concern basis unless it is inappropriate to presume that the charity will continue in operation

The trustees are responsible for keeping proper 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. They are also responsible for safeguarding the assets of the charity and hence for taking reasonable steps for the prevention and detection of fraud and other irregularities.

The trustees are responsible for the maintenance and integrity of the corporate and financial information included on the charity's website. Legislation in the United Kingdom governing the preparation and dissemination of financial statements may differ from legislation in other jurisdictions.

The trustees' annual report has been approved by the trustees on 28/06/2023 and signed on their behalf by Frances McCann

Trustee

Independent Examiner's Report
To the members of
The Doctors Green and Slater Rest Houses

I report on the accounts of the Charity for the year ended 31st October 2022 which are set out on pages 8 to 22.

Respective responsibilities of trustees and examiner

The charity's trustees are responsible for the preparation of the accounts. The trustees consider that an audit is not required for this year under section 144(2) of the Charities Act 2011 (the 2011 Act) and that an independent examination is needed.

It is my responsibility to:

- examine the accounts under section 145 of the 2011 Act;
- follow the procedures laid down in the general Directions given by the Charity Commission under section 145(5)(b) of the 2011 Act; and
- state whether particular matters have come to my attention.

Basis of independent examiner's report

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

Independent examiner's statement

In the course of my examination, no matter has come to my attention:

- (1) which gives me reasonable cause to believe that in any material respect the requirements:
- to keep accounting records in accordance with section 130 of the 2011 Act; and
 - to prepare accounts which accord with the accounting records, comply with the accounting requirements of the 2011 Act
- have not been met; or
- (2) to which, in my opinion, attention should be drawn in order to enable a proper understanding of the accounts to be reached.

Jennifer Daniel FCCA
Slade & Cooper Ltd.
Beehive Mill
Jersey St
Ancoats
Manchester
M4 6JG

Date

Drs Green & Slater Rest Houses
Statement of Financial Activities
for the year ended 31 October 2022

| | Note | Unrestricted funds £ | Restricted funds £ | Total funds 2022 £ | Total funds 2021 £ |
|--|------|-------------------------|-----------------------|--------------------------|--------------------------|
| Income from: | | | | | |
| Charitable activities: | 3 | 119,755 | - | 119,755 | 119,033 |
| Investments | 4 | 62,064 | - | 62,064 | 68,892 |
| Total income | | 181,819 | - | 181,819 | 187,925 |
| Expenditure on: | | | | | |
| Raising funds | 5 | 19,186 | - | 19,186 | 24,097 |
| Charitable activities: | 6 | 153,748 | - | 153,748 | 111,963 |
| Total expenditure | | 172,934 | - | 172,934 | 136,060 |
| Net income/(expenditure) before net gains/(losses) on investments | | 8,885 | - | 8,885 | 51,865 |
| Realised gains/(losses) on investments | | - | - | - | - |
| Unrealised gains/(losses) on investments | | (579,771) | (50,552) | (630,323) | 647,480 |
| Net income/(expenditure) for the year | 7 | (570,886) | (50,552) | (621,438) | 699,345 |
| Transfer between funds | | - | - | - | - |
| Net movement in funds for the year | | (570,886) | (50,552) | (621,438) | 699,345 |
| Reconciliation of funds | | | | | |
| Total funds brought forward | | 3,770,408 | 546,557 | 4,316,965 | 3,617,620 |
| Total funds carried forward | | 3,199,522 | 496,005 | 3,695,527 | 4,316,965 |

The statement of financial activities includes all gains and losses recognised in the year. All income and expenditure derive from continuing activities.

Drs Green & Slater Rest Houses

Balance Sheet
as at 31 October 2022

| | Note | 2022 | 2021 |
|--|------|------------------|------------------|
| | | £ | £ |
| Fixed assets | | | |
| Tangible assets | 11 | 685,720 | 670,840 |
| Investments | 12 | 2,694,578 | 3,392,240 |
| Total fixed assets | | 3,380,298 | 4,063,080 |
| Current assets | | | |
| Debtors | 13 | 8,924 | 7,221 |
| Cash at bank and in hand | | 333,416 | 281,337 |
| Total current assets | | 342,340 | 288,558 |
| Liabilities | | | |
| Creditors: amounts falling due in less than one year | 14 | (27,111) | (34,673) |
| Net current assets | | 315,229 | 253,885 |
| Net assets | | 3,695,527 | 4,316,965 |
| Funds of the charity: | | | |
| Restricted income funds | 15 | 496,005 | 546,557 |
| Unrestricted income funds | 16 | 3,199,522 | 3,770,408 |
| Total charity funds | | 3,695,527 | 4,316,965 |

The notes on pages 11 to 22 form part of these accounts.

Approved by the trustees on ___/___/2023 and signed on their behalf by:

.....
Frances McCann (Trustee)

Drs Green & Slater Rest Houses
Statement of Cash Flows
for the year ending 31 October 2022

| | Note | 2022 £ | 2021 £ |
|--|------|-----------------|----------------|
| Cash provided by/(used in) operating activities | 18 | (51,960) | 8,943 |
| <i>Cash flows from investing activities:</i> | | | |
| Dividends, interest, and rents from investments | | 62,064 | 68,892 |
| Purchase of tangible fixed assets | | (25,364) | (201) |
| Proceeds from sale of investments | | 67,339 | 242,757 |
| Purchase of investments | | - | (179,374) |
| Cash provided by/(used in) investing activities | | 104,039 | 132,074 |
| Increase/(decrease) in cash and cash equivalents in the year | | 52,079 | 141,017 |
| Cash and cash equivalents at the beginning of the year | | 281,337 | 140,320 |
| Cash and cash equivalents at the end of the year | | 333,416 | 281,337 |

-

Drs Green & Slater Rest Houses

Notes to the accounts for the year ended 31 October 2022

1 Accounting policies

The principal accounting policies adopted, judgments and key sources of estimation uncertainty in the preparation of the financial statements are as follows:

a Basis of preparation

The financial statements have been prepared in accordance with Accounting and Reporting by Charities: Statement of Recommended Practice applicable to charities preparing their accounts in accordance with the Financial Reporting Standard applicable in the UK and Republic of Ireland (FRS 102), second edition - October 2019 (Charities SORP (FRS 102)), the Financial Reporting Standard applicable in the UK and Republic of Ireland (FRS 102) and the Companies Act 2006 and UK Generally Accepted Accounting Practice.

The accounts (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 (FRS 102), second edition - October 2019, rather than the Accounting and Reporting by Charities: Statement of Recommended Practice effective from 1 April 2005 which has since been withdrawn.

Drs Green & Slater Rest Houses meets the definition of a public benefit entity under FRS102. Assets and liabilities are initially recognised at historical cost or transaction value unless otherwise stated in the relevant accounting policy note.

b Preparation of the accounts on a going concern basis

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

There are no key judgments which the trustees have made which have a significant effect on the accounts.

The trustees do not consider that there are any sources of estimation uncertainty at the reporting date that have a significant risk of causing a material adjustment to the carrying amount of assets and liabilities within the next reporting period.

Drs Green & Slater Rest Houses

Notes to the accounts for the year ended 31 October 2022 (continued)

c Income

Income is recognised when the charity has entitlement to the funds, any performance conditions attached to the item(s) of income have been met, it is probable that the income will be received and the amount can be measured reliably.

Income from government and other grants, whether 'capital' grants or 'revenue' grants, is recognised when the charity has entitlement to the funds, any performance conditions attached to the grants have been met, it is probable that the income will be received and the amount can be measured reliably and is not deferred.

For legacies, entitlement is taken as the earlier of the date on which either: the charity is aware that probate has been granted, the estate has been finalised and notification has been made by the executor(s) to the charity that a distribution will be made, or when a distribution is received from the estate. Receipt of a legacy, in whole or in part, is only considered probable when the amount can be measured reliably and the charity has been notified of the executor's intention to make a distribution. Where legacies have been notified to the charity, or the charity is aware of the granting of probate, and the criteria for income recognition have not been met, then the legacy is treated as a contingent asset and disclosed if material.

Income received in advance of a provision of a specified service is deferred until the criteria for income recognition are met.

d Donated services and facilities

Donated professional services and donated facilities are recognised as income when the charity has control over the item, any conditions associated with the donated item have been met, the receipt of economic benefit from the use by the charity of the item is probable and that economic benefit can be measured reliably. In accordance with the Charities SORP (FRS 102), general volunteer time is not recognised; refer to the trustees' annual report for more information about their contribution.

On receipt, donated professional services and donated facilities are recognised on the basis of the value of the gift to the charity which is the amount the charity would have been willing to pay to obtain services or facilities of equivalent economic benefit on the open market; a corresponding amount is then recognised in expenditure in the period of receipt.

e Interest receivable

Interest on funds held on deposit is included when receivable and the amount can be measured reliably by the charity; this is normally upon notification of the interest paid or payable by the Bank.

Drs Green & Slater Rest Houses

Notes to the accounts for the year ended 31 October 2022 (continued)

f Fund accounting

Unrestricted funds are available to spend on activities that further any of the purposes of charity.

Designated funds are unrestricted funds of the charity which the trustees have decided at their discretion to set aside to use for a specific purpose.

Restricted funds are donations which the donor has specified are to be solely used for particular areas of the charity's work or for specific projects being undertaken by the charity.

g Expenditure and irrecoverable VAT

Expenditure is recognised once there is a legal or constructive obligation to make a payment to a third party, it is probable that settlement will be required and the amount of the obligation can be measured reliably. Expenditure is classified under the following activity headings:

- Costs of raising funds comprise the costs of investment management and their associated support costs.
- Expenditure on charitable activities includes the costs undertaken to further the purposes of the charity and their associated support costs.
- Other expenditure represents those items not falling into any other heading.

Irrecoverable VAT is charged as a cost against the activity for which the expenditure was incurred.

h Operating leases

Operating leases are leases in which the title to the assets, and the risks and rewards of ownership, remain with the lessor. Rental charges are charged on a straight line basis over the term of the lease.

i Tangible fixed assets

Individual fixed assets costing £500 or more are capitalised at cost and are depreciated over their estimated useful economic lives on a straight line basis as follows:

| | |
|-------------------------------|---------------------|
| Freehold building | 1.0% - 1.5% on cost |
| Office fixtures and equipment | 20% on cost |

Drs Green & Slater Rest Houses

Notes to the accounts for the year ended 31 October 2022 (continued)

j Fixed asset investments

Investments are a form of basic financial instrument and are initially recognised at their transaction value and subsequently measured at their fair 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.

The Charity does not acquire put options, derivatives or other complex financial instruments.

The main form of financial risk faced by the charity is that of volatility in equity markets and investment markets due to wider economic conditions, the attitude of investors to investment risk, and changes in sentiment concerning equities and within particular sectors or sub sectors.

k 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.

l Cash at bank and in hand

Cash at bank and cash in hand includes cash and short term highly liquid investments with a short maturity of three months or less from the date of acquisition or opening of the deposit or similar account.

m Creditors and provisions

Creditors and provisions 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 and provisions are normally recognised at their settlement amount after allowing for any trade discounts due.

n Financial instruments

The charity only has financial assets and financial liabilities of a kind that qualify as basic financial instruments. Basic financial instruments are initially recognised at transaction value and subsequently measured at their settlement value with the exception of bank loans which are subsequently measured at amortised cost using the effective interest method.

Drs Green & Slater Rest Houses

Notes to the accounts for the year ended 31 October 2022 (continued)

o Pensions

Employees of the charity are entitled to join a defined contribution 'money purchase' scheme. The charity's contribution is restricted to the contributions disclosed in note 8. There were no outstanding contributions at the year end.

2 Legal status of the charity

The charity is an unincorporated charity, registered as a charity in England & Wales.

3 Income from charitable activities

| | Unrestricted £ | Restricted £ | Total 2022 £ | Total 2021 £ |
|--------------------------------------|-------------------|-----------------|-----------------|-----------------|
| Residents' Fees | 119,755 | - | 119,755 | 119,033 |
| Other income | - | - | - | - |
| Total | 119,755 | - | 119,755 | 119,033 |
| <i>Total by fund 31 October 2021</i> | <i>119,033</i> | <i>-</i> | <i>119,033</i> | |

Drs Green & Slater Rest Houses

Notes to the accounts for the year ended 31 October 2022 (continued)

4 Investment income

| | Total 2022 £ | Total 2021 £ |
|---------------------------|-----------------|-----------------|
| Income from bank deposits | 22 | 1 |
| Dividends received | 62,042 | 68,891 |
| | <hr/> | <hr/> |
| | 62,064 | 68,892 |
| | <hr/> <hr/> | <hr/> <hr/> |

The charity's investment income arises from interest from interest bearing deposit accounts and dividends from other fixed investments.

5 Cost of raising funds

| | 2022 £ | 2021 £ |
|-----------------------------|-------------|-------------|
| Investment management costs | 19,186 | 24,097 |
| | <hr/> | <hr/> |
| | 19,186 | 24,097 |
| | <hr/> <hr/> | <hr/> <hr/> |

All expenditure on cost of raising funds is unrestricted.

6 Analysis of expenditure on charitable activities

| | Total 2022 £ | Total 2021 |
|--|-----------------|-------------|
| Staff costs | 26,170 | 18,326 |
| Premises | 83,599 | 62,924 |
| Administration | 19,278 | 7,452 |
| Depreciation | 10,484 | 9,160 |
| Project Costs | 13,277 | 12,901 |
| Governance costs- Independent Examiner's Fee | 940 | 1,200 |
| | <hr/> | <hr/> |
| | 153,748 | 111,963 |
| | <hr/> <hr/> | <hr/> <hr/> |

Drs Green & Slater Rest Houses

Notes to the accounts for the year ended 31 October 2022 (continued)

7 Net income/(expenditure) for the year

| This is stated after charging/(crediting): | 2022 £ | 2021 £ |
|--|-------------------|-------------------|
| Depreciation | 10,484 | 9,160 |
| Independent examiner's fees | 940 | 1,200 |
| | <u> </u> | <u> </u> |

8 Staff costs

Staff costs during the year were as follows:

| | 2022 £ | 2021 £ |
|--------------------|-------------------|-------------------|
| Wages and salaries | 17,420 | 18,326 |
| Recruitment | 8,750 | - |
| | <u> </u> | <u> </u> |
| | 26,170 | 18,326 |
| | <u> </u> | <u> </u> |

No employee has employee benefits in excess of £60,000 (2021: Nil).

The average number of staff employed during the period was 1 (2021: 1)

The average full time equivalent number of staff employed during the period was 1 (2021: 1).

The key management personnel of the charity comprise the trustees and the Scheme Manager. The total employee benefits of the key management personnel of the charity were £26,420 (2021: 18,326).

9 Trustee remuneration and expenses, and related party transactions

Neither the management committee nor any persons connected with them received any remuneration or reimbursed expenses during the year (2021: £500).

No members of the management committee received travel and subsistence expenses during the year (2021: £0).

There are no donations from related parties which are outside the normal course of business and no restricted donations from related parties.

The daughter of the Chair of Trustees was acting in an occasional admin role, she received a total remuneration of £1,973 during the year (2021: £0)

No trustee or other person related to the charity had any personal interest in any contract or transaction entered into by the charity, including guarantees, during the year (2021: nil).

Drs Green & Slater Rest Houses

Notes to the accounts for the year ended 31 October 2022 (continued)

10 Corporation tax

The charity is exempt from tax on income and gains falling within Chapter 3 of Part 11 of the Corporation Tax Act 2010 or Section 256 of the Taxation of Chargeable Gains Act 1992 to the extent that these are applied to its charitable objects. No tax charges have arisen in the charity.

11 Fixed assets: tangible assets

| Cost | Freehold Property £ | Furniture & equipment £ | Total £ |
|---------------------------|---------------------------|-------------------------------|------------|
| At 1 November 2021 | 818,035 | 57,466 | 875,501 |
| Additions | 18,697 | 6,667 | 25,364 |
| Disposals | - | - | - |
| | 836,732 | 64,133 | 900,865 |
| | 836,732 | 64,133 | 900,865 |
| | | | |
| Depreciation | | | |
| At 1 November 2021 | 151,113 | 53,548 | 204,661 |
| Charge for the year | 8,367 | 2,117 | 10,484 |
| Disposals | - | - | - |
| | 159,480 | 55,665 | 215,145 |
| | 159,480 | 55,665 | 215,145 |
| | | | |
| Net book value | | | |
| At 31 October 2022 | 677,252 | 8,468 | 685,720 |
| | 677,252 | 8,468 | 685,720 |
| | | | |
| <i>At 31 October 2021</i> | 666,922 | 3,918 | 670,840 |
| | 666,922 | 3,918 | 670,840 |

Drs Green & Slater Rest Houses

Notes to the accounts for the year ended 31 October 2022 (continued)

12 Investments

| | 2022 £ | 2021 £ |
|---------------------------------------|-------------|-------------|
| Market value at the start of the year | 3,392,240 | 2,808,143 |
| Add: additions to investments at cost | - | 179,374 |
| Disposals at carrying value | (67,339) | (242,757) |
| Add net gain/(loss) on revaluation | (630,323) | 647,480 |
| | <hr/> | <hr/> |
| Market value at the end of the year | 2,694,578 | 3,392,240 |
| | <hr/> <hr/> | <hr/> <hr/> |

Investments are all carried at fair value and are all traded in quoted public markets.

13 Debtors

| | 2022 £ | 2021 £ |
|--------------------------------|-------------|-------------|
| Residents' Fees due | 2,426 | 1,301 |
| Prepayments and accrued income | 6,498 | 5,920 |
| | <hr/> | <hr/> |
| | 8,924 | 7,221 |
| | <hr/> <hr/> | <hr/> <hr/> |

14 Creditors: amounts falling due within one year

| | 2022 £ | 2021 £ |
|------------------------------|-------------|-------------|
| Trade creditors | 24,541 | 31,517 |
| Other creditors and accruals | 2,570 | 3,156 |
| | <hr/> | <hr/> |
| | 27,111 | 34,673 |
| | <hr/> <hr/> | <hr/> <hr/> |

Drs Green & Slater Rest Houses

Notes to the accounts for the year ended 31 October 2022 (continued)

15 Analysis of movements in restricted funds

| | Balance at 1 November 2021 £ | Income £ | Expenditure £ | Transfers £ | Balance at 31 October 2022 £ |
|---------------------------------------|--|---------------------|--------------------------|------------------------|---|
| Extraordinary Repairs Fund | | | | | |
| Extraordinary Repairs Fund | 546,557 | - | (50,552) | - | 496,005 |
| <hr/> <hr/> | | | | | |
| Previous reporting period | <i>Balance at 1st Nov 2020 £</i> | <i>Income £</i> | <i>Expenditure £</i> | <i>Transfers £</i> | <i>Balance at 31 October 2021 £</i> |
| Extraordinary Repairs Fund | | | | | |
| <i>Extraordinary Repairs Fund</i> | 460,265 | 86,292 | - | - | 546,557 |
| <hr/> <hr/> | | | | | |

The fund was set up in 1971 by order of the Charity Commissioners. Any investments standing to the credit of the fund which have derived from income may be applied from time to time for the extraordinary repair, improvement or rebuilding of the Rest Houses belonging to the Charity.

The fund balance is represented entirely by investments.

Dr Green & Slater Rest Houses

Notes to the accounts for the year ended 31 October 2022 (continued)

16 Analysis of movement in unrestricted funds

| | Balance at 1 November 2021 £ | Income £ | Expenditure £ | Transfers £ | As at 31 October 2022 £ |
|----------------------------------|---------------------------------------|-------------|------------------|----------------|----------------------------------|
| | 3,770,408 | 181,819 | (752,705) | - | 3,199,522 |
| General fund | 3,770,408 | 181,819 | (752,705) | - | 3,199,522 |
| Previous reporting period | | | | | |
| | Balance at 1 Nov 2020 £ | Income £ | Expenditure £ | Transfers £ | As at 31 October 2021 £ |
| | 3,157,355 | 749,113 | (136,060) | - | 3,770,408 |
| General fund | 3,157,355 | 749,113 | (136,060) | - | 3,770,408 |

| Name of | Description, nature and purposes of the fund |
|----------------|---|
| General fund | The free reserves after allowing for all designated funds |

17 Analysis of net assets between funds

| | General fund £ | Designated funds £ | Restricted funds £ | Total £ |
|--|----------------------|--------------------------|--------------------------|------------|
| Tangible fixed assets | 685,720 | - | - | 685,720 |
| Fixed asset investments | 2,148,021 | - | 546,557 | 2,694,578 |
| Other net current assets/(liabilities) | 315,229 | - | - | 315,229 |
| Total | 3,148,970 | - | 546,557 | 3,695,527 |

Dr Green & Slater Rest Houses

Notes to the accounts for the year ended 31 October 2022 (continued)

18 Reconciliation of net movement in funds to net cash flow from operating activities

| | 2022 £ | 2021 £ |
|---|-------------|-------------|
| Net income/(expenditure) for the year | (621,438) | 699,345 |
| Adjustments for: | | |
| Depreciation charge | 10,484 | 9,160 |
| (Gains)/losses on investments | 630,323 | (647,480) |
| Dividends, interest and rents from investments | (62,064) | (68,892) |
| Decrease/(increase) in debtors | (1,703) | 5,087 |
| Increase/(decrease) in creditors | (7,562) | 11,723 |
| | <hr/> | <hr/> |
| Net cash provided by/(used in) operating | (51,960) | 8,943 |
| | <hr/> <hr/> | <hr/> <hr/> |

THE DRS GREEN AND SLATER REST HOUSES

England & Wales - Charity number 222486

Accounts

Charity Number: 222486

The Doctors Green and Slater Rest Houses

Report and financial statements
For the year ended 31st October 2021

The Doctors Green and Slater Rest Houses

Trustees' annual report

for the year ended 31st October 2021

The charity is governed by a trust deed dated 21 January 1960. A board of Governors (who are the trustees of the charity) manages the unincorporated association which is registered with the Charity Commissioners, number 222486.

The trustees present their report and the audited financial statements for the year ended 31st October 2021.

Reference and administrative information set out on page 1 forms part of this report. The financial statements comply with current statutory requirements, the charity's trust deed and the Statement of Recommended Practice - Accounting and Reporting by Charities: SORP applicable to charities preparing their accounts in accordance with FRS 102.

Objectives and activities

The charity provides sheltered accommodation for older people who are able to live independently. They are eligible to apply for the accommodation if they have been living either in the County Borough of Stockport or within 5 miles of Stockport Town Hall for the ten years immediately preceding their application. Applicants fill in an application form and are interviewed by two trustees, who assess their needs according to the trust deed. Selection is made on the basis of this need, regardless of race, gender, religion, political affiliation or sexual orientation. If an applicant is considered to be suitable and there are no vacancies a waiting list is kept and updated regularly.

The trustees are aware of the Charity Commission guidance on Public Benefit and feel that the provision and maintenance of the sheltered accommodation described is of benefit to the public. Both trustees and the manager are concerned that all residents feel part of a mutually supportive community, and receive daily checks on their welfare.

The trustees review the aims, objectives and activities of the charity each year. This report looks at what the charity has achieved and the outcomes of its work in the reporting period. The trustees report the success of each key activity and the benefits the charity has brought to those groups of people that it is set up to help. The review also helps the trustees ensure the charity's aims, objectives and activities remained focused on its stated purposes.

The trustees have referred to the guidance contained in the Charity Commission's general guidance on public benefit when reviewing the charity's aims and objectives and in planning its future activities. In particular, the trustees consider how planned activities will contribute to the aims and objectives that have been set.

Achievements and performance

The charity's main activities and who it tries to help are described below. All its charitable activities focus on the housing scheme and its residents and are undertaken to further The Doctors Green and Slater Rest Houses' charitable purposes for the public benefit.

During the year to 31 October 2021 the scheme has provided sheltered accommodation for twenty-five residents on average. Covid-19 Infection control measures were in effect during this reporting period.

The Doctors Green and Slater Rest Houses
Trustees' annual report
for the year ended 31st October 2021

Operational developments:

- Creation and use of an Arrears Action Plan.
- Annual face to face visits temporarily replaced by a questionnaire form for residents to fill in and return.
- A new petty cash system implemented.
- Two flat vacancies were filled in January 2021.
- A rolling programme of general repairs and maintenance was carried out as and when needed.
- Scheme manager notified trustees of her intended retirement in September 2022.
- Residents handbook was reviewed and updated.
- Fire alarms were all checked and replacements made where necessary.

Improvements to the governance of the charity:

- Trustees agreed to, and started the process of transferring the charity into a Charitable Incorporated Organisation.

Covid pandemic management and impacts

- Trustees continually carried out and maintained an active review of all Covid infection control actions in line with government guidance. These informed decisions made and actions taken.
- The scheme manager remained in work on site, however the way in which she carried out her duties changed in accordance with professional guidelines.
- All service personnel and maintenance people visiting the site operated within "Covid Safe" requirements. This was overseen by the scheme manager.
- Trustees resumed their face to face meetings in July 2021.

Beneficiaries of our services

The beneficiaries of our services are the residents who fulfil the criteria outlined above and as set out in the trust deed. Residents need to be capable of living independently, i.e. the scheme does not provide any nursing or other care, but residents can arrange their own care packages to meet their needs. Every assistance is given to a resident's family when it is felt that Drs Green & Slater scheme is no longer appropriate to a resident's needs.

Financial review

The trustees confirm that the restricted and unrestricted funds are available and adequate to fulfil the obligations of the charity.

The charity's investments show a satisfactory return. The income derived from investing the trust fund is used to pay for the services of the resident manager, an out of hours cover service, and to subsidise

The Doctors Green and Slater Rest Houses

Trustees' annual report

for the year ended 31st October 2021

the weekly occupation charge made to residents. The trustees are also committed to a rolling programme of refurbishment and maintenance of the scheme buildings and site (see elsewhere in the report). The trustees apply the income in administering, managing and maintaining the Rest Houses. They are also responsible for insuring the property against fire and other risks, and paying all other outgoings, salaries and expenses in respect of the property. The trustees have transferred the bulk of our investment to various ethical investment funds in line with our overall aims and objectives.

The financial statements disclose net incoming resources of £51,865 (net incoming resources of £19,456 in 2020).

Further, unrestricted funds amounted to £3,770,408, with free reserves of £3,099,570. Of this figure £2,845,683 is money held by the investment brokers, with £253,887 remaining for the Trustees to fulfil their refurbishment intentions and leave adequate working capital.

Restricted funds are designated for expending on extraordinary repairs and at the year end amounted to £546,557 (£460,265 in 2020.)

There are no uncertainties regarding the charity's ability to continue, as a going concern.

Reserves policy

Our principal responsibility is for the long term housing of elderly people. Because of the vulnerable nature of our residents we recognise that we have responsibility to provide a safe financial environment in which to operate. We believe it is prudent to retain one year's operating costs as a minimum, although this is mitigated somewhat by the occupation charges made to residents. Our property was built in the 1960s, when one bed studio flats were quite acceptable to our target residents. In order to ensure the acceptability of our accommodation in the foreseeable future, we believe a more substantial amount would be needed for any future building project designed to improve the standard of accommodation. Until such projects are agreed we would need to hold in reserve an additional sum of £150,000 which would be released if and when further development takes place.

Structure, governance and management

The statutory power of appointing new or additional trustees is governed by the trust deed, which states that no person shall be qualified to be appointed unless he or she shall at the date of appointment be a member of the Quaker meetings (The Religious Society of Friends) and any interested Quaker is invited to a meeting of the existing trustees. If they are willing to go forward their appointment is confirmed at a subsequent meeting. There are on average six trustees in post at any one time. All trustees are encouraged to attend training sessions on topics relevant to their duties and are given a copy of the original trust deed. There is no formal constitution apart from this trust deed.

A full time resident manager deals with the day to day running of the scheme under the direction of the trustees. We use an out of hours cover service when the manager is off duty.

No external body is entitled to appoint a trustee to then scheme.

The organisation is an unincorporated charity, registered as a charity on 21st January 1960 in England and Wales.

The charity is constituted under a trust deed dated 21st January 1960. The trustees are members of the charity but this entitles them only to voting rights. The trustees have no beneficial interest in the charity.

All trustees give their time voluntarily and receive no benefits from the charity. No trustee expenses were claimed in this year.

The Doctors Green and Slater Rest Houses
Trustees' annual report
for the year ended 31st October 2021

Funds held as custodian trustee on behalf of others

The charity does not act as custodian trustee for any other organisation.

Statement of responsibilities of the trustees

Law applicable to charities in England and Wales requires the trustees to prepare financial statements for each financial year which give a true and fair view of the charity's financial activities during the period and of its financial position at the end of the period. In preparing financial statements giving a true and fair view, the trustees should follow best practice and:

- Select suitable accounting policies and then apply them consistently
- Observe the methods and principles in the Charities SORP
- Make judgements and estimates that are reasonable and prudent
- State whether applicable UK Accounting Standards and statements of recommended practice have been followed, subject to any material departures disclosed and explained in the financial statements
- Prepare the financial statements on the going concern basis unless it is inappropriate to presume that the charity will continue in operation

The trustees are responsible for keeping proper 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. They are also responsible for safeguarding the assets of the charity and hence for taking reasonable steps for the prevention and detection of fraud and other irregularities.

The trustees are responsible for the maintenance and integrity of the corporate and financial information included on the charity's website. Legislation in the United Kingdom governing the preparation and dissemination of financial statements may differ from legislation in other jurisdictions.

The trustees' annual report has been approved by the trustees on 18/05/2022 and signed on their behalf by Frances McCann

Trustee

The Doctors Green and Slater Rest Houses
Reference and administrative information
for the year ended 31st October 2021

I report on the accounts of the Charity for the year ended 31st October 2021 which are set out on pages 7 to 21.

Respective responsibilities of trustees and examiner

The charity's trustees are responsible for the preparation of the accounts. The trustees consider that an audit is not required for this year under section 144(2) of the Charities Act 2011 (the 2011 Act) and that an independent examination is needed.

It is my responsibility to:

- examine the accounts under section 145 of the 2011 Act;
- follow the procedures laid down in the general Directions given by the Charity Commission under section 145(5)(b) of the 2011 Act; and
- state whether particular matters have come to my attention.

Basis of independent examiner's report

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

Independent examiner's statement

In the course of my examination, no matter has come to my attention:

(1) which gives me reasonable cause to believe that in any material respect the requirements:

- to keep accounting records in accordance with section 130 of the 2011 Act; and
- to prepare accounts which accord with the accounting records, comply with the accounting requirements of the 2011 Act

have not been met; or

(2) to which, in my opinion, attention should be drawn in order to enable a proper understanding of the accounts to be reached.

Jennifer Daniel FCCA
Slade & Cooper Ltd.
Beehive Mill
Jersey St
Ancoats
Manchester
M4 6JG

Date 15/07/2022

Drs Green & Slater Rest Houses
Statement of Financial Activities
for the year ended 31 October 2021

| | Note | Unrestricted funds £ | Restricted funds £ | Total funds 2021 £ | Total funds 2020 £ |
|--|------|----------------------------|--------------------------|--------------------------|--------------------------|
| Income from: | | | | | |
| Charitable activities: | 3 | 119,033 | - | 119,033 | 103,684 |
| Investments | 4 | 68,892 | - | 68,892 | 56,245 |
| Total income | | 187,925 | - | 187,925 | 159,929 |
| Expenditure on: | | | | | |
| Raising funds | 5 | 24,097 | - | 24,097 | 21,138 |
| Charitable activities: | 6 | 111,963 | - | 111,963 | 119,335 |
| Total expenditure | | 136,060 | - | 136,060 | 140,473 |
| Net income/(expenditure) before net gains/(losses) on investments | | 51,865 | - | 51,865 | 19,456 |
| Realised gains/(losses) on investments | | - | - | - | - |
| Unrealised gains/(losses) on | | 561,188 | 86,292 | 647,480 | 84,052 |
| Net income/(expenditure) for the year | 7 | 613,053 | 86,292 | 699,345 | 103,508 |
| Transfer between funds | | - | - | - | - |
| Net movement in funds for the year | | 613,053 | 86,292 | 699,345 | 103,508 |
| Reconciliation of funds | | | | | |
| Total funds brought forward | | 3,157,355 | 460,265 | 3,617,620 | 3,514,112 |
| Total funds carried forward | | 3,770,408 | 546,557 | 4,316,965 | 3,617,620 |

The statement of financial activities includes all gains and losses recognised in the year. All income and expenditure derive from continuing activities.

Dr Green & Slater Rest Houses

Balance Sheet
as at 31 October 2021

| | Note | 2021 | | 2020 | |
|--|------|----------------|------------------------------|----------------|------------------------------|
| | | £ | £ | £ | £ |
| Fixed assets | | | | | |
| Tangible assets | 11 | | 670,840 | | 679,799 |
| Investments | 12 | | 3,392,240 | | 2,808,143 |
| | | | <hr/> | | <hr/> |
| Total fixed assets | | | 4,063,080 | | 3,487,942 |
| Current assets | | | | | |
| Debtors | 13 | 7,221 | | 12,308 | |
| Cash at bank and in hand | | 281,337 | | 140,320 | |
| | | <hr/> | | <hr/> | |
| Total current assets | | 288,558 | | 152,628 | |
| Liabilities | | | | | |
| Creditors: amounts falling due in less than one year | 14 | (34,673) | | (22,950) | |
| | | <hr/> | | <hr/> | |
| Net current assets | | | 253,885 | | 129,678 |
| Net assets | | | <hr/> 4,316,965 <hr/> | | <hr/> 3,617,620 <hr/> |
| Funds of the charity: | | | | | |
| Restricted income funds | 15 | | 546,557 | | 460,265 |
| Unrestricted income funds | 16 | | 3,770,408 | | 3,157,355 |
| | | | <hr/> | | <hr/> |
| Total charity funds | | | 4,316,965 <hr/> | | 3,617,620 <hr/> |

The notes on pages 10 to 21 form part of these accounts.

Approved by the trustees on 18/05/2022 and signed on their behalf by:

.....
Frances McCann (Trustee)

Drs Green & Slater Rest Houses
Statement of Cash Flows
for the year ending 31 October 2021

| | Note | 2021 £ | 2020 £ |
|--|------|----------------|------------------|
| Cash provided by/(used in) operating activities | 18 | 8,943 | (19,267) |
| <i>Cash flows from investing activities:</i> | | | |
| Dividends, interest, and rents from investments | | 68,892 | 56,245 |
| Purchase of tangible fixed assets | | (201) | (7,845) |
| Proceeds from sale of investments | | 242,757 | 33,768 |
| Purchase of investments | | (179,374) | (190,100) |
| Cash provided by/(used in) investing activities | | 132,074 | (107,932) |
| Increase/(decrease) in cash and cash equivalents in the year | | 141,017 | (127,199) |
| Cash and cash equivalents at the beginning of the year | | 140,320 | 267,519 |
| Cash and cash equivalents at the end of the year | | 281,337 | 140,320 |

Drs Green & Slater Rest Houses

Notes to the accounts for the year ended 31 October 2021

1 Accounting policies

The principal accounting policies adopted, judgments and key sources of estimation uncertainty in the preparation of the financial statements are as follows:

a Basis of preparation

The financial statements have been prepared in accordance with Accounting and Reporting by Charities: Statement of Recommended Practice applicable to charities preparing their accounts in accordance with the Financial Reporting Standard applicable in the UK and Republic of Ireland (FRS 102), second edition - October 2019 (Charities SORP (FRS 102)), the Financial Reporting Standard applicable in the UK and Republic of Ireland (FRS 102) and the Companies Act 2006 and UK Generally Accepted Accounting Practice.

The accounts (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 (FRS 102), second edition - October 2019, rather than the Accounting and Reporting by Charities: Statement of Recommended Practice effective from 1 April 2005 which has since been withdrawn.

Drs Green & Slater Rest Houses meets the definition of a public benefit entity under FRS102. Assets and liabilities are initially recognised at historical cost or transaction value unless otherwise stated in the relevant accounting policy note.

b Preparation of the accounts on a going concern basis

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

There are no key judgments which the trustees have made which have a significant effect on the accounts.

The trustees do not consider that there are any sources of estimation uncertainty at the reporting date that have a significant risk of causing a material adjustment to the carrying amount of assets and liabilities within the next reporting period.

Notes to the accounts for the year ended 31 October 2021 (continued)

c Income

Income is recognised when the charity has entitlement to the funds, any performance conditions attached to the item(s) of income have been met, it is probable that the income will be received and the amount can be measured reliably.

Income from government and other grants, whether 'capital' grants or 'revenue' grants, is recognised when the charity has entitlement to the funds, any performance conditions attached to the grants have been met, it is probable that the income will be received and the amount can be measured reliably and is not deferred.

For legacies, entitlement is taken as the earlier of the date on which either: the charity is aware that probate has been granted, the estate has been finalised and notification has been made by the executor(s) to the charity that a distribution will be made, or when a distribution is received from the estate. Receipt of a legacy, in whole or in part, is only considered probable when the amount can be measured reliably and the charity has been notified of the executor's intention to make a distribution. Where legacies have been notified to the charity, or the charity is aware of the granting of probate, and the criteria for income recognition have not been met, then the legacy is treated as a contingent asset and disclosed if material.

Income received in advance of a provision of a specified service is deferred until the criteria for income recognition are met.

d Donated services and facilities

Donated professional services and donated facilities are recognised as income when the charity has control over the item, any conditions associated with the donated item have been met, the receipt of economic benefit from the use by the charity of the item is probable and that economic benefit can be measured reliably. In accordance with the Charities SORP (FRS 102), general volunteer time is not recognised; refer to the trustees' annual report for more information about their contribution.

On receipt, donated professional services and donated facilities are recognised on the basis of the value of the gift to the charity which is the amount the charity would have been willing to pay to obtain services or facilities of equivalent economic benefit on the open market; a corresponding amount is then recognised in expenditure in the period of receipt.

e Interest receivable

Interest on funds held on deposit is included when receivable and the amount can be measured reliably by the charity; this is normally upon notification of the interest paid or payable by the Bank.

Drs Green & Slater Rest Houses

Notes to the accounts for the year ended 31 October 2021 (continued)

f Fund accounting

Unrestricted funds are available to spend on activities that further any of the purposes of charity.

Designated funds are unrestricted funds of the charity which the trustees have decided at their discretion to set aside to use for a specific purpose.

Restricted funds are donations which the donor has specified are to be solely used for particular areas of the charity's work or for specific projects being undertaken by the charity.

g Expenditure and irrecoverable VAT

Expenditure is recognised once there is a legal or constructive obligation to make a payment to a third party, it is probable that settlement will be required and the amount of the obligation can be measured reliably. Expenditure is classified under the following activity headings:

- Costs of raising funds comprise the costs of investment management and their associated support costs.
- Expenditure on charitable activities includes the costs undertaken to further the purposes of the charity and their associated support costs.
- Other expenditure represents those items not falling into any other heading.

Irrecoverable VAT is charged as a cost against the activity for which the expenditure was incurred.

h Operating leases

Operating leases are leases in which the title to the assets, and the risks and rewards of ownership, remain with the lessor. Rental charges are charged on a straight line basis over the term of the lease.

i Tangible fixed assets

Individual fixed assets costing £500 or more are capitalised at cost and are depreciated over their estimated useful economic lives on a straight line basis as follows:

| | |
|-------------------------------|---------------------|
| Freehold building | 1.0% - 1.5% on cost |
| Office fixtures and equipment | 20% on cost |

j Fixed asset investments

Investments are a form of basic financial instrument and are initially recognised at their transaction value and subsequently measured at their fair 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.

The Charity does not acquire put options, derivatives or other complex financial instruments.

The main form of financial risk faced by the charity is that of volatility in equity markets and investment markets due to wider economic conditions, the attitude of investors to investment risk, and changes in sentiment concerning equities and within particular sectors or sub sectors.

k 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.

l Cash at bank and in hand

Cash at bank and cash in hand includes cash and short term highly liquid investments with a short maturity of three months or less from the date of acquisition or opening of the deposit or similar account.

m Creditors and provisions

Creditors and provisions 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 and provisions are normally recognised at their settlement amount after allowing for any trade discounts due.

n Financial instruments

The charity only has financial assets and financial liabilities of a kind that qualify as basic financial instruments. Basic financial instruments are initially recognised at transaction value and subsequently measured at their settlement value with the exception of bank loans which are subsequently measured at amortised cost using the effective interest method.

Drs Green & Slater Rest Houses

Notes to the accounts for the year ended 31 October 2021 (continued)

o Pensions

Employees of the charity are entitled to join a defined contribution 'money purchase' scheme. The charity's contribution is restricted to the contributions disclosed in note 8. There were no outstanding contributions at the year end.

2 Legal status of the charity

The charity is an unincorporated charity, registered as a charity in England & Wales.

3 Income from charitable activities

| | Unrestricted £ | Restricted £ | Total 2021 £ | Total 2020 £ |
|--------------------------------------|-------------------|-----------------|-----------------|-----------------|
| Residents' Fees | 119,033 | - | 119,033 | 103,684 |
| Other income | - | - | - | - |
| Total | 119,033 | - | 119,033 | 103,684 |
| <i>Total by fund 31 October 2020</i> | <i>103,684</i> | <i>-</i> | <i>103,684</i> | |

Drs Green & Slater Rest Houses

Notes to the accounts for the year ended 31 October 2021 (continued)

4 Investment income

| | Total 2021 £ | Total 2020 £ |
|---------------------------|-----------------|-----------------|
| Income from bank deposits | 1 | 9 |
| Dividends received | 68,891 | 56,236 |
| | <hr/> | <hr/> |
| | 68,892 | 56,245 |
| | <hr/> <hr/> | <hr/> <hr/> |

All of the charity's investment income arises from money held in interest bearing deposit accounts and dividends from shares. All investment income is unrestricted.

5 Cost of raising funds

| | 2021 £ | 2020 £ |
|-----------------------------|-------------|-------------|
| Investment management costs | 24,097 | 21,138 |
| | <hr/> | <hr/> |
| | 24,097 | 21,138 |
| | <hr/> <hr/> | <hr/> <hr/> |

All expenditure on cost of raising funds is unrestricted.

6 Analysis of expenditure on charitable activities

| | Total 2021 £ | Total 2020 |
|--|-----------------|-------------|
| Staff costs | 18,326 | 19,629 |
| Premises | 62,924 | 63,137 |
| Administration | 7,452 | 10,268 |
| Depreciation | 9,160 | 9,403 |
| Project Costs | 12,901 | 15,778 |
| Governance costs- Independent Examiner's Fee | 1,200 | 1,120 |
| | <hr/> | <hr/> |
| | 111,963 | 119,335 |
| | <hr/> <hr/> | <hr/> <hr/> |

Drs Green & Slater Rest Houses

Notes to the accounts for the year ended 31 October 2021 (continued)

7 Net income/(expenditure) for the year

| This is stated after charging/(crediting): | 2021 £ | 2020 £ |
|--|-------------------|-------------------|
| Depreciation | 9,160 | 9,403 |
| Independent examiner's fees | 1,200 | 1,100 |
| | <u> </u> | <u> </u> |

8 Staff costs

Staff costs during the year were as follows:

| | 2021 £ | 2020 £ |
|--------------------|-------------------|-------------------|
| Wages and salaries | 18,326 | 19,628 |
| | <u> </u> | <u> </u> |
| | <u>18,326</u> | <u>19,628</u> |

No employees has employee benefits in excess of £60,000 (2020: Nil).

The average number of staff employed during the period was 2 (2020: 2)

The average full time equivalent number of staff employed during the period was 1 (2020: 1.1).

The key management personnel of the charity comprise the trustees and the Scheme Manager. The total employee benefits of the key management personnel of the charity were £18,326 (2020: £17,967).

9 Trustee remuneration and expenses, and related party transactions

Neither the management committee nor any persons connected with them received any remuneration or reimbursed expenses during the year (2020: £500).

No members of the management committee received travel and subsistence expenses during the year (2020: £0).

There are no donations from related parties which are outside the normal course of business and no restricted donations from related parties.

No trustee or other person related to the charity had any personal interest in any contract or transaction entered into by the charity, including guarantees, during the year (2020: nil).

Drs Green & Slater Rest Houses

Notes to the accounts for the year ended 31 October 2021 (continued)

10 Corporation tax

The charity is exempt from tax on income and gains falling within Chapter 3 of Part 11 of the Corporation Tax Act 2010 or Section 256 of the Taxation of Chargeable Gains Act 1992 to the extent that these are applied to its charitable objects. No tax charges have arisen in the charity.

11 Fixed assets: tangible assets

| Cost | Freehold Property £ | Furniture & equipment £ | Total £ |
|---------------------------|---------------------------|-------------------------------|----------------|
| At 1 November 2020 | 817,834 | 57,466 | 875,300 |
| Additions | 201 | - | 201 |
| Disposals | - | - | - |
| | <hr/> | <hr/> | <hr/> |
| At 31 October 2021 | 818,035 | 57,466 | 875,501 |
| | <hr/> <hr/> | <hr/> <hr/> | <hr/> <hr/> |
| Depreciation | | | |
| At 1 November 2020 | 142,933 | 52,568 | 195,501 |
| Charge for the year | 8,180 | 980 | 9,160 |
| Disposals | - | - | - |
| | <hr/> | <hr/> | <hr/> |
| At 31 October 2021 | 151,113 | 53,548 | 204,661 |
| | <hr/> <hr/> | <hr/> <hr/> | <hr/> <hr/> |
| Net book value | | | |
| At 31 October 2021 | 666,922 | 3,918 | 670,840 |
| | <hr/> <hr/> | <hr/> <hr/> | <hr/> <hr/> |
| <i>At 31 October 2020</i> | <i>674,901</i> | <i>4,898</i> | <i>679,799</i> |
| | <hr/> <hr/> | <hr/> <hr/> | <hr/> <hr/> |

Drs Green & Slater Rest Houses

Notes to the accounts for the year ended 31 October 2021 (continued)

12 Investments

| | 2021 £ | 2020 £ |
|---------------------------------------|-------------|-------------|
| Market value at the start of the year | 2,808,143 | 2,567,759 |
| Add: additions to investments at cost | 179,374 | 190,100 |
| Disposals at carrying value | (242,757) | (33,768) |
| Add net gain/(loss) on revaluation | 647,480 | 84,052 |
| | <hr/> | <hr/> |
| Market value at the end of the year | 3,392,240 | 2,808,143 |
| | <hr/> <hr/> | <hr/> <hr/> |

Investments are all carried at fair value and are all traded in quoted public markets.

13 Debtors

| | 2021 £ | 2020 £ |
|--------------------------------|-------------|-------------|
| Residents' Fees due | 1,301 | 2,633 |
| Prepayments and accrued income | 5,920 | 9,675 |
| | <hr/> | <hr/> |
| | 7,221 | 12,308 |
| | <hr/> <hr/> | <hr/> <hr/> |

14 Creditors: amounts falling due within one year

| | 2021 £ | 2020 £ |
|------------------------------|-------------|-------------|
| Trade creditors | 31,517 | 7,277 |
| Other creditors and accruals | 3,156 | 15,673 |
| | <hr/> | <hr/> |
| | 34,673 | 22,950 |
| | <hr/> <hr/> | <hr/> <hr/> |

Dr Green & Slater Rest Houses

Notes to the accounts for the year ended 31 October 2021 (continued)

15 Analysis of movements in restricted funds

| | Balance at 1 November 2020 £ | Income £ | Expenditure £ | Transfers £ | Balance at 31 October 2021 £ |
|---|--|---------------------|--------------------------|------------------------|---|
| Extraordinary Repairs Fund | | | | | |
| Extraordinary Repairs Fund | 460,265 | 86,292 | - | - | 546,557 |
| | <hr/> | <hr/> | <hr/> | <hr/> | <hr/> |
| <i>Previous reporting period</i> | <i>Balance at 1st Nov 2019 £</i> | <i>Income £</i> | <i>Expenditure £</i> | <i>Transfers £</i> | <i>Balance at 31 October 2020 £</i> |
| <i>Extraordinary Repairs Fund</i> | | | | | |
| <i>Extraordinary Repairs Fund</i> | <i>448,036</i> | <i>12,229</i> | <i>-</i> | <i>-</i> | <i>460,265</i> |
| | <hr/> | <hr/> | <hr/> | <hr/> | <hr/> |

The fund was set up in 1971 by order of the Charity Commissioners. Any investments standing to the credit of the fund which have derived from income may be applied from time to time for the extraordinary repair, improvement or rebuilding of the Rest Houses belonging to the Charity.

The fund balance is represented entirely by investments.

Dr Green & Slater Rest Houses

Notes to the accounts for the year ended 31 October 2021 (continued)

16 Analysis of movement in unrestricted funds

| | Balance at 1 November 2020 £ | Income £ | Expenditure £ | Transfers £ | As at 31 October 2021 £ |
|--------------|---------------------------------------|-------------|------------------|----------------|-------------------------------|
| | 3,157,355 | 749,113 | (136,060) | - | 3,770,408 |
| General fund | 3,157,355 | 749,113 | (136,060) | - | 3,770,408 |

Previous reporting period

| | Balance at 1 Nov 2019 £ | Income £ | Expenditure £ | Transfers £ | As at 31 October 2020 £ |
|--------------|-------------------------------|-------------|------------------|----------------|-------------------------------|
| | 3,066,076 | 231,752 | (140,473) | - | 3,157,355 |
| General fund | 3,066,076 | 231,752 | (140,473) | - | 3,157,355 |

Name of

Description, nature and purposes of the fund

General fund The free reserves after allowing for all designated funds

17 Analysis of net assets between funds

| | General fund £ | Designated funds £ | Restricted funds £ | Total £ |
|--|----------------------|--------------------------|--------------------------|------------|
| Tangible fixed assets | 670,840 | - | - | 670,840 |
| Fixed asset investments | 2,845,683 | - | 546,557 | 3,392,240 |
| Other net current assets/(liabilities) | 253,885 | - | - | 253,885 |
| Total | 3,770,408 | - | 546,557 | 4,316,965 |

Drs Green & Slater Rest Houses

Notes to the accounts for the year ended 31 October 2021 (continued)

18 Reconciliation of net movement in funds to net cash flow from operating activities

| | 2021 | 2020 |
|---|-------------|-------------|
| | £ | £ |
| Net income/(expenditure) for the year | 699,345 | 103,508 |
| Adjustments for: | | |
| Depreciation charge | 9,160 | 9,403 |
| (Gains)/losses on investments | (647,480) | (84,052) |
| Dividends, interest and rents from investments | (68,892) | (56,245) |
| Decrease/(increase) in debtors | 5,087 | (378) |
| Increase/(decrease) in creditors | 11,723 | 8,497 |
| | <hr/> | <hr/> |
| Net cash provided by/(used in) operating | 8,943 | (19,267) |
| | <hr/> <hr/> | <hr/> <hr/> |