

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

**for**

**Trustees of St Anne's Homes**

**Trustees of St Anne's Homes**

**Index to the Financial Statements  
for the year ended 31 December 2021**

	<b>Page</b>
Charity Particulars	1
Report of the Trustees	2
Independent Examiner's Report	3
Income and Expenditure Account	4
Balance Sheet	5
Valuation of Investments	6

**Trustees of St Anne's Homes**  
**Charity Particulars**  
**for the year ended 31 December 2021**

REGISTERED CHARITY NUMBER:	227146
TRUSTEES:	Sir Ian Macdonald of Sleat (Chairman) Mrs G M Bapty Mr R E Dean Mrs S M Bembridge (Vice Chairman) Mrs J B Bayne Mr B Beckett
TREASURER	Mr D McKie
CLERK TO THE TRUSTEES:	Mrs J A Wilson
ADDRESS:	165 Queensgate Bridlington East Yorkshire YO16 7JE
REPORTING ACCOUNTANTS:	Atkinsons Chartered Accountants Eaglehurst 12 Quay Road Bridlington East Yorkshire YO15 2AD
BANKERS:	National Westminster Bank plc 2 King Street Bridlington East Yorkshire YO15 2DB

**Trustees of St Anne's Homes**  
**Report of the Trustees**  
**for the year ended 31 December 2021**

Under the Scheme made by the Board of Charity Commissioners on 26 January 1960, the Trustees of the Charity were empowered to provide Almshouses for persons of good character who through age, health or other causes would benefit from living in such accommodation.

Twenty Almshouses have been erected consisting of sixteen bungalows and four flats.

Various rents are charged to the residents depending on the accommodation provided and whether or not the properties have undergone refurbishment.

During the year, the Almshouses were fully occupied, except during the period a property may be in the process of being refurbished.

The Trustees submit their Annual Report and the Accounts for the year ended 31 December 2021.

The surplus for the year of £12,322 has been allocated:

Accumulated Income Account £12,322

The ground floor of 2 Sands Lane is used as a communal room for the residents.  
Flat 2A is occupied by the warden.

The buildings, shown at cost in the Balance Sheet, at £48,530 were insured for a sum of £2,000,000

The results for the year are deemed to be satisfactory and the finances of the Scheme are on a sound footing.

The Trustees have amended the constitution of the Scheme, as required by current legislation.

### **RESPONSIBILITIES FOR PREPARING THE FINANCIAL STATEMENTS**

Company law requires the Trustees to prepare Accounts that give a true and fair view of the state of affairs of the Charity and of the profit or loss for its financial year. In doing so, the Trustees are required to:-

- select suitable accounting policies and apply them consistently;
- make judgements and estimates that are reasonable and prudent; and
- prepare the Accounts on the going concern basis unless it is inappropriate to presume that the Charity will continue.

The Trustees are responsible for maintaining proper accounting records that disclose with reasonable accuracy, at any time, the financial position of the Charity and to enable them to ensure that the Accounts comply with the Charities Act 1993. 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.

### **UNINCORPORATED CHARITIES**

The Report of the Trustees has been prepared in accordance with the regulations made under the Charities Act 1993.

In addition, advantage has been taken of the Companies Act 1985 (Audit Exemption) Regulations 1994 (as amended).

### **BY ORDER OF THE BOARD**

Mr R E Dean  
Trustee

Mr B Beckett  
Trustee

22 March 2022  
Date

# **Independent Examiner's Report to the Trustees of**

## **St Anne's Homes**

I report to the trustees on my examination of the accounts of St Anne's Homes (the Trust) for the year ended 31 December 2021, which are set out on pages 4 to 6.

### ***Responsibilities and basis of report***

As the charity trustees of the Trust, you are responsible for the preparation of the accounts in accordance with the requirements of the Charities Act 2011 ('the Act').

I report in respect of my examination of the Trustee's accounts carried out under section 145 of the 2011 Act and in carrying out my examination I have followed all the applicable directions given by the Charity Commission under section 145(5)(b) of the 2011 Act.

### ***Independent examiner's statement***

I have completed my examination. I confirm that no material matters have come to my attention in connection with the examination giving me cause to believe that in any material respect:

1. Accounting records were not kept in respect of the Trust as required by section 130 of the Act: or
2. The accounts do not accord with those records.

I have no concerns and have come across no other matters in connection with the examination to which attention should be drawn in this report in order to enable a proper understanding of the accounts to be reached.

Atkinsons  
Chartered Accountants  
Eaglehurst  
12 Quay Road  
Bridlington  
East Yorkshire  
YO15 2AD

**Date:** 22/03/2022

# Trustees of St Anne's Homes

## Income and Expenditure Account for the year ended 31 December 2021

	2021		2020	
	£	£	£	£
<b>Income</b>				
Hire of Guest Room		-		120
Contributions from Residents		71,114		66,915
Income from Investments		3,540		3,471
Deposit Account Interest		<u>14</u>		<u>302</u>
		74,668		70,808
<b>Less Expenses</b>				
Warden's Salary	10,590		10,173	
Warden's Pension Costs	70		171	
Water rates/Council Tax	2,535		1,380	
Maintenance	9,430		24,181	
Insurance	5,263		5,180	
Electricity	2,310		4,581	
Garden Expenses	4,150		4,500	
Annual Luncheon	-		648	
Secretary's Honorarium	2,120		2,404	
Treasurer's Honorarium	600		600	
Accountancy Charges	590		494	
Telephone	130		130	
Legal Fees	-		95	
Christmas Boxes	670		-	
Sundries	<u>1,725</u>		<u>4,615</u>	
		40,183		59,152
		<u>34,485</u>		<u>11,656</u>
Surplus for the year		22,163		16,540
Refurbishment				
Allocation of Surplus:				
Accumulated Income Account		<u>12,322</u>		<u>(4,884)</u>

# Trustees of St Anne's Homes

## Balance Sheet as at 31 December 2021

	£	2021 £	£	£	2020 £	£
<b>Capital Funds - Assets</b>						
Buildings at Cost		48,530			48,530	
Bike Shed		27,000				
Furnishings		319			319	
Investments at Cost						
Charities Official Investment Fund				18,595		
- Income Shares	18,595			615		
- Accumulating Units	<u>615</u>			<u>615</u>		
		19,210			19,210	
			95,059			68,059
<b>Income Funds - Assets</b>						
Investments at Cost						
Charities Official Investment Fund				18,622		
- Accumulation Units	18,622			16,863		
- Income Shares	<u>16,863</u>			<u>16,863</u>		
		35,485			35,485	
Cash at National Westminster				48,064		
Bank - Current Account	33,390			114,689		
COIF - Deposit Account	<u>115,003</u>			<u>114,689</u>		
		148,393			163,053	
Cash in Hand	110			58		
Payments in Advance	1,233			1,233		
Less: Accrued Liabilities	<u>(520)</u>			<u>(450)</u>		
		823			841	
			184,701			199,379
			<u>279,760</u>			<u>267,438</u>
 Represented by:-						
Capital Endowment Fund			68,059			68,059
Income Funds						
Accumulated Income Account/Repair Fund		165,771			153,449	
Extraordinary Repair Fund		18,385			18,385	
Cyclical Maintenance Fund		16,000			16,000	
Contributions Repair Fund		2,992			2,992	
Newby Trust Fund		100			100	
B.N. Pearson Trust Fund		2,000			2,000	
Major Wright Legacy Fund		1,000			1,000	
Mrs G.R. Hirst Legacy Fund		790			790	
Mrs J Truelove Legacy Fund		<u>4,663</u>			<u>4,663</u>	
			211,701			199,379
			<u>279,760</u>			<u>267,438</u>

# Trustees of St Anne's Homes

## Valuation of Investments as at 31 December 2021

	Cost	Value at 31.12.21	Value at 31.12.20
Charities Official Investment Fund			
- 3620.82 Income Units (Permanent Endowment)	18,595	74,360	65,087
- 416.00 Accumulating Units (Capital Fund)	615	100,744	85,777
- 982.18 Accumulating Units (Extraordinary Repair Fund)	18,622	237,858	202,519
- 3073.32 Income Shares (Surplus Income)	16,863	63,116	55,245
	<u>54,695</u>	<u>476,078</u>	<u>408,628</u>

The Buildings are insured for £2,000,000

The contents of the Trustee's room are insured for £25,000