

# SIR MALCOLM STEWART BART GENERAL CHARITABLE TRUST

England & Wales · Charity number 227785

## Details

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**Status** Registered

**Legal form** Trust

**Registered** 1963-11-07

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

## Contact

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**Address** Gloucester House  
72 London Road  
St Albans  
Herts  
AL1 1NS

**Phone** 01727869141

## Activities

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**Objects:** TO PROVIDE HOMES FOR PAST EMPLOYEES OF THE LONDON BRICK CO LTD, THEIR FAMILIES OR DEPENDENTS WHO ARE IN NEED OF ASSISTANCE.

**Activities:** Provides and maintains sheltered accomodation and gardens primarily for ex employees of London Brick Company.

## Classification

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

## Geography

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- Bedford
- Central Bedfordshire

## Finances

Period end	Income	Expenditure	Assets	Employees
2024-09-30	£164,540	£390,228	-	-
2023-09-30	£161,745	£324,834	-	-
2022-09-30	£130,152	£317,226	-	-
2021-09-30	£99,841	£300,222	-	-
2020-09-30	£110,730	£273,957	-	-

## Trustees

Name	Role	Appointed
Debra Jayne Hassall		2010-07-23
Duncan Frank Edwards		2018-03-22
Hannah Caroline Lawes		2018-03-22
Keith Harold Stewart		2018-03-22
MALCOLM DOGGETT SAVORY		
Peter John Faulkner		2014-11-20
Stephen Harrison		2025-03-06

**SIR MALCOLM STEWART BART GENERAL CHARITABLE TRUST**

England & Wales - Charity number 227785

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# Accounts

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**Sir Malcolm Stewart Bart. General Charitable Trust**

**(Charity Commission No 227785)**

**Accounts  
for the year ended 30 September 2024**

**Mercer  
& Hole** | Trustees

**Sir Malcolm Stewart Bart General Charitable Trust**  
Registered Charity No 227785

**Reference and administrative information**  
for the year ended 30 September 2024

**Settlor:** Sir Percy Malcolm Stewart, Baronet, OBE

**Name of the Charity:** Sir Malcolm Stewart Bart. General Charitable Trust

The principal governing document is a deed poll dated 10 July 1945. The settlement is a private charitable trust controlled by its Trustees.

**Trustees:** David John Szymanski  
Malcolm Doggett Savory  
Debra Jayne Hassall  
Peter John Faulkner (Chairman)  
Duncan Frank Edwards  
Hannah Caroline Lawes  
Keith Harold Stewart

When new or additional Trustees are appointed by the existing Trustees they will be encouraged to receive appropriate training depending on their qualifications and experience.

**Principal Office Address:** Mercer & Hole Trustees Limited  
72 London Road, St Albans, Herts AL1 1NS

**Solicitors:** Birketts LLP, Kingfisher House,  
1 Gilders Way, Norwich, Norfolk, NR3 1UB

**Reporting Accountants:** Mercer & Hole Trustees Limited  
72 London Road, St Albans, Herts AL1 1NS

**Independent Examiner:** Steve Robinson  
Mercer & Hole LLP  
72 London Road, St Albans, Herts AL1 1NS

**Bankers:** Barclays Bank plc,  
326 – 328 High Holborn, London WC1V 7PE

**Bursar:** Miss Debra J Hassall

**Investment Managers:** Rathbones, 30 Gresham Street, London EC2V 7QN

The Trustees have wide powers of investment.

On 31 October 2000 the Trustees obtained an order under section 26 of the Charities Act 1993 to appoint an Investment Manager and to delegate their investment powers to such manager (including power to appoint a corporate body as nominee to hold the investments of the Charity).

In accordance with this power Rathbones have been acting throughout the period covered by these accounts.

**Sir Malcolm Stewart Bart General Charitable Trust**  
**Registered Charity No 227785**

**Trustees' Annual Report**  
**for the year ended 30 September 2024**

The Trustees present their annual report and financial statements of the Charity for the year ended 30 September 2024. The financial statements have been prepared in accordance with the accounting policies set out in note 1 to the accounts and comply with the Charity's trust deed, the Charities Act 2011 and Accounting and Reporting by Charities: Statement of Recommended Practice applicable to charities preparing their accounts in accordance with the Financial Reporting Standard applicable in the UK and Republic of Ireland published in October 2019.

**Objectives of the  
Charity:**

The Charity was established by deed dated 10 July 1945 as amended by supplemental deeds dated 26 January 1949 and 31 January 1951.

The 1945 deed provides that the objects of the Charity shall in general be to advance religion and education, to relieve poverty and promote other charitable purposes beneficial to the community and in particular the following purposes:

1. To establish a chapel for the village of Stewartby (including a mausoleum as a memorial to Sir Malcolm Stewart). The chapel having been constructed was transferred to a separate Charity with consent of the Charity Commissioners known as the Stewartby United Church in 1981. The charitable objects set out in the next clause by the 1951 deed were given precedence to the Chapel Trust. The 1951 deed provides that funds should only be made available for the Chapel Trust after full provision has been made for the objects relating to the under-mentioned homes and their occupiers.
2. The establishment maintenance and upkeep of homes at Stewartby for the occupation and use for persons in need as follows:
  - (a) Existing or former servants of or connected with London Brick Company Limited (or relatives or dependants of such persons) and in considering candidates for benefit regard shall be had to length of service of such person (or the person to whom the candidate is related or dependant) with the Company.
  - (b) The maintenance and support of poor persons occupying such homes.
  - (c) If such persons shall be insufficient in number then for any persons whatever in need.
  - (d) Should the above trusts fail totally or in part to apply the capital and income of the Charity for any other charitable purposes for the benefit of the inhabitants of Stewartby.
  - (e) Subject to the above trusts the Trustees shall hold the capital or income should the prior purposes fail to apply the same towards such purpose or purposes falling within the legal definition of charity as they determine.

**Trustees' Annual Report**  
for the year ended 30 September 2024 (continued)

**Objectives of the  
Charity (cont):**

The principal aims and activities for the Trustees is the upkeep of the homes and gardens at Stewartby and to provide a safe and friendly environment for the people who occupy the homes. In order to achieve their objectives, the Trustees use the trust funds to maintain the homes and gardens and the general running costs of the estate. The homes are gradually being modernised as appropriate planning permissions are obtained and as funds permit.

The objects of the Trust (see above) are clearly of public benefit both directly and indirectly. The Trustees have complied with the duty in part 1, chapter 1, section 4 of the Charities Act 2011 to have due regard to public benefit guidance published by the Charity.

The Trustees have the power to spend income and capital.

**Achievements and  
performance:**

The Charity's main activities and who it tries to help are described above. All of its charitable activities are focussed on achieving its objectives and are undertaking a modernisation programme, subject to planning permissions and funds available, of the homes and pathways to further its work towards the benefit of its beneficiaries.

The Trustees met three times this year to review the running of the Sir Malcolm Stewart homes, the investment of the trust funds, the financial situation and any other matters arising. They received reports from the bursar who liaises on a regular basis with the other Trustees.

The day to day running of the homes is in the hands of the wardens who live on site and report to the bursar. The bursar is responsible for supervising the maintenance of the estate.

The investment objectives/performance are stated below.

**Investment  
Policy:**

The investment policy agreed with Rathbones, the Investment Manager, is to generate optimum income for the maintenance of the homes whilst at the same time seeking long term capital growth. For the year ended 30 September 2024, the overall return increased by 10.70% (2023: increased by 3.30%).

**Risk Management:**

Apart from the risks associated with property and the running of the homes which are covered by comprehensive insurance, the Trustees do not consider that the Charity is exposed to any major risk, other than market risks in relation to its share portfolio. The Trustees have delegated management of the portfolio to professional managers, though they review their performance regularly.

**Reserves:**

The total reserves of the Charity have decreased by £168,424 during the year ended 30 September 2024 (2023: £182,789). Total unrestricted reserves now held amount to £12,766,669 (2023: £12,935,093) and are held for the maintenance and upkeep of the homes at Stewartby. The value of the investments has increased resulting in an appreciation of £21,550 (2023: depreciation of £48,782) during the year. As indicated under the Review of Financial Transactions the trustees are taking steps to bring income and expenditure into balance.

**Sir Malcolm Stewart Bart General Charitable Trust**  
Registered Charity No 227785

**Trustees' Annual Report**  
for the year ended 30 September 2024 (continued)

**Unrestricted Funds:** Included in the unrestricted funds is a painting received as part of the distribution from the Estate of Sir Ronald Stewart, who died on 26 January 1999, valued for probate at:

	£
<b>Oswald Birley</b> "Portrait of Sir Malcolm Stewart"	500

The Birley is hung in the Community Hall.

In addition, in 2001/02 a portrait bust of Sir Ronald Stewart was commissioned at a cost of £9,988 and this brings the total value of the works of art, as shown on page 8 of the accounts to £10,488 (2023: £10,488).

Sir Ronald had been Chairman of the Trustees for many years and was a major benefactor of the Trust.

**Review of Financial Transactions:**

Against the background of substantial annual deficits, a reduction in the number of ex London Brick employees applying for bungalows and the need to modernise the Trust's housing stock, the Trustees have decided to reduce the size of the estate. They have decided that any bungalows on the west hand end of the estate (Nos 25-44 and 61-86) should be sold on very long leases as retirement homes when vacated by the present beneficiaries unless needed by a new well qualified beneficiary applicant. Purchasers are required to pay service charges for the maintenance of the estate and for the provision of warden services, as are any beneficiaries moving into bungalows on the rest of the estate.

**Trustees' Responsibilities:**

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

The law applicable to charities in England & Wales requires the Trustees to prepare financial statements for each financial year which give a true and fair view of the state of affairs of the Charity and of the incoming resources and application of resources of the Charity for that period.

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

- select suitable accounting policies and then apply them consistently;
- observe the methods and principles in the Charities SORP;
- make judgements and estimates that are reasonable and prudent;
- prepare the financial statements on the going concern basis unless it is inappropriate to presume that the Charity will continue in operation.

**Sir Malcolm Stewart Bart General Charitable Trust**  
**Registered Charity No 227785**

**Trustees' Annual Report**  
**for the year ended 30 September 2024 (continued)**

**Trustees' Responsibilities (cont):** The Trustees are responsible for keeping accounting records that disclose with reasonable accuracy at any time the financial position of the Charity and enable them to ensure that the financial statements comply with the Charities Act 2011, the Charity (Accounts and Reports) Regulations 2008 and the provisions of the trust deed. They are also responsible for safeguarding the assets of the Charity and hence for taking reasonable steps for the prevention and detection of fraud and other irregularities.

**Confirmation:** The Trustees confirm that the accounts comply with the requirements of the Charity's governing document and the requirements of SORP 2019 applicable to charities preparing their accounts in accordance with FRS 102.

**Signed:** .....  
**Peter Faulkner on behalf of the Trustees**

**Date:**

## **Independent Examiner's Report to the Trustees of Sir Malcolm Stewart Bart General Charitable Trust**

I report to the Trustees on my examination of the accounts of Sir Malcolm Stewart Bart General Charitable Trust (the Trust) for the year ended 30 September 2024, which are set out on pages 1 to 14.

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

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

I report in respect of my examination of the Trust's accounts carried out under section 145 of the 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 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; or
3. the accounts do not comply with the applicable requirements concerning the form and content of accounts set out in the Charities (Accounts and Reports) Regulations 2008 other than any requirement that the accounts give a 'true and fair view which is not a matter considered as part of an independent examination.

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

Signed: .....

Date: .....

Steve Robinson FCA  
Mercer & Hole LLP  
72 London Road  
St Albans  
Herts AL1 1NS

**Sir Malcolm Stewart Bart. General Charitable Trust**  
Registered Charity No 227785

**Statement of Financial Activities**  
for the year ended 30 September 2024

	Notes	2024 £	2023 £
<b>Income and endowments from</b>			
Service charges receivable from tenants	2	113,249	95,958
Investment income		49,779	65,046
Interest from investment managers (gross)		1,512	741
<b>Total income</b>		<u>164,540</u>	<u>161,745</u>
<b>Expenditure on</b>			
Costs of charitable activities	3	379,762	314,236
Cost of generating funds - Investment manager's fees		10,466	10,598
<b>Total expenditure</b>		<u>390,228</u>	<u>324,834</u>
<b>Net incoming(outgoing) resources before revaluations and investment asset disposals</b>			
		<u>(225,688)</u>	<u>(163,089)</u>
<b>Net gains/(losses) on</b>			
Investments	6	210,703	6,643
Property - sales		(17,606)	2,781
Property - revaluation at 30 September 2024	5	(135,833)	(29,124)
		<u>57,264</u>	<u>(19,700)</u>
<b>Net income/(expenditure)</b>		<b>(168,424)</b>	<b>(182,789)</b>
<b>Reconciliation of funds</b>			
Total funds brought forward		<u>12,935,093</u>	13,117,882
<b>Total funds carried forward</b>		<u>12,766,669</u>	<u>12,935,093</u>

The Charity has no recognised gains or losses other than the results for the period as set out above.  
The accounting policies and the notes on pages 9 to 15 form part of these accounts.  
All funds of the Charity are unrestricted.

**Sir Malcolm Stewart Bart. General Charitable Trust**  
Registered Charity No 227785

**Balance sheet**  
at 30 September 2024

	Notes	2024 £	2023 £
<b>Fixed Assets</b>			
Freehold Property at market value:			
Sir Malcolm Stewart Homes and Community			
Hall and land at Stewartby, at market value	5	9,934,450	10,548,711
Works of Art	5	10,488	10,488
Tangible assets	5	4,526	5,915
Investments	6	<u>2,337,922</u>	<u>2,316,372</u>
<b>Total Fixed Assets</b>		<u><b>12,287,386</b></u>	<u><b>12,881,486</b></u>
<b>Current Assets</b>			
Debtors and prepayments	7	35,632	49,991
Balance with investment managers		19,657	(10,798)
Cash at bank		447,715	59,230
Cash in hand		<u>873</u>	<u>872</u>
		503,877	99,295
<b>Liabilities:</b> amounts falling due within one year	8	<u>(24,594)</u>	<u>(45,688)</u>
<b>Net Current Assets</b>		<u><b>479,283</b></u>	<u><b>53,607</b></u>
<b>Total Net Assets of Trust</b>		<u><b>12,766,669</b></u>	<u><b>12,935,093</b></u>
<b>Represented by</b>			
Unrestricted funds	9	<u><b>12,766,669</b></u>	<u><b>12,935,093</b></u>

The accounting policies and the notes on pages 9 to 15 form part of these accounts.

Approved by the Trustees on ..... and signed on their behalf by

..... Peter Faulkner - Trustee

**Sir Malcolm Stewart Bart. General Charitable Trust**  
**Registered Charity No 227785**

**Notes to the accounts**  
**at 30 September 2024**

**Accounting Policies**

**1. a) Basis of preparation**

The Sir Malcolm Stewart Bart General Charitable Trust is a registered charity in England. The address of the registered office is given in the charity information on page 1 of these financial statements. The charity's operations and objectives are set out on pages 2 and 3.

The Trust constitutes a public benefit entity as defined by FRS 102.

The financial statements have been prepared in accordance with the Statement of Recommended Practice: Accounting and Reporting by Charities preparing their accounts in accordance with the Financial Reporting Standard applicable in the UK and Republic of Ireland (FRS 102) issued in October 2019, the Charities Act 2011 and UK Generally Accepted Accounting Practice.

The financial statements have been prepared under the historical cost convention with items recognised at cost or transaction value unless otherwise stated in the relevant note(s) to these 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 amounts of assets and liabilities within the next accounting period.

The financial statements are presented in sterling which is the functional currency of the charity, and rounded to the nearest pound.

**b) Going Concern**

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

**c) Funds Structure**

The unrestricted funds represent the original capital gift to the Charity, plus subsequent additions.

The Trustees are entitled to use the unrestricted funds in furtherance of the general objectives of the Charity at their discretion.

**d) Income**

All incoming resources are recognised once the charity has entitlement to the resources, it is certain that the resources will be received and the monetary value of incoming resources can be measured with sufficient reliability.

Dividend income is included net of non-recoverable UK tax credits. Interest from investment managers is received gross and shown gross.

**e) Expenditure**

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

Expenditure consists of;

- Costs of raising funds relating to investments costs.

- Expenditure on charitable activities includes activities undertaken to further the purposes of the Charity and their associated support costs.

**f) Freehold Property**

The freehold property is included in the accounts at a valuation as determined by the Trustees at 30 September 2024 based on recent sales made by the Trust. The buildings are maintained at a high standard for continuous occupation and no depreciation is charged as it would be immaterial in view of the length of the estimated residual life of the properties.

**Sir Malcolm Stewart Bart. General Charitable Trust**  
**Registered Charity No 227785**

**Notes to the accounts**  
**at 30 September 2024**

(Continued)

**g) 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 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.

**h) Realised gains and losses**

Realised gains represent the profit by comparing the net proceeds of sale of investment with the market value of that investment as at 30 September 2024 or subsequent cost.

Unrealised gains represent the difference in market value at 30 September 2024 as compared with the market value at 30 September 2023 or subsequent cost.

**i) Valuation, capitalisation and depreciation of other fixed assets**

The values of the Minibus, Tractor, Cultivator and Mower are depreciated at 25% per annum and the fixtures and fittings at 10% per annum.

The Charity capitalises new assets with a value in excess of £250. Anything below this figure is written off as incurred.

The works of art are not depreciated in view of their estimated residual value.

**j) Debtors**

Debtors are amounts owed to the Charity and they are measured on the basis of their recoverable amount.

**k) Liabilities**

Liabilities are recognised as resources expended as soon as there is a legal or constructive obligation committing the Charity to the expenditure. All expenditure is accounted for on an accruals basis.

**l) Cash at bank and cash in hand**

Cash at bank is held to meet the day to day running costs of the Charity as they fall due.

**m) Service charges**

With effect from 1 July 2010 the trustees introduced a service charge payable by occupiers of all properties allocated after 1 July 2010. The initial service charge was based on the budget for expenditure incurred by the trust in insuring the property, providing wardens services, maintenance of the grounds, administrating the trust and running the community hall and minibus for the year ended 30 September 2011. The service charge for a two bedroomed property was £1,800 and £1,200 for a one bedroom property. With effect from 1 April 2014 this is now adjusted by the movement in the Retail Price Index in the previous year to 30 June.

**n) Pension contribution**

Employees of the Charity are entitled to join a defined contribution 'money purchase' scheme. The Charity contribution is restricted to the contributions disclosed in note 4. There were no outstanding contributions at the year-end. The costs of the defined contribution scheme are included within support costs and charged to the unrestricted funds.

**Sir Malcolm Stewart Bart. General Charitable Trust**  
Registered Charity No 227785

**Notes to the accounts**  
at 30 September 2024  
(continued)

	2024 £	2023 £
<b>2. Service charges receivable from tenants</b>		
Service charge received from tenants	111,693	94,502
Service charge due from tenants	<u>1,556</u>	<u>1,456</u>
	<u>113,249</u>	<u>95,958</u>
<b>3. Costs of charitable activities</b>		
Costs of charitable activities	<u>379,762</u>	<u>314,236</u>

**The breakdown of costs of charitable activities is as follows -**

	2024		2023	
	£	£	£	£
<b>Upkeep of homes at Stewartby</b>				
Maintenance expenditure		112,920		89,570
Bursar	34,988		36,754	
Wardens	44,019		30,256	
Groundsman	39,363		35,904	
Community Hall cleaner (inc supplies)	6,883		5,860	
Groundsman's supplies	4,388		7,046	
Other garden expenditure	2,400		4,308	
Water charges	765		874	
Street/Porch lights	6,135		3,713	
Common Room Heating/lighting	4,646		3,230	
Sundry expenses	846		541	
Vacant Home charges	18,277		12,462	
Electricity for garage block	1,305		1,992	
Properties insurance	53,039		32,587	
Trustees indemnity insurance	1,463		1,463	
Minibus expenses	1,259		1,468	
Benefits to tenants	515		2,962	
Contribution to Church expenses	<u>1,920</u>		<u>1,200</u>	
		<u>222,211</u>		<u>182,620</u>
		<u>335,131</u>		<u>272,190</u>
<b>Expenditure</b>				
Accountants' charges				
Trust accounts	10,800		10,800	
Independent examination	3,600		3,000	
Depreciation	1,390		1,841	
Trustees' expenses	800		266	
Consultants charges	572		-	
Administration costs	23,003		26,139	
Income tax not recoverable	<u>4,466</u>		-	
		<u>44,631</u>		<u>42,046</u>
<b>Total costs of charitable activities</b>		<u>379,762</u>		<u>314,236</u>

**Sir Malcolm Stewart Bart. General Charitable Trust**  
Registered Charity No 227785

**Notes to the accounts**  
at 30 September 2024  
(continued)

**4. Employees and Emoluments**

The Trustees employ five members of staff (four full time equivalent); two wardens, one groundsman, one bookkeeper, and one cleaner. Their combined salary costs amounted to £98,025 (2023: £82,667), including employer's national insurance contributions of £3,633 (2023: £5,238) and pension costs of £3,276 (2023: £1,197).

There are no employees with emoluments above £60,000 (2023: None).

**5. Fixed and Tangible Assets**

**Fixed assets**

The Trustees have revalued the freehold land and buildings at 30 September 2024 based on recent sales of the bungalows.

	<b>Freehold Land and Buildings £</b>	<b>Works of Art £</b>	<b>2024 Total £</b>	<b>2023 Total £</b>
<b>Book values</b>				
Opening balance	10,548,712	10,488	<b>10,559,200</b>	10,363,938
Less: Sale of homes during the year	(480,250)	-	<b>(480,250)</b>	(144,500)
Upgrading windows expenditure	1,821	-	<b>1,821</b>	368,886
Revaluation	<u>(135,833)</u>	<u>-</u>	<b><u>(135,833)</u></b>	<u>(29,124)</u>
Closing balance	<u>9,934,450</u>	<u>10,488</u>	<b><u>9,944,938</u></b>	<u>10,559,200</u>

**Tangible assets**

	<b>Furniture fittings and equipment £</b>	<b>Tractors &amp; Mowers £</b>	<b>Minibus £</b>	<b>2024 Total £</b>	<b>2023 Total £</b>
<b>Cost</b>					
Opening balance	<u>4,899</u>	<u>29,828</u>	<u>15,764</u>	<b><u>50,491</u></b>	<u>50,491</u>
Closing balance	<u>4,899</u>	<u>29,828</u>	<u>15,764</u>	<b><u>50,491</u></b>	<u>50,491</u>
<b>Depreciation</b>					
Opening balance	4,303	26,086	14,185	<b>44,576</b>	42,735
Charge for year	<u>60</u>	<u>936</u>	<u>395</u>	<b><u>1,389</u></b>	<u>1,841</u>
Closing balance	<u>4,363</u>	<u>27,022</u>	<u>14,580</u>	<b><u>45,965</u></b>	<u>44,576</u>
<b>Net book values</b>					
Closing balance	<u>536</u>	<u>2,806</u>	<u>1,184</u>	<b><u>4,526</u></b>	<u>5,915</u>

**Sir Malcolm Stewart Bart. General Charitable Trust**  
Registered Charity No 227785

**Notes to the accounts**  
at 30 September 2024  
(continued)

<b>6. Fixed Asset Investments</b>		
	<b>2024</b>	2023
	£	£
<b>Quoted Investments</b>		
Market value 30 September 2023	<b>2,316,372</b>	2,365,154
Additions	<b>801,614</b>	1,027,162
Disposals	<b>(992,135)</b>	(1,082,587)
Net realised investment gains/(losses)	<b>2,094</b>	(6,588)
Net unrealised investment gains/(losses)	<b>208,609</b>	13,231
Accumulated dividends	<b>1,368</b>	-
Market value 30 September 2024	<b><u>2,337,922</u></b>	<b><u>2,316,372</u></b>
<b>7. Debtors and prepayments</b>	<b>2024</b>	2023
	£	£
Service charge due from tenants	<b>1,555</b>	1,456
Income tax recoverable	-	4,466
Dividend receivable	<b>101</b>	522
Property vacant home charges reimbursements	-	370
Insurance prepayment	<b>33,976</b>	43,177
	<b><u>35,632</u></b>	<b><u>49,991</u></b>
<b>8. Liabilities: amounts falling due within one year</b>	<b>2024</b>	2023
	£	£
Maintenance expenditure	<b>3,420</b>	5,578
Salaries		
Bursar	<b>3,219</b>	2,666
Maintenance Assistant	-	102
Groundsman's supplies	-	64
Water charges	<b>2</b>	-
Street/Porch lights	-	759
Vacant home charges	<b>1,489</b>	-
Replacement windows	-	18,779
Benefits to residents	-	8
Accountants' charges	<b>10,800</b>	10,800
Independent examiner's charges	<b>3,000</b>	2,400
Surveyors charges	-	1,821
Investment managers charges	<b>2,618</b>	2,560
Administration costs	<b>46</b>	151
	<b><u>24,594</u></b>	<b><u>45,688</u></b>

**Sir Malcolm Stewart Bart. General Charitable Trust**  
Registered Charity No 227785

**Notes to the accounts**  
at 30 September 2024  
(continued)

**9. Funds**

The unrestricted funds are represented by:	<b>2024</b>	2023
	<b>£</b>	£
Accumulated Surplus	<b>9,293,155</b>	9,325,746
Revaluation Reserve	<b><u>3,473,514</u></b>	<u>3,609,347</u>
	<b><u>12,766,669</u></b>	<u>12,935,093</u>

**10. Related Party Transactions**

Debra Hassall received payments of £34,988 (2023: £36,754) for her services as the Bursar. Trustee expenses were reimbursed in the year totalling £800 (2023: £266).

The above payments are permitted by the Trust Deed and no other Trustee received payment for their services as Trustee.

The Charity's property is registered in the names of the Trustees.

**11. Independent Examiner's remuneration**

The remuneration constituted an independent examination fee of £3,600 including VAT (2023: £3,000).

**12. Controlling Party**

The Charity is controlled by its Trustees but no one Trustee has overall control.

**13. Post Balance Sheet Event**

The Charity is a residual beneficiary of the Cordelia M Baxter Settlement. Following the death of the life tenant on 18 August 2024, the Charity expects to receive funds from this settlement, but the amount has not been finalised.

An accrual has not, therefore, been made in respect of these funds.

**SIR MALCOLM STEWART BART GENERAL CHARITABLE TRUST**

England & Wales - Charity number 227785

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# Accounts

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**Sir Malcolm Stewart Bart. General Charitable Trust**

**(Charity Commission No 227785)**

**Accounts  
for the year ended 30 September 2023**

**Mercer  
& Hole** | Trustees

**Sir Malcolm Stewart Bart General Charitable Trust**  
Registered Charity No 227785

**Reference and administrative information**  
for the year ended 30 September 2023

**Settlor:** Sir Percy Malcolm Stewart, Baronet, OBE

**Name of the Charity:** Sir Malcolm Stewart Bart. General Charitable Trust

The principal governing document is a deed poll dated 10 July 1945. The settlement is a private charitable trust controlled by its Trustees.

**Trustees:** David John Szymanski (Chairman)  
Malcolm Doggett Savory  
Debra Jayne Hassall  
Peter John Faulkner  
Duncan Frank Edwards  
Hannah Caroline Lawes  
Keith Harold Stewart

When new or additional trustees are appointed by the existing trustees they will be encouraged to receive appropriate training depending on their qualifications and experience

**Principal Office Address:** Mercer & Hole Trustees Limited  
72 London Road, St Albans, Herts AL1 1NS

**Solicitors:** Birketts LLP, Kingfisher House,  
1 Gilders Way, Norwich, Norfolk, NR3 1UB

**Reporting Accountants:** Mercer & Hole Trustees Limited  
72 London Road, St Albans, Herts AL1 1NS

**Independent Examiner:** Steve Robinson  
Mercer & Hole LLP  
72 London Road, St Albans, Herts AL1 1NS

**Bankers:** Barclays Bank plc,  
326 – 328 High Holborn, London WC1V 7PE

**Bursar:** Miss Debra J Hassall

**Investment Managers:** Rathbones, 8 Finsbury Circus, London EC2M 7AZ

The Trustees have wide powers of investment.

On 31 October 2000 the Trustees obtained an order under section 26 of the Charities Act 1993 to appoint an Investment Manager and to delegate their investment powers to such manager (including power to appoint a corporate body as nominee to hold the investments of the Charity).

In accordance with this power Rathbones have been acting throughout the period covered by these accounts.

**Sir Malcolm Stewart Bart General Charitable Trust**  
Registered Charity No 227785

**Trustees' Annual Report**  
for the year ended 30 September 2023

The trustees present their annual report and financial statements of the charity for the year ended 30 September 2023. The financial statements have been prepared in accordance with the accounting policies set out in note 1 to the accounts and comply with the charity's trust deed, the Charities Act 2011 and Accounting and Reporting by Charities: Statement of Recommended Practice applicable to charities preparing their accounts in accordance with the Financial Reporting Standard applicable in the UK and Republic of Ireland published in October 2019.

**Objectives of the  
Charity:**

The Charity was established by deed dated 10 July 1945 as amended by supplemental deeds dated 26 January 1949 and 31 January 1951.

The 1945 deed provides that the objects of the Charity shall in general be to advance religion and education, to relieve poverty and promote other charitable purposes beneficial to the community and in particular the following purposes:

1. To establish a chapel for the village of Stewartby (including a mausoleum as a memorial to Sir Malcolm Stewart). The chapel having been constructed was transferred to a separate Charity with consent of the Charity Commissioners known as the Stewartby United Church in 1981. The charitable objects set out in the next clause by the 1951 deed were given precedence to the Chapel Trust. The 1951 deed provides that funds should only be made available for the Chapel Trust after full provision has been made for the objects relating to the under-mentioned homes and their occupiers.
2. The establishment maintenance and upkeep of homes at Stewartby for the occupation and use for persons in need as follows:
  - (a) Existing or former servants of or connected with London Brick Company Limited (or relatives or dependants of such persons) and in considering candidates for benefit regard shall be had to length of service of such person (or the person to whom the candidate is related or dependant) with the Company.
  - (b) The maintenance and support of poor persons occupying such homes.
  - (c) If such persons shall be insufficient in number then for any persons whatever in need.
  - (d) Should the above trusts fail totally or in part to apply the capital and income of the Charity for any other charitable purposes for the benefit of the inhabitants of Stewartby.
  - (e) Subject to the above trusts the Trustees shall hold the capital or income should the prior purposes fail to apply the same towards such purpose or purposes falling within the legal definition of charity as they determine.

**Sir Malcolm Stewart Bart General Charitable Trust**  
Registered Charity No 227785

**Trustees' Annual Report**  
for the year ended 30 September 2023 (continued)

The principal aims and activities for the trustees is the upkeep of the homes and gardens at Stewartby and to provide a safe and friendly environment for the people who occupy the homes. In order to achieve their objectives, the trustees use the trust funds to maintain the homes and gardens and the general running costs of the estate. The homes are gradually being modernised as appropriate planning permissions are obtained and as funds permit.

**Objectives of the Charity:**

The objects of the trust (see above) are clearly of public benefit both directly and indirectly. The Trustees have complied with the duty in part 1, chapter 1, section 4 of the Charities Act 2011 to have due regard to public benefit guidance published by the Charity.

The Trustees have the power to spend income and capital.

**Achievements and performance:**

The Charity's main activities and who it tries to help are described above. All of its charitable activities are focussed on achieving its objectives and are undertaking a modernisation programme, subject to planning permissions and funds available, of the homes and pathways to further its work towards the benefit of its beneficiaries.

The Trustees met three times this year to review the running of the Sir Malcolm Stewart homes, the investment of the trust funds, the financial situation and any other matters arising. They received reports from the bursar who liaises on a regular basis with the other trustees.

The day to day running of the homes is in the hands of the wardens who live on site and report to the bursar. The bursar is responsible for supervising the maintenance of the estate.

The investment objectives/performance are stated below.

**Investment Policy:**

The investment policy agreed with Rathbones, the Investment Manager, is to generate optimum income for the maintenance of the homes whilst at the same time seeking long term capital growth. For the year ended 30 September 2023, the overall return increased by 3.30% (2022: decreased by 15.018%).

**Risk Management:**

Apart from the risks associated with property and the running of the homes which are covered by comprehensive insurance, the Trustees do not consider that the Charity is exposed to any major risk, other than market risks in relation to its share portfolio. The Trustees have delegated management of the portfolio to professional managers, though they review their performance regularly.

**Reserves:**

The total reserves of the Charity have decreased by £182,789 during the year ended 30 September 2023 (2022: £284,136). Total unrestricted reserves now held amount to £12,935,093 (2022: £13,117,882) and are held for the maintenance and upkeep of the homes at Stewartby. The value of the investments has decreased resulting in a depreciation of £48,782 (2022: £31,801) during the year. As indicated under the Review of Financial Transactions (see below) the trustees are taking steps to bring income and expenditure into balance.

**Sir Malcolm Stewart Bart General Charitable Trust**  
Registered Charity No 227785

**Trustees' Annual Report**  
for the year ended 30 September 2023 (continued)

**Unrestricted Funds:** Included in the unrestricted funds is a painting received as part of the distribution from the Estate of Sir Ronald Stewart, who died on 26 January 1999, valued for probate at:

	£
<b>Oswald Birley</b> "Portrait of Sir Malcolm Stewart"	500

The Birley is hung in the Community Hall.

In addition, in 2001/02 a portrait bust of Sir Ronald Stewart was commissioned at a cost of £9,988 and this brings the total value of the works of art, as shown on page 8 of the accounts to £10,488 (2022: £10,488).

Sir Ronald had been chairman of the trustees for many years and was a major benefactor of the trust.

**Review of Financial Transactions:**

Against the background of substantial annual deficits, a reduction in the number of ex London Brick employees applying for bungalows and the need to modernise the Trust's housing stock, the trustees have decided to reduce the size of the estate. They have decided that any bungalows on the west hand end of the estate (Nos 25-44 and 61-86) should be sold on very long leases as retirement homes when vacated by the present beneficiaries unless needed by a new well qualified beneficiary applicant. Purchasers are required to pay service charges for the maintenance of the estate and for the provision of warden services, as are any beneficiaries moving into bungalows on the rest of the estate.

**Trustees' Responsibilities:**

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

The law applicable to charities in England & Wales requires the trustees to prepare financial statements for each financial year which give a true and fair view of the state of affairs of the charity and of the incoming resources and application of resources of the charity for that period.

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

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

**Sir Malcolm Stewart Bart General Charitable Trust**  
Registered Charity No 227785

**Trustees' Annual Report**  
for the year ended 30 September 2023 (continued)

**Trustees'**

**Responsibilities (cont):** The trustees are responsible for keeping accounting records that disclose with reasonable accuracy at any time the financial position of the charity and enable them to ensure that the financial statements comply with the Charities Act 2011, the Charity (Accounts and Reports) Regulations 2008 and the provisions of the trust deed. They are also responsible for safeguarding the assets of the charity and hence for taking reasonable steps for the prevention and detection of fraud and other irregularities.

**Confirmation:** The Trustees confirm that the accounts comply with the requirement of the Charity's governing document and the requirements of SORP 2019 applicable to charities preparing their accounts in accordance with FRS 102.

**Signed:** .....  
**DJ Szymanski on behalf of the trustees**

**Date:**

**Sir Malcolm Stewart Bart. General Charitable Trust**  
**Registered Charity No 227785**

**Independent Accountants Report to the Tenants**  
**for the year ended 30 September 2023**

This certificate is prepared for the purposes of section 21 of the Landlord and Tenant Act 1985.

Under section 21 of the Landlord and Tenant Act 1985 the landlord is responsible for the preparation of the section 21 statement of account and certificate, and the summary of rights and obligations of tenants relating to service charges. The trustees of the charity in their capacity as the landlord have undertaken responsibility for the section 21 statement.

The statement of account, together with a section 21 certificate, and a summary of the tenant's rights and obligations in relation to service charges must be supplied to the tenant.

We have been asked to form an independent opinion of whether the section 21 statement of account deals fairly with the matters with which it is required to deal with under section 21 and any regulations, and to report our opinion to the trustees of the charity. This is based on our examination of the accounts, receipts and other documents produced to us on the service charge account.

In accordance with our terms of engagement, we have examined the statement of account in respect of The Sir Malcolm Stewart Bart General Charitable Trust for the year ended 30 September 2023 set out on pages 3 and 4.

We planned and performed our examination so as to obtain the information and explanations we considered necessary in order to provide us with sufficient evidence to give reasonable assurance that the statement of account deals fairly with the matters with which it is required to deal, and is sufficiently supported by accounts, receipts, and other documentations which have been made available to us. In view of the purpose for which this statement of account has been prepared, we did not form any opinion as to the reasonableness of costs or payments, or the standard of services or works provided.

In our opinion the section 21 statement of account for the accounting period deals fairly with the matters which it is required and is sufficiently supported by accounts, receipts and other documents.

Signed:

Steve Robinson FCA  
Mercer & Hole LLP  
72 London Road  
St Albans  
Herts AL1 1NS

**Sir Malcolm Stewart Bart. General Charitable Trust**  
Registered Charity No 227785

**Statement of Financial Activities**  
for the year ended 30 September 2023

	Notes	2023 £	2022 £
<b>Income and endowments from</b>			
Income from charitable activities			
Service charges receivable from tenants	2	95,958	78,118
Investment Income			
Dividends		65,046	51,547
Interest from investment managers (gross)		741	487
		<u>161,745</u>	<u>130,152</u>
<b>Expenditure on</b>			
Costs of charitable activities	3	314,236	306,098
Cost of generating funds -			
Investment manager's fees		10,598	11,128
<b>Total expenditure</b>		<u>324,834</u>	<u>317,226</u>
<b>Net incoming(outgoing) resources before revaluations and investment asset disposals</b>		<u>(163,089)</u>	<u>(187,074)</u>
<b>Net gains/(losses) on</b>			
Investments	6	6,643	(412,008)
Property - sales		2,781	37,347
Property - revaluation at 30 September 2023	5	(29,124)	845,871
		<u>(19,700)</u>	<u>471,210</u>
<b>Net income/(expenditure)</b>		(182,789)	284,136
<b>Reconciliation of funds</b>			
Total funds brought forward		<u>13,117,882</u>	12,833,746
<b>Total funds carried forward</b>		<u>12,935,093</u>	<u>13,117,882</u>

The charity has no recognised gains or losses other than the results for the period as set out above.  
The accounting policies and the notes on pages 9 to 14 form part of these accounts.  
All funds of the charity are unrestricted.

**Sir Malcolm Stewart Bart. General Charitable Trust**  
**Registered Charity No 227785**

**Balance sheet**  
**at 30 September 2023**

	Notes	2023 £	2022 £
<b>Fixed Assets</b>			
Freehold Property at market value:			
Sir Malcolm Stewart Homes and Community Hall and land at Stewartby, at market value	5	10,548,711	10,353,450
Works of Art	5	10,488	10,488
Tangible assets	5	5,915	7,756
Investments	6	<u>2,316,372</u>	<u>2,365,154</u>
<b>Total Fixed Assets</b>		<u>12,881,486</u>	<u>12,736,848</u>
<b>Current Assets</b>			
Debtors and prepayments	7	49,991	24,761
Balance with investment managers		(10,798)	81,311
Cash at bank		59,230	313,179
Cash in hand		<u>872</u>	<u>873</u>
		99,295	420,124
<b>Liabilities:</b> amounts falling due within one year	8	<u>(45,688)</u>	<u>(39,090)</u>
<b>Net Current Assets</b>		<u>53,607</u>	<u>381,034</u>
<b>Total Net Assets of Trust</b>		<u>12,935,093</u>	<u>13,117,882</u>
<b>Represented by</b>			
Unrestricted funds	9	<u>12,935,093</u>	<u>13,117,882</u>

The accounting policies and the notes on pages 9 to 14 form part of these accounts.

Approved by the Trustees on ..... and signed on their behalf by

..... DJ Szymanski - Trustee

**Accounting policies**  
at 30 September 2023

**1. a) Basis of preparation**

The financial statements have been prepared under the historical cost convention with items recognised at cost or transaction value unless otherwise stated in the relevant note(s) to these accounts. The financial statements are prepared in sterling, which is the functional currency of the charity. Monetary amounts in these financial statements are rounded to the nearest £. The financial statements have been prepared in accordance with the Statement of Recommended Practice: Accounting and Reporting by Charities preparing their accounts in accordance with the Financial Reporting Standard applicable in the UK and Republic of Ireland (FRS 102) issued in October 2019 and the Financial Reporting Standard applicable in the United Kingdom and Republic of Ireland (FRS 102) and the Charities Act 2011.

The trust constitutes a public benefit entity as defined by FRS 102.

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 amounts of assets and liabilities within the next accounting period.

**b) Going Concern**

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

**c) Funds Structure**

The unrestricted funds represent the original capital gift to the charity, plus subsequent additions.

The trustees are entitled to use the unrestricted funds in furtherance of the general objectives of the charity at their discretion.

**d) Income**

All incoming resources are recognised once the charity has entitlement to the resources, it is certain that the resources will be received and the monetary value of incoming resources can be measured with sufficient reliability.

Dividend income is included net of non-recoverable UK tax credits. Interest from investment managers is received gross and shown gross.

**e) Expenditure**

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

Expenditure consists of;

- Costs of raising funds relating to investments Costs
- Expenditure on charitable activities includes activities undertaken to further the purposes of the charity and their associated support costs.

**f) Freehold Property**

The freehold property is included in the accounts at a valuation as determined by the trustees at 30 September 2023 based on recent sales made by the Trust. The buildings are maintained at a high standard for continuous occupation and no depreciation is charged as it would be immaterial in view of the length of the estimated residual life of the properties.

**Accounting policies**  
at 30 September 2023

**g) 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 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.

**h) Realised gains and losses**

Realised gains represent the profit by comparing the net proceeds of sale of investment with the market value of that investment as at 30 September 2022 or subsequent cost.

Unrealised gains represent the difference in market value at 30 September 2023 as compared with the market value at 30 September 2022 or subsequent cost.

**i) Valuation, capitalisation and depreciation of other fixed assets**

The values of the Minibus, Tractor, Cultivator and Mower are depreciated at 25% per annum and the fixtures and fittings at 10% per annum.

The charity capitalises new assets with a value in excess of £250. Anything below this figure is written off as incurred.

The works of art are not depreciated in view of their estimated residual value.

**j) Debtors**

Debtors are amounts owed to the Charity and they are measured on the basis of their recoverable amount.

**k) Liabilities**

Liabilities are recognised as resources expended as soon as there is a legal or constructive obligation committing the charity to the expenditure. All expenditure is accounted for on an accruals basis.

**l) Cash at bank and cash in hand**

Cash at bank is held to meet the day to day running costs of the charity as they fall due.

**m) Service charges**

With effect from 1 July 2010 the trustees introduced a service charge payable by occupiers of all properties allocated after 1 July 2010. The initial service charge was based on the budget for expenditure incurred by the trust in insuring the property, providing wardens services, maintenance of the grounds, administrating the trust and running the community hall and minibus for the year ended 30 September 2011. The service charge for a two bedroomed property was £1,800 and £1,200 for a one bedroom property. With effect from 1 April 2014 this is now adjusted by the movement in the Retail Price Index in the previous year to 30 June.

**n) Pension contribution**

Employees of the charity are entitled to join a defined contribution 'money purchase' scheme. The charity contribution is restricted to the contributions disclosed in note 4. There were no outstanding contributions at the year-end. The costs of the defined contribution scheme are included within support costs and charged to the unrestricted funds.

**Sir Malcolm Stewart Bart. General Charitable Trust**  
**Registered Charity No 227785**

**Notes to the accounts**  
**at 30 September 2023**  
**(continued)**

	2023		2022	
	£	£	£	£
<b>2. Service charges receiveable from tenants</b>				
Service charge received from tenants		<b>94,502</b>		77,038
Service charge due from tenants		<b>1,456</b>		<u>1,080</u>
		<b><u>95,958</u></b>		<u>78,118</u>

<b>3. Costs of charitable activities</b>				
Costs of charitable activities		<b><u>314,236</u></b>		<u>306,098</u>

**The breakdown of costs of charitable activities is as follows -**

	2023		2022	
	£	£	£	£
<b>Upkeep of homes at Stewartby</b>				
Maintenance expenditure (including Maintenance assistant's salary)		<b>89,570</b>		62,779
Salaries				
Bursar	<b>36,754</b>		38,995	
Wardens	<b>30,256</b>		33,644	
Groundsman	<b>35,904</b>		37,900	
Community Hall cleaner (inc supplies)	<b>5,860</b>		5,694	
Groundsman's supplies	<b>7,046</b>		7,696	
Other garden expenditure	<b>4,308</b>		7,864	
Water charges	<b>874</b>		824	
Street/Porch lights	<b>3,713</b>		4,160	
Common Room Heating/lighting	<b>3,230</b>		2,606	
Sundry Expenses	<b>541</b>		467	
Vacant Home charges	<b>12,462</b>		19,075	
Electricity for garage block	<b>1,992</b>		2,918	
Properties insurance	<b>32,587</b>		22,730	
Trustees indemnity insurance	<b>1,463</b>		1,264	
Minibus expenses	<b>1,468</b>		1,473	
Benefits to tenants	<b>2,962</b>		2,542	
Contribution to Church expenses	<b>1,200</b>		1,200	
		<b><u>182,620</u></b>		<u>191,052</u>
		<b><u>272,190</u></b>		<u>253,831</u>

**Expenditure**

Accountants' charges				
Trust accounts	<b>10,800</b>		15,600	
Independent examination	<b>3,000</b>		2,400	
Auditor's charges (not previously provided)	<b>-</b>		4,560	
Depreciation	<b>1,841</b>		2,438	
Trustees' expenses	<b>266</b>		2,585	
Administration costs	<b>26,139</b>		24,684	
		<b><u>42,046</u></b>		<u>52,267</u>
<b>Total costs of charitable activities</b>		<b><u>314,236</u></b>		<u>306,098</u>

**Notes to the accounts**  
**at 30 September 2023**  
(continued)

**4. Employees and Emoluments**

The trustees employ three wardens, one maintenance staff, one cleaner, one bookkeeper and a groundsman. Their combined salary costs amounted to £82,667 (2022: £87,441), including employer's national insurance contribution of £5,238 (2022: £5,424) and pension costs of £1,197 (2022: £2,518).

There are no employees with emoluments above £60,000 (2022: None).

**5. Fixed and Tangible Assets**

**Fixed assets**

The trustees have revalued the freehold land and buildings at 30 September 2023 based on recent sales of the bungalows.

	<b>Freehold Land and Buildings £</b>	<b>Works of Art £</b>	<b>2023 Total £</b>	<b>2022 Total £</b>
<b>Book values</b>				
Opening balance	10,353,450	10,488	10,363,938	9,905,268
Less: Sale of homes during the year	(144,500)	-	(144,500)	(419,080)
Upgrading windows expenditure	368,885	-	368,885	31,879
Revaluation	(29,124)	-	(29,124)	845,871
Closing balance	<u>10,548,711</u>	<u>10,488</u>	<u>10,559,199</u>	<u>10,363,938</u>

**Tangible assets**

	<b>Furniture fittings and equipment £</b>	<b>Tractors &amp; Mowers £</b>	<b>Minibus £</b>	<b>2023 Total £</b>	<b>2022 Total £</b>
<b>Cost</b>					
Opening balance	<u>4,899</u>	<u>29,828</u>	<u>15,764</u>	<u>50,491</u>	<u>50,491</u>
Closing balance	<u>4,899</u>	<u>29,828</u>	<u>15,764</u>	<u>50,491</u>	<u>50,491</u>
<b>Depreciation</b>					
Opening balance	4,237	24,839	13,659	42,735	40,297
Charge for year	<u>67</u>	<u>1,247</u>	<u>527</u>	<u>1,841</u>	<u>2,438</u>
Closing balance	<u>4,304</u>	<u>26,086</u>	<u>14,186</u>	<u>44,576</u>	<u>42,735</u>
<b>Net book values</b>					
Closing balance	<u>595</u>	<u>3,742</u>	<u>1,578</u>	<u>5,915</u>	<u>7,756</u>

**Sir Malcolm Stewart Bart. General Charitable Trust**  
Registered Charity No 227785

**Notes to the accounts**  
at 30 September 2023  
(continued)

<b>6. Fixed Asset Investments</b>	<b>2023</b>	<b>2022</b>
	<b>£</b>	<b>£</b>
<b>Quoted Investments</b>		
Market value 30 September 2022	2,365,154	2,396,955
Additions	1,027,162	1,216,406
Disposals	(1,082,587)	(836,199)
Net realised investment gains/(losses)	(6,588)	(175,428)
Net unrealised investment gains/(losses)	13,231	(236,580)
Market value 30 September 2023	<u>2,316,372</u>	<u>2,365,154</u>
<b>7. Debtors and prepayments</b>	<b>2023</b>	<b>2022</b>
	<b>£</b>	<b>£</b>
Service charge due from tenants	1,456	1,079
Income tax recoverable	4,466	1,728
Dividend receivable	522	659
Property vacant home charges reimbursements	370	1,638
Insurance prepayment	43,177	19,657
	<u>49,991</u>	<u>24,761</u>
<b>8. Liabilities: amounts falling due within one year</b>	<b>2023</b>	<b>2022</b>
	<b>£</b>	<b>£</b>
Maintenance expenditure	5,578	966
Salaries		
Bursar	2,666	3,008
Maintenance Assistant	102	-
Groundsman's supplies	64	1,143
Street/Porch lights	759	1,176
Electricity for garage block	-	681
Vacant home charges	-	579
Replacement windows	18,779	-
Benefits to residents	8	247
Accountants' charges	10,800	21,600
Independent examiner's charges	2,400	6,000
Surveyors charges	1,821	-
Investment managers charges	2,560	2,681
Administration costs	151	1,009
	<u>45,688</u>	<u>39,090</u>

**Sir Malcolm Stewart Bart. General Charitable Trust**  
Registered Charity No 227785

**Notes to the accounts**  
**at 30 September 2023**  
(continued)

**9. Funds**

The unrestricted funds are represented by:	<b>2023</b>	2022
	<b>£</b>	£
Accumulated Surplus	<b>9,325,746</b>	9,479,411
Revaluation Reserve	<b><u>3,609,347</u></b>	<u>3,638,471</u>
	<b><u>12,935,093</u></b>	<u>13,117,882</u>

**10. Related Party Transactions**

Debra Hassall received payment of £36,754 (2022: £38,995) for her services as the Bursar. Trustee expenses were reimbursed in the year totalling £266 (2022: £2,585).

The above payments are permitted by the trust deed and no other trustee received payment for their services as trustee.

The charity's property is registered in the names of the trustees.

**11. Independent Examiner's remuneration**

The remuneration constituted an independent examination fee of £3,000 including VAT (2022: £2,400).

**12. Controlling Party**

The charity is controlled by its trustees but no one trustee has overall control.

**SIR MALCOLM STEWART BART GENERAL CHARITABLE TRUST**

England & Wales - Charity number 227785

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# Accounts

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**Sir Malcolm Stewart Bart. General Charitable Trust**

**(Charity Commission No 227785)**

**Accounts  
for the year ended 30 September 2022**

**Mercer  
& Hole** | Trustees

**Sir Malcolm Stewart Bart General Charitable Trust**  
Registered Charity No 227785

**Reference and administrative information**  
for the year ended 30 September 2022

**Settlor:** Sir Percy Malcolm Stewart, Baronet, OBE

**Name of the Charity:** Sir Malcolm Stewart Bart. General Charitable Trust

The principal governing document is a deed poll dated 10 July 1945. The settlement is a private charitable trust controlled by its Trustees.

**Trustees:** David John Szymanski (Chairman)  
Malcolm Doggett Savory  
Miss Debra Jayne Hassall  
Peter John Faulkner  
Duncan Edwards  
Mrs Hannah Lawes  
Keith Stewart

When new or additional trustees are appointed by the existing trustees they will be encouraged to receive appropriate training depending on their qualifications and experience

**Principal Office Address:** Mercer & Hole Trustees Limited  
72 London Road, St Albans, Herts AL1 1NS

**Solicitors:** Birketts LLP, Kingfisher House,  
1 Gilders Way, Norwich, Norfolk, NR3 1UB

**Reporting Accountants:** Mercer & Hole Trustees Limited  
72 London Road, St Albans, Herts AL1 1NS

**Independent Examiners:** Steve Robinson  
Mercer & Hole LLP  
72 London Road, St Albans, Herts AL1 1NS

**Bankers:** Barclays Bank plc, Chancery Lane & Goslings  
147 Holborn, London EC1N 2NU

**Bursar:** Miss Debra J Hassall

**Investment Managers:** Rathbones, 8 Finsbury Circus, London EC2M 7AZ

The Trustees have wide powers of investment.

On 31 October 2000 the Trustees obtained an order under section 26 of the Charities Act 1993 to appoint an Investment Manager and to delegate their investment powers to such manager (including power to appoint a corporate body as nominee to hold the investments of the Charity).

In accordance with this power Rathbones have been acting throughout the period covered by these accounts.

**Sir Malcolm Stewart Bart General Charitable Trust**  
Registered Charity No 227785

**Trustees' Annual Report**  
for the year ended 30 September 2022

The trustees present their annual report and financial statements of the charity for the year ended 30 September 2022. The financial statements have been prepared in accordance with the accounting policies set out on pages 9 and 10 to the accounts and comply with the charity's trust deed, the Charities Act 2011 and Accounting and Reporting by Charities: Statement of Recommended Practice applicable to charities preparing their accounts in accordance with the Financial Reporting Standard applicable in the UK and Republic of Ireland published in October 2019.

**Objectives of the  
Charity:**

1. The Charity was established by deed dated 10 July 1945 as amended by supplemental deeds dated 26 January 1949 and 31 January 1951.
2. The 1945 deed provides the objects of the Charity shall in general be to advance religion and education, to relieve poverty and promote other charitable purposes beneficial to the community and in particular the following purposes.
  - 2.1 To establish a chapel for the village of Stewartby (including a mausoleum as a memorial to Sir Malcolm Stewart). The chapel having been constructed was transferred to a separate Charity with consent of the Charity Commissioners known as the Stewartby United Church in 1981. The charitable objects set out in the next clause by the 1951 deed were given precedence to the Chapel Trust. The 1951 deed provides that funds should only be made available for the Chapel Trust after full provision has been made for the objects relating to the under-mentioned homes and their occupiers.
  - 2.2 The establishment maintenance and upkeep of homes at Stewartby for the occupation and use for persons in need as follows:
    - (a) Existing or former servants of or connected with London Brick Company Limited (or relatives or dependants of such persons) and in considering candidates for benefit regard shall be had to length of service of such person (or the person to whom the candidate is related or dependant) with the Company.
    - (b) The maintenance and support of poor persons occupying such homes.
    - (c) If such persons shall be insufficient in number then for any persons whatever in need.
    - (d) Should the above trusts fail totally or in part to apply the capital and income of the Charity for any other charitable purposes for the benefit of the inhabitants of Stewartby.
    - (e) Subject to the above trusts the Trustees shall hold the capital or income should the prior purposes fail to apply the same towards such purpose or purposes falling within the legal definition of charity as they determine.

**Trustees' Annual Report**  
for the year ended 30 September 2022 (continued)

3. The principal aims and activities for the trustees is the upkeep of the homes and gardens at Stewartby and to provide a safe and friendly environment for the people who occupy the homes. In order to achieve their objectives, the trustees use the trust funds to maintain the homes and gardens and the general running costs of the estate. The homes are gradually being modernised as appropriate planning permissions are obtained and as funds permit.

**Objectives of the Charity:**

4. The objects of the trust (see above) are clearly of public benefit both directly and indirectly. The Trustees have complied with the duty in part 1, chapter 1, section 4 of the Charities Act 2011 to have due regard to public benefit guidance published by the Charity.
5. The Trustees have the power to spend income and capital.

**Achievements and performance:**

The Charity's main activities and who it tries to help are described above. All of its charitable activities are focussed on achieving its objectives and are undertaking a modernisation programme, subject to planning permissions and funds available, of the homes and pathways to further its work towards the benefit of its beneficiaries.

The Trustees met three times this year to review the running of the Sir Malcolm Stewart homes, the investment of the trust funds, the financial situation and any other matters arising. They received reports from the bursar who liaises on a regular basis with the other trustees.

The day to day running of the homes is in the hands of the wardens who live on site and report to the bursar. The bursar is responsible for supervising the maintenance of the estate.

The investment objectives/performance are stated below.

**Investment Policy:**

The investment policy agreed with Rathbones, the Investment Manager, is to generate optimum income for the maintenance of the homes whilst at the same time seeking long term capital growth. For the year ended 30 September 2022, the overall return decreased by 15.018% (2021 23.499%). Given the volatile stock market conditions, the trustees accept the performance over the year.

**Risk Management:**

Apart from the risks associated with property and the running of the homes which are covered by comprehensive insurance, the Trustees do not consider that the Charity is exposed to any major risk, other than market risks in relation to its share portfolio. The Trustees have delegated management of the portfolio to professional managers, though they review their performance regularly.

**Reserves:**

The total reserves of the Charity have increased by £284,136 during the year ended 30 September 2022. Total unrestricted reserves now held amount to £13,117,882 and are held for the maintenance and upkeep of the homes at Stewartby. The value of the investments has decreased resulting in a depreciation of £31,801 during the year. As indicated under the Review of Financial Transactions (see below) the trustees are taking steps to bring income and expenditure into balance.

**Sir Malcolm Stewart Bart General Charitable Trust**  
Registered Charity No 227785

**Trustees' Annual Report**  
for the year ended 30 September 2022 (continued)

**Unrestricted Funds:** Included in the unrestricted funds is a painting received as part of the distribution from the Estate of Sir Ronald Stewart, who died on 26 January 1999, valued for probate at:

	£
<b>Oswald Birley</b> "Portrait of Sir Malcolm Stewart"	500

The Birley is hung in the Community Hall.

In addition, in 2001/02 a portrait bust of Sir Ronald Stewart was commissioned at a cost of £9,988 and this brings the total value of the works of art, as shown on page 8 of the accounts to £10,488.

Sir Ronald had been chairman of the trustees for many years and was a major benefactor of the trust.

**Review of Financial Transactions:**

Against the background of substantial annual deficits, a reduction in the number of ex London Brick employees applying for bungalows and the need to modernise the Trust's housing stock, the trustees have decided to reduce the size of the estate. They have decided that any bungalows on the west hand end of the estate (Nos 25-44 and 61-86) should be sold on very long leases as retirement homes when vacated by the present beneficiaries unless needed by a new well qualified beneficiary applicant. Purchasers are required to pay service charges for the maintenance of the estate and for the provision of warden services, as are any beneficiaries moving into bungalows on the rest of the estate.

**Trustees' Responsibilities:**

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

The law applicable to charities in England & Wales requires the trustees to prepare financial statements for each financial year which give a true and fair view of the state of affairs of the charity and of the incoming resources and application of resources of the charity for that period.

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

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

**Sir Malcolm Stewart Bart General Charitable Trust**  
Registered Charity No 227785

**Trustees' Annual Report**  
for the year ended 30 September 2022 (continued)

**Trustees'**

**Responsibilities (cont):** The trustees are responsible for keeping accounting records that disclose with reasonable accuracy at any time the financial position of the charity and enable them to ensure that the financial statements comply with the Charities Act 2011, the Charity (Accounts and Reports) Regulations 2008 and the provisions of the trust deed. They are also responsible for safeguarding the assets of the charity and hence for taking reasonable steps for the prevention and detection of fraud and other irregularities.

**Confirmation:** The Trustees confirm that the accounts comply with the requirement of the Charity's governing document and the requirements of SORP 2019 applicable to charities preparing their accounts in accordance with FRS 102.

**Signed:** .....  
**DJ Szymanski on behalf of the trustees**

**Date:**

## **Independent Examiner's Report to the Trustees of Sir Malcolm Stewart Bart General Charitable Trust**

I report to the trustees on my examination of the accounts of Sir Malcolm Stewart Bart General Charitable Trust (the Trust) for the year ended 30 September 2022, which are set out on pages 1 to 14.

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

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

I report in respect of my examination of the Trust's accounts carried out under section 145 of the 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 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; or
3. the accounts do not comply with the applicable requirements concerning the form and content of accounts set out in the Charities (Accounts and Reports) Regulations 2008 other than any requirement that the accounts give a 'true and fair view which is not a matter considered as part of an independent examination.

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

Signed:

Steve Robinson FCA  
Mercer & Hole LLP  
72 London Road  
St Albans  
Herts AL1 1NS

**Sir Malcolm Stewart Bart. General Charitable Trust**  
Registered Charity No 227785

**Statement of Financial Activities**  
for the year ended 30 September 2022

	Notes	Unrestricted funds 2022 £	2021 £
<b>Income and endowments from</b>			
Income from charitable activities			
Service charges receivable from tenants	1	78,118	61,736
Investment Income			
Dividends		51,547	43,337
Interest from investment managers (gross)		487	-
Other income			
(Loss)/Gain on sale of programme related investment		-	(5,232)
		<u>130,152</u>	<u>99,841</u>
<b>Expenditure on</b>			
Costs of charitable activities			
Cost of generating funds -	2	306,098	290,143
Investment manager's fees		11,128	10,079
<b>Total expenditure</b>		<u>317,226</u>	<u>300,222</u>
<b>Net incoming(outgoing) resources before revaluations and investment asset disposals</b>			
		<u>(187,074)</u>	<u>(200,381)</u>
<b>Net gains/(losses) on</b>			
Investments			
Property - sales	5	(412,008)	415,451
Property - revaluation at 30 September 2022	4	37,347	-
		<u>845,871</u>	<u>-</u>
		<u>471,210</u>	<u>415,451</u>
<b>Net income/(expenditure)</b>		<b>284,136</b>	215,070
Total funds brought forward		<u>12,833,746</u>	12,618,676
<b>Total funds carried forward</b>		<u>13,117,882</u>	<u>12,833,746</u>

The charity has no recognised gains or losses other than the results for the period as set out above.  
The accounting policies and the notes on pages 9 to 14 form part of these accounts.

**Sir Malcolm Stewart Bart. General Charitable Trust**  
Registered Charity No 227785

**Balance sheet**  
at 30 September 2022

	Notes	2022 £	2021 £
<b>Fixed Assets</b>			
Freehold Property at market value: Sir Malcolm Stewart Homes and Community Hall and land at Stewartby, at market value	4	10,353,450	9,894,780
Works of Art	4	10,488	10,488
Tangible assets	4	7,756	10,194
Investments	5	<u>2,365,154</u>	<u>2,396,955</u>
<b>Total Fixed Assets</b>		<u>12,736,848</u>	<u>12,312,417</u>
<b>Current Assets</b>			
Debtors and prepayments	6	24,761	26,773
Balance with investment managers		81,311	138,225
Cash at bank		313,179	421,794
Cash in hand		<u>873</u>	<u>873</u>
		420,124	587,665
<b>Liabilities: amounts falling due within one year</b>	7	<u>(39,090)</u>	<u>(66,336)</u>
<b>Net Current Assets</b>		<u>381,034</u>	<u>521,329</u>
<b>Total Net Assets of Trust</b>		<u>13,117,882</u>	<u>12,833,746</u>
<b>Represented by</b>			
Unrestricted funds	8	<u>13,117,882</u>	<u>12,833,746</u>

The accounting policies and the notes on pages 9 to 14 form part of these accounts.

Approved by the Trustees on ..... and signed on their behalf by

..... DJ Szymanski - Trustee

## **Sir Malcolm Stewart Bart. General Charitable Trust**

Registered Charity No 227785

### **Accounting policies**

at 30 September 2022

#### **a) Basis of preparation**

The financial statements have been prepared under the historical cost convention with items recognised at cost or transaction value unless otherwise stated in the relevant note(s) to these accounts. The financial statements have been prepared in accordance with the Statement of Recommended Practice: Accounting and Reporting by Charities preparing their accounts in accordance with the Financial Reporting Standard applicable in the UK and Republic of Ireland (FRS 102) issued in October 2019 and the Financial Reporting Standard applicable in the United Kingdom and Republic of Ireland (FRS 102) and the Charities Act 2011.

The trust constitutes a public benefit entity as defined by FRS 102

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

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 amounts of assets and liabilities within the next accounting period.

#### **b) Funds Structure**

The unrestricted funds represent the original capital gift to the charity, plus subsequent additions.

The trustees are entitled to use the unrestricted funds in furtherance of the general objectives of the charity at their discretion.

#### **c) Income**

All incoming resources are recognised once the charity has entitlement to the resources, it is certain that the resources will be received and the monetary value of incoming resources can be measured with sufficient reliability.

Dividend income is included net of non-recoverable UK tax credits. Interest from investment managers is received gross and shown gross.

#### **d) Expenditure**

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

Expenditure consists of;

- Costs of raising funds relating to investments Costs

- Expenditure on charitable activities includes activities undertaken to further the purposes of the charity and their associated support costs.

#### **e) Freehold Property**

The freehold property is included in the accounts at a valuation by the trustees at 30 September 2022 based on recent sales made by the Trust. The buildings are maintained at a high standard for continuous occupation and no depreciation is charged as it would be immaterial in view of the length of the estimated residual life of the properties.

## **Sir Malcolm Stewart Bart. General Charitable Trust**

Registered Charity No 227785

### **Accounting policies**

at 30 September 2022

#### **f) 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 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.

#### **g) Realised gains and losses**

Realised gains represent the profit by comparing the net proceeds of sale of investment with the market value of that investment as at 30 September 2021 or subsequent cost.

Unrealised gains represent the difference in market value at 30 September 2022 as compared with the market value at 30 September 2021 or subsequent cost.

#### **h) Valuation, capitalisation and depreciation of other fixed assets**

The values of the Minibus, Tractor, Cultivator and Mower are depreciated at 25% per annum and the fixtures and fittings at 10% per annum.

The charity capitalises new assets with a value in excess of £250. Anything below this figure is written off as incurred.

The works of art are not depreciated in view of their estimated residual value.

#### **i) Debtors**

Debtors are amounts owed to the Charity and they are measured on the basis of their recoverable amount.

#### **j) Liabilities**

Liabilities are recognised as resources expended as soon as there is a legal or constructive obligation committing the charity to the expenditure. All expenditure is accounted for on an accruals basis.

#### **k) Cash at bank and cash in hand**

Cash at bank is held to meet the day to day running costs of the charity as they fall due.

#### **l) Service charges**

With effect from 1 July 2010 the trustees introduced a service charge payable by occupiers of all properties allocated after 1 July 2010. The initial service charge was based on the budget for expenditure incurred by the trust in insuring the property, providing wardens services, maintenance of the grounds, administrating the trust and running the community hall and minibus for the year ended 30 September 2011. The service charge for a two bedroomed property was £1,800 and £1,200 for a one bedroom property. With effect from 1 April 2014 this is now adjusted by the movement in the Retail Price Index in the previous year to 30 June.

#### **m) Pension contribution**

Employees of the charity are entitled to join a defined contribution 'money purchase' scheme. The charity contribution is restricted to the contributions disclosed in note 3. There were no outstanding contributions at the year-end. The costs of the defined contribution scheme are included within support costs and charged to the unrestricted funds.

**Sir Malcolm Stewart Bart. General Charitable Trust**  
Registered Charity No 227785

**Notes to the accounts**  
**at 30 September 2022**  
(continued)

	2022		2021	
	£	£	£	£
<b>1. Service charges receivable from tenants</b>				
Service charge received from tenants		77,038		60,378
Service charge due from tenants		1,080		1,358
		<u>78,118</u>		<u>61,736</u>
<b>2. Costs of charitable activities</b>				
Costs of charitable activities		<u>306,098</u>		<u>290,143</u>
<b>The breakdown of costs of charitable activities is as follows -</b>				
<b>Upkeep of homes at Stewartby</b>				
Maintenance expenditure (including Maintenance assistant's salary)		62,779		53,222
Salaries				
Bursar	38,995		42,315	
Wardens	33,644		33,500	
Groundsman	37,900		38,351	
Community Hall cleaner (inc supplies)	5,694		5,924	
Groundsman's supplies	7,696		3,979	
Other garden expenditure	7,864		4,322	
Water charges	824		1,157	
Street/Porch lights	4,160		3,377	
Common Room Heating/lighting	2,606		3,478	
Sundry Expenses	467		467	
Vacant Home charges	19,075		30,563	
Electricity for garage block	2,918		3,081	
Properties insurance	22,730		21,369	
Trustees indemnity insurance	1,264		970	
Minibus expenses	1,473		3,297	
Benefits to tenants	2,542		431	
Contribution to Church expenses	1,200		900	
		<u>191,052</u>		<u>197,481</u>
		<u>253,831</u>		<u>250,703</u>
<b>Expenditure</b>				
Accountants' charges				
Trust accounts	15,600		10,800	
Independent examination	2,400		1,800	
Auditor's charges (not previously provided)	4,560		-	
Depreciation	2,438		3,235	
Trustees' expenses	2,585		-	
Administration costs	24,684		23,605	
		<u>52,267</u>		<u>39,440</u>
<b>Total costs of charitable activities</b>		<u>306,098</u>		<u>290,143</u>

**Sir Malcolm Stewart Bart. General Charitable Trust**  
Registered Charity No 227785

**Notes to the accounts**  
at 30 September 2022  
(continued)

**3. Employees and Emoluments**

The trustees employ three wardens, one maintenance staff, one cleaner, one bookkeeper and a groundsman. Their combined salary costs amounted to £87,441 (2021: £88,028), including employer's national insurance contribution of £5,424 (2021: £4,629) and pension costs of £2,518 (2021: £3,315).

There are no employees with emoluments above £60,000.

**4. Fixed and Tangible Assets**

**Fixed assets**

The trustees have revalued the freehold land and buildings at 30 September 2022 based on the recent sales of bungalows.

	Freehold Land and Buildings £	Works of Art £	2022 Total £	2021 Total £	
<b>Book values</b>					
Opening balance	9,894,780	10,488	9,905,268	10,038,163	
Less: Sale of homes during the year	(419,080)	-	(419,080)	(330,000)	
Upgrading windows expenditure	31,879	-	31,879	197,105	
Revaluation	845,871	-	845,871	-	
Closing balance	<u>10,353,450</u>	<u>10,488</u>	<u>10,363,938</u>	<u>9,905,268</u>	
<b>Tangible assets</b>					
	Furniture fittings and equipment £	Tractors & Mowers £	Minibus £	2022 Total £	2021 Total £
<b>Cost</b>					
Opening balance	4,899	29,828	15,764	50,491	50,491
Additions	-	-	-	-	-
Disposals	-	-	-	-	-
Closing balance	<u>4,899</u>	<u>29,828</u>	<u>15,764</u>	<u>50,491</u>	<u>50,491</u>
<b>Depreciation</b>					
Opening balance	4,163	23,176	12,958	40,297	37,062
Charge for year	74	1,663	701	2,438	3,235
Closing balance	<u>4,237</u>	<u>24,839</u>	<u>13,659</u>	<u>42,735</u>	<u>40,297</u>
<b>Net book values</b>					
Closing balance	<u>662</u>	<u>4,989</u>	<u>2,105</u>	<u>7,756</u>	<u>10,194</u>

**Sir Malcolm Stewart Bart. General Charitable Trust**  
Registered Charity No 227785

**Notes to the accounts**  
**at 30 September 2022**  
**(continued)**

**5. Fixed Asset Investments**

	2022	2021
	£	£
<b>Quoted Investments</b>		
Market value 30 September 2021	2,396,955	1,952,351
Additions	1,216,406	455,744
Disposals	(836,199)	(426,591)
Net realised investment gains/(losses)	(175,428)	25,341
Net unrealised investment gains/(losses)	(236,580)	390,110
Market value 30 September 2022	<u>2,365,154</u>	<u>2,396,955</u>

**6. Debtors and prepayments**

	2022	2021
	£	£
Service charge due from tenants	1,079	7,092
Income tax recoverable	1,728	1,728
Dividend receivable	659	512
Property vacant home charges reimbursements	1,638	-
Insurance prepayment	19,657	17,441
	<u>24,761</u>	<u>26,773</u>

**7. Liabilities: amounts falling due within one year**

	2022	2021
	£	£
Maintenance expenditure	966	2,473
Salaries		
Bursar	3,008	3,688
Wardens	-	7,459
Groundsman	-	9,355
Community Hall cleaner (inc supplies)	-	1,346
Groundsman's supplies	1,143	384
Street/Porch lights	1,176	572
Sundry Expenses	-	20
Electricity for garage block	681	501
Vacant home charges	579	194
Replacement windows	-	9,784
Benefits to residents	247	18
Accountants' charges	21,600	16,800
Independent examiner's charges	6,000	3,600
Auditor's charges	-	4,561
Investment managers charges	2,681	2,648
Administration costs	1,009	2,933
	<u>39,090</u>	<u>66,336</u>

**Sir Malcolm Stewart Bart. General Charitable Trust**  
Registered Charity No 227785

**Notes to the accounts**  
**at 30 September 2022**  
**(continued)**

**8. Funds**

The unrestricted funds are represented by:	<b>2022</b>	2021
	<b>£</b>	£
Accumulated Surplus	<b>9,479,411</b>	10,041,146
Revaluation Reserve	<b><u>3,638,471</u></b>	<u>2,792,600</u>
	<b><u>13,117,882</u></b>	<u>12,833,746</u>

**9. Related Party Transactions**

Hanson Building Products Ltd provided the payroll services up until June 2022 and were reimbursed payroll costs of £82,890 during the year.

Debra Hassall received payment of £38,995 (2021: £42,315) for her services as the Bursar. Trustee expenses were reimbursed in the year totalling £2,585 (2021: £nil).

The above payments are permitted by the trust deed and no other trustee received payment for their services as trustee.

The charity's property is registered in the names of the trustees.

**10. Independent Examiner's remuneration**

The remuneration constituted an independent examination fee of £2,400 including VAT (2021: £1,800).

**11. Controlling Party**

The charity is controlled by its trustees but no one trustee has overall control.

**SIR MALCOLM STEWART BART GENERAL CHARITABLE TRUST**

England & Wales - Charity number 227785

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# Accounts

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**Sir Malcolm Stewart Bart. General Charitable Trust**

**(Charity Commission No 227785)**

**Accounts  
for the year ended 30 September 2021**

**Mercer  
& Hole** | Trustees

**Sir Malcolm Stewart Bart General Charitable Trust**  
Registered Charity No 227785

**Reference and administrative information**  
for the year ended 30 September 2021

**Settlor:** Sir Percy Malcolm Stewart, Baronet, OBE

**Name of the Charity:** Sir Malcolm Stewart Bart. General Charitable Trust

The principal governing document is a deed poll dated 10 July 1945. The settlement is a private charitable trust controlled by its Trustees.

**Trustees:** David John Szymanski (Chairman)  
Malcolm Doggett Savory  
Miss Debra Jayne Hassall  
Peter John Faulkner  
Duncan Edwards  
Mrs Hannah Lawes  
Keith Stewart

When new or additional trustees are appointed by the existing trustees they will be encouraged to receive appropriate training depending on their qualifications and experience

**Principal Office Address:** Mercer & Hole Trustees Limited, Gloucester House,  
72 London Road, St Albans, Herts AL1 1NS

**Solicitors:** Birketts LLP, Kingfisher House,  
1 Gilders Way, Norwich, Norfolk, NR3 1UB

**Reporting Accountants:** Mercer & Hole Trustees Limited,  
72 London Road, St Albans, Herts AL1 1NS

**Independent Examiners:** Steve Robinson  
Mercer & Hole LLP  
72 London Road, St Albans, Herts AL1 1NS

**Bankers:** Barclays Bank plc, Chancery Lane & Goslings  
147 Holborn, London EC1N 2NU

**Bursar:** Miss Debra J Hassall

**Investment Managers:** Rathbones, 8 Finsbury Circus, London EC2M 7AZ

The Trustees have wide powers of investment.

On 31 October 2000 the Trustees obtained an order under section 26 of the Charities Act 1993 to appoint an Investment Manager and to delegate their investment powers to such manager (including power to appoint a corporate body as nominee to hold the investments of the Charity).

In accordance with this power Rathbones have been acting throughout the period covered by these accounts.

**Sir Malcolm Stewart Bart General Charitable Trust**  
Registered Charity No 227785

**Trustees' Annual Report**  
for the year ended 30 September 2021

The trustees present their annual report and financial statements of the charity for the year ended 30 September 2021. The financial statements have been prepared in accordance with the accounting policies set out on pages 9 and 10 to the accounts and comply with the charity's trust deed, the Charities Act 2011 and Accounting and Reporting by Charities: Statement of Recommended Practice applicable to charities preparing their accounts in accordance with the Financial Reporting Standard applicable in the UK and Republic of Ireland published in October 2019.

**Objectives of the  
Charity:**

1. The Charity was established by deed dated 10 July 1945 as amended by supplemental deeds dated 26 January 1949 and 31 January 1951.
2. The 1945 deed provides the objects of the Charity shall in general be to advance religion and education, to relieve poverty and promote other charitable purposes beneficial to the community and in particular the following purposes.
  - 2.1 To establish a chapel for the village of Stewartby (including a mausoleum as a memorial to Sir Malcolm Stewart). The chapel having been constructed was transferred to a separate Charity with consent of the Charity Commissioners known as the Stewartby United Church in 1981. The charitable objects set out in the next clause by the 1951 deed were given precedence to the Chapel Trust. The 1951 deed provides that funds should only be made available for the Chapel Trust after full provision has been made for the objects relating to the under-mentioned homes and their occupiers.
  - 2.2 The establishment maintenance and upkeep of homes at Stewartby for the occupation and use for persons in need as follows:
    - (a) Existing or former servants of or connected with London Brick Company Limited (or relatives or dependants of such persons) and in considering candidates for benefit regard shall be had to length of service of such person (or the person to whom the candidate is related or dependant) with the Company.
    - (b) The maintenance and support of poor persons occupying such homes.
    - (c) If such persons shall be insufficient in number then for any persons whatever in need.
    - (d) Should the above trusts fail totally or in part to apply the capital and income of the Charity for any other charitable purposes for the benefit of the inhabitants of Stewartby.
    - (e) Subject to the above trusts the Trustees shall hold the capital or income should the prior purposes fail to apply the same towards such purpose or purposes falling within the legal definition of charity as they determine.

**Sir Malcolm Stewart Bart General Charitable Trust**  
Registered Charity No 227785

**Trustees' Annual Report**  
for the year ended 30 September 2021 (continued)

3. The principal aims and activities for the trustees is the upkeep of the homes and gardens at Stewartby and to provide a safe and friendly environment for the people who occupy the homes. In order to achieve their objectives, the trustees use the trust funds to maintain the homes and gardens and the general running costs of the estate. The homes are gradually being modernised as appropriate planning permissions are obtained and as funds permit.

**Objectives of the Charity:**

4. The objects of the trust (see above) are clearly of public benefit both directly and indirectly. The Trustees have complied with the duty in part 1, chapter 1, section 4 of the Charities Act 2011 to have due regard to public benefit guidance published by the Charity.
5. The Trustees have the power to spend income and capital.

**Achievements and performance:**

The Charity's main activities and who it tries to help are described above. All of its charitable activities are focussed on achieving its objectives and are undertaking a modernisation programme, subject to planning permissions and funds available, of the homes and pathways to further its work towards the benefit of its beneficiaries.

The Trustees met three times this year to review the running of the Sir Malcolm Stewart homes, the investment of the trust funds, the financial situation and any other matters arising. They received reports from the bursar who liaises on a regular basis with the other trustees.

The day to day running of the homes is in the hands of the wardens who live on site and report to the bursar. The bursar is responsible for supervising the maintenance of the estate.

The investment objectives/performance are stated below.

**Investment Policy:**

The investment policy agreed with Rathbones, the Investment Manager, is to generate optimum income for the maintenance of the homes whilst at the same time seeking long term capital growth. For the year ended 30 September 2021, the overall return is a growth of 23.499% (2020 0.951%). Given the volatile stockmarket conditions, the trustees are satisfied with the performance over the year.

**Risk Management:**

Apart from the risks associated with property and the running of the homes which are covered by comprehensive insurance, the Trustees do not consider that the Charity is exposed to any major risk, other than market risks in relation to its share portfolio. The Trustees have delegated management of the portfolio to professional managers, though they review their performance regularly.

**Reserves:**

The total reserves of the Charity have increased by £215,070 during the year ended 30 September 2021. Total unrestricted reserves now held amount to £12,833,746 and are held for the maintenance and upkeep of the homes at Stewartby. The value of the investments has increased resulting in a appreciation of £415,451 during the year. As indicated under the Review of Financial Transactions (see below) the trustees are taking steps to bring income and expenditure into balance.

**Sir Malcolm Stewart Bart General Charitable Trust**  
Registered Charity No 227785

**Trustees' Annual Report**  
for the year ended 30 September 2021 (continued)

**Unrestricted Funds:** Included in the unrestricted funds is a painting received as part of the distribution from the Estate of Sir Ronald Stewart, who died on 26 January 1999, valued for probate at:

	£
<b>Oswald Birley</b> "Portrait of Sir Malcolm Stewart"	500

The Birley is hung in the Community Hall.

In addition, in 2001/02 a portrait bust of Sir Ronald Stewart was commissioned at a cost of £9,988 and this brings the total value of the works of art, as shown on page 8 of the accounts to £10,488.

Sir Ronald had been chairman of the trustees for many years and was a major benefactor of the trust.

**Review of Financial Transactions:**

Against the background of substantial annual deficits, a reduction in the number of ex London Brick employees applying for bungalows and the need to modernise the Trust's housing stock, the trustees have decided to reduce the size of the estate. They have decided that any bungalows on the west hand end of the estate (Nos 25-44 and 61-86) should be sold on very long leases as retirement homes when vacated by the present beneficiaries unless needed by a new well qualified beneficiary applicant. Purchasers are required to pay service charges for the maintenance of the estate and for the provision of warden services, as are any beneficiaries moving into bungalows on the rest of the estate.

**Trustees' Responsibilities:**

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

The law applicable to charities in England & Wales requires the trustees to prepare financial statements for each financial year which give a true and fair view of the state of affairs of the charity and of the incoming resources and application of resources of the charity for that period.

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

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

**Sir Malcolm Stewart Bart General Charitable Trust**  
**Registered Charity No 227785**

**Trustees' Annual Report**  
**for the year ended 30 September 2021 (continued)**

**Trustees'**

**Responsibilities (cont):** The trustees are responsible for keeping accounting records that disclose with reasonable accuracy at any time the financial position of the charity and enable them to ensure that the financial statements comply with the Charities Act 2011, the Charity (Accounts and Reports) Regulations 2008 and the provisions of the trust deed. They are also responsible for safeguarding the assets of the charity and hence for taking reasonable steps for the prevention and detection of fraud and other irregularities.

**Confirmation:** The Trustees confirm that the accounts comply with the requirement of the Charity's governing document and the requirements of SORP 2019 applicable to charities preparing their accounts in accordance with FRS 102.

**Signed:** .....  
**DJ Szymanski on behalf of the trustees**

**Date:**

## **Independent Examiner's Report to the Trustees of Sir Malcolm Stewart Bart General Charitable Trust**

I report to the trustees on my examination of the accounts of Sir Malcolm Stewart Bart General Charitable Trust (the Trust) for the year ended 30 September 2021, which are set out on pages 7 to 14.

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

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

I report in respect of my examination of the Trust's accounts carried out under section 145 of the 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 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; or
3. the accounts do not comply with the applicable requirements concerning the form and content of accounts set out in the Charities (Accounts and Reports) Regulations 2008 other than any requirement that the accounts give a 'true and fair view which is not a matter considered as part of an independent examination.

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

Signed:

Steve Robinson FCA  
Mercer & Hole LLP  
72 London Road  
St Albans  
Herts AL1 1NS

**Sir Malcolm Stewart Bart. General Charitable Trust**  
Registered Charity No 227785

**Statement of Financial Activities**  
for the year ended 30 September 2021

	Notes	Unrestricted funds 2021 £	2020 £
<b>Income and endowments from</b>			
Income from charitable activities			
Service charges receivable from tenants	1	61,736	58,859
Investment Income			
Dividends		43,337	50,798
Interest from investment managers (gross)		-	1,073
Other income			
(Loss)/Gain on sale of programme related investment		<u>(5,232)</u>	<u>-</u>
		<u>99,841</u>	<u>110,730</u>
<b>Expenditure on</b>			
Costs of charitable activities	2	290,143	264,995
Cost of generating funds -			
Investment manager's fees		<u>10,079</u>	<u>8,962</u>
<b>Total expenditure</b>		<u>300,222</u>	<u>273,957</u>
<b>Net incoming(outgoing) resources before revaluations and investment asset disposals</b>		<u>(200,381)</u>	<u>(163,227)</u>
<b>Net gains/(losses) on</b>			
Investments	5	<u>415,451</u>	<u>(79,126)</u>
		<u>415,451</u>	<u>(79,126)</u>
<b>Net income/(expenditure)</b>		215,070	(242,353)
<b>Reconciliation of funds</b>			
Total funds brought forward		<u>12,618,676</u>	12,861,029
<b>Total funds carried forward</b>		<u>12,833,746</u>	<u>12,618,676</u>

The charity has no recognised gains or losses other than the results for the period as set out above.  
The accounting policies and the notes on pages 9 to 14 form part of these accounts.

**Sir Malcolm Stewart Bart. General Charitable Trust**  
Registered Charity No 227785

**Balance sheet**  
at 30 September 2021

	Notes	2021 £	2020 £
<b>Fixed Assets</b>			
Freehold Property at market value:			
Sir Malcolm Stewart Homes and Community			
Hall and land at Stewartby, at market value	4	9,894,780	10,027,676
Works of Art	4	10,488	10,488
Tangible assets	4	10,194	13,428
Investments	5	<u>2,396,955</u>	<u>1,952,351</u>
<b>Total Fixed Assets</b>		<u>12,312,417</u>	<u>12,003,943</u>
<b>Current Assets</b>			
Debtors and prepayments	6	26,773	22,828
Balance with investment managers		138,225	605,951
Cash at bank		421,794	33,378
Cash in hand		<u>873</u>	<u>873</u>
		587,665	663,030
<b>Liabilities:</b> amounts falling due within one year	7	<u>(66,336)</u>	<u>(48,297)</u>
<b>Net Current Assets</b>		<u>521,329</u>	<u>614,733</u>
<b>Total Net Assets of Trust</b>		<u>12,833,746</u>	<u>12,618,676</u>
<b>Represented by</b>			
Unrestricted funds (page 7)		<u>12,833,746</u>	<u>12,618,676</u>

The accounting policies and the notes on pages 9 to 14 form part of these accounts.

Approved by the Trustees on ..... and signed on their behalf by

..... DJ Szymanski - Trustee

## **Sir Malcolm Stewart Bart. General Charitable Trust**

Registered Charity No 227785

### **Accounting policies**

at 30 September 2021

#### **a) Basis of preparation**

The financial statements have been prepared under the historical cost convention with items recognised at cost or transaction value unless otherwise stated in the relevant note(s) to these accounts. The financial statements have been prepared in accordance with the Statement of Recommended Practice: Accounting and Reporting by Charities preparing their accounts in accordance with the Financial Reporting Standard applicable in the UK and Republic of Ireland (FRS 102) issued in October 2019 and the Financial Reporting Standard applicable in the United Kingdom and Republic of Ireland (FRS 102) and the Charities Act 2011.

The trust constitutes a public benefit entity as defined by FRS 102

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

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 amounts of assets and liabilities within the next accounting period.

#### **b) Funds Structure**

The unrestricted funds represent the original capital gift to the charity, plus subsequent additions.

The trustees are entitled to use the unrestricted funds in furtherance of the general objectives of the charity at their discretion.

#### **c) Income**

All incoming resources are recognised once the charity has entitlement to the resources, it is certain that the resources will be received and the monetary value of incoming resources can be measured with sufficient reliability.

Dividend income is included net of non-recoverable UK tax credits. Interest from investment managers is received gross and shown gross.

#### **d) Expenditure**

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

Expenditure consists of;

- Costs of raising funds relating to investments Costs
- Expenditure on charitable activities includes activities undertaken to further the purposes of the charity and their associated support costs.

#### **e) Freehold Property**

The freehold property is included in the accounts at a valuation by the trustees at 30 September 2021 based on recent sales made by the Trust. The buildings are maintained at a high standard for continuous occupation and no depreciation is charged as it would be immaterial in view of the length of the estimated residual life of the properties.

## **Sir Malcolm Stewart Bart. General Charitable Trust**

Registered Charity No 227785

### **Accounting policies**

at 30 September 2021

#### **f) 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 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.

#### **g) Realised gains and losses**

Realised gains represent the profit by comparing the net proceeds of sale of investment with the market value of that investment as at 30 September 2020 or subsequent cost.

Unrealised gains represent the difference in market value at 30 September 2021 as compared with the market value at 30 September 2020 or subsequent cost.

#### **h) Valuation, capitalisation and depreciation of other fixed assets**

The values of the Minibus, Tractor, Cultivator and Mower are depreciated at 25% per annum and the fixtures and fittings at 10% per annum.

The charity capitalises new assets with a value in excess of £250. Anything below this figure is written off as incurred.

The works of art are not depreciated in view of their estimated residual value.

#### **i) Debtors**

Debtors are amounts owed to the Charity and they are measured on the basis of their recoverable amount.

#### **j) Liabilities**

Liabilities are recognised as resources expended as soon as there is a legal or constructive obligation committing the charity to the expenditure. All expenditure is accounted for on an accruals basis.

#### **k) Cash at bank and cash in hand**

Cash at bank is held to meet the day to day running costs of the charity as they fall due.

#### **l) Service charges**

With effect from 1 July 2010 the trustees introduced a service charge payable by occupiers of all properties allocated after 1 July 2010. The initial service charge was based on the budget for expenditure incurred by the trust in insuring the property, providing wardens services, maintenance of the grounds, administrating the trust and running the community hall and minibus for the year ended 30 September 2011. The service charge for a two bedroomed property was £1,800 and £1,200 for a one bedroom property. With effect from 1 April 2014 this is now adjusted by the movement in the Retail Price Index in the previous year to 30 June.

#### **m) Pension contribution**

Employees of the charity are entitled to join a defined contribution 'money purchase' scheme. The charity contribution is restricted to the contributions disclosed in note 3. There were no outstanding contributions at the year-end. The costs of the defined contribution scheme are included within support costs and charged to the unrestricted funds.

**Sir Malcolm Stewart Bart. General Charitable Trust**  
Registered Charity No 227785

**Notes to the accounts**  
at 30 September 2021  
(continued)

	2021		2020	
	£	£	£	£
<b>1. Service charges receivable from tenants</b>				
Service charge received from tenants		<b>60,378</b>		57,871
Service charge due from tenants		<b>1,358</b>		988
		<b><u>61,736</u></b>		<u>58,859</u>
<b>2. Costs of charitable activities</b>				
Costs of charitable activities		<b><u>290,143</u></b>		<u>264,995</u>
<b>The breakdown of costs of charitable activities is as follows -</b>				
<b>Upkeep of homes at Stewartby</b>				
Maintenance expenditure (including Maintenance assistant's salary)		<b>53,222</b>		47,360
Salaries				
Bursar	<b>42,315</b>		41,895	
Wardens	<b>33,500</b>		33,065	
Groundsman	<b>38,351</b>		37,296	
Community Hall cleaner (inc supplies)	<b>5,924</b>		6,301	
Groundsman's supplies	<b>3,979</b>		6,385	
Other garden expenditure	<b>4,322</b>		1,560	
Water charges	<b>1,157</b>		1,272	
Street/Porch lights	<b>3,377</b>		3,478	
Common Room Heating/lighting	<b>3,478</b>		2,385	
Sundry Expenses	<b>467</b>		508	
Vacant Home charges	<b>30,563</b>		17,497	
Electricity for garage block	<b>3,081</b>		1,871	
Insurance	<b>22,339</b>		20,684	
Minibus expenses	<b>3,297</b>		1,383	
Benefits to tenants	<b>431</b>		872	
Contribution to Church expenses	<b>900</b>		1,200	
		<b><u>197,481</u></b>		<u>177,652</u>
		<b><u>250,703</u></b>		<u>225,012</u>
<b>Expenditure</b>				
Accountants' charges				
Trust accounts	<b>10,800</b>		13,200	
VE day celebration costs	-		1,575	
Auditor's charges				
Independent examination	<b>1,800</b>		1,800	
Accounts audit	-		4	
Depreciation	<b>3,235</b>		4,295	
Trustees' expenses	-		133	
Administration costs	<b>23,605</b>		18,976	
		<b><u>39,440</u></b>		<u>39,983</u>
<b>Total costs of charitable activities</b>		<b><u>290,143</u></b>		<u>264,995</u>

**Sir Malcolm Stewart Bart. General Charitable Trust**  
Registered Charity No 227785

**Notes to the accounts**  
at 30 September 2021  
(continued)

**3. Employees and Emoluments**

The trustees employ three wardens, one maintenance staff, one cleaner, one bookkeeper and a groundsman. Their combined salary costs amounted to £88,028 (2020: £81,746), including employer's national insurance contribution of £4,629 (2020: £4,129) and pension costs of £3,315 (2020: £3,728).

There are no employees with emoluments above £60,000.

**4. Fixed and Tangible Assets**

**Fixed assets**

The trustees have revalued the freehold land and buildings at 30 September 2021 based on the recent sales of bungalows.

	Freehold Land and Buildings £	Works of Art £	2021 Total £	2020 Total £	
<b>Book values</b>					
Opening balance	10,027,675	10,488	10,038,163	9,580,488	
Less: Sale of homes during the year	(330,000)	-	(330,000)	-	
Upgrading windows expenditure	197,105	-	197,105	457,676	
Revaluation	-	-	-	-	
Closing balance	<u>9,894,780</u>	<u>10,488</u>	<u>9,905,268</u>	<u>10,038,164</u>	
 <b>Tangible assets</b>					
	Furniture fittings and equipment £	Tractors & Mowers £	Minibus £	2021 Total £	2020 Total £
<b>Cost</b>					
Opening balance	4,899	29,828	15,764	50,491	50,491
Additions	-	-	-	-	-
Disposals	-	-	-	-	-
Closing balance	<u>4,899</u>	<u>29,828</u>	<u>15,764</u>	<u>50,491</u>	<u>50,491</u>
 <b>Depreciation</b>					
Opening balance	4,081	20,958	12,023	37,062	32,768
Disposals	-	-	-	-	-
Charge for year	82	2,218	935	3,235	4,295
Closing balance	<u>4,163</u>	<u>23,176</u>	<u>12,958</u>	<u>40,297</u>	<u>37,063</u>
 <b>Net book values</b>					
Closing balance	<u>736</u>	<u>6,652</u>	<u>2,806</u>	<u>10,194</u>	<u>13,428</u>

**Sir Malcolm Stewart Bart. General Charitable Trust**  
Registered Charity No 227785

**Notes to the accounts**  
at 30 September 2021  
(continued)

<b>5. Fixed Asset Investments</b>		
	<b>2021</b>	<b>2020</b>
	<b>£</b>	<b>£</b>
<b>Quoted Investments</b>		
Market value 30 September 2020	1,952,351	2,866,406
Additions	455,744	283,861
Disposals	(426,591)	(1,118,790)
Net realised investment gains/(losses)	25,341	(87,281)
Net unrealised investment gains/(losses)	390,110	8,155
Market value 30 September 2021	<u>2,396,955</u>	<u>1,952,351</u>
<b>6. Debtors and prepayments</b>	<b>2021</b>	<b>2020</b>
	<b>£</b>	<b>£</b>
Service charge due from tenants	7,092	4,279
Income tax recoverable	1,728	1,728
Dividend receivable	512	296
Insurance prepayment	17,441	16,525
	<u>26,773</u>	<u>22,828</u>
<b>7. Liabilities: amounts falling due within one year</b>	<b>2021</b>	<b>2020</b>
	<b>£</b>	<b>£</b>
Maintenance expenditure	2,473	4,586
Salaries		
Bursar	3,688	3,224
Wardens	7,459	5,014
Groundsman	9,355	6,050
Community Hall cleaner (inc supplies)	1,346	870
Groundsman's supplies	384	1,724
Street/Porch lights	572	545
Sundry Expenses	20	-
Electricity for garage block	501	-
Vacant home charges	194	220
Minibus expenses	-	165
Replacement windows	9,784	-
Contribution to Church expenses	-	300
Benefits to residents	18	13
Service charges repayable	-	4,454
Accountants' charges	16,800	6,000
Independent examiner's charges	3,600	1,800
Auditor's charges	4,561	9,124
Investment managers charges	2,648	2,263
Administration costs	2,933	1,945
	<u>66,336</u>	<u>48,297</u>

**Sir Malcolm Stewart Bart. General Charitable Trust**  
**Registered Charity No 227785**

**Notes to the accounts**  
**at 30 September 2021**  
**(continued)**

**8. Related Party Transactions**

Hanson Building Products Ltd provided the payroll services for the year without charge and were reimbursed payroll costs of £83,963 during the year.

Debra Hassall received payment of £42,315 (2020: £41,895) for her services as the Bursar. No trustee expenses were reimbursed in the year (2020: £133).

The above payments are permitted by the trust deed and no other trustee received payment for their services as trustee.

The charity's property is registered in the names of the trustees.

**9. Auditor's Remuneration**

The auditor's remuneration constituted an independent examination fee of £1,800 including VAT (2020: £1,800).

**10. Controlling Party**

The charity is controlled by its trustees but no one trustee has overall control.

**SIR MALCOLM STEWART BART GENERAL CHARITABLE TRUST**

England & Wales - Charity number 227785

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# Accounts

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**Sir Malcolm Stewart Bart. General Charitable Trust**

**(Charity Commission No 227785)**

**Accounts  
for the year ended 30 September 2020**

**Mercer  
& Hole** | Trustees

**Sir Malcolm Stewart Bart General Charitable Trust**  
Registered Charity No 227785

**Reference and administrative information**  
for the year ended 30 September 2020

**Settlor:** Sir Percy Malcolm Stewart, Baronet, OBE

**Name of the Charity:** Sir Malcolm Stewart Bart. General Charitable Trust

The principal governing document is a deed poll dated 10 July 1945. The settlement is a private charitable trust controlled by its Trustees.

**Trustees:** David John Szymanski (Chairman)  
Malcolm Doggett Savory  
Miss Debra Jayne Hassall  
Peter John Faulkner  
Duncan Edwards  
Mrs Hannah Lawes  
Keith Stewart

When new or additional trustees are appointed by the existing trustees they will be encouraged to receive appropriate training depending on their qualifications and experience

**Principal Office Address:** Mercer & Hole Trustees Limited, Gloucester House,  
72 London Road, St Albans, Herts AL1 1NS

**Solicitors:** Birketts LLP, Kingfisher House,  
1 Gilders Way, Norwich, Norfolk, NR3 1UB

**Reporting Accountants:** Mercer & Hole Trustees Limited,  
72 London Road, St Albans, Herts AL1 1NS

**Independent Examiners:** Steve Robinson  
Mercer & Hole  
72 London Road, St Albans, Herts AL1 1NS

**Bankers:** Barclays Bank plc, Chancery Lane & Goslings  
147 Holborn, London EC1N 2NU

**Bursar:** Miss Debra J Hassall

**Investment Managers:** Rathbones, 8 Finsbury Circus, London EC2M 7AZ

The Trustees have wide powers of investment.

On 31 October 2000 the Trustees obtained an order under section 26 of the Charities Act 1993 to appoint an Investment Manager and to delegate their investment powers to such manager (including power to appoint a corporate body as nominee to hold the investments of the Charity).

In accordance with this power Rathbones have been acting throughout the period covered by these accounts.

**Sir Malcolm Stewart Bart General Charitable Trust**  
Registered Charity No 227785

**Trustees' Annual Report**  
for the year ended 30 September 2020

The trustees present their annual report and financial statements of the charity for the year ended 30 September 2020. The financial statements have been prepared in accordance with the accounting policies set out on pages 9 and 10 to the accounts and comply with the charity's trust deed, the Charities Act 2011 and Accounting and Reporting by Charities: Statement of Recommended Practice applicable to charities preparing their accounts in accordance with the Financial Reporting Standard applicable in the UK and Republic of Ireland published in October 2019.

**Objectives of the  
Charity:**

1. The Charity was established by deed dated 10 July 1945 as amended by supplemental deeds dated 26 January 1949 and 31 January 1951.
2. The 1945 deed provides the objects of the Charity shall in general be to advance religion and education, to relieve poverty and promote other charitable purposes beneficial to the community and in particular the following purposes.
  - 2.1 To establish a chapel for the village of Stewartby (including a mausoleum as a memorial to Sir Malcolm Stewart). The chapel having been constructed was transferred to a separate Charity with consent of the Charity Commissioners known as the Stewartby United Church in 1981. The charitable objects set out in the next clause by the 1951 deed were given precedence to the Chapel Trust. The 1951 deed provides that funds should only be made available for the Chapel Trust after full provision has been made for the objects relating to the under-mentioned homes and their occupiers.
  - 2.2 The establishment maintenance and upkeep of homes at Stewartby for the occupation and use for persons in need as follows:
    - (a) Existing or former servants of or connected with London Brick Company Limited (or relatives or dependants of such persons) and in considering candidates for benefit regard shall be had to length of service of such person (or the person to whom the candidate is related or dependant) with the Company.
    - (b) The maintenance and support of poor persons occupying such homes.
    - (c) If such persons shall be insufficient in number then for any persons whatever in need.
    - (d) Should the above trusts fail totally or in part to apply the capital and income of the Charity for any other charitable purposes for the benefit of the inhabitants of Stewartby.
    - (e) Subject to the above trusts the Trustees shall hold the capital or income should the prior purposes fail to apply the same towards such purpose or purposes falling within the legal definition of charity as they determine.

**Trustees' Annual Report**  
for the year ended 30 September 2020 (continued)

3. The principal aims and activities for the trustees is the upkeep of the homes and gardens at Stewartby and to provide a safe and friendly environment for the people who occupy the homes. In order to achieve their objectives, the trustees use the trust funds to maintain the homes and gardens and the general running costs of the estate. The homes are gradually being modernised as appropriate planning permissions are obtained and as funds permit.

**Objectives of the Charity:**

4. The objects of the trust (see above) are clearly of public benefit both directly and indirectly. The Trustees have complied with the duty in part 1, chapter 1, section 4 of the Charities Act 2011 to have due regard to public benefit guidance published by the Charity.
5. The Trustees have the power to spend income and capital.

**Achievements and performance:**

The Charity's main activities and who it tries to help are described above. All of its charitable activities are focussed on achieving its objectives and are undertaking a modernisation programme, subject to planning permissions and funds available, of the homes and pathways to further its work towards the benefit of its beneficiaries.

The Trustees met three times this year to review the running of the Sir Malcolm Stewart homes, the investment of the trust funds, the financial situation and any other matters arising. They received reports from the bursar who liaises on a regular basis with the other trustees.

The day to day running of the homes is in the hands of the wardens who live on site and report to the bursar. The bursar is responsible for supervising the maintenance of the estate.

The investment objectives/performance are stated below.

**Investment Policy:**

The investment policy agreed with Rathbones, the Investment Manager, is to generate optimum income for the maintenance of the homes whilst at the same time seeking long term capital growth. For the year ended 30 September 2020, the overall return is a growth of 0.951% (2019 7.937%). Given the volatile stockmarket conditions, the trustees are satisfied with the performance over the year.

**Risk Management:**

Apart from the risks associated with property and the running of the homes which are covered by comprehensive insurance, the Trustees do not consider that the Charity is exposed to any major risk, other than market risks in relation to its share portfolio. The Trustees have delegated management of the portfolio to professional managers, though they review their performance regularly.

**Reserves:**

The total reserves of the Charity have decreased by £242,353 during the year ended 30 September 2020. Total unrestricted reserves now held amount to £12,618,676 and are held for the maintenance and upkeep of the homes at Stewartby. The value of the investments has decreased resulting in a depreciation of £79,126 during the year. As indicated under the Review of Financial Transactions (see below) the trustees are taking steps to bring income and expenditure into balance.

**Sir Malcolm Stewart Bart General Charitable Trust**  
Registered Charity No 227785

**Trustees' Annual Report**  
for the year ended 30 September 2020 (continued)

**Unrestricted Funds:** Included in the unrestricted funds is a painting received as part of the distribution from the Estate of Sir Ronald Stewart, who died on 26 January 1999, valued for probate at:

	£
<b>Oswald Birley</b> "Portrait of Sir Malcolm Stewart"	500

The Birley is hung in the Community Hall.

In addition, in 2001/02 a portrait bust of Sir Ronald Stewart was commissioned at a cost of £9,988 and this brings the total value of the works of art, as shown on page 8 of the accounts to £10,488.

Sir Ronald had been chairman of the trustees for many years and was a major benefactor of the trust.

**Review of Financial Transactions:**

Against the background of substantial annual deficits, a reduction in the number of ex London Brick employees applying for bungalows and the need to modernise the Trust's housing stock, the trustees have decided to reduce the size of the estate. They have decided that any bungalows on the west hand end of the estate (Nos 25-44 and 61-86) should be sold on very long leases as retirement homes when vacated by the present beneficiaries unless needed by a new well qualified beneficiary applicant. Purchasers are required to pay service charges for the maintenance of the estate and for the provision of warden services, as are any beneficiaries moving into bungalows on the rest of the estate.

**Trustees' Responsibilities:**

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

The law applicable to charities in England & Wales requires the trustees to prepare financial statements for each financial year which give a true and fair view of the state of affairs of the charity and of the incoming resources and application of resources of the charity for that period.

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

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

**Sir Malcolm Stewart Bart General Charitable Trust**  
Registered Charity No 227785

**Trustees' Annual Report**  
for the year ended 30 September 2020 (continued)

**Trustees'**

**Responsibilities (cont):** The trustees are responsible for keeping accounting records that disclose with reasonable accuracy at any time the financial position of the charity and enable them to ensure that the financial statements comply with the Charities Act 2011, the Charity (Accounts and Reports) Regulations 2008 and the provisions of the trust deed. They are also responsible for safeguarding the assets of the charity and hence for taking reasonable steps for the prevention and detection of fraud and other irregularities.

**Confirmation:** The Trustees confirm that the accounts comply with the requirement of the Charity's governing document and the requirements of SORP 2019 applicable to charities preparing their accounts in accordance with FRS 102.

**Signed:** .....  
DJ Szymanski on behalf of the trustees

**Date:**

## **Independent Examiner's Report to the Trustees of Sir Malcolm Stewart Bart General Charitable Trust**

I report to the trustees on my examination of the accounts of Sir Malcolm Stewart Bart General Charitable Trust (the Trust) for the year ended 30 September 2020, which are set out on pages 7 to 14.

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

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

I report in respect of my examination of the Trust's accounts carried out under section 145 of the 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 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; or
3. the accounts do not comply with the applicable requirements concerning the form and content of accounts set out in the Charities (Accounts and Reports) Regulations 2008 other than any requirement that the accounts give a 'true and fair view which is not a matter considered as part of an independent examination.

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

Signed:

Steve Robinson FCA  
Gloucester House  
72 London Road  
St Albans  
Herts AL1 1NS

**Sir Malcolm Stewart Bart. General Charitable Trust**  
**Registered Charity No 227785**

**Statement of Financial Activities**  
**for the year ended 30 September 2020**

	Notes	Unrestricted funds 2020 £	2019 £
<b>Income and endowments from</b>			
Income from charitable activities			
Service charges receivable from tenants	1	58,859	60,194
Investment Income			
Dividends		50,798	79,987
Interest from investment managers (gross)		1,073	1,007
Other income			
(Loss)/Gain on sale of programme related investment		-	(2,447)
		<u>110,730</u>	<u>138,741</u>
<b>Expenditure on</b>			
Costs of charitable activities			
Cost of generating funds -	2	264,995	515,964
Investment manager's fees		8,962	11,991
<b>Total expenditure</b>		<u>273,957</u>	<u>527,955</u>
<b>Net incoming(outgoing) resources before revaluations and investment asset disposals</b>			
		<u>(163,227)</u>	<u>(389,214)</u>
<b>Net gains/(losses) on</b>			
Investments			
Property - sales	5	(79,126)	135,207
Tangible asset		-	1,050,000
		-	2,927
		<u>(79,126)</u>	<u>1,188,134</u>
<b>Net income/(expenditure)</b>		<b>(242,353)</b>	798,920
<b>Reconciliation of funds</b>			
Total funds brought forward		<u>12,861,029</u>	12,062,109
<b>Total funds carried forward</b>		<u>12,618,676</u>	<u>12,861,029</u>

The charity has no recognised gains or losses other than the results for the period as set out above.  
The accounting policies and the notes on pages 9 to 14 form part of these accounts.

**Sir Malcolm Stewart Bart. General Charitable Trust**  
**Registered Charity No 227785**

**Balance sheet**  
**at 30 September 2020**

	Notes	2020 £	2019 £
<b>Fixed Assets</b>			
Freehold Property at market value:			
Sir Malcolm Stewart Homes and Community			
Hall and land at Stewartby, at market value	4	10,027,676	9,570,000
Works of Art		10,488	10,488
Tangible assets	4	13,428	17,723
Investments	5	<u>1,952,351</u>	<u>2,866,406</u>
<b>Total Fixed Assets</b>		<u>12,003,943</u>	<u>12,464,617</u>
<b>Current Assets</b>			
Debtors and prepayments	6	22,828	20,618
Balance with investment managers		605,951	308,330
Cash at bank		33,378	103,136
Cash in hand		873	1,400
		<u>663,030</u>	<u>433,484</u>
<b>Liabilities:</b> amounts falling due within one year	7	<u>48,297</u>	<u>37,072</u>
<b>Net Current Assets</b>		<u>614,733</u>	<u>396,412</u>
<b>Total Net Assets of Trust</b>		<u>12,618,676</u>	<u>12,861,029</u>
<b>Represented by</b>			
Unrestricted funds (page 7)		<u>12,618,676</u>	<u>12,861,029</u>

The accounting policies and the notes on pages 9 to 14 form part of these accounts.

Approved by the Trustees on ..... and signed on their behalf by

..... DJ Szymanski - Trustee

**Accounting policies**  
at 30 September 2020

**a) Basis of preparation**

The financial statements have been prepared under the historical cost convention with items recognised at cost or transaction value unless otherwise stated in the relevant note(s) to these accounts. The financial statements have been prepared in accordance with the Statement of Recommended Practice: Accounting and Reporting by Charities preparing their accounts in accordance with the Financial Reporting Standard applicable in the UK and Republic of Ireland (FRS 102) issued in October 2019 and the Financial Reporting Standard applicable in the United Kingdom and Republic of Ireland (FRS 102) and the Charities Act 2011.

The trust constitutes a public benefit entity as defined by FRS 102

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

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 amounts of assets and liabilities within the next accounting period.

**b) Funds Structure**

The unrestricted funds represent the original capital gift to the charity, plus subsequent additions.

The trustees are entitled to use the unrestricted funds in furtherance of the general objectives of the charity at their discretion.

**c) Income**

All incoming resources are recognised once the charity has entitlement to the resources, it is certain that the resources will be received and the monetary value of incoming resources can be measured with sufficient reliability.

Dividend income is included net of non-recoverable UK tax credits. Interest from investment managers is received gross and shown gross.

**d) Expenditure**

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

Expenditure consists of;

- Costs of raising funds relating to investments Costs
- Expenditure on charitable activities includes activities undertaken to further the purposes of the charity and their associated support costs.

**e) Freehold Property**

The freehold property is included in the accounts at a valuation by the trustees at 30 September 2019 based on recent sales made by the Trust. The buildings are maintained at a high standard for continuous occupation and no depreciation is charged as it would be immaterial in view of the length of the estimated residual life of the properties.

**Accounting policies**  
at 30 September 2020

**f) 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 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.

**g) Realised gains and losses**

Realised gains represent the profit by comparing the net proceeds of sale of investment with the market value of that investment as at 30 September 2019 or subsequent cost.

Unrealised gains represent the difference in market value at 30 September 2020 as compared with the market value at 30 September 2019 or subsequent cost.

**h) Valuation, capitalisation and depreciation of other fixed assets**

The values of the Minibus, Tractor, Cultivator and Mower are depreciated at 25% per annum and the fixtures and fittings at 10% per annum.

The charity capitalises new assets with a value in excess of £250. Anything below this figure is written off as incurred.

The works of art are not depreciated in view of their estimated residual value.

**i) Debtors**

Debtors are amounts owed to the Charity and they are measured on the basis of their recoverable amount.

**j) Liabilities**

Liabilities are recognised as resources expended as soon as there is a legal or constructive obligation committing the charity to the expenditure. All expenditure is accounted for on an accruals basis.

**k) Cash at bank and cash in hand**

Cash at bank is held to meet the day to day running costs of the charity as they fall due.

**l) Service charges**

With effect from 1 July 2010 the trustees introduced a service charge payable by occupiers of all properties allocated after 1 July 2010. The initial service charge was based on the budget for expenditure incurred by the trust in insuring the property, providing wardens services, maintenance of the grounds, administrating the trust and running the community hall and minibus for the year ended 30 September 2011. The service charge for a two bedroomed property was £1,800 and £1,200 for a one bedroom property. With effect from 1 April 2014 this is now adjusted by the movement in the Retail Price Index in the previous year to 30 June.

**m) Pension contribution**

Employees of the charity are entitled to join a defined contribution 'money purchase' scheme. The charity contribution is restricted to the contributions disclosed in note 3. There were no outstanding contributions at the year-end. The costs of the defined contribution scheme are included within support costs and charged to the unrestricted funds.

# Sir Malcolm Stewart Bart. General Charitable Trust

Registered Charity No 227785

## Notes to the accounts

at 30 September 2020

(continued)

	2020		2019	
	£	£	£	£
<b>1. Service charges receivable from tenants</b>				
Service charge received from tenants		57,871		59,305
Service charge due from tenants		988		889
		<u>58,859</u>		<u>60,194</u>
<b>2. Costs of charitable activities</b>				
Costs of charitable activities		<u>264,995</u>		<u>515,964</u>
<b>The breakdown of costs of charitable activities is as follows -</b>				
<b>Upkeep of homes at Stewartby</b>				
Maintenance expenditure (including Maintenance assistant's salary)		47,360		297,682
Salaries				
Bursar	41,895		34,385	
Wardens	33,065		34,585	
Groundsman	37,296		35,969	
Community Hall cleaner (inc supplies)	6,301		5,269	
Groundsman's supplies	6,385		4,243	
Other garden expenditure	1,560		1,810	
Water charges	1,272		2,138	
Street/Porch lights	3,478		2,772	
Common Room Heating/lighting	2,385		2,542	
Sundry Expenses	508		539	
Vacant Home charges	17,497		12,509	
Electricity for garage block	1,871		1,631	
Insurance	20,684		19,647	
Minibus expenses	1,383		3,675	
Benefits to tenants	872		1,925	
Contribution to Church expenses	1,200		18,942	
		<u>177,652</u>		<u>182,581</u>
		<u>225,012</u>		<u>480,263</u>
<b>Expenditure</b>				
Accountants' charges				
Trust accounts	13,200		9,360	
VE day celebration costs	1,575		-	
Auditor's charges				
Independent examination	1,800		-	
Accounts audit (prior years)	4		4,560	
Legal costs	-		151	
Depreciation	4,295		5,706	
Trustees' expenses	133		551	
Administration costs	18,976		15,373	
		<u>39,983</u>		<u>35,701</u>
<b>Total costs of charitable activities</b>		<u>264,995</u>		<u>515,964</u>

**Sir Malcolm Stewart Bart. General Charitable Trust**  
Registered Charity No 227785

**Notes to the accounts**  
at 30 September 2020  
(continued)

**3. Employees and Emoluments**

The trustees employ three wardens, one maintenance staff, one cleaner, one bookkeeper and a groundsman. Their combined salary costs amounted to £81,746 (2019: £76,741), including employer's national insurance contribution of £4,129 (2019: £4,068) and pension costs of £3,728 (2019: £2,637).

There are no employees with emoluments above £60,000.

**4. Fixed and Tangible Assets**

**Fixed assets**

The trustees revalued the freehold land and buildings at 30 September 2019 based on the recent sales of bungalows. No sales took place in 2020.

	Freehold Land and Buildings £	Works of Art £	2020 Total £	2019 Total £
<b>Book values</b>				
Opening balance	9,570,000	10,488	9,580,488	8,645,488
Less: Sale of homes during the year	-	-	-	(115,000)
Upgrading windows expenditure	457,676	-	457,676	-
Revaluation	-	-	-	1,050,000
Closing balance	<u>10,027,676</u>	<u>10,488</u>	<u>10,038,164</u>	<u>9,580,488</u>

**Tangible assets**

	Furniture fittings and equipment £	Tractors & Mowers £	Minibus £	2020 Total £	2019 Total £
<b>Cost</b>					
Opening balance	4,899	29,828	15,764	50,491	53,696
Additions	-	-	-	-	11,400
Disposals	-	-	-	-	(14,605)
Closing balance	<u>4,899</u>	<u>29,828</u>	<u>15,764</u>	<u>50,491</u>	<u>50,491</u>
<b>Depreciation</b>					
Opening balance	3,991	18,001	10,776	32,768	40,845
Disposals	-	-	-	-	(13,783)
Charge for year	91	2,957	1,247	4,295	5,706
Closing balance	<u>4,082</u>	<u>20,958</u>	<u>12,023</u>	<u>37,063</u>	<u>32,768</u>
<b>Net book values</b>					
Closing balance	<u>817</u>	<u>8,870</u>	<u>3,741</u>	<u>13,428</u>	<u>17,723</u>

**Sir Malcolm Stewart Bart. General Charitable Trust**  
Registered Charity No 227785

**Notes to the accounts**  
at 30 September 2020  
(continued)

**5. Fixed Asset Investments**

	2020 £	2019 £
<b>Quoted Investments</b>		
Market value 30 September 2019	2,866,406	2,724,004
Additions	283,861	331,222
Disposals	(1,118,790)	(324,026)
Net realised investment gains/(losses)	(87,281)	(5,864)
Net unrealised investment gains/(losses)	8,155	141,070
Market value 30 September 2020	<u>1,952,351</u>	<u>2,866,406</u>

**6. Debtors and prepayments**

	2020 £	2019 £
Service charge due from tenants	4,279	3,290
Income tax recoverable	1,728	1,728
Dividend receivable	296	424
Insurance prepayment	16,525	15,176
	<u>22,828</u>	<u>20,618</u>

**7. Liabilities: amounts falling due within one year**

	2020 £	2019 £
Maintenance expenditure	4,586	3,102
Salaries		
Bursar	3,224	2,940
Wardens	5,014	6,282
Maintenance Assistant	-	86
Groundsman	6,050	5,839
Community Hall cleaner (inc supplies)	870	833
Groundsman's supplies	1,724	580
Street/Porch lights	545	545
Communal Hall heating and lighting	-	131
Sundry Expenses	-	20
Electricity for garage block	-	244
Vacant home charges	220	110
Minibus expenses	165	-
Contribution to Church expenses	300	300
Benefits to residents	13	8
Service charges repayable	4,454	-
Accountants' charges	6,000	3,600
Independent examiner's charges	1,800	-
Auditor's charges	9,124	9,120
Investment managers charges	2,263	3,108
Administration costs	1,945	224
	<u>48,297</u>	<u>37,072</u>

**Notes to the accounts**  
**at 30 September 2020**  
**(continued)**

**8. Related Party Transactions**

Hanson Building Products Ltd provided the payroll services for the year without charge and were reimbursed payroll costs of £81,746 during the year.

Debra Hassall received payment of £41,895 (2019: £34,385) for her services as the Bursar. Travelling expenses were reimbursed to David Szymanski in the sum of £133 (2019: £460).

The above payments are permitted by the trust deed and no other trustee received payment for their services as trustee.

The charity's property is registered in the names of the trustees.

**9. Auditor's Remuneration**

The auditor's remuneration constituted an independent examination fee of £1,800 including VAT (2019 audit fee: 4,560).

**10. Controlling Party**

The charity is controlled by its trustees, but no one trustee has overall control.