

REGISTERED CHARITY NUMBER: 229734

**PORTSMOUTH AND DISTRICT FRIENDLY SOCIETIES
HOMES**

**REPORT OF THE TRUSTEES
AND UNAUDITED FINANCIAL STATEMENTS**

FOR THE YEAR ENDED

31 DECEMBER 2020

**PORTSMOUTH AND DISTRICT FRIENDLY SOCIETIES
HOMES**

**CONTENTS OF THE FINANCIAL STATEMENTS
FOR THE YEAR ENDED 31 DECEMBER 2020**

	Page
General Information	1
Statement of Financial Activities	2
Balance Sheet	4
Notes to the Financial Statements	5
Independent Examiners Report	9
Report of the Trustees	10

**PORTSMOUTH AND DISTRICT FRIENDLY SOCIETIES
HOMES**

**CHARITY INFORMATION
FOR THE YEAR ENDED 31 DECEMBER 2020**

HONORARY SECRETARY:	Mrs D Abrahart
HONORARY TREASURER:	Mrs D Abrahart
TRUSTEES:	Mrs D Abrahart Cllr B Dowling Cllr G Vernon-Jackson Cllr C Corkery
HOMES SITUATED AT:	Glasgow Road Milton Portsmouth Hampshire PO4 8HS
CHARITY NUMBER:	229734
ACCOUNTANTS:	Morris Crocker Chartered Accountants Station House Havant Hampshire PO9 1QU
BANKERS:	Lloyds Bank plc 38 London Road North End Portsmouth PO2 0LN

**PORTSMOUTH AND DISTRICT FRIENDLY SOCIETIES
HOMES**

**STATEMENT OF FINANCIAL ACTIVITIES
FOR THE YEAR ENDED 31 DECEMBER 2020**

	Unrestricted Funds	Restricted Funds	2020 Total	2019 Total
	£	£	£	£
Income:				
Friendly Society's donations	3,410	-	3,410	3,365
Maintenance contributions	73,051	-	73,051	78,494
Water heater contributions	988	-	988	-
Sundries	53	-	53	157
	<u>77,502</u>	<u>-</u>	<u>77,502</u>	<u>82,016</u>
Other income:				
Investment income	3,428	-	3,428	3,301
Deposit account interest	131	-	131	164
	<u>3,559</u>	<u>-</u>	<u>3,559</u>	<u>3,465</u>
TOTAL INCOMING RESOURCES	81,061	-	81,061	85,481
Expenditure:				
Telephone	617	-	617	651
Postage and stationery	410	-	410	784
Subscriptions of National Association of Almshouses	281	-	281	267
Almshouses training and seminar	-	-	-	75
Sundry expenses	1,347	-	1,347	814
Accountancy	1,968	-	1,968	1,920
Payroll	353	-	353	448
Wages	14,638	-	14,638	14,501
Social security	599	-	599	-
Pensions	417	-	417	486
Rates and water	1,795	-	1,795	3,854
Insurance	1,928	-	1,928	1,846
Electricity and gas	1,261	-	1,261	1,174
Repairs and decorations	28,079	-	28,079	21,931
Stairs lighting	336	-	336	302
Bank charges	21	-	21	-
	<u>54,050</u>	<u>-</u>	<u>54,050</u>	<u>49,053</u>

**PORTSMOUTH AND DISTRICT FRIENDLY SOCIETIES
HOMES**

**STATEMENT OF FINANCIAL ACTIVITIES
FOR THE YEAR ENDED 31 DECEMBER 2020 (CONTINUED)**

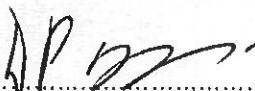
	<u>Unrestricted Funds</u>	<u>Restricted Funds</u>	<u>2020 Total</u>	<u>2019 Total</u>
	£	£	£	£
Depreciation:				
Office equipment	<u>235</u>	<u>-</u>	<u>235</u>	<u>107</u>
TOTAL EXPENDITURE	<u>54,285</u>	<u>-</u>	<u>54,285</u>	<u>49,160</u>
 NET INCOME	 26,776	 -	 26,776	 36,321
Investment (losses)/gains	<u>31,706</u>	<u>-</u>	<u>31,706</u>	<u>59,868</u>
NET MOVEMENT IN FUNDS	58,482	-	58,482	96,189
 Total funds brought forward	 <u>1,742,300</u>	 <u>62</u>	 <u>1,742,362</u>	 <u>1,646,173</u>
TOTAL FUNDS CARRIED FORWARD	<u>1,800,782</u>	<u>62</u>	<u>1,800,844</u>	<u>1,742,362</u>

**PORTSMOUTH AND DISTRICT FRIENDLY SOCIETIES
HOMES**

**BALANCE SHEET
31 DECEMBER 2020**

		<u>2020</u>		<u>2019</u>	
	Notes	£	£	£	£
FIXED ASSETS:					
Freehold property	2	984,737		984,737	
Office equipment	2	942		427	
Investments	3	<u>426,122</u>		<u>394,416</u>	
			1,411,801		1,379,580
CURRENT ASSETS:					
CMF bank account		271,817		254,223	
ERF bank account		73,578		62,554	
ISA bank account		38,342		34,901	
Scales Gift account		62		62	
Current account		6,910		12,337	
Debtors		<u>508</u>		<u>625</u>	
		<u>391,217</u>		<u>364,702</u>	
CREDITORS:					
Accrued expenses		1,968		1,920	
Creditors		<u>206</u>		<u>-</u>	
		<u>2,174</u>		<u>1,920</u>	
			<u>389,043</u>		<u>362,782</u>
NET ASSETS			<u><u>1,800,844</u></u>		<u><u>1,742,362</u></u>
FUNDS:					
Unrestricted funds – reserve funds			1,800,782		1,742,300
Restricted funds			<u>62</u>		<u>62</u>
TOTAL FUNDS			<u><u>1,800,844</u></u>		<u><u>1,742,362</u></u>

The financial statements were approved by the Board of Trustees on 28.10.21 and were signed on its behalf by:


Mrs D Abrahart - Secretary


Cllr B Dowling – Chair Trustee

**PORTSMOUTH AND DISTRICT FRIENDLY SOCIETIES
HOMES**

**NOTES TO THE FINANCIAL STATEMENTS
FOR THE YEAR ENDED 31 DECEMBER 2020**

1. ACCOUNTING POLICIES

Basic of preparing the financial statements

The financial statements of the charity, which is a public benefit entity under FRS 102, have been prepared in accordance with the Charities SORP (FRS 102) '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 (FRS 102) (effective 1 January 2015)', Financial Reporting Standard 102 'The Financial Reporting Standard applicable in the UK and Republic of Ireland' and the Charities Act 2011. The financial statements have been prepared under the historical cost convention.

Income

All income is recognised in the Statement of Financial Activities once the charity has entitlement to the funds, it is probable that the income will be received and the amount can be measured reliably.

Expenditure

Liabilities are recognised as expenditure as soon as there is a legal or constructive obligation committing the charity to that expenditure, it is probable that a transfer of economic benefits will be required in settlement and the amount of the obligation can be measured reliably. Expenditure is accounted for on an accruals basis and has been classified under headings that aggregate all cost related to the category. Where costs cannot be directly attributed to particular headings they have been allocated to activities on a basis consistent with the use of resources.

Tangible fixed assets

Depreciation is provided at the following annual rates in order to write off each asset over its estimated useful life.

Freehold property	- nil
Office equipment	- 20% on reducing balance

Freehold property is reflected in the accounts at original cost. Having regard to the estimated useful economic life and residual value, the Trustees consider that a provision for depreciation is not required.

Investments

Investments are included at market value and the unrealised gain or loss is accounted for in the Statement of Financial Activities.

Taxation

The charity is exempt from tax on its charitable activities.

Funds accounting

Unrestricted funds can be used in accordance with the charitable objectives at the discretion of the trustees.

Restricted funds can only be used for particular restricted purposes within the objects of the charity. Restrictions arise when specified by the donor or when funds are raised for particular restricted purposes.

**PORTSMOUTH AND DISTRICT FRIENDLY SOCIETIES
HOMES**

**NOTES TO THE FINANCIAL STATEMENTS
FOR THE YEAR ENDED 31 DECEMBER 2020**

Management and administration of the charity

No honorarium has been paid in the year.

Staff costs

The average monthly number of employees during the year was as follows:

	2020	2019
Homes administrator	1	1

No employees received emoluments in excess of £60,000.

Trustees' remuneration and benefits

There were no trustees' remuneration or other benefits for the year ended 31 December 2020 nor for the year ended 31 December 2019.

Trustees' expenses

During the year, Mrs D Abrahart was reimbursed £98 (2019: £4.50) for postage and sundries, £Nil (2019: £89.50) for funeral flowers, £990 (2019: £Nil) for repairs and decorations, £750 (2019: Nil) for laptop, and £240 (2019: £260) for residents Christmas vouchers.

**PORTSMOUTH AND DISTRICT FRIENDLY SOCIETIES
HOMES**

**NOTES TO THE FINANCIAL STATEMENTS
31 DECEMBER 2020**

2. TANGIBLE FIXED ASSETS

	<u>Freehold property</u>	<u>Office equipment</u>	<u>Totals</u>
	£	£	£
COST OR VALUATION:			
At 1 January 2020	984,737	1,043	985,780
Additions	<u>-</u>	<u>750</u>	<u>750</u>
At 31 December 2020	<u>984,737</u>	<u>1,793</u>	<u>986,530</u>
DEPRECIATION:			
At 1 January 2020	-	616	616
Charge for year	<u>-</u>	<u>235</u>	<u>235</u>
At 31 December 2020	<u>-</u>	<u>851</u>	<u>851</u>
NET BOOK VALUE:			
At 31 December 2020	<u>984,737</u>	<u>942</u>	<u>985,679</u>
At 31 December 2019	<u>984,737</u>	<u>427</u>	<u>985,164</u>

3. FIXED ASSET INVESTMENTS

	<u>Historical Cost</u>	<u>Market Value 2020</u>	<u>Unrealised Gain/(Loss)</u>	<u>Market Value 2019</u>
	£	£	£	£
COIF Capital (4,183.92 units)	35,567	75,358	4,530	70,828
COIF ERF Scheme (1,442.96 units)	93,236	298,120	26,576	271,544
M&G Charibond (41,953.75 units)	<u>49,610</u>	<u>52,644</u>	<u>600</u>	<u>52,044</u>
	<u>178,413</u>	<u>426,122</u>	<u>31,706</u>	<u>394,416</u>

All investment assets are held in the UK.

**PORTSMOUTH AND DISTRICT FRIENDLY SOCIETIES
HOMES**

**NOTES TO THE FINANCIAL STATEMENTS
FOR THE YEAR ENDED 31 DECEMBER 2020**

4. ANALYSIS OF NET ASSETS BETWEEN FUNDS

	General Funds	Designated Funds	Restricted Funds	Total Funds
	£	£	£	£
Tangible fixed assets	985,679	-	-	985,679
Investments	426,122	-	-	426,122
Current assets	2,174	388,981	62	391,217
Current liabilities	<u>(2,174)</u>	<u>-</u>	<u>-</u>	<u>(2,174)</u>
	<u>1,411,801</u>	<u>388,981</u>	<u>62</u>	<u>1,800,844</u>

5. MOVEMENT IN FUNDS

	At 1 January 2020	Incoming resources	Outgoing resources	Movement in investments	At 31 December 2020
	£	£	£	£	£
Unrestricted funds:					
Designated funds	362,720	26,261	-	-	388,981
General funds	<u>1,379,580</u>	<u>515</u>	<u>-</u>	<u>31,706</u>	<u>1,411,801</u>
	<u>1,742,300</u>	<u>26,776</u>	<u>-</u>	<u>31,706</u>	<u>1,800,782</u>
 Restricted funds:					
Renovation grant	<u>62</u>	<u>-</u>	<u>-</u>	<u>-</u>	<u>62</u>
TOTAL FUNDS	<u>1,742,362</u>	<u>26,776</u>	<u>-</u>	<u>31,706</u>	<u>1,800,844</u>

6. RELATED PARTY DISCLOSURES

There were no related party transactions for the year ended 31 December 2020.

**INDEPENDENT EXAMINERS REPORT TO THE TRUSTEES OF
PORTSMOUTH AND DISTRICT FRIENDLY SOCIETIES
HOMES**

FOR THE YEAR ENDED 31 DECEMBER 2020

I report on the accounts of the Society for the year ended 31 December 2020, which are set out on pages 2 to 8.

Respective Responsibilities of Trustees and Examiner

The charity's trustees are responsible for the preparation of the accounts. The charity's trustees consider that an audit is not required for this year (under Section 144(2) of the Charities Act 2011 (the 2011 Act)) and that an independent examination is required.

It is my responsibility to:

- examine the accounts under Section 145 of the 2011 Act
- to follow the procedures laid down in the General Directions given by the Charity Commissioners (under Section 145(5)(b) of the 2011 Act); and
- to state whether particular matters have come to my attention.

Basis of the independent examiner's report

My examination was carried out in accordance with the General Directions given by the Charity Commission. An examination includes a review of the accounting records kept by the charity and a comparison of the accounts presented with those records. It also includes consideration of any unusual items or disclosures in the accounts, and seeking explanations from you as trustees concerning any such matters. The procedures undertaken do not provide all the evidence that would be required in an audit, and consequently no opinion is given as to whether the accounts present a 'true and fair view' and the report is limited to those matters set out in the statements below.

Independent examiner's statement

In connection with my examination, no matter has come to my attention:

(1) which gives me reasonable cause to believe that, in any material respect, the requirements

- to keep accounting records in accordance with Section 130 of the 2011 Act; and
- to prepare accounts which accord with the accounting records and to comply with the accounting requirements of the 2011 Act

have not been met: or

(2) to which, in my opinion, attention should be drawn in order to enable a proper understanding of the accounts to be reached.

**K M Gilbert FCA
Morris Crocker
Chartered Accountants
Station House
North Street
Havant
Hampshire
PO9 1QU**



Date: 29 October 2021

**PORTSMOUTH AND DISTRICT FRIENDLY SOCIETIES
HOMES**

REPORT OF THE TRUSTEES

FOR THE YEAR ENDED 31 DECEMBER 2020

The trustees present their report with the financial statements of the charity for the year ended 31 December 2020. The trustees have adopted the provision of 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 (FRS 102) (effective 1 January 2015).

Objectives and activities

The aim of the Friendly Societies Homes is to provide accommodation for necessitous people over the age of 60 with a preference for those who are members of Friendly Societies and their widows, living in the area of benefit for five years and able to live independently. The area of benefit is within a 15 mile radius from the Guildhall in the city of Portsmouth.

The main objective of the trustees in recent years has been to bring the housing stock of flats up to a suitable and acceptable standard in today's market. There are five blocks of flats on the ground floor and first floor only. There are no lifts at the Homes. Following the modernisation and refurbishment, there are a total of 25 flats at the Homes now having been reduced from the original 32 bedsit flats, with flat 88 becoming an office with planning permission in 2016.

Public benefit

The trustees confirm that they have referred to the guidance contained in the Charity Commission's general guidance on public benefit when reviewing the charity's aims and objectives and in planning future activities. The trustees refer to public benefit throughout this report.

Activities, achievement and performance

The continuing aim of the trustees is to keep the fabric of the building in good repair and to update the flats as and when necessary. The trustees are pleased that residents' requests for repairs continued to be dealt with speedily.

In 2020 the trustees continued to make upgrades and renovation to the flats whilst trying to keep residents safe and well. The pace of work slowed at various stages in 2020 due to the coronavirus lockdowns, and restrictions on giving contractors access to homes belonging to those who are elderly and/or frail. Covid interfered with the work required in 2020 however the trustees were confident that as the quinquennial inspection was due in 2021, work would be identified and restart at the Homes in 2021.

The Homes had 5-yearly electrical inspections completed by Mayo Electrical early in 2020 before the first lockdown and the annual smoke alarms checks were conducted in 2020. The annual gas and boiler inspections were undertaken by Ben at EC Cole and four residents received new boilers in 2020. Fortunately EC Cole and Mayo Electrical were designated as essential services who could continue their work during Covid restrictions.

An asbestos report was undertaken in 2020 of all five blocks to ensure the continued safety of the properties. An older intercom system on one of our blocks of flats was replaced due to its age and a repair was carried out on a ramp for a resident's back door to assist their mobility. There were major renovations on properties that became empty in 2020 including new flooring throughout and replacement of some shower room fittings and kitchen units.

The trustees would like to thank Colin Thorn enormously for his continued commitment, help and work that he provides for the residents at the Homes and which the trustees are very grateful for. Colin continued to work during Covid restrictions to ensure residents could still report their repairs.

The trustees would also like to acknowledge EC Cole for their help and support for continuing their work during Covid. They provided a very good service to the residents which is re-assuring.

The trustees are grateful and would like to thank Michelle Lincoln for keeping in regular contact (whilst working from home) with residents to ensure they were safe and to continue undertaking her role.

**PORTSMOUTH AND DISTRICT FRIENDLY SOCIETIES
HOMES**

FOR THE YEAR ENDED 31 DECEMBER 2020

ANNUAL REPORT FOR 2020 (continued)

2020 was an exceptional year due to Covid and affected not only our residents but sadly people across the world. The Homes did sadly lose three of our residents who passed away during 2020 and who are sadly missed, Pat Mellor, Avril Langley-Archer and Ian Bonas. The trustees will hold a minute's silence to remember our residents at our next AGM.

The trustees also acknowledge this was a very difficult time for our residents and the trustees are grateful with the residents for the way they dealt with the restrictions due to Covid during 2020. The residents were constantly in the trustees' thoughts.

Financial review

Please see the attached accounts prepared by the Homes' Accountants. The trustees did not increase the maintenance charge during 2020.

A donation was received from the Ancient Order of Foresters (Southampton) in the sum of £3,360.00 and another was received from the Ancient Order of Foresters (Castledean) in the sum of £50.00. The trustees are extremely grateful for the help and support they provide and are very thankful for their kind donations. This money will be used to further update the Homes for the benefit of the residents. The trustees would also like to remind residents of the benefits of belonging to the Foresters or Manchester Odd Fellows as they do provide social events for members and can help with welfare grants when members are in need.

Reserves policy

The Homes need a reserve in case it needs to meet unexpected costs.

Structure, governance and management

The name of the Charity is Portsmouth and District Friendly Societies Homes and this is the name used by the trustees. The Registration number of the Charity is 229734. The Trustees' official address is the office based at Flat 88 Glasgow Road, Southsea, Portsmouth, Hampshire, PO4 8HS.

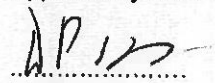
The Homes are conducted by a Scheme dated 15 October 1985, drawn up by the Charity Commission. The charity is controlled by its governing document and constitutes an unincorporated charity. Any decisions made by the trustees are made at meetings of the trustees which are held regularly. The quorum for all trustee meetings is four.

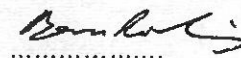
There are four trustees as per the list attached to this report, two are nominative trustees appointed by Portsmouth City Council (one vacancy) and two are co-opted trustees (4 vacancies). Unfortunately, the trustees continue to have vacancies and residents may be aware that Donna Abrahart has expressed her wish to leave her position at some point.

The trustees were unable to hold an Annual General Meeting in 2020, or their traditional Christmas gathering for residents at flat 88 due to local Covid restrictions. All residents were given a £10 food voucher at Christmas to spend at the local butchers. The aim is to look at holding the next AGM in 2022 providing there is no Covid lockdown or restrictions in place. The safety of our residents and staff is of the utmost priority for the trustees.

All in all, an unusual year for the trustees due to the pandemic.

Approved by order of the board of trustees on 28-10-21 and signed on its behalf by:


.....
Mrs D Abrahart
Secretary and Trustee


.....
Cllr B Dowling
Chair Trustee