

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

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

**31 DECEMBER 2022**

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

## VICTORIA JUBILEE LANGFORD HOMES

### ANNUAL REPORT FOR THE YEAR ENDED 31 DECEMBER 2022

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The Charity is regulated under a scheme set up by the Charity Commission in 2010 which superseded the scheme set up in 1980 and the Deed of Gift of the founder dated 1891.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

Mrs R Thomas (Chairperson)  
Mr G Fortune (resigned 26 May 2023)  
Mrs J Brown  
Mr D Hurst  
Mr B Price (appointed 14 April 2023)  
Mrs A Pursey  
Mr S Seel (appointed 14 April 2023)

Trustees are elected for periods of four years, any new Trustees are elected at a Special Meeting 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 2022 was £69,454 (excluding COIF Deposit Account income), mainly derived from Weekly Maintenance Contributions paid by all the residents. We also received a large donation of £25,000 from individuals who prefer to remain anonymous. Outgoings totalled £85,581, of which £54,854 was spent on major external redecoration and the replacement of two boilers. £7,499 was spent on heating oil and £7,886 was spent on general maintenance. Administration costs during the year were £2,884.

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.

**Mrs R Thomas: Chairperson**  
For and on behalf of the Trustees

Date: 17/10/23



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

On accounts for the year ended

31 December 2022

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 2022.

## 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.

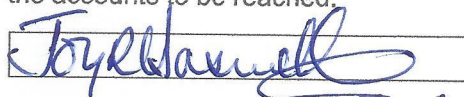
## Independent examiner's statement

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:

19/10/23

Name: Joy Boswell, FCA, FCCA

Four Fifty Partnership  
34 Boulevard  
Weston-super-Mare  
BS23 1NF

# VICTORIA JUBILEE LANGFORD HOMES

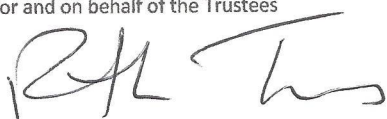
## STATEMENT OF ASSETS AND LIABILITIES

### AS AT 31 DECEMBER 2022

|  | 2022             | 2021             |
|--|------------------|------------------|
|  | £                | £                |
| <b>ASSETS AND LIABILITIES</b>  |                  |                  |
| 1 Freehold Land and Buildings<br>At Valuation  | 1,530,000        | 1,530,000        |
| <u>Investments</u>   |                  |                  |
| 2 Endowment- 18,708 M&G Charity Multi Asset Fund<br>Income Units at cost. Market Value at 31/12/22<br>£16,521                      | 5,862            | 5,862            |
| AOI- 1,392 M&G Charity Multi Asset Fund Income<br>Units at cost. Market value at 31/12/22 £1,229                                   | 436              | 436              |
| <u>Extraordinary Repair Fund</u><br>257,444 M&G Charity Multi Asset Fund Income Units<br>at cost. Market value at 31/12/22 £27,168 | 4,928            | 4,928            |
| <u>Cyclical Maintenance Fund</u>   |                  |                  |
| 3 861.40 COIF Investment Income Shares at cost<br>Market value at 31/12/22 £15,656   | 10,627           | 10,627           |
| COIF Deposit Account   | 6,441            | 5,913            |
|  | <u>17,068</u>    | <u>16,540</u>    |
| <u>NatWest Bank</u>  |                  |                  |
| Current Account  | (8,511)          | 345              |
| Business Reserve Account   | 30,691           | 40,468           |
| Other debtors  | 2,670            | 0                |
| 4 Trade Creditors  | 0                | (118)            |
| Charles Graham Stone's Relief in Need Charity  | (2,000)          | (2,000)          |
| Residents ledger debit (credit) balance  | (251)            | (203)            |
| Sidney Hill Churchill Wesleyan Cottage Homes   | (2,884)          | (2,649)          |
|  | <u>1,578,009</u> | <u>1,593,609</u> |
| <b>REPRESENTED BY</b>  |                  |                  |
| <u>General Fund</u>  |                  |                  |
| Balance as at 1 January 2022   | 35,849           | 42,063           |
| Less: Net Receipts/ (Payments) for the year  | <u>(16,127)</u>  | <u>(6,214)</u>   |
|  | 19,722           | 35,849           |
| Less: Net transfer to Cyclical Maintenance Fund  | 0                | 0                |
| Add: Transfer from Extraordinary Repair Fund   | <u>0</u>         | <u>0</u>         |
|  | 19,722           | 35,849           |
| <u>Extraordinary Repair Fund</u>   |                  |                  |
| Balance as at 1 January 2022   | 4,928            | 4,928            |
| Add: Transfer from General Fund  | 0                | 0                |
| Less: Transfer to General Fund   | <u>0</u>         | <u>0</u>         |
|  | 4,928            | 4,928            |
| <u>Cyclical Maintenance Fund</u>   |                  |                  |
| Balance as at 1 January 2022   | 16,534           | 16,078           |
| Add: COIF Deposit Account Dividends  | 467              | 456              |
| Add: COIF Deposit Account Interest   | 60               | 0                |
| Add: Net transfer from General Fund  | <u>0</u>         | <u>0</u>         |
|  | 17,061           | 16,534           |
| <u>Endowment</u>   |                  |                  |
| Land and Buildings   | 660,000          | 660,000          |
| Revaluation reserve  | 870,000          | 870,000          |
| Investments  | <u>6,298</u>     | <u>6,298</u>     |
|  | 1,536,298        | 1,536,298        |
|  | <u>1,578,009</u> | <u>1,593,609</u> |

Mrs R Thomas: Chairperson

For and on behalf of the Trustees





**VICTORIA JUBILEE LANGFORD HOMES  
RECEIPTS AND PAYMENTS ACCOUNT  
FOR YEAR ENDING 31 DECEMBER 2022**

|   | 2022   |                 | 2021   |                |
|---|--------|-----------------|--------|----------------|
|   | £      | £               | £      | £              |
| <b>Receipts to Bank Account</b>               |        |                 |        |                |
| Weekly Maintenance Contributions              | 35,790 |                 | 32,803 |                |
| Weekly Heating/Hot Water                      | 5,284  |                 | 3,629  |                |
| Weekly Water and Sewerage Rate                | 2,577  |                 | 2,778  |                |
| TV Licence Contributions                      | 7      |                 | 15     |                |
| NAACIF Dividends                              | 704    |                 | 663    |                |
| Bank Interest                                 | 84     |                 | 5      |                |
| Donation / Other Income                       | 25,008 |                 | 0      |                |
| <b>Total Receipts to Bank Account</b>         |        | <b>69,454</b>   |        | <b>39,892</b>  |
| <b>Payments</b>                               |        |                 |        |                |
| Oil Payments                                  | 7,499  |                 | 5,011  |                |
| Boiler Maintenance                            | 3,273  |                 | 605    |                |
| Major Repairs & Maintenance                   | 54,854 |                 | 0      |                |
| Council Tax                                   | 0      |                 | 0      |                |
| Insurance                                     | 2,482  |                 | 2,053  |                |
| Water and Sewerage                            | 2,282  |                 | 2,303  |                |
| General Maintenance                           | 4,613  |                 | 30,346 |                |
| Garden Maintenance                            | 2,500  |                 | 1,500  |                |
| Clerks Salary                                 | 2,469  |                 | 2,341  |                |
| Clerks Expenses                               | 415    |                 | 308    |                |
| Professional Fees & Subscriptions             | 5,186  |                 | 1,639  |                |
| Sundry Expenses                               | 8      |                 | 0      |                |
| <b>Total Expenditure from Bank account</b>    |        | <b>85,581</b>   |        | <b>46,106</b>  |
| <b>Net Loss for the Year</b>                  |        | <b>(16,067)</b> |        | <b>(6,214)</b> |
| <b>Receipts to COIF Deposit Account</b>       |        |                 |        |                |
| COIF Deposit Account Dividends                | 467    |                 | 456    |                |
| COIF Deposit Account Interest                 | 60     |                 | 0      |                |
| <b>Total Receipts to COIF Deposit Account</b> |        | <b>527</b>      |        | <b>456</b>     |
|   |        | <b>(15,600)</b> |        | <b>(5,758)</b> |
| Current Funds at 31 December 2021             |        | <b>63,609</b>   |        | <b>69,367</b>  |
| Current Funds at 31 December 2022             |        | <b>48,009</b>   |        | <b>63,609</b>  |

## **VICTORIA JUBILEE LANGFORD HOMES**

### **NOTES TO THE ACCOUNTS FOR THE YEAR ENDED 31 DECEMBER 2022**

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 valued at £27,168, represented at 31 December 2022 by a holding of 257.444 M & G Charity Multi Asst Fund income units.
4. The Victoria Jubilee Langford Homes also have a Cyclical Maintenance Fund represented (£15,656 at 31 December 2022) by a holding of 861.40 COIF investment Income shares with a further holding of £6,441 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 £2,884 which is an interest free loan that was taken out in 2022 and is repayable on demand.