

**VICTORIA JUBILEE LANGFORD HOMES  
LANGFORD ROAD,  
LANGFORD NORTH SOMERSET**

**ANNUAL REPORT AND STATEMENT  
OF ACCOUNTS FOR THE YEAR  
ENDED**

**31 DECEMBER 2021**

**FOUR FIFTY PARTNERSHIP  
CHARTERED ACCOUNTANTS  
WESTON-SUPER-MARE**

## VICTORIA JUBILEE LANGFORD HOMES

### ANNUAL REPORT FOR THE YEAR ENDED 31 DECEMBER 2021

The Victoria Jubilee Langford Homes, Langford Road, Langford, North Somerset, is registered with the Charity Commission, Number 230158.

The Charity is regulated under a scheme set up by the Charity Commission in 2010 which superseded the scheme set up in 1980 and the Deed of Gift of the founder dated 1891. It is administered and managed by the following trustees:

Mr P Norcross (Chairperson)  
Mrs A M Pursey (Vice Chairperson)  
Mr A Brown  
Mr R K Young  
Mrs R Thomas (appointed 23 April 2021)  
Mr D E Seabright (appointed 23 April 2021, resigned 2 September 2021)  
Mrs J Brown (appointed 24 April 2021)  
Mr D G Hurst (appointed 25 June 2021)  
Mrs S Johnson (resigned 23 April 2021)

Trustees are elected for periods of four years: elections take place at the quarterly meetings of the Board.

The objects of the Charity are set out in its Governing Scheme and are the provision of affordable accommodation for people over 50 years of age in a block of seven almshouses (five houses and two flats) situated at Langford Road, Langford, Bristol BS40 5HU. In addition to the upkeep of the buildings, the Trust maintains the communal garden to the side and at the street frontage of the properties.

The Trustees also act as Trustees to Charles Graham Stone's Relief in Need Charity, although there is no direct connection between the two. Other than this, the Trust does not control or have any substantial interest in any other organisation.

The total of receipts in 2021 was £39,892 (excluding COIF Deposit Account income), mainly derived from Weekly Maintenance Contributions paid by all the residents, although a small amount of investment income was also received. Outgoings totalled £46,106, of which £24,237 was spent on major repairs to external drainage, £1,697 was spent on replacing rear gates, £5,011 was spent on heating oil and £4,411 was spent on general maintenance. Administration costs during the year were £2,649.

The Trust's policy on reserves is to maintain and build up an Extraordinary Maintenance Fund for unforeseeable maintenance expenditure and a Cyclical Maintenance Fund for regular foreseeable maintenance expenditure.


The Trustees have had regard to Charity Commission guidance on public benefit as set out in section 17(5) of the 2011 Charities Act.

This report, and the attached Accounts, have been approved by the Board of Trustees.

**Mr P Norcross: Chairperson**

For and on behalf of the Trustees

Date:



12 822

# Independent examiner's report to the trustees on the accounts of Victoria Jubilee Langford Homes

On accounts for the year ended

31 December 2021

Charity no

230158

Set out on pages

4, 5 and 6

I report to the trustees on my examination of the accounts of the above charity ("the Trust") for the year ended 31 December 2021.

## Responsibilities and basis of report

As the charity's trustees, 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.

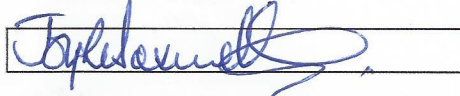
## Independent examiner's statement

I have completed my examination. I confirm that no material matters have come to my attention in connection with the examination which gives me cause to believe that in, any material respect:

- the accounting records were not kept in accordance with section 130 of the Charities Act; or
- the accounts did not accord with the accounting records; or
- the accounts did 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:

27 September 2022

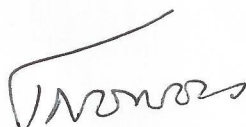
**Name:** Joy Boswell, FCA, FCCA  
Four Fifty Partnership  
34 Boulevard  
Weston-super-Mare  
BS23 1NF



**VICTORIA JUBILEE LANGFORD HOMES  
STATEMENT OF ASSETS AND LIABILITIES  
AS AT 31 DECEMBER 2021**

	2021		2020	
	£	£	£	£
<b>ASSETS AND LIABILITIES</b>				
1 Freehold Land and Buildings At Valuation		1,530,000		1,530,000
<u>Investments</u>				
2 Endowment- 18,708 M&G Charity Multi Asset Fund Income Units at cost. Market Value at 31/12/21 £17,052		5,862		5,862
AOI- 1,392 M&G Charity Multi Asset Fund Income Units at cost. Market value at 31/12/21 £1,269		436		436
<u>Extraordinary Repair Fund</u>				
257,444 M&G Charity Multi Asset Fund Income Units at cost. Market value at 31/12/21 £26,955		4,928		4,928
<u>Cyclical Maintenance Fund</u>				
3 861.40 COIF Investment Income Shares at cost	10,627		10,627	
Market value at 31/12/21 £17,716				
COIF Deposit Account	5,913		5,457	
		<b>16,540</b>		<b>16,084</b>
<u>NatWest Bank</u>				
Current Account		345		(2,649)
Business Reserve Account		40,468		45,831
Other debtors		0		638
4 Trade Creditors		(118)		0
Charles Graham Stone's Relief in Need Charity		(2,000)		(2,000)
Residents ledger debit (credit) balance		(203)		237
Sidney Hill Churchill Wesleyan Cottage Homes		(2,649)		0
		<b>1,593,609</b>		<b>1,599,367</b>
<b>REPRESENTED BY</b>				
<u>General Fund</u>				
Balance as at 1 January 2021	42,063		27,019	
Less: Net Receipts/ (Payments) for the year	(6,214)		15,044	
	<b>35,849</b>		<b>42,063</b>	
Less: Net transfer to Cyclical Maintenance Fund	0		0	
Add: Transfer from Extraordinary Repair Fund	0		0	
		<b>35,849</b>		<b>42,063</b>
<u>Extraordinary Repair Fund</u>				
Balance as at 1 January 2021	4,928		4,928	
Add: Transfer from General Fund	0		0	
Less: Transfer to General Fund	0		0	
		<b>4,928</b>		<b>4,928</b>
<u>Cyclical Maintenance Fund</u>				
Balance as at 1 January 2021	16,078		15,618	
Add: COIF Deposit Account Dividends	456		447	
Add: COIF Deposit Account Interest	0		13	
Add: Net transfer from General Fund	0		0	
		<b>16,534</b>		<b>16,078</b>
<u>Endowment</u>				
Land and Buildings	660,000		660,000	
Revaluation reserve	870,000		870,000	
Investments	6,298		6,298	
		<b>1,536,298</b>		<b>1,536,298</b>
		<b>1,593,609</b>		<b>1,599,367</b>

X **Mr P Norcross: Chairperson**  
For and on behalf of the Trustees



**VICTORIA JUBILEE LANGFORD HOMES  
RECEIPTS AND PAYMENTS ACCOUNT  
FOR YEAR ENDING 31 DECEMBER 2021**

	2021	2020
	£	£
<b>Receipts to Bank Account</b>		
Weekly Maintenance Contributions	32,803	30,263
Weekly Heating/Hot Water	3,629	5,463
Weekly Water and Sewerage Rate	2,778	2,595
TV Licence Contributions	15	23
NAACIF Dividends	663	703
Bank Interest	5	28
<b>Total Receipts to Bank Account</b>	<b>39,892</b>	<b>39,075</b>
<b>Payments</b>		
Oil Payments	5,011	4,259
Boiler Maintenance	605	900
Electricity	0	22
Insurance	2,053	1,995
Water and Sewerage	2,303	2,538
General Maintenance	30,345	3,660
Garden Maintenance	1,500	2,395
Clerks Salary	2,341	4,762
Clerks Expenses	308	516
Professional Fees & Subscriptions	1,639	2,973
Sundry Expenses	0	11
<b>Total Expenditure from Bank account</b>	<b>46,106</b>	<b>24,031</b>
<b>Net Receipts for the Year</b>	<b>(6,214)</b>	<b>15,044</b>
<b>Receipts to COIF Deposit Account</b>		
COIF Deposit Account Dividends	456	447
COIF Deposit Account Interest	0	13
<b>Total Receipts to COIF Deposit Account</b>	<b>456</b>	<b>460</b>
	<b>(5,758)</b>	<b>15,504</b>
Current Funds at 31 December 2020	<b>69,367</b>	<b>53,863</b>
Current Funds at 31 December 2021	<b>63,609</b>	<b>69,367</b>

## **VICTORIA JUBILEE LANGFORD HOMES**

### **NOTES TO THE ACCOUNTS FOR THE YEAR ENDED 31 DECEMBER 2021**

1. These financial statements have been prepared on the Receipts and Payments basis with the Trustees report has been prepared in accordance with the Charities SORP (FRS 102).
2. The Dwellings and Land are shown at the valuation agreed by the Trustees at their meeting held on 25 June 2016.
3. The Victoria Jubilee Langford Homes have an Extraordinary Repair Fund represented (at 31 December 2021) by 257,444 M & G Charity Multi Asset Fund Income Units.
4. The Victoria Jubilee Langford Homes also have a Cyclical Maintenance Fund represented (at 31 December 2021) by a holding of 861.40 COIF investment Income shares with a holding of £5,913 held in a COIF Deposit Account.
5. The Charles Graham Stone's Relief in Need Charity is owed £2,000 which is an interest free loan (£8,000 of the original loan £10,000 has been repaid) that was taken out in 2010 and is repayable on demand.
6. The Sidney Hill Churchill Wesleyan Cottage Homes Charity is owed £2,649 which is an interest free loan that was taken out in 2021 and is repayable on demand.
7. During the year, the Charity has not been affected by the ongoing COVID-19 pandemic. This is due to the fact that the Charities activities operate outside of the Government enforced social restrictions.