

The Almshouse Charity of Edmund Sawyer and Others

**Trustee's report and financial statements
for the year ended 31 December 2023**

Charity Commission registration number:

228798

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Trustees and advisors

For the year ended 31 December 2023

Trustee	The Leonard Hackett Memorial Trust
Registered Office:	Billingbear Lodge Maidenhead Road Wokingham Berkshire RG40 5RU
Registered Charity Number	228798
Bankers	Coutts & Co. 440 Strand London WC2R 0QS
Auditor	Buzzacott LLP 130 Wood Street London EC2V 6DL

Trustee's report

For the year ended 31 December 2023

The Trustee presents the statutory report together with the financial statements of The Almshouse Charity of Edmund Sawyer and Others for the year ended 31 December 2023.

This report has been prepared in accordance with Part VIII of the Charities Act 2011.

The financial statements have been prepared in accordance with the accounting policies set out on page 10 and comply with applicable law, and Accounting and Reporting by Charities: Statement of Recommended Practice (SORP 2015) (second edition – October 2019) applicable to charities preparing their accounts in accordance with the Financial Reporting Standard applicable in the United Kingdom and Republic of Ireland (FRS 102).

Structure Governance and Management

The Charity is constituted as a Trust and is governed by a Charity Commission Scheme dated 22 December 1998, as amended by an order dated 8 January 2016 appointing The Leonard Hackett Memorial Trust as sole trustee.

The National Association of Almshouses administers the charity on behalf of the Leonard Hackett Memorial Trust. Mr Jonathan Thompson acts as managing agent of the property on a day to day basis.

The sole trustee is The Leonard Hackett Memorial Trust, a company limited by guarantee. The Trustees/Directors of that trust during 2023 were:

Mr R A Knipe (resigned 17 September 2023)

Mr P S Mullis

Mrs E P Scouller

Mr R H Douglas, CBE

Mrs M A Stewart (appointed 15 March 2023)

The Trustees/Directors were also trustee/directors of The Almshouse Association.

The trustees of The Leonard Hackett Memorial Trust, who constitute the key management personnel of the Charity, are also trustees of the National Association of Almshouses and receive no remuneration.

The sole Trustee receives no remuneration.

While enquiries continue to recruit local trustees, it remains difficult to find new trustees in the locality, and to date no one has come forward.

Risk Management

The Trustee has reviewed the major risks to which the charity is exposed and systems have been established to mitigate those risks. Operationally, the key risks arise from voids, and from the condition and security of the properties. To mitigate these risks, the Trust has appointed a managing agent who is responsible for advertising for new, qualifying residents as and when appropriate; for monitoring the condition and security of the properties; for advising the Trustee and implementing their decisions. The managing agent is also responsible for liaising with the residents and for reporting any concerns.

Trustee's report

For the year ended 31 December 2023

Additionally, residents must be capable of independent living when appointed. Strategically, the principal challenge is to recruit new, local trustees who could take the Charity back into local stewardship. Efforts continue to identify new trustees within the local area.

Objectives and Achievements

The Charity comprises two almshouse dwellings in Kettering. During the year Historic England financed the repairs of the almshouse roof, chimneys, stonework, windows and some internal works. Both properties were fully occupied during 2023. There is a local Managing Agent who visits residents regularly and oversees any minor maintenance issues.

Public Benefit

In setting the aims and objectives, and in measuring achievements and performance, the Trustee of the Charity of Edmund Sawyer and Others has had regard to the Charity Commission's guidance on public benefit. The provision of almshouse accommodation for those in need provides identifiable public benefit which is consistent with the aims of the Trustee, The Leonard Hackett Memorial Trust. Beneficiaries of almshouse accommodation must be in need, and will be drawn from that section of the public which has been defined in the Scheme issued by the Charity Commission. The aims and objectives of the Charity of Edmund Sawyer and Others are to provide accommodation for poor persons as described above.

Financial Review

The net income for the year is a profit before loss on revaluation of the freehold property of £102,296 (2022: £2,854). The Charity has total funds of £261,515 (2022: £176,318). During the year Historic England and North Northamptonshire Council financed some building works on the Almshouses amounting to £97,099. This amount has been included as a donation in the Statement of Financial Activities and included in Tangible Fixed Assets in the Balance Sheet.

Following these works the Almshouses were valued at £220,000 by Jeremy Wise & Co, Surveyors and the difference between the carrying value in the books and the valuation of £17,099 has been included in Other recognised losses in the Statement of Financial Activities.

After deducting funds that have been designated (as described in note 11 to the financial statements which have been established in accordance with the Charity Commission Scheme), and also the value of its freehold property, the "free" reserves are £16,406 (2022: £14,445).

The Trustee is satisfied that the Charity has adequate resources to enable it to meet its obligations under these loans and its other commitments.

Surplus cash is placed on deposit or invested in accumulation shares for the purposes of the Cyclical Maintenance Fund and Extraordinary Repair Fund.

Trustee's report

For the year ended 31 December 2023

Statement of Trustee's responsibilities

The Trustee is responsible for preparing the Trustee's report and accounts in accordance with applicable law and United Kingdom Accounting Standards (United Kingdom Generally Accepted Accounting Practice).

The law applicable to charities in England and Wales requires the trustee to prepare accounts for each financial year which give a true and fair view of the state of affairs of the charity and of the income and expenditure 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 Accounting and Reporting by Charities: Statement of Recommended Practice (SORP) applicable to charities preparing their accounts in accordance with the Financial Reporting Standard applicable to the United Kingdom and Republic of Ireland (FRS 102)
- make judgements and estimates that are reasonable and prudent;
- state whether applicable UK accounting standards have been followed, subject to any material departures disclosed and explained in the accounts; and
- prepare the financial statements on the going concern basis unless it is inappropriate to presume that the charity will continue in operation.

The trustee is responsible for keeping proper accounting records that are sufficient to show and explain the charity's transactions and 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, applicable Charity (Accounts and Reports) Regulations and the provisions of the charity's trust deed. The trustee is 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.

Signed on behalf of the Trustee by:



Mrs E P Scouller, Chair
14 March 2024

Billingbear Lodge
Maidenhead Road
Wokingham
Berkshire
RG40 5RU

Independent auditor's report to the Trustee of The Almshouse Charity of Edmund Sawyer and Others

Opinion

We have audited the financial statements of The Almshouse Charity of Edmund Sawyer and Others (the 'charity') for the year ended 31 December 2023 which comprise the statement of financial activities, the balance sheet, the statement of cash flows, the principal accounting policies and notes to the financial statements. The financial reporting framework that has been applied in their preparation is applicable law and United Kingdom Accounting Standards, including Financial Reporting Standard 102 'The Financial Reporting Standard applicable in the UK and Republic of Ireland' (United Kingdom Generally Accepted Accounting Practice).

In our opinion, the financial statements:

- give a true and fair view of the state of the charity's affairs as at 31 December 2023 and of its income and expenditure for the year then ended;
- have been properly prepared in accordance with United Kingdom Generally Accepted Accounting Practice; and
- have been prepared in accordance with the requirements of the Charities Act 2011.

Basis for opinion

We conducted our audit in accordance with International Standards on Auditing (UK) (ISAs (UK)) and applicable law. Our responsibilities under those standards are further described in the Auditor's responsibilities for the audit of the financial statements section of our report. We are independent of the charity in accordance with the ethical requirements that are relevant to our audit of the financial statements in the UK, including the FRC's Ethical Standard, and we have fulfilled our other ethical responsibilities in accordance with these requirements. We believe that the audit evidence we have obtained is sufficient and appropriate to provide a basis for our opinion.

Conclusions relating to going concern

In auditing the financial statements, we have concluded that the trustees' use of the going concern basis of accounting in the preparation of the financial statements is appropriate.

Based on the work we have performed, we have not identified any material uncertainties relating to events or conditions that, individually or collectively, may cast significant doubt on the charitable company's ability to continue as a going concern for a period of at least twelve months from when the financial statements are authorised for issue.

Our responsibilities and the responsibilities of the trustees with respect to going concern are described in the relevant sections of this report.

Other information

The trustees are responsible for the other information. The other information comprises the information included in the annual report other than the financial statements and our auditor's report thereon. Our opinion on the financial statements does not cover the other information and we do not express any form of assurance conclusion thereon.

In connection with our audit of the financial statements, our responsibility is to read the other information and, in doing so, consider whether the other information is materially inconsistent with the financial statements or our knowledge obtained in the audit or otherwise appears to be materially misstated. If we identify such material inconsistencies or apparent material misstatements, we are required to determine whether there is a material misstatement in the financial statements or a material misstatement of the other information. If, based on the work we have performed, we conclude that there is a material misstatement of this other information, we are required to report that fact.

We have nothing to report in this regard.

Independent Auditor's report (continued)

Matters on which we are required to report by exception

We have nothing to report in respect of the following matters in relation to which the Charities Act 2011 requires us to report to you if, in our opinion:

- the information given in the trustees' annual report is inconsistent in any material respect with the financial statements; or
- sufficient accounting records have not been kept; or
- the financial statements are not in agreement with the accounting records and returns; or
- we have not received all the information and explanations we require for our audit.

Responsibilities of trustees

As explained more fully in the trustees' responsibilities statement, the trustees are responsible for the preparation of the financial statements and for being satisfied that they give a true and fair view, and for such internal control as the trustees determine is necessary to enable the preparation of financial statements that are free from material misstatement, whether due to fraud or error.

In preparing the financial statements, the trustees are responsible for assessing the charity's ability to continue as a going concern, disclosing, as applicable, matters related to going concern and using the going concern basis of accounting unless the trustees either intend to liquidate the charity or to cease operations, or have no realistic alternative but to do so.

Auditor's responsibilities for the audit of the financial statements

Our objectives are to obtain reasonable assurance about whether the financial statements as a whole are free from material misstatement, whether due to fraud or error, and to issue an auditor's report that includes our opinion. Reasonable assurance is a high level of assurance, but is not a guarantee that an audit conducted in accordance with ISAs (UK) will always detect a material misstatement when it exists. Misstatements can arise from fraud or error and are considered material if, individually or in the aggregate, they could reasonably be expected to influence the economic decisions of users taken on the basis of these financial statements.

Irregularities, including fraud, are instances of non-compliance with laws and regulations. We design procedures in line with our responsibilities, outlined above, to detect material misstatements in respect of irregularities, including fraud. The extent to which our procedures are capable of detecting irregularities, including fraud is detailed below: We identified areas of laws and regulations that could reasonably be expected to have a material effect on the financial statements for charitable companies operating within this sector, through our own experience as well as through discussion with management and those charged with governance and inspection of regulatory and legal correspondence. We reviewed policies and procedures regarding compliance with laws and regulation and remained alert throughout our audit to any indications of non-compliance, with areas of highest risk communicated to all members of the audit team.

The charitable company is subject to laws and regulations directly affecting the financial statements including financial reporting legislation and taxation legislation which we assessed compliance with as part of our review of related financial statement items. This includes the Charities Act 2011 and Companies Act 2006 as referenced above. Other laws and regulations of which compliance was considered higher risk (as non-compliance could lead to material misstatement of the financial statements) included anti-bribery regulations, health and safety legislation and data protection regulations.

Owing to the inherent limitations of an audit, there is an unavoidable risk that we may not have detected a material misstatement within the financial statements while performing our audit in accordance with applicable audit standards. Irregularities may involve a collusion, forgery, intentional omissions, misrepresentations or override of internal controls. We are not responsible for preventing non-compliance and cannot be expected to detect non-compliance with all laws and regulations.

A further description of our responsibilities for the audit of the financial statements is located on the Financial Reporting Council's website at www.frc.org.uk/auditorsresponsibilities. This description forms part of our auditor's report.

Independent Auditor's report (continued)

Use of our report

This report is made solely to the charity's trustees, as a body, in accordance with section 144 of the Charities Act 2011 and with regulations made under section 154 of that Act. Our audit work has been undertaken so that we might state to the charity's trustees those matters we are required to state to them in an auditor's report and for no other purpose. To the fullest extent permitted by law, we do not accept or assume responsibility to anyone other than the charity and the charity's trustees as a body, for our audit work, for this report, or for the opinions we have formed.



15 AUGUST 2024

Buzzacott LLP
Statutory Auditor
130 Wood Street
London
EC2V 6DL

Statement of Financial Activities

for the year ended 31 December 2023

	Notes	Unrestricted Funds	
		2023 (Year) £	2022 (Year) £
Income and endowments from:			
Donation	2	97,099	-
Charitable activities	3	10,336	9,070
Investments	4	402	208
Total		<u>107,837</u>	<u>9,278</u>
Expenditure on:	5		
Charitable activities		7,028	5,412
Other costs		<u>1,272</u>	<u>1,200</u>
Total		<u>8,300</u>	<u>6,612</u>
Net income before investment gains		99,537	2,666
Net gains on investments	7	<u>2,759</u>	<u>188</u>
Net income		102,296	2,854
Other recognised (losses):			
Loss on revaluation of freehold housing property		<u>(17,099)</u>	<u>-</u>
Net movement in funds		85,197	2,854
Total funds brought forward		<u>176,318</u>	<u>173,464</u>
Total funds carried forward	10	<u>261,515</u>	<u>176,318</u>

All operations of the Trust continued through both periods and no operations were acquired or discontinued.

Balance Sheet

as at 31 December 2023

	Notes	2023	2022
		£	£
Fixed Assets:			
Tangible assets	6	220,000	140,000
Investments	7	50,584	47,825
<i>Total fixed assets</i>		<u>270,584</u>	<u>187,825</u>
Current Assets:			
Debtors	8	3,747	4,515
Cash at bank		16,988	13,795
<i>Total current assets</i>		<u>20,735</u>	<u>18,310</u>
Liabilities:			
Creditors: Amounts falling due within one year	9	17,624	14,592
<i>Net current assets</i>		<u>3,111</u>	<u>3,718</u>
Total assets less current liabilities		273,695	191,543
Less:			
Creditors: Amounts falling due after one year	10	12,180	15,225
<i>Total net assets</i>		<u>261,515</u>	<u>176,318</u>
The funds of the charity:	11		
Unrestricted funds		<u>261,515</u>	<u>176,318</u>

The financial statements were approved by the Trustee and signed on its behalf by:



Mrs E P Scouller
Chair
14 March 2024

Statement of Cash Flows

for the year ended 31 December 2023

	2023 (year) £	2022 (year) £
Cash flows from operating activities		
<i>Net cash provided by operating activities</i>	102,935	5,675
Cash flows from investing activities		
Loan repayments	(3,045)	(3,045)
Dividends, interest and rent from investments	402	208
<i>Net cash used in investing activities</i>	(2,643)	(2,837)
 <i>Change in cash and cash equivalents in the reporting period</i>	 100,292	 2,838
Cash and cash equivalents at the beginning of the reporting period	13,795	10,957
<i>Cash and cash equivalents at the end of the reporting period</i>	<i>114,087</i>	<i>13,795</i>

Reconciliation of net income to net cash flow from operating activities

<i>Net income for the reporting period</i>		
<i>(as per the statement of financial activities)</i>	102,296	2,854
Adjustments for:		
Gain on investments	(2,759)	(188)
Dividends, interest and rent from investments	(402)	(208)
(Increase)/decrease in debtors	768	(717)
Decrease/(increase) in creditors	3,032	3,934
<i>Net cash provided by operating activities</i>	<i>102,935</i>	<i>5,675</i>

Analysis of cash and cash equivalents

<i>Cash at bank and in hand</i>	<i>16,988</i>	<i>13,795</i>
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Notes to the Financial Statements

for the year ended 31 December 2023

1 Accounting Policies

The principal accounting policies adopted, judgements and key sources of estimation uncertainty in the preparation of the financial statements are laid out below.

a) *Basis of preparation*

These financial statements have been prepared for the year to 31 December 2023 with comparative information presented in respect to the year ended 31 December 2022.

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 accounting policies below or the notes to these financial statements.

The financial statements have been prepared in accordance with 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 United Kingdom and Republic of Ireland (Charities SORP FRS 102) issued on 16 July 2014, the Financial Reporting Standard applicable in the UK and Republic of Ireland (FRS 102).

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

The financial statements are presented in sterling and are rounded to the nearest pound.

b) *Critical accounting estimates and areas of judgement*

Preparation of the financial statements requires the directors to make significant judgements and estimates. There are no such items

c) *Going concern*

The Trustees have assessed whether the use of the going concern assumption is appropriate in preparing these financial statements. The Trustees have made this assessment in respect to a period of one year from the date of approval of the financial statements.

The Trustees have concluded that there are no material uncertainties related to events or conditions that may cast significant doubt on the ability of the charity to continue as a going concern.

d) *Fixed assets*

No depreciation is charged on freehold properties because they are maintained in a state of repair such that their residual value is not less than their cost.

e) *Investments*

Listed 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. Realised and unrealised gains (or losses) are credited (or debited) to the statement of financial activities in the year in which they arise.

f) *Debtors*

Debtors are recognised at the settlement amount, less any provision for non-recoverability.

g) *Cash at bank*

Cash at bank represents such accounts and instruments that are available on demand or have a maturity of less than three months from the date of acquisition. Deposits for more than three months but less than one year have been disclosed as short term deposits.

h) *Creditors*

Creditors and provisions are recognised where there is an obligation at the balance sheet date as a result of a past event, it is probable that a transfer of economic benefit will be required in settlement, and the amount of the settlement can be estimated reliably. Creditors and provisions are recognised at the amount the charity anticipates it will pay to settle the debt. They have been discounted to the present value of the future cash payment where such discounting is material.

i) *Funds*

All funds are unrestricted. General funds are available for use at the discretion of the Trustee in furtherance of the general objectives of the Charity. Designated funds comprise unrestricted funds that have been set aside at the discretion of the Trustee for specific purposes - see note 10.

Notes to the Financial Statements

for the year ended 31 December 2023

1 Accounting Policies (continued)

k) Income

All income is included in the SOFA when the charity is probably entitled to the income and the amount can be quantified with reasonable accuracy.

l) Expenditure

All expenditure is accounted for on an accruals basis and classified under headings which aggregate all costs relating to that category.

2	Donation	2023	2022
		£	£
	Building generation programme financed by Historic England and North Northamptonshire Council	97,099	-
3	Income from charitable activities	2023	2022
		£	£
	Weekly maintenance and other contributions	10,336	9,070
4	Investment income	2023	2022
		£	£
	Dividends and distributions receivable	203	186
	Interest receivable	199	22
		402	208
5	Expenditure	2023	2022
		£	£
	Charitable activities being the management of almshouses:		
	Direct costs	7,028	5,412
		7,028	5,412
	Other costs		
	Auditor's remuneration, including expenses and VAT	1,272	1,200
		8,300	6,612
6	Tangible fixed assets	Freehold housing properties	
		£	
	At 1 January 2023	140,000	
	Cost of building works	97,099	
	Revaluation gain	(17,099)	
	At 31 December 2023	220,000	
	The open market value for social housing of the property was valued by Jeremy Wise & Co, Surveyors on 27 February 2024 at £220,000. Previously and before the building works were completed in 2023, the open market value for social housing of the property had been estimated by the trustee in 2016 at £140,000.		
7	Investments	£	
	Quoted investments:		
	Market value at 1 January 2023	47,825	
	Disposals in the year	-	
	Revaluation in year	2,759	
	Market value on 31 December 2023	50,584	
	The cost of investments acquired prior to 1st October 2015 is not known.		
	The investment comprised:		
	5,295 Income shares	M&G Charity Multi Asset	4,756
	409 Accumulation shares	M&G Charity Multi Asset	45,828
			50,584

Notes to the Financial Statements

for the year ended 31 December 2023

8 Debtors	2023	2022
	£	£
Managing agent	1,727	2,741
Leonard Hackett Memorial Trust	742	742
Prepayments	<u>1,278</u>	<u>1,032</u>
	<u>3,747</u>	<u>4,515</u>

9 Creditors: Amounts falling due within one year	2023	2022
	£	£
Leonard Hackett Memorial Trust	-	-
National Association of Almshouses	12,455	9,627
National Association of Almshouses loan due within one year	3,045	3,045
Accruals	<u>2,124</u>	<u>1,920</u>
	<u>17,624</u>	<u>14,592</u>

10 Creditors: Amounts falling due after one year	2023	2022
	£	£
National Association of Almshouses loan due after one year	<u>12,180</u>	<u>15,225</u>

11 Funds	Balances brought forward	Income	Expenditure	Transfers and revaluation	Balances carried forward
General fund	154,445	107,837	(8,300)	(17,576)	236,406
Designated funds:					
Cyclical maintenance fund	10,003	-	-	2,008	12,011
Emergency repairs fund	<u>11,870</u>	<u>-</u>	<u>-</u>	<u>1,228</u>	<u>13,098</u>
Balance on 31 December	<u>176,318</u>	<u>107,837</u>	<u>(8,300)</u>	<u>(14,340)</u>	<u>261,515</u>

The cyclical maintenance fund is intended to cover routine expenditure which occurs at intervals of longer than one year. Amounts are set aside from the general fund each year at rates recommended by the National Association of Almshouses, and appropriate expenditure is charged to it as it arises. The balance of the fund is expected to be required within five years.

The emergency repairs fund is intended to cover non-routine and emergency expenditure which might occur in the future. Amounts are set aside from the general fund each year at rates recommended by the National Association of Almshouses, and appropriate expenditure is charged to it as it arises. It is not possible to estimate when such expenditure might be required.

12 Taxation

As a charity, The Almshouse Charity of Edmund Sawyer and Others is exempt from taxation of income and gains falling within Section 505 of the Taxes Act 1988 or Section 256 of the Taxation of Chargeable Gains Act 1992 to the extent that they are applied for charitable purposes. No tax charge has arisen during the year.

13 Related Party

The Directors of the Sole Trustee are also trustees of The National Association of Almshouses, which provides the management services. The Charity paid a management fee of £1,160 (2022: £1,104) and a subscription of £153 (2022: £146) to that Association.

Trustee's remuneration and expenses reimbursed were nil in both years.