

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

THE EVANS ALMSHOUSES

LEGAL AND ADMINISTRATIVE INFORMATION

| | |
|-----------------------------|--|
| 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 (Co -optative) |
| Charity number | 230302 |
| Principal address | Mr N A Ridley Park End Simonburn Hexham Northumberland NE48 3AA |
| Independent examiner | K Scott FCA Bassett Herron Chartered Accountants 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 |

THE EVANS ALMSHOUSES

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THE EVANS ALMSHOUSES

TRUSTEES' REPORT

FOR THE YEAR ENDED 31 DECEMBER 2021

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

THE EVANS ALMSHOUSES

BALANCE SHEET

AS AT 31 DECEMBER 2021

| | Notes | 2021 £ | £ | 2020 £ | £ |
|---|-------|------------------|-------------------------|------------------|-------------------------|
| Fixed assets | | | | | |
| 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> | |
| Current assets | | | | | |
| Cash at bank and in hand | | 19,162 | | 28,615 | |
| Creditors: amounts falling due within one year | 11 | <u>(1,774)</u> | | <u>(5,058)</u> | |
| Net current assets | | | <u>17,388</u> | | <u>23,557</u> |
| Total assets less current liabilities | | | <u>1,622,607</u> | | <u>1,579,065</u> |
| Creditors: amounts falling due after more than one year | 12 | | <u>(5,200)</u> | | <u>(15,938)</u> |
| Provisions for liabilities | 13 | | <u>-</u> | | <u>(5,670)</u> |
| Net assets | | | <u><u>1,617,407</u></u> | | <u><u>1,557,457</u></u> |
| Capital funds | | | | | |
| Endowment funds (including revaluation reserve of £1,390,927 (2020: £1,362,014)) | | 1,463,899 | | 1,434,986 | |
| Income funds | | | | | |
| 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><u>1,617,407</u></u> | | <u><u>1,557,457</u></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 |
| Net Activities for generating funds | 39,962 | 49,855 |

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 |
| | 62,346 | 60,953 |

4 Total resources expended

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

Maintenance costs of Charitable Property

| | 2021 £ | 2020 £ |
|---------------------|--------------|--------------|
| Insurance | 144 | 250 |
| Water, Light & Heat | 3,759 | 2,749 |
| | 3,903 | 2,999 |

THE EVANS ALMSHOUSES

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

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

8 Employees

There were no employees during the year.

9 Tangible fixed assets

| | Land and buildings £ |
|---|-------------------------|
| Cost or valuation | |
| At 1 January 2021 and at 31 December 2021 | 86,000 |
| Depreciation | |
| At 1 January 2021 and at 31 December 2021 | - |
| Net book value | |
| 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.

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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 |
| Market value at 31 December 2021 | 1,263,000 | 256,219 | 1,519,219 |
| 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 |
| | 1,263,000 | 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 £ |
|--|------------------|----------------|-----------------------|------------------|----------------|----------------|
| Permanent Endowment Funds | | | | | | |
| Charities Official Investment Fund | 4,708.14 | 14,801 | 96,839 | 4,708.14 | 14,801 | 67,926 |
| Unrestricted Funds | | | | | | |
| Charities Official Investment Fund | 1,559.88 | 9,783 | 32,084 | 1,559.88 | 9,783 | 44,898 |
| National Assoc of Almhouses Common Investment Fund | - | - | - | - | - | - |
| Charifund - Equities Investment Fund for Charities | 396.94 | 85,513 | 115,130 | 396.94 | 80,574 | 83,596 |
| National Assoc of Almhouses Common Investment Fund | 13,345.79 | 10,000 | 12,165 | 13,345.79 | 10,000 | 10,088 |
| | <u>20,010.75</u> | <u>120,097</u> | <u>256,218</u> | <u>20,010.75</u> | <u>115,158</u> | <u>206,508</u> |

| | | | |
|-----------|--|-------------------|-------------------|
| 11 | Creditors: amounts falling due within one year | 2021 £ | 2020 £ |
| | Accruals | 1,774 | 5,058 |
| 12 | Creditors: amounts falling due after more than one year | 2021 £ | 2020 £ |
| | Other creditors | 5,200 | 15,938 |

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) | - |
| Balance at 31 December 2021 | - | 5,670 |

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 | 86,000 |
| Investments | 136,716 | 1,382,503 | 1,519,219 |
| Current assets | 1,101 | 18,061 | 19,162 |
| Creditors: amounts falling due within one year | (1,774) | - | (1,774) |
| Creditors: amounts falling due after more than one year | (5,200) | - | (5,200) |
| | 153,508 | 1,463,899 | 1,617,407 |
| Unrealised gains included above: | | | |
| On tangible fixed assets | - | 63,184 | 63,184 |
| On investments | 54,084 | 1,327,743 | 1,381,827 |
| | 54,084 | 1,390,927 | 1,445,011 |
| 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 |
| Unrealised gains at 31 December 2021 | 54,084 | 1,390,927 | 1,445,011 |

THE EVANS ALMSHOUSES

NOTES TO THE ACCOUNTS (CONTINUED)

FOR THE YEAR ENDED 31 DECEMBER 2021

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.