

# THE EVANS HOMES

England & Wales · Charity number 230302

## Details

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Other names	THE EVANS ALMSHOUSES, EVANS ALMSHOUSES
Status	Registered
Legal form	Other
Registered	1963-10-08
Register	<a href="#">View on the Charity Commission register</a>

## Contact

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Address	Park End Simonburn Hexham Northumberland NE48 3AA
Phone	01434230202
Email	<a href="mailto:nick@parkend.net">nick@parkend.net</a>

## Activities

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**Objects:** A) THE PROVISION OF HOUSING ACCOMMODATION FOR WOMEN WHO ARE IN NEED, HARDSHIP OR DISTRESS.B) SUCH CHARITABLE PURPOSES FOR THE BENEFIT OF THE RESIDENTS OR PERSONS IN NEED OR GENERAL CHARITABLE PURPOSES WITHIN THE PARISHES OF HUMSHAUGH AND SIMONBURN AS THE TRUSTEES DECIDE.

**Activities:** Provision of housing accomodation for women who are in need hardship or distressand such charitable purposes for the benefit of the residents or persons in need or general charitable purposes within the Parishes of Humshaugh and Simonburn as the Trustees decide

## Classification

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- **How:** Makes Grants To Individuals
- **What:** The Advancement Of Health Or Saving Of Lives, Disability, The Prevention Or Relief Of Poverty, Accommodation/housing
- **Who:** Elderly/old People

## Geography

- **Area of benefit:** PARISHES OF HUMSHAUGH AND SIMONBURN
- Northumberland

## Finances

Period end	Income	Expenditure	Assets	Employees
2024-12-31	£71,969	£43,289	-	-
2023-12-31	£63,448	£34,355	-	-
2022-12-31	£31,431	£17,128	-	-
2021-12-31	£62,346	£47,168	-	-
2020-12-31	£60,953	£55,197	-	-

## Trustees

Name	Role	Appointed
<b>NICHOLAS ARTHUR RIDLEY</b>	Chair	
CHARLES ANTONY ELLIOTT BRAITHWAITE		
David Richard Newell		2025-11-19
HARRIET MARY BENSON		
Reverend Canon Sarah Anne Lunn		2021-11-17
Rupert Gibson		2021-11-17
VERONICA ALLGOOD		

**THE EVANS HOMES**

England & Wales - Charity number 230302

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# Accounts

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Charity registration number 230302 (England and Wales)

**THE EVANS ALMSHOUSES**  
**ANNUAL REPORT AND UNAUDITED FINANCIAL STATEMENTS**  
**FOR THE YEAR ENDED 31 DECEMBER 2024**

# THE EVANS ALMSHOUSES

## LEGAL AND ADMINISTRATIVE INFORMATION

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**Trustees**

Mr C A E Braithwaite (Co-optative)  
Dr J P McCollum (Co-optative)  
Mrs V Allgood (Nominative)  
Mrs H Benson (Co-optative)  
Mr N A Ridley (Co-optative)  
Rev S A Lunn (Co-optative)  
Mr R Gibson (Nominative)

**Charity number (England and Wales)** 230302

**Principal address**

Park End  
Simonburn  
Hexham  
Northumberland  
NE48 3AA

**Accountants**

Bassett Herron  
Mallan House  
Bridge End  
Hexham  
Northumberland  
NE46 4DQ

**Solicitors**

Nicholson Portnell  
Priestpopple House  
Hexham  
Northumberland  
NE46 1PL

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# THE EVANS ALMSHOUSES

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# THE EVANS ALMSHOUSES

## TRUSTEES' REPORT

### FOR THE YEAR ENDED 31 DECEMBER 2024

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The trustees present their annual report and financial statements for the year ended 31 December 2024.

The accounts have been prepared in accordance with the accounting policies set out in note 1 to the accounts and comply with the charity's deed of conveyance, the Charities Act 2011 and the Charities SORP (FRS 102).

#### **Objectives and activities**

The objects of the charity are:

(a) the provision of housing accommodation for women who are in need, hardship or distress.

(b) such charitable purposes for the benefit of the residents or persons in need or general charitable purposes within the Parishes of Humshaugh and Simonburn as the trustees decide.

#### *Public benefit*

In accordance with Section 17(5) of the 2011 Charities Act the trustees have paid due regard to guidance issued by the Charity Commission in deciding what activities the charity should undertake as part of the public benefit requirement.

#### **Achievements and performance**

*Significant activities and achievements against objectives*

#### **Financial review**

##### *Reserves policy*

The charity retains property conveyed to it and investments subsequently made in order to generate income for the purpose of the charity in accordance with the terms of the charity documents. Re-invested funds from past disposals and other funds not immediately required are retained for the purpose of maintenance and development of the almshouses and other properties. Revenue reserves amounted to £181001 at 31 December 2024.

Grants of £2,240 were made in the year.

#### *Major risks*

The trustees have assessed the major risks to which the charity is exposed, and are satisfied that systems are in place to mitigate exposure to the major risks.

#### **Structure, governance and management**

The Evans Almshouses is constituted under a deed of conveyance dated 15 June 1863 which conveyance was registered under the Charities Act 1960 on 21 June 1978. Its objects have since been amended by a scheme dated 27 September 2007.

The trustees who served during the year and up to the date of signature of the financial statements were:

Mr C A E Braithwaite (Co-optative)

Dr J P McCollum (Co-optative)

Mrs V Allgood (Nominative)

Mrs H Benson (Co-optative)

Mr N A Ridley (Co-optative)

Rev S A Lunn (Co-optative)

Mr R Gibson (Nominative)

# THE EVANS ALMSHOUSES

## TRUSTEES' REPORT (CONTINUED)

**FOR THE YEAR ENDED 31 DECEMBER 2024**

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### *Recruitment and appointment of trustees*

The Trust Deed appoints as ex-officio trustee the Rector of the Ecclesiastical Benefice of Humshaugh with Simonburn and Wark.

Two nominative trustees are appointed, one by the Parish Council of Humshaugh and one by the Parish Council of Simonburn.

Co-optative trustees are appointed for a term of five years but may be reappointed.

Potential future trustees are sought who are of good character and standing and long established residents in the charity's geographical area, with knowledge of the changing needs of each area of population.

The company's current policy concerning the payment of trade creditors is to follow the CBI's Prompt Payers Code (copies are available from the CBI, Centre Point, 103 New Oxford Street, London WC1A 1DU).

The company's current policy concerning the payment of trade creditors is to:

- settle the terms of payment with suppliers when agreeing the terms of each transaction;
- ensure that suppliers are made aware of the terms of payment by inclusion of the relevant terms in contracts; and
- pay in accordance with the company's contractual and other legal obligations.

### *Organisational structure*

The trust's assets are administered by the chairman who reports six monthly to the trustees. Requests for charitable donations are collected by any trustee who will present the request to the trustees at a six monthly meeting.

The trustees' report was approved by the Board of Trustees.

Mr N A Ridley (Co-optative)

**Trustee**

14 May 2025

Rev S A Lunn (Co-optative)

**Trustee**

# THE EVANS ALMSHOUSES

## ACCOUNTANTS' REPORT TO THE TRUSTEES ON THE PREPARATION OF THE UNAUDITED STATUTORY FINANCIAL STATEMENTS OF THE EVANS ALMSHOUSES FOR THE YEAR ENDED 31 DECEMBER 2024

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In order to assist you to fulfil your duties under the Charities Act 2011, we have prepared for your approval the financial statements of The Evans Almshouses for the year ended 31 December 2024, which comprise the statement of financial activities and the related notes from the charity's accounting records and from information and explanations you have given us.

This report is made to the charity's trustees, as a body, in accordance with the terms of our engagement letter dated 11 March 2025. Our work has been undertaken solely to prepare for your approval the financial statements of The Evans Almshouses and state those matters that we have agreed to state to the charity's trustees, as a body, in this report. To the fullest extent permitted by law, we do not accept or assume responsibility to anyone other than The Evans Almshouses and the charity's trustees as a body, for our work or for this report.

It is your duty to ensure that The Evans Almshouses has kept adequate accounting records and to prepare statutory financial statements that give a true and fair view of the assets, liabilities, financial position and surplus of The Evans Almshouses. You consider that The Evans Almshouses is exempt from the statutory audit requirement for the year, and is not required to obtain an independent examiner's report.

We have not been instructed to carry out an audit or a review of the financial statements of The Evans Almshouses. For this reason, we have not verified the accuracy or completeness of the accounting records or information and explanations you have given to us and we do not, therefore, express any opinion on the statutory financial statements.

Bassett Herron  
Accountants & Business Advisors  
Mallan House  
Bridge End  
Hexham  
Northumberland  
NE46 4DQ  
14 May 2025

# THE EVANS ALMSHOUSES

## STATEMENT OF FINANCIAL ACTIVITIES INCLUDING INCOME AND EXPENDITURE ACCOUNT

**FOR THE YEAR ENDED 31 DECEMBER 2024**

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		Unrestricted funds	Endowment funds	Total	Total
	Notes	2024	2024	2024	2023
		£	£	£	£
<b><u>Income from:</u></b>					
Investments	3	71,969	-	71,969	63,448
		<hr/>	<hr/>	<hr/>	<hr/>
<b><u>Expenditure on:</u></b>					
Charitable activities	4	43,289	-	43,289	34,357
		<hr/>	<hr/>	<hr/>	<hr/>
<b>Net income for the year/</b>					
Gains on investment assets		4,782	2,111	6,893	-
		<hr/>	<hr/>	<hr/>	<hr/>
<b>Net movement in funds</b>		33,462	2,111	35,573	29,091
		<hr/>	<hr/>	<hr/>	<hr/>
Fund balances at 1 January 2024		197,351	1,460,493	1,657,844	1,628,753
		<hr/>	<hr/>	<hr/>	<hr/>
<b>Fund balances at 31 December 2024</b>		230,813	1,462,604	1,693,417	1,657,844
		<hr/> <hr/>	<hr/> <hr/>	<hr/> <hr/>	<hr/> <hr/>

The statement of financial activities includes all gains and losses recognised in the year.

The statement of financial activities includes all gains and losses recognised in the year. All income and expenditure derive from continuing activities.

# THE EVANS ALMSHOUSES

## BALANCE SHEET

AS AT 31 DECEMBER 2024

		2024		2023	
	Notes	£	£	£	£
<b>Fixed assets</b>					
Tangible assets	6		86,000		86,000
Investments	7		1,263,000		1,263,000
Programme related investments			269,383		255,445
			<u>1,618,383</u>		<u>1,604,445</u>
<b>Current assets</b>					
Debtors	8	275		2,332	
Cash at bank and in hand		80,844		52,931	
		<u>81,119</u>		<u>55,263</u>	
<b>Creditors: amounts falling due within one year</b>	9	(6,085)		(1,864)	
<b>Net current assets</b>			<u>75,034</u>		<u>53,399</u>
<b>Total assets less current liabilities</b>			<u>1,693,417</u>		<u>1,657,844</u>
<b>The funds of the charity</b>					
Endowment funds			1,462,604		1,460,493
Unrestricted funds			230,813		197,351
			<u>1,693,417</u>		<u>1,657,844</u>

The financial statements were approved by the trustees on 14 May 2025

Mr C A E Braithwaite (Co-optative)  
Trustee

Mr N A Ridley (Co-optative)  
Trustee

# THE EVANS ALMSHOUSES

## NOTES TO THE FINANCIAL STATEMENTS

### FOR THE YEAR ENDED 31 DECEMBER 2024

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#### 1 Accounting policies

##### Charity information

The Evans Almshouses is an unincorporated charity based at Park End, Simonburn, Hexham, Northumberland, NE48 3AA.

#### 1.1 Accounting convention

The financial statements have been prepared in accordance with the charity's governing document, the Charities Act 2011, FRS 102 "The Financial Reporting Standard applicable in the UK and Republic of Ireland" and the Charities SORP "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)". The charity is a Public Benefit Entity as defined by FRS 102.

The charity has taken advantage of the provisions in the SORP for charities not to prepare a statement of cash flows.

The financial statements have departed from the Charities (Accounts and Reports) Regulations 2008 only to the extent required to provide a true and fair view. This departure has involved following the Statement of Recommended Practice for charities applying FRS 102 rather than the version of the Statement of Recommended Practice which is referred to in the Regulations but which has since been withdrawn.

The financial statements are prepared in sterling, which is the functional currency of the charity. Monetary amounts in these financial statements are rounded to the nearest £.

The financial statements have been prepared under the historical cost convention, [modified to include the revaluation of freehold properties and to include investment properties and certain financial instruments at fair value]. The principal accounting policies adopted are set out below.

These financial statements for the year ended 31 December 2024 are the first financial statements of The Evans Almshouses prepared in accordance with FRS 102, The Financial Reporting Standard applicable in the UK and Republic of Ireland. The date of transition to FRS 102 was 1 January 2023. The reported financial position and financial performance for the previous period are not affected by the transition to FRS 102.

#### 1.2 Going concern

At the time of approving the financial statements, the trustees have a reasonable expectation that the charity has adequate resources to continue in operational existence for the foreseeable future. Thus the trustees continue to adopt the going concern basis of accounting in preparing the financial statements.

#### 1.3 Charitable funds

Unrestricted funds are available for use at the discretion of the trustees in furtherance of their charitable objectives.

Restricted funds are subject to specific conditions by donors or grantors as to how they may be used. The purposes and uses of the restricted funds are set out in the notes to the financial statements.

Endowment funds are subject to specific conditions by donors that the capital must be maintained by the charity.

#### 1.4 Income

Income is recognised when the charity is legally entitled to it after any performance conditions have been met, the amounts can be measured reliably, and it is probable that income will be received.

# THE EVANS ALMSHOUSES

## NOTES TO THE FINANCIAL STATEMENTS (CONTINUED)

### FOR THE YEAR ENDED 31 DECEMBER 2024

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#### 1 Accounting policies

(Continued)

Cash donations are recognised on receipt. Other donations are recognised once the charity has been notified of the donation, unless performance conditions require deferral of the amount. Income tax recoverable in relation to donations received under Gift Aid or deeds of covenant is recognised at the time of the donation.

Legacies are recognised on receipt or otherwise if the charity has been notified of an impending distribution, the amount is known, and receipt is expected. If the amount is not known, the legacy is treated as a contingent asset.

#### 1.5 Expenditure

Expenditure is recognised once there is a legal or constructive obligation to transfer economic benefit to a third party, 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 classified by activity. The costs of each activity are made up of the total of direct costs and shared costs, including support costs involved in undertaking each activity. Direct costs attributable to a single activity are allocated directly to that activity. Shared costs which contribute to more than one activity and support costs which are not attributable to a single activity are apportioned between those activities on a basis consistent with the use of resources. Central staff costs are allocated on the basis of time spent, and depreciation charges are allocated on the portion of the asset's use.

#### 1.6 Tangible fixed assets

Tangible fixed assets are initially measured at cost and subsequently measured at cost or valuation, net of depreciation and any impairment losses.

Tangible fixed assets are stated at valuation.

Land and buildings 0%

The gain or loss arising on the disposal of an asset is determined as the difference between the sale proceeds and the carrying value of the asset, and is recognised in the statement of financial activities.

#### 1.7 Fixed asset investments

Fixed asset investments are initially measured at transaction price excluding transaction costs, and are subsequently measured at fair value at each reporting date. Changes in fair value are recognised in net income/(expenditure) for the year. Transaction costs are expensed as incurred.

#### 1.8 Impairment of fixed assets

At each reporting end date, the charity reviews the carrying amounts of its tangible assets to determine whether there is any indication that those assets have suffered an impairment loss. If any such indication exists, the recoverable amount of the asset is estimated in order to determine the extent of the impairment loss (if any).

#### 1.9 Cash and cash equivalents

Cash and cash equivalents include cash in hand, deposits held at call with banks, other short-term liquid investments with original maturities of three months or less, and bank overdrafts. Bank overdrafts are shown within borrowings in current liabilities.

# THE EVANS ALMSHOUSES

## NOTES TO THE FINANCIAL STATEMENTS (CONTINUED)

### FOR THE YEAR ENDED 31 DECEMBER 2024

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#### 1 Accounting policies

(Continued)

##### 1.10 Financial instruments

The charity has elected to apply the provisions of Section 11 'Basic Financial Instruments' and Section 12 'Other Financial Instruments Issues' of FRS 102 to all of its financial instruments.

Financial instruments are recognised in the charity's balance sheet when the charity becomes party to the contractual provisions of the instrument.

Financial assets and liabilities are offset, with the net amounts presented in the financial statements, when there is a legally enforceable right to set off the recognised amounts and there is an intention to settle on a net basis or to realise the asset and settle the liability simultaneously.

##### **Basic financial assets**

Basic financial assets, which include debtors and cash and bank balances, are initially measured at transaction price including transaction costs and are subsequently carried at amortised cost using the effective interest method unless the arrangement constitutes a financing transaction, where the transaction is measured at the present value of the future receipts discounted at a market rate of interest. Financial assets classified as receivable within one year are not amortised.

##### **Basic financial liabilities**

Basic financial liabilities, including creditors and bank loans are initially recognised at transaction price unless the arrangement constitutes a financing transaction, where the debt instrument is measured at the present value of the future payments discounted at a market rate of interest. Financial liabilities classified as payable within one year are not amortised.

Debt instruments are subsequently carried at amortised cost, using the effective interest rate method.

Trade creditors are obligations to pay for goods or services that have been acquired in the ordinary course of operations from suppliers. Amounts payable are classified as current liabilities if payment is due within one year or less. If not, they are presented as non-current liabilities. Trade creditors are recognised initially at transaction price and subsequently measured at amortised cost using the effective interest method.

##### **Derecognition of financial liabilities**

Financial liabilities are derecognised when the charity's contractual obligations expire or are discharged or cancelled.

##### 1.11 Employee benefits

The cost of any unused holiday entitlement is recognised in the period in which the employee's services are received.

Termination benefits are recognised immediately as an expense when the charity is demonstrably committed to terminate the employment of an employee or to provide termination benefits.

#### 2 Critical accounting estimates and judgements

In the application of the charity's accounting policies, the trustees are required to make judgements, estimates and assumptions about the carrying amount of assets and liabilities that are not readily apparent from other sources. The estimates and associated assumptions are based on historical experience and other factors that are considered to be relevant. Actual results may differ from these estimates.

The estimates and underlying assumptions are reviewed on an ongoing basis. Revisions to accounting estimates are recognised in the period in which the estimate is revised where the revision affects only that period, or in the period of the revision and future periods where the revision affects both current and future periods.

# THE EVANS ALMSHOUSES

## NOTES TO THE FINANCIAL STATEMENTS (CONTINUED) FOR THE YEAR ENDED 31 DECEMBER 2024

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### 3 Income from investments

	Unrestricted funds 2024 £	Unrestricted funds 2023 £
Rental income	42,342	40,861
Other income	10,508	9,650
Other income	18,598	12,616
Interest receivable	521	321
	<u>71,969</u>	<u>63,448</u>

### 4 Grants payable

	Grants payable 2024 £	Grants payable 2023 £
Grants to institutions:		
Other	2,240	10,362
	<u>2,240</u>	<u>10,362</u>

#### Detailed analysis:

##### 2024

UK Development Group 840  
Parkinsons UK 400  
Humshaugh Playing Fields 1,000

##### 2023

Humshaugh Village Hill 562  
Wark Church of England School 500  
St Mungo's Church 5,000  
Humshaugh School 1,000  
Humshaugh Parish Council 2,000  
Youth Club 500  
Educational Grants 800

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### 5 Trustees

None of the trustees (nor any persons connected with them) received any remuneration or other form of benefit from the charity during the year.

# THE EVANS ALMSHOUSES

## NOTES TO THE FINANCIAL STATEMENTS (CONTINUED) FOR THE YEAR ENDED 31 DECEMBER 2024

### 6 Tangible fixed assets

	<b>Land and buildings £</b>
<b>Cost</b>	
At 1 January 2024	86,000
At 31 December 2024	<u>86,000</u>
<b>Carrying amount</b>	
At 31 December 2024	<u>86,000</u>
At 31 December 2023	<u>86,000</u>

The land and buildings were valued at 20th February 2015 by Land Factor on an open market value basis. They are registered in the name of the Official Custodian of Charities on behalf of the charity. The trustees are not aware of any material changes in the valuation between the valuation date and the year end date.

### 7 Fixed asset investments

	<b>Unlisted investments £</b>
<b>Cost or valuation</b>	
At 1 January 2024 & 31 December 2024	<u>1,263,000</u>
<b>Carrying amount</b>	
At 31 December 2024	<u>1,263,000</u>
At 31 December 2023	<u>1,263,000</u>

### 8 Debtors

	<b>2024 £</b>	<b>2023 £</b>
<b>Amounts falling due within one year:</b>		
Other debtors	-	1,426
Prepayments and accrued income	275	906
	<u>275</u>	<u>2,332</u>

# THE EVANS ALMSHOUSES

## NOTES TO THE FINANCIAL STATEMENTS (CONTINUED) FOR THE YEAR ENDED 31 DECEMBER 2024

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### 9 Creditors: amounts falling due within one year

	2024 £	2023 £
Other creditors	2,880	-
Accruals and deferred income	3,205	1,864
	<u>6,085</u>	<u>1,864</u>

### 10 Related party transactions

During the year heating was supplied from Park End Farms, an entity in which the trustee Mr N A Ridley is the sole trader. A total of £2,119 (2023 - £2,284) was charged to the statement of financial activity this year for these services. This included an accrual of £247 for services from 26th October 2024. At the year end no bills were outstanding for payment. These transactions took place at market value.

During the year the services of Park End Electrical Limited were engaged by the charity, a company in which the trustee Mr N A Ridley is a shareholder and director. A total of £17,657 (2023 - £6,064) was charged to the statement of financial activity this year for these services with regard to the renovation work. At the year end nil was outstanding for payment. These transactions took place at market value.

**THE EVANS HOMES**

England & Wales - Charity number 230302

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# Accounts

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Mr N A Ridley  
The Evans Charity  
Park End  
Simonburn  
Hexham  
Northumberland  
NE48 3AA

18 April 2023

BASSETT HERRON  
Mallan House  
Bridge End  
Hexham  
Northumberland  
NE46 4DQ

Dear Sir/Madam,

### **LETTER OF REPRESENTATION**

We confirm to the best of our knowledge and belief, and having made appropriate enquiries of other trustees and staff of the charity, the following representations given to you in connection with your review of the charity's accounts for the year ended 31st December 2022.

1. We acknowledge as trustees our responsibility for the accounts, which you have prepared for the charity. All the accounting records have been made available to you for the purpose of your review and all the transactions undertaken by the charity have been properly reflected and recorded in the accounting records.
2. We confirm that there have been no changes in the accounting policies other than those disclosed in the accounts. In our opinion, the accounting policies are appropriate to the charity and conform with generally accepted accounting principles. We confirm that all transactions and balances have been accounted for in accordance with these accounting policies.
3. We confirm that all assets have been included in the balance sheet.
4. We confirm that all assets included in the balance sheet exist.
5. We confirm that the charity owns all the assets included in the balance sheet, unless otherwise stated in the accounts.
6. We confirm that the costs of all the assets in the balance sheet are fairly stated.
7. We confirm no depreciation on revalued properties.
8. We confirm that all liabilities have been fully recorded in the balance sheet.
9. We confirm that all liabilities recorded in the balance sheet are properly those of the charity.
10. We confirm that all liabilities have been recorded at a fair value.
11. We confirm that there has been no netting off of assets and liabilities.

12. We confirm that all income has been fully recorded and correctly classified.
13. Except for remuneration paid to trustees and reimbursement of their expenses, the charity has not, at any time during the year, had any transactions with trustees and connected parties, other than those disclosed in the accounts.
14. The charity has no contingent liabilities.
15. There has been no event since the balance sheet date which requires disclosing or which would materially affect the amounts in the accounts.
16. The charity has not entered into any charitable commitments other than those disclosed in the accounts.

Yours faithfully,

Signed on behalf of the board of trustees

Mr N Ridley – Trustee

X *N Ridley* X

Signed on behalf of the board of trustees

Mr C A E Braithwaite - Trustee

X *C A E Braithwaite* X

**THE EVANS CHARITY  
TRUSTEES' REPORT AND UNAUDITED ACCOUNTS  
FOR THE YEAR ENDED 31 DECEMBER 2022**

APPROVAL COPY

# THE EVANS CHARITY

## LEGAL AND ADMINISTRATIVE INFORMATION

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### Trustees

Dr J P McCollum (Co-optative)  
Mr C A E Braithwaite (Co-optative)  
Mrs V Allgood (Nominative)  
Mrs H Benson (Co-optative)  
Mr N A Ridley (Co-optative)  
Rev S A Lunn ( Co-optative)  
Mr R Gibson ( Co-optative)

### Charity number

224207

### Principal address

Park End  
Simonburn  
Hexham  
Northumberland  
NE48 3AA

### Independent examiner

K Scott FCA  
Bassett Herron  
Mallan House  
Bridge End  
Hexham  
Northumberland  
NE46 4DQ

### Bankers

Lloyds Bank Plc  
Priestpopple  
Hexham  
Northumberland  
NE46 1PA

### Solicitors

Nicholson Portnell  
Priestpopple House  
Hexham  
Northumberland  
NE46 1PL

### Property advisors

Land Factor  
Bywell Estate Office  
Stocksfield  
Northumberland  
NE43 7AQ

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# THE EVANS CHARITY

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# THE EVANS CHARITY

## TRUSTEES' REPORT

### FOR THE YEAR ENDED 31 DECEMBER 2022

---

The trustees present their report and accounts for the year ended 31 December 2022.

The accounts have been prepared in accordance with the accounting policies set out in note 1 to the accounts and comply with the charity's deed of conveyance, the Charities Act 2011 and the Charities SORP (FRS 102).

#### **Structure, governance and management**

The Evans Charity is constituted under a deed of conveyance dated 15 June 1863 which conveyance was registered under the Charities Act 1960 on 21 June 1978.

The trustees who served during the year were:

Dr J P McCollum (Co-optative)  
Mr C A E Braithwaite (Co-optative)  
Mrs V Allgood (Nominative)  
Mrs H Benson (Co-optative)  
Mr N A Ridley (Co-optative)  
Rev S A Lunn (Co-optative)  
Mr R Gibson (Co-optative)

The Trust Deed appoints as ex-officio trustee the Rector of the Ecclesiastical Benefice of Humshaugh with Simonburn and Wark.

Two nominative trustees are appointed, one by the Parish Council of Humshaugh and one by the Parish Council of Simonburn.

Co-optative trustees are appointed for a term of five years but may be reappointed.

Potential future trustees are sought who are of good character and standing and long established residents in the charity's geographical area, with knowledge of the changing needs of each area of population.

New trustees receive an induction course on the charity's assets and objects and all trustees keep up to date with changes in charity law through the charity's accountants.

The trust's assets are administered by the chairman who reports six monthly to the trustees. Requests for charitable donations are collected by any trustee who will present the request to the trustees at a six monthly meeting.

The trustees have assessed the major risks to which the charity is exposed, and are satisfied that systems are in place to mitigate exposure to the major risks.

#### **Objectives and activities**

The objects of the charity are to manage and let lands under its jurisdiction to enable grants to be made to any charity for the relief of poor persons resident in the Ancient Parish of Hexham (as constituted in 1855), for the relief of people in need and for advancement of education, including social and physical training of persons under the age of 25 resident in the Parishes of Humshaugh and Simonburn or any other charitable purpose. The trustees may not repeat or renew grants with regard to relief in need.

In accordance with Section 17(5) of the 2011 Charities Act the trustees have paid due regard to guidance issued by the Charity Commission in deciding what activities the charity should undertake as part of the public benefit requirement.

# THE EVANS CHARITY

## TRUSTEES' REPORT (CONTINUED)

**FOR THE YEAR ENDED 31 DECEMBER 2022**

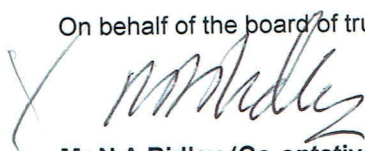
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### Financial review

The charity retains property conveyed to it and investments subsequently made in order to generate income for the purposes of the charity in accordance with the terms of the charity documents. Revenue reserves amount to £80,747 at 31st December 2022.

Grants of £9,847 were made in the year.

On behalf of the board of trustees



**Mr N A Ridley (Co-optative)**

Trustee

Dated: 17 April 2023

APPROVAL COPY

# THE EVANS CHARITY

## STATEMENT OF TRUSTEES' RESPONSIBILITIES

---

The trustees are responsible for preparing the Trustees' Report and the 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 trustees 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 incoming resources and application of resources of the charity for that year.

In preparing these accounts, the trustees are required to:

- select suitable accounting policies and then apply them consistently;
- observe the methods and principles in the Charities SORP (FRS 102);
- make judgements and estimates that are reasonable and prudent;
- state whether applicable accounting standards have been followed, subject to any material departures disclosed and explained in the accounts; and
- prepare the accounts on the going concern basis unless it is inappropriate to presume that the charity will continue in operation.

The trustees are responsible for keeping sufficient accounting records that disclose with reasonable accuracy at any time the financial position of the charity and enable them to ensure that the accounts 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.

# THE EVANS CHARITY

## INDEPENDENT EXAMINER'S REPORT TO THE TRUSTEES OF THE EVANS CHARITY

---

I report on the accounts of the charity for the year ended 31 December 2022, which are set out on pages 5 to 12.

### **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 needed.

It is my responsibility to:

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

### **Basis of 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 statement below.

### **Independent examiner's statement**

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

- (a) which gives me reasonable cause to believe that in any material respect the requirements:
  - (i) to keep accounting records in accordance with section 130 of the 2011 Act; and
  - (ii) to prepare accounts which accord with the accounting records and comply with the accounting requirements of the 2011 Act;have not been met; or
- (b) to which, in my opinion, attention should be drawn in order to enable a proper understanding of the accounts to be reached.

K Scott FCA

Bassett Herron  
Mallan House  
Bridge End  
Hexham  
Northumberland  
NE46 4DQ

Dated: 18 April 2023

# THE EVANS CHARITY

## STATEMENT OF FINANCIAL ACTIVITIES

FOR THE YEAR ENDED 31 DECEMBER 2022

	Notes	Unrestricted funds £	Endowment funds £	Total 2022 £	Total 2021 £
<b><u>Incoming resources from generated funds</u></b>					
Investment income	2	31,431	-	31,431	29,387
<b><u>Resources expended</u></b>					
<b>Costs of generating funds</b>					
Maintenance costs of investment property.	3	6,021	-	6,021	3,534
<b>Charitable activities</b>					
Grants payable	4	9,847	-	9,847	7,500
Other expenditure	5	1,260	-	1,260	1,200
<b>Total resources expended</b>		<b>17,128</b>	<b>-</b>	<b>17,128</b>	<b>12,234</b>
<b>Net incoming resources</b>		<b>14,303</b>	<b>-</b>	<b>14,303</b>	<b>17,153</b>
<b>Other recognised gains and losses</b>					
(Losses)/gains on investment assets		(13,719)	(25,658)	(39,377)	48,225
Profit on Disposal of Investments		-	-	-	-
<b>Net movement in funds</b>		<b>584</b>	<b>(25,658)</b>	<b>(25,074)</b>	<b>65,378</b>
Fund balances at 1 January 2022		138,345	1,358,628	1,496,973	1,431,594
<b>Fund balances at 31 December 2022</b>		<b>138,929</b>	<b>1,332,970</b>	<b>1,471,899</b>	<b>1,496,972</b>

# THE EVANS CHARITY

## BALANCE SHEET

AS AT 31 DECEMBER 2022

	Notes	2022 £	£	2021 £	£
<b>Fixed assets</b>					
Tangible assets	8		993,500		993,500
Investments	9		365,673		405,048
			<u>1,359,173</u>		<u>1,398,548</u>
<b>Current assets</b>					
Debtors	10	200		5,200	
Cash at bank and in hand		115,412		95,024	
			<u>115,612</u>	<u>100,224</u>	
<b>Creditors: amounts falling due within one year</b>	11	(2,886)		(1,800)	
<b>Net current assets</b>			<u>112,726</u>		<u>98,424</u>
<b>Total assets less current liabilities</b>			<u>1,471,899</u>		<u>1,496,972</u>
<b>Capital funds</b>					
Endowment funds			1,332,970		1,358,628
<b>Income funds</b>					
Unrestricted funds					
Unrestricted income funds		80,747		66,443	
Revaluation reserve		58,182		71,901	
			<u>138,929</u>	<u>138,344</u>	
			<u>1,471,899</u>		<u>1,496,972</u>

The accounts were approved by the Trustees on 17 April 2023



Mr C A E Braithwaite (Co-optative)  
Trustee



Mr N A Ridley (Co-optative)  
Trustee

# THE EVANS CHARITY

## NOTES TO THE ACCOUNTS

### FOR THE YEAR ENDED 31 DECEMBER 2022

---

#### 1 Accounting policies

##### 1.1 Basis of preparation

###### Charity Information

The Evans Charity is an unincorporated charity based at Park End, Simonburn, Hexham, Northumberland, NE48 3AA.

The accounts have been prepared under the historical cost convention modified to include the revaluation of certain fixed assets.

The accounts have been prepared in accordance with the Charities SORP (FRS 102) and the Charities Act 2011.

The accounts are prepared in sterling, which is the functional currency of the charity. Monetary amounts in these accounts are rounded to the nearest £.

##### 1.2 Incoming resources

Investment income is included in the accounts when received by or on behalf of the charity. Rents are included when receivable by the charity.

##### 1.3 Resources expended

Expenditure is included on an accrual basis.

Maintenance costs of investment property comprise the costs directly incurred with regard to the maintenance and running of the properties.

Other expenditure comprises the overheads of administration.

Grants payable are charged in the year when the grant is paid.

Irrecoverable VAT is included in the expenditure category to which it relates.

##### 1.4 Tangible fixed assets and depreciation

Tangible fixed assets are stated at valuation.

No depreciation is charged as the buildings are kept in a fit and proper state of repair, repairs and maintenance expenditure being written off as incurred.

##### 1.5 Investments

Investment assets are included at the market value quoted by the respective investment managers. Gains and losses on Investments, both realised and unrealised, are included in the Statement of Financial Activities.

##### 1.6 Fund accounting

Unrestricted funds are available for use at the discretion of the trustees in furtherance of the general objectives of the charity.

Endowment funds are subject to restrictions on their expenditure imposed on donation.

# THE EVANS CHARITY

## NOTES TO THE ACCOUNTS (CONTINUED)

FOR THE YEAR ENDED 31 DECEMBER 2022

### 2 Investment income

	2022 £	2021 £
Rental income	21,303	19,703
Income from listed investments	10,128	9,864
	<u>31,431</u>	<u>29,387</u>

### Rents Received

	2022 £	2021 £
Simonburn cottage	14,400	14,400
Simonburn Lodge	4,320	4,320
Grazing land/garage	2,550	950
Wayleave	33	33
	<u>21,303</u>	<u>19,703</u>

### 3 Total resources expended

	Other costs £	Grant funding £	Total 2022 £	Total 2021 £
<b>Costs of generating funds</b>				
Maintenance costs of investment property.	6,021	-	6,021	3,534
<b>Charitable activities</b>				
<u>Grants payable</u>				
Grant funding of activities	-	9,847	9,847	7,500
<b>Other expenditure</b>	1,260	-	1,260	1,200
	<u>7,281</u>	<u>9,847</u>	<u>17,128</u>	<u>12,234</u>

# THE EVANS CHARITY

## NOTES TO THE ACCOUNTS (CONTINUED) FOR THE YEAR ENDED 31 DECEMBER 2022

3	Total resources expended	(Continued)	
	Maintenance costs of Investment Property	2022	2021
		£	£
	Insurance	1,025	738
	Repairs	4,996	2,796
		<u>6,021</u>	<u>3,534</u>
		<u><u>6,021</u></u>	<u><u>3,534</u></u>
4	Grants Payable	2022	2021
		£	£
	Wark Primary School reading support	1,500	5,000
	PCF Humshaugh easter trails	850	-
	Church of England school multi goals	300	-
	Humshaugh Village Hall platinum Jubilee	276	-
	Scouts Jamboree	500	-
	St Peters Church Wall & Churchyard	6,420	2,500
		<u>9,846</u>	<u>7,500</u>
		<u><u>9,846</u></u>	<u><u>7,500</u></u>
5	Other expenditure	2022	2021
		£	£
	Other expenditure comprises:		
	Independent Examiner	1,260	1,200
		<u>1,260</u>	<u>1,200</u>
		<u><u>1,260</u></u>	<u><u>1,200</u></u>
6	Trustees		
	None of the trustees (nor any persons connected with them) received any remuneration or other form of benefit from the charity during the year.		
7	Employees		
	There were no employees during the year.		

# THE EVANS CHARITY

## NOTES TO THE ACCOUNTS (CONTINUED)

FOR THE YEAR ENDED 31 DECEMBER 2022

8 Tangible fixed assets	Freehold Land and buildings £
<b>Cost or valuation</b> At 1 January 2022 and at 31 December 2022	993,500
<b>Depreciation</b> At 1 January 2022	-
Charge for the year	-
<b>At 1 January 2022 and at 31 December 2022</b>	-
<b>Net book value</b> At 31 December 2022	993,500
At 31 December 2021	993,500

There is no record of the historical cost of the land and buildings.

The properties were valued at 20th February 2015 by Land Factor on an open market value basis. They are registered in the name of the Official Custodian of Charities on behalf of the charity. The trustees are not aware of any material change in the valuation between the valuation date and the balance sheet date.

### Freehold Land and buildings valuation

	2022 £	2021 £
Simonburn Cottage	590,000	590,000
Simonburn Lodge	280,000	280,000
Grazing land at Humshaugh	123,500	123,500
	<u>993,500</u>	<u>993,500</u>

# THE EVANS CHARITY

## NOTES TO THE ACCOUNTS (CONTINUED) FOR THE YEAR ENDED 31 DECEMBER 2022

### 9 Fixed asset investments

	£
Market value at 1 January 2022	405,049
Change in value in the year	(39,376)
<b>Market value at 31 December 2022</b>	<b>365,673</b>
Historical cost:	
At 31 December 2022	171,843
At 31 December 2021	171,843

Fixed asset investments are held primarily to provide an investment return for the charity. They are all UK registered.

	Units	Cost	2021 £	Units	Cost	2022 £
<b>Permanent Endowment Funds</b>						
Charities Official Investment Fund	8,188.78	34,190	168,414	8,188.78	34,190	148,830
McInroy & Wood	2,760.63	58,325	85,406	2,760.63	58,325	79,333
<b>Unrestricted Funds</b>						
Charities Official Investment Fund	4,969.68	37,653	102,208	4,969.68	37,653	90,324
McInroy & Wood	1,641.99	41,675	49,020	1,641.99	41,675	47,186
	<u>17,561.08</u>	<u>171,843</u>	<u>405,048</u>	<u>17,561.08</u>	<u>171,843</u>	<u>365,673</u>

### 10 Debtors

	2022 £	2021 £
Other debtors - falling due after more than one year	<u>200</u>	<u>5,200</u>

# THE EVANS CHARITY

## NOTES TO THE ACCOUNTS (CONTINUED) FOR THE YEAR ENDED 31 DECEMBER 2022

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11 Creditors: amounts falling due within one year	2022 £	2021 £
Accruals	2,886	1,800

### 12 Related parties

During the year the services of Park End Electrical Limited were engaged by the charity, a company in which the trustee Mr N A Ridley is a shareholder and director. A total of £4,756 (2021 £2,221) was charged to the statement of financial activity this year for these services. At the year end nil was outstanding for payment. Mr Ridley declared and interest in the company and took no part in the decision making on these matters. These transactions took place at market value.

**THE EVANS HOMES**

England & Wales - Charity number 230302

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# Accounts

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**THE EVANS ALMSHOUSES**  
**TRUSTEES' REPORT AND UNAUDITED ACCOUNTS**  
**FOR THE YEAR ENDED 31 DECEMBER 2021**

# THE EVANS ALMSHOUSES

## LEGAL AND ADMINISTRATIVE INFORMATION

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<b>Trustees</b>	Mr C A E Braithwaite (Co-optative) Dr J P McCollum (Co-optative) Mrs V Allgood (Nominative) Mrs H Benson (Co-optative) Mr N A Ridley (Co-optative) Rev S A Lunn (Co-optative) Mr R Gibson (Co -optative)
<b>Charity number</b>	230302
<b>Principal address</b>	Mr N A Ridley Park End Simonburn Hexham Northumberland NE48 3AA
<b>Independent examiner</b>	K Scott FCA Bassett Herron Chartered Accountants Mallan House Bridge End Hexham Northumberland NE46 4DQ
<b>Bankers</b>	Lloyds Bank Plc Priestpopple Hexham Northumberland NE46 1PA
<b>Solicitors</b>	Nicholson Portnell Priestpopple House Hexham Northumberland NE46 1PL
<b>Property advisors</b>	Land Factor Bywell Estate Office Stocksfield Northumberland NE43 7AQ

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# THE EVANS ALMSHOUSES

## CONTENTS

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Trustees' report	1 - 2
Statement of trustees' responsibilities	3
Independent examiner's report	4
Statement of financial activities	5
Balance sheet	6
Notes to the accounts	7 - 14

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# THE EVANS ALMSHOUSES

## TRUSTEES' REPORT

**FOR THE YEAR ENDED 31 DECEMBER 2021**

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The trustees present their report and accounts for the year ended 31 December 2021.

The accounts have been prepared in accordance with the accounting policies set out in note 1 to the accounts and comply with the charity's deed of conveyance, the Charities Act 2011 and the Charities SORP (FRS 102).

### **Structure, governance and management**

The Evans Almshouses is constituted under a deed of conveyance dated 15 June 1863 which conveyance was registered under the Charities Act 1960 on 21 June 1978. Its objects have since been amended by a scheme dated 27 September 2007.

The trustees who served during the year were:

Mr C A E Braithwaite (Co-optative)

Dr J P McCollum (Co-optative)

Mrs V Allgood (Nominative)

Mrs H Benson (Co-optative)

Mr N A Ridley (Co-optative)

Ms K Francis (Nominative) (Resigned 17 November 2021)

Rev S A Lunn (Co-optative) (Appointed 17 November 2021)

Mr R Gibson (Co-optative) (Appointed 17 November 2021)

The Trust Deed appoints as ex-officio trustee the Rector of the Ecclesiastical Benefice of Humshaugh with Simonburn and Wark.

Two nominative trustees are appointed, one by the Parish Council of Humshaugh and one by the Parish Council of Simonburn.

Co-optative trustees are appointed for a term of five years but may be reappointed.

Potential future trustees are sought who are of good character and standing and long established residents in the charity's geographical area, with knowledge of the changing needs of each area of population.

New trustees receive an induction course on the charity's assets and objects and all trustees keep up to date with changes in charity law through the charity's accountants.

The trust's assets are administered by the chairman who reports six monthly to the trustees. Requests for charitable donations are collected by any trustee who will present the request to the trustees at a six monthly meeting.

The trustees have assessed the major risks to which the charity is exposed, and are satisfied that systems are in place to mitigate exposure to the major risks.

### **Objectives and activities**

The objects of the charity are:

(a) the provision of housing accommodation for women who are in need, hardship or distress.

(b) such charitable purposes for the benefit of the residents or persons in need or general charitable purposes within the Parishes of Humshaugh and Simonburn as the trustees decide.

In accordance with Section 17(5) of the 2011 Charities Act the trustees have paid due regard to guidance issued by the Charity Commission in deciding what activities the charity should undertake as part of the public benefit requirement.

# THE EVANS ALMSHOUSES

## TRUSTEES' REPORT (CONTINUED)

*FOR THE YEAR ENDED 31 DECEMBER 2021*

---

### **Financial review**

The charity retains property conveyed to it and investments subsequently made in order to generate income for the purpose of the charity in accordance with the terms of the charity documents. Re-invested funds from past disposals and other funds not immediately required are retained for the purpose of maintenance and development of the almshouses and other properties. Revenue reserves amounted to £99,424 at 31 December 2021. Grants of £5,860 were made in the year. There has been a net increase in reserves of £31,037 following the extensive repair programme and increase in certain investments.

On behalf of the board of trustees

**Mr N A Ridley (Co-optative)**

Trustee

Dated: 11 May 2022

# THE EVANS ALMSHOUSES

## STATEMENT OF TRUSTEES' RESPONSIBILITIES

---

The trustees are responsible for preparing the Trustees' Report and the 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 trustees 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 incoming resources and application of resources of the charity for that year.

In preparing these accounts, the trustees are required to:

- select suitable accounting policies and then apply them consistently;
- observe the methods and principles in the Charities SORP (FRS 102);
- make judgements and estimates that are reasonable and prudent;
- state whether applicable accounting standards have been followed, subject to any material departures disclosed and explained in the accounts; and
- prepare the accounts on the going concern basis unless it is inappropriate to presume that the charity will continue in operation.

The trustees are responsible for keeping sufficient accounting records that disclose with reasonable accuracy at any time the financial position of the charity and enable them to ensure that the accounts 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.

# THE EVANS ALMSHOUSES

## INDEPENDENT EXAMINER'S REPORT TO THE TRUSTEES OF THE EVANS ALMSHOUSES

---

I report on the accounts of the charity for the year ended 31 December 2021, which are set out on pages 5 to 14.

### **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 needed.

It is my responsibility to:

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

### **Basis of 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 statement below.

### **Independent examiner's statement**

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

- (a) which gives me reasonable cause to believe that in any material respect the requirements:
  - (i) to keep accounting records in accordance with section 130 of the 2011 Act; and
  - (ii) to prepare accounts which accord with the accounting records and comply with the accounting requirements of the 2011 Act;have not been met; or
- (b) to which, in my opinion, attention should be drawn in order to enable a proper understanding of the accounts to be reached.

K Scott FCA

Bassett Herron  
Mallan House  
Bridge End  
Hexham  
Northumberland  
NE46 4DQ

Dated: 13 May 2022

# THE EVANS ALMSHOUSES

## STATEMENT OF FINANCIAL ACTIVITIES

FOR THE YEAR ENDED 31 DECEMBER 2021

	Notes	Unrestricted funds £	Endowment funds £	Total 2021 £	Total 2020 £
<b><u>Incoming resources from generated funds</u></b>					
Investment income	3	62,346	-	62,346	60,953
<b><u>Resources expended</u></b>					
<b>Costs of generating funds</b>					
Maintenance costs of properties	2	39,962	-	39,962	49,855
<b>Charitable activities</b>					
Grants payable	5	5,860	-	5,860	4,000
Other expenditure	6	1,346	-	1,346	1,342
<b>Total resources expended</b>		<b>47,168</b>	<b>-</b>	<b>47,168</b>	<b>55,197</b>
<b>Net incoming resources</b>		<b>15,178</b>	<b>-</b>	<b>15,178</b>	<b>5,756</b>
<b>Other recognised gains and losses</b>					
Revaluation of tangible fixed assets	9	-	-	-	-
Gains/(losses) on investment assets	10	15,859	28,913	44,772	(27,249)
<b>Net movement in funds</b>		<b>31,037</b>	<b>28,913</b>	<b>59,950</b>	<b>(21,493)</b>
Fund balances at 1 January 2021		122,471	1,434,986	1,557,457	1,578,950
<b>Fund balances at 31 December 2021</b>		<b>153,508</b>	<b>1,463,899</b>	<b>1,617,407</b>	<b>1,557,457</b>

# THE EVANS ALMSHOUSES

## BALANCE SHEET

AS AT 31 DECEMBER 2021

	Notes	2021 £	£	2020 £	£
<b>Fixed assets</b>					
Tangible assets	9	86,000		86,000	
Investments	10	1,519,219		1,469,508	
		<u>1,605,219</u>		<u>1,555,508</u>	
<b>Current assets</b>					
Cash at bank and in hand		19,162		28,615	
<b>Creditors: amounts falling due within one year</b>	11	<u>(1,774)</u>		<u>(5,058)</u>	
<b>Net current assets</b>		<u>17,388</u>		<u>23,557</u>	
<b>Total assets less current liabilities</b>		<u>1,622,607</u>		<u>1,579,065</u>	
<b>Creditors: amounts falling due after more than one year</b>	12	(5,200)		(15,938)	
<b>Provisions for liabilities</b>	13	-		(5,670)	
<b>Net assets</b>		<u>1,617,407</u>		<u>1,557,457</u>	
<b>Capital funds</b>					
Endowment funds (including revaluation reserve of £1,390,927 (2020: £1,362,014))		1,463,899		1,434,986	
<b>Income funds</b>					
Unrestricted funds					
Unrestricted income funds		99,424		84,247	
Revaluation reserve		<u>54,084</u>		<u>38,224</u>	
		<u>153,508</u>		<u>122,471</u>	
		<u>1,617,407</u>		<u>1,557,457</u>	

The accounts were approved by the Trustees on 11 May 2022

Mr C A E Braithwaite (Co-optative)  
Trustee

Mr N A Ridley (Co-optative)  
Trustee

# THE EVANS ALMSHOUSES

## NOTES TO THE ACCOUNTS

**FOR THE YEAR ENDED 31 DECEMBER 2021**

---

### **1 Accounting policies**

#### **1.1 Basis of preparation**

##### Charity Information

The Evans Almshouses is an unincorporated charity based at Park End, Simonburn, Hexham, Northumberland, NE48 3AA.

The accounts have been prepared under the historical cost convention modified to include the revaluation of certain fixed assets.

The accounts have been prepared in accordance with the Charities SORP (FRS 102) and the Charities Act 2011.

The accounts are prepared in sterling which is the functional currency of the charity. Monetary amounts in these accounts are rounded to the nearest £.

#### **1.2 Incoming resources**

Income from investments is included in the accounts when received by or on behalf of the charity. Rents are included when receivable by the charity.

#### **1.3 Resources expended**

Expenditure is included on an accruals basis.

Maintenance costs of investment property comprise the costs directly incurred with regard to the maintenance and running of the properties.

Grants are charged in the year when the grant is paid.

Other expenditure comprises the overheads of administration.

Irrecoverable VAT is included in the expenditure category to which it relates.

#### **1.4 Tangible fixed assets and depreciation**

Tangible fixed assets are stated at valuation.

No depreciation is charged as the buildings are kept in a fit and proper state of repair, repairs and maintenance expenditure being written off as incurred.

#### **1.5 Investments**

Land and buildings are stated at trustees' best estimate of market value based on periodic professional valuations and unit trusts are stated at market value. Gains and losses on unit trusts, both realised and unrealised, are included in the Statement of Financial Activities.

# THE EVANS ALMSHOUSES

## NOTES TO THE ACCOUNTS (CONTINUED) FOR THE YEAR ENDED 31 DECEMBER 2021

### 2 Activities for generating funds

	2021 £	2020 £
Maintenance costs of properties	39,962	49,855
<b>Net Activities for generating funds</b>	<b>39,962</b>	<b>49,855</b>

### 3 Investment income

	2021 £	2020 £
Rental income	43,104	42,381
Income from listed investments	8,693	8,282
RHI Income	10,549	10,290
	<b>62,346</b>	<b>60,953</b>

### 4 Total resources expended

	Other costs £	Grant funding £	Total 2021 £	Total 2020 £
<b>Costs of generating funds</b>				
Maintenance cost of properties	39,962	-	39,962	49,855
<b>Charitable activities</b>				
<u>Grants payable</u>				
Grant funding of activities	-	5,860	5,860	4,000
<b>Other expenditure</b>	<b>1,346</b>	<b>-</b>	<b>1,346</b>	<b>1,342</b>
	<b>41,308</b>	<b>5,860</b>	<b>47,168</b>	<b>55,197</b>

#### Maintenance costs of Charitable Property

	2021 £	2020 £
Insurance	144	250
Water, Light & Heat	3,759	2,749
	<b>3,903</b>	<b>2,999</b>

# THE EVANS ALMSHOUSES

## NOTES TO THE ACCOUNTS (CONTINUED) FOR THE YEAR ENDED 31 DECEMBER 2021

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### 4 Total resources expended (Continued)

Maintenance costs of Investment Property	2021 £	2020 £
Repairs	34,275	44,468
Insurance	1,784	2,268
Professional fees	-	120
	<u>36,059</u>	<u>46,856</u>

### 5 Grants payable

	2021 £	2020 £
Grants to institutions:		
Humshaugh Cricket Club	1,000	-
Wark Parish Council	3,000	-
Wark School	-	2,500
Educational grants	1,860	1,500
	<u>5,860</u>	<u>4,000</u>

### 6 Other expenditure

	2021 £	2020 £
Other expenditure comprises:		
Independent examination fees	1,200	1,200
Subscriptions	146	142
	<u>1,346</u>	<u>1,342</u>

### 7 Trustees

None of the trustees (nor any persons connected with them) received any remuneration or other form of benefit from the charity during the year.

# THE EVANS ALMSHOUSES

## NOTES TO THE ACCOUNTS (CONTINUED) FOR THE YEAR ENDED 31 DECEMBER 2021

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### 8 Employees

There were no employees during the year.

### 9 Tangible fixed assets

	Land and buildings £
<b>Cost or valuation</b>	
At 1 January 2021 and at 31 December 2021	86,000
	-----
<b>Depreciation</b>	
At 1 January 2021 and at 31 December 2021	-
	-----
<b>Net book value</b>	
At 31 December 2021	86,000
	=====
At 31 December 2020	86,000
	=====

#### Comparable historical cost for the land and buildings included at valuation:

	2021	2020
	£	£
Cost	-	22,816
Accumulated depreciation	-	-
	-----	-----
At 31 December 2021	-	22,816
	=====	=====

The land and buildings were valued at 20th February 2015 by Land Factor on an open market value basis. They are registered in the name of the Official Custodian of Charities on behalf of the charity. The trustees are not aware of any material changes in the valuation between the valuation date and the year end date.

# THE EVANS ALMSHOUSES

## NOTES TO THE ACCOUNTS (CONTINUED) FOR THE YEAR ENDED 31 DECEMBER 2021

### 10 Fixed asset investments

	Freehold Land and Buildings £	Unit Trusts £	Total £
Market value at 1 January 2021	1,263,000	206,508	1,469,508
Acquisitions at cost	-	4,938	4,938
Change in value in the year	-	44,773	44,773
<b>Market value at 31 December 2021</b>	<b>1,263,000</b>	<b>256,219</b>	<b>1,519,219</b>
Historical cost:			
At 31 December 2021	-	-	-
At 31 December 2020	17,295	115,159	132,454

The investment properties were valued at 20th February 2015 by Land Factor on an open market value basis. They are registered in the name of the Official Custodian of Charities on behalf of the charity. The trustees are not aware of any material changes between the valuation date and the year end.

Unit Trust Investments are held primarily to provide an investment return for the charity. These are all UK registered.

### Freehold Land and Buildings Valuation

	2021 £	2020 £
Teasdale House - East	170,000	170,000
Teasdale House - West	215,000	215,000
1 West End Terrace	200,000	200,000
2 West End Terrace	228,000	228,000
Evans House - East Cottage	220,000	220,000
Evans House - West Cottage	230,000	230,000
	<b>1,263,000</b>	1,263,000

# THE EVANS ALMSHOUSES

## NOTES TO THE ACCOUNTS (CONTINUED) FOR THE YEAR ENDED 31 DECEMBER 2021

(Continued)

### Unit Trusts Valuation

	Units	Cost	2021 £	Units	Cost	2020 £
<b>Permanent Endowment Funds</b>						
Charities Official Investment Fund	4,708.14	14,801	<b>96,839</b>	4,708.14	14,801	<b>67,926</b>
<b>Unrestricted Funds</b>						
Charities Official Investment Fund	1,559.88	9,783	<b>32,084</b>	1,559.88	9,783	<b>44,898</b>
National Assoc of Almhouses Common Investment Fund	-	-	-	-	-	-
Charifund - Equities Investment Fund for Charities	396.94	85,513	<b>115,130</b>	396.94	80,574	<b>83,596</b>
National Assoc of Almhouses Common Investment Fund	13,345.79	10,000	<b>12,165</b>	13,345.79	10,000	<b>10,088</b>
	<u>20,010.75</u>	<u>120,097</u>	<u><b>256,218</b></u>	<u>20,010.75</u>	<u>115,158</u>	<u>206,508</u>

<b>11 Creditors: amounts falling due within one year</b>	<b>2021</b>	<b>2020</b>
	<b>£</b>	<b>£</b>
Accruals	<b>1,774</b>	5,058
	<u><u>1,774</u></u>	<u><u>5,058</u></u>
<b>12 Creditors: amounts falling due after more than one year</b>	<b>2021</b>	<b>2020</b>
	<b>£</b>	<b>£</b>
Other creditors	<b>5,200</b>	15,938
	<u><u>5,200</u></u>	<u><u>15,938</u></u>

Other creditors balance of £5,200 relates to a balance due to The Evans Charity regarding the repayment of the Biomass invoices paid by The Evans Charity.

# THE EVANS ALMSHOUSES

## NOTES TO THE ACCOUNTS (CONTINUED) FOR THE YEAR ENDED 31 DECEMBER 2021

### 13 Provisions for liabilities

Provision for extraordinary repairs	2021 £	2020 £
Balance at 1 January 2021	5,670	5,670
(Decrease)/increase	(5,670)	-
<b>Balance at 31 December 2021</b>	<b>-</b>	<b>5,670</b>

No provision for extraordinary repairs fund now considered necessary.

### 14 Analysis of net assets between funds

	Unrestricted funds £	Endowment funds £	Total £
Fund balances at 31 December 2021 are represented by:			
Tangible fixed assets	-	86,000	<b>86,000</b>
Investments	136,716	1,382,503	<b>1,519,219</b>
Current assets	1,101	18,061	<b>19,162</b>
Creditors: amounts falling due within one year	(1,774)	-	<b>(1,774)</b>
Creditors: amounts falling due after more than one year	(5,200)	-	<b>(5,200)</b>
	<u>153,508</u>	<u>1,463,899</u>	<u><b>1,617,407</b></u>
Unrealised gains included above:			
On tangible fixed assets	-	63,184	63,184
On investments	54,084	1,327,743	1,381,827
	<u>54,084</u>	<u>1,390,927</u>	<u>1,445,011</u>
Reconciliation of movements in unrealised gains			
Unrealised gains at 1 January 2021	38,225	1,362,014	1,400,239
Net gains on revaluations in year	15,859	28,913	44,772
<b>Unrealised gains at 31 December 2021</b>	<b><u>54,084</u></b>	<b><u>1,390,927</u></b>	<b><u>1,445,011</u></b>

# THE EVANS ALMSHOUSES

## NOTES TO THE ACCOUNTS (CONTINUED) FOR THE YEAR ENDED 31 DECEMBER 2021

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### 15 Related parties

During the year heating was supplied from Park End Farms, a partnership in which the trustee Mr N A Ridley is a partner. A total of £1,612 (2020 - £1,140) was charged to the statement of financial activity this year for these services. At the year end nil was outstanding for payment. These transactions took place at market value.

During the year the services of Park End Electrical Limited were engaged by the charity, a company in which the trustee Mr N A Ridley is a shareholder and director. A total of £19,808 (2020 £20,279) was charged to the statement of financial activity this year for these services with regard to the renovation work. At the year end nil was outstanding for payment. These transactions took place at market value.