

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.

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:

£

Oswald Birley

"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
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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 £
Income and endowments from			
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>
Expenditure on			
Costs of charitable activities	2	264,995	515,964
Cost of generating funds -			
Investment manager's fees		8,962	11,991
Total expenditure		<u>273,957</u>	<u>527,955</u>
Net incoming(outgoing) resources before revaluations and investment asset disposals		<u>(163,227)</u>	<u>(389,214)</u>
Net gains/(losses) on			
Investments	5	(79,126)	135,207
Property - sales		-	1,050,000
Tangible asset		-	2,927
		<u>(79,126)</u>	<u>1,188,134</u>
Net income/(expenditure)		(242,353)	798,920
Reconciliation of funds			
Total funds brought forward		<u>12,861,029</u>	<u>12,062,109</u>
Total funds carried forward		<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 £
Fixed Assets			
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	1,952,351	2,866,406
Total Fixed Assets		12,003,943	12,464,617
Current Assets			
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
		663,030	433,484
Liabilities: amounts falling due within one year	7	48,297	37,072
Net Current Assets		614,733	396,412
Total Net Assets of Trust		12,618,676	12,861,029
Represented by			
Unrestricted funds (page 7)		12,618,676	12,861,029

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, administering 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

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Notes to the accounts

at 30 September 2020

(continued)

	2020		2019	
	£	£	£	£
1. Service charges receivable from tenants				
Service charge received from tenants		57,871		59,305
Service charge due from tenants		988		889
		<u>58,859</u>		<u>60,194</u>
2. Costs of charitable activities				
Costs of charitable activities		<u>264,995</u>		<u>515,964</u>
The breakdown of costs of charitable activities is as follows -				
Upkeep of homes at Stewartby				
Maintenance expenditure		47,360		297,682
(including Maintenance assistant's salary)				
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>
Expenditure				
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>
Total costs of charitable activities		<u>264,995</u>		<u>515,964</u>

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 £
Book values				
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 £
Cost					
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>
Depreciation					
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>
Net book values					
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
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Notes to the accounts
at 30 September 2020
(continued)

5. Fixed Asset Investments

	2020 £	2019 £
Quoted Investments		
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.