

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.

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:

	£
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 (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.

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

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
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Balance sheet
at 30 September 2024

	Notes	2024 £	2023 £
Fixed Assets			
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	2,337,922	2,316,372
Total Fixed Assets		12,287,386	12,881,486
Current Assets			
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		873	872
		503,877	99,295
Liabilities: amounts falling due within one year	8	(24,594)	(45,688)
Net Current Assets		479,283	53,607
Total Net Assets of Trust		12,766,669	12,935,093
Represented by			
Unrestricted funds	9	12,766,669	12,935,093

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
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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, 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.

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
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Notes to the accounts
at 30 September 2024
(continued)

	2024 £	2023 £
2. Service charges receivable from tenants		
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>
3. Costs of charitable activities		
Costs of charitable activities	<u>379,762</u>	<u>314,236</u>
The breakdown of costs of charitable activities is as follows -		
	2024	2023
Upkeep of homes at Stewartby	£	£
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>
Expenditure		
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>-</u>
	<u>44,631</u>	<u>42,046</u>
Total costs of charitable activities	<u>379,762</u>	<u>314,236</u>

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.

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

Tangible assets

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

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Notes to the accounts
at 30 September 2024
(continued)

6. Fixed Asset Investments

	2024	2023
	£	£
Quoted Investments		
Market value 30 September 2023	2,316,372	2,365,154
Additions	801,614	1,027,162
Disposals	(992,135)	(1,082,587)
Net realised investment gains/(losses)	2,094	(6,588)
Net unrealised investment gains/(losses)	208,609	13,231
Accumulated dividends	1,368	-
Market value 30 September 2024	<u>2,337,922</u>	<u>2,316,372</u>

7. Debtors and prepayments

	2024	2023
	£	£
Service charge due from tenants	1,555	1,456
Income tax recoverable	-	4,466
Dividend receivable	101	522
Property vacant home charges reimbursements	-	370
Insurance prepayment	<u>33,976</u>	<u>43,177</u>
	<u>35,632</u>	<u>49,991</u>

8. Liabilities: amounts falling due within one year

	2024	2023
	£	£
Maintenance expenditure	3,420	5,578
Salaries		
Bursar	3,219	2,666
Maintenance Assistant	-	102
Groundsman's supplies	-	64
Water charges	2	-
Street/Porch lights	-	759
Vacant home charges	1,489	-
Replacement windows	-	18,779
Benefits to residents	-	8
Accountants' charges	10,800	10,800
Independent examiner's charges	3,000	2,400
Surveyors charges	-	1,821
Investment managers charges	2,618	2,560
Administration costs	<u>46</u>	<u>151</u>
	<u>24,594</u>	<u>45,688</u>

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Notes to the accounts
at 30 September 2024
(continued)

9. Funds

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