

Financial Statements for the year ended 31 December 2023

for

Trustees of St Anne's Homes

Trustees of St Anne's Homes

**Index to the Financial Statements
for the year ended 31 December 2023**

	Page
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 2023

REGISTERED CHARITY NUMBER:	227146
TRUSTEES:	Sir Ian Macdonald of Sleat (Chairman) Mr R E Dean Mrs S M Bembridge (Vice Chairman) Mrs J B Bayne Mr B Beckett Mr P Mawer
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 2023

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 2023.

The deficit for the year of (£6,448) has been allocated:

Accumulated Income Account (£6,448)

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 G Sunley
Trustee

Date: 10 April 2024

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 2023, 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: 10 April 2024

Trustees of St Anne's Homes

Income and Expenditure Account for the year ended 31 December 2023

	2023	2022
	£	£
Income		
Hire of Guest Room	300	180
Contributions from Residents	76,860	73,061
Income from Investments	3,647	3,633
Deposit Account Interest	<u>5,089</u>	<u>1,122</u>
	85,896	77,996
Less Expenses		
Warden's Salary	12,423	11,116
Warden's Sundry Costs	83	
Warden's Pension Costs	129	354
Water rates/Council Tax	3,971	1,814
Maintenance	19,212	9,892
Insurance	9,130	8,185
Electricity	4,524	2,700
Garden Expenses	4,725	4,548
Annual Luncheon	562	384
Secretary's Honorarium	3,083	2,280
Treasurer's Honorarium	692	660
Accountancy Charges	565	550
Telephone	120	130
Sundries	<u>6,832</u>	<u>2,987</u>
	66,051	45,600
Surplus for the year	<u>19,845</u>	<u>32,396</u>
Refurbishment	26,293	31,845
Allocation of Deficit/Surplus:		
Accumulated Income Account	<u>(6,448)</u>	<u>551</u>

Trustees of St Anne's Homes

Balance Sheet as at 31 December 2023

	2023		2022	
	£	£	£	£
Capital Funds - Assets				
Buildings at Cost		48,530		48,530
Bike Shed		27,000		27,000
Furnishings		319		319
Investments at Cost				
Charities Official Investment Fund				
- Income Shares	18,595		18,595	
- Accumulating Units	<u>615</u>		<u>615</u>	
		19,210		19,210
		95,059		95,059
Income Funds - Assets				
Investments at Cost				
Charities Official Investment Fund				
- Accumulation Units	18,622		18,622	
- Income Shares	<u>16,863</u>		<u>16,863</u>	
		35,485		35,485
Cash at National Westminster				
Bank - Current Account	21,319		37,853	
COIF - Deposit Account	<u>121,214</u>		<u>116,125</u>	
		142,533		153,978
Cash in Hand	133		120	
Payments in Advance	1,233		1,233	
Less: Accrued Liabilities	<u>(580)</u>		<u>(5564)</u>	
		<u>786</u>		<u>(4,211)</u>
		<u>178,804</u>		<u>185,252</u>
		<u><u>273,863</u></u>		<u><u>280,311</u></u>

Represented by:-

Capital Endowment Fund		68,059		68,059
Income Funds				
Accumulated Income Account/Repair Fund	159,874		166,322	
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>	
		<u>205,804</u>		<u>212,252</u>
		<u><u>273,863</u></u>		<u><u>280,311</u></u>

Trustees of St Anne's Homes

Valuation of Investments as at 31 December 2023

	Cost	Value at 31.12.23	Value at 31.12.22
Charities Official Investment Fund			
- 3620.82 Income Units (Permanent Endowment)	18,595	71,855	65,715
- 416.00 Accumulating Units (Capital Fund)	615	103,168	91,681
- 982.18 Accumulating Units (Extraordinary Repair Fund)	18,622	243,581	216,460
- 3073.32 Income Shares (Surplus Income)	16,863	60,990	55,779
	<u>54,695</u>	<u>479,594</u>	<u>429,635</u>

The Buildings are insured for £5,000,000

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