

**SIR E D WALKER TRUST**  
**TRUSTEES' REPORT AND ACCOUNTS**  
**FOR THE YEAR ENDED**  
**31 MARCH 2022**

**CHARITY REGISTRATION NUMBER: 230359**  
**REGULATOR OF SOCIAL HOUSING REGISTRATION NUMBER: A0565**

## **SIR E D WALKER TRUST**

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## SIR E D WALKER TRUST

### TRUSTEES' ANNUAL REPORT

31 MARCH 2022

**Status:** Sir E D Walker Trust is a registered charity, number 230252, formed by the will of the late Sir E D Walker who died in 1879. The Trust is registered with the Regulator of Social Housing registration number 00615.

**Principal address:** Sir E D Walker Homes  
Carncliffe Road  
Darlington  
Co Durham  
DL1 2EP

**Trustee:** Sir E D Walker Trustee

#### Directors & Trustees of Sir E D Walker Trustee

Mr A Marjorie (DB)  
Mrs A J Little  
Mrs J D Hill (Resigned 21 October 2021)  
Mrs N T Cambridge  
Mrs R Brown  
Dr J Edwards  
Ms J Lindholm  
Mr T G Dobbs  
Dr A C Price  
Mrs C Shirley  
Mr A J Pookins (Appointed 17 November 2021)

On 25 April 2017 the trustees resigned from the unincorporated former Directors and trustees of Sir E D Walker Trustee, registered company number 1650 (D24). On the same date Sir E D Walker Trustee became the sole trustee of Sir E D Walker Trust.

#### The Trust's professional advisers are as follows:

**Reporting Accountants:**  
Civic Swan LLP  
Chartered Accountants  
148 Corncliffe Road  
Darlington  
Co Durham  
DL1 2EP

**Solicitors:**  
Wigles  
19 Corncliffe St  
Leam  
LS2 3AG

**Bankers:**  
The Cooperative Bank  
28 High Street  
Durham  
DH1 3PL

**Investment Advisors:**  
Brewin Doolan Investment Management  
Nine Central  
Gallowgate  
Newcastle upon Tyne  
NE1 4SR

**Charity objectives:** The Charity's objectives are to continue to maintain the provision of high standard almshouses for the needy people of Darlington.



**SIR E D WALKER TRUST**  
**TRUSTEES' ANNUAL REPORT**  
**31 MARCH 2021**

**Activities, achievements and review**

The Trust showed a net surplus for the year of £62,117 (2020: £114,579) as set out in the Statement of Comprehensive Income on page 5. The main difference between the two years relates to the change in market value of the investments - in 2020 there was a decrease in value of £1,686 compared to an increase in value of £40,600 in 2021.

Visits continued to be higher than normal and were £49,001 for the year (2020: £236,413). This was due to the impact of the pandemic which prevented the Charity refurbishing and reoccupying the vacant properties. A programme for refurbishment of the empty properties is now under way.

**Public Benefit**

The Trustees have reviewed the Charity's continuing compliance with the requirements to be for public benefit. They are satisfied that the work of the Charity, as described in the Charity's objectives, accords with its stated aims and provides tangible public benefit to a wide section of those in need, whilst what the Charity's strategy of benefit, the people used to access those who may benefit is an increasingly effective.

**Reserves**

Income and expenditure reserves are held to enable the maintenance and upgrade of buildings and also to enable the Trust to update working capital. The total of these reserves held at the year end was £1,200,965 (2020: £1,150,538). The reserves are adequate to cover one year's operating expenditure.

The Executive Pay and Reserve strategy at £48,000 (2020: £48,000). This amount will be reviewed on a regular basis at meetings of Sir E D Walker Trustees.

**Investment policy**

The Investment Policy is designed to invest at Risk Level 5 which is looking to maintain the real value of the investments whilst achieving returns above inflation and as such, the portfolio will become evenly diversified between equities and the combined assets of bonds, cash, fixed interest and alternatives.

**Structure, governance and management**

The Charity is an unincorporated trust constituted under a trust scheme dated 10 November 1997 and is a registered charity number 230359, formed by the will of the late Sir E D Walker who died in 1918.

Trustees are required, when necessary, by appointing trustees. New trustees are given appropriate induction and ongoing training to allow them to perform their duties effectively and fulfil their obligations. The Trustees agree the broad strategy and oversee activity of the Charity including consideration of investment, reserves and risk management policies and performance.

**Trustees' responsibilities**

Under registered charity legislation, the Trustees are required to prepare a Statement of account for each financial period that gives a true and fair view of the state of affairs of the Trust at the end of the year and of its activities during the year. In preparing this statement, the trustees are required to:

- select suitable accounting policies and apply them consistently
- make judgements and estimates that are reasonable and prudent
- state whether applicable accounting standards and statements of recommended practice have been followed, or, if not, to explain the nature, effect and reasons for any departures, and explain in the financial statements
- prepare the financial statements on the going concern basis unless it is impracticable to do so and that the trust will continue its operations



## SIR ED WALKER TRUST

### TRUSTEES' ANNUAL REPORT

31 MARCH 2022

#### Trustees' responsibilities (continued)

The Trustees are responsible for keeping proper accounting records which disclose with reasonable accuracy at any time the financial position of the Trust at that time and to enable the Trustees to ensure that any statement of account prepared by them complies with the Housing and Regeneration Act 2008 and the Accounting Direction for private registered providers of social housing in England 2019. 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 Trustees also are expected to maintain sound systems of internal control and to review them annually.

#### Signed on behalf of the trustees



Mr A MacConachie OBE

21 September 2022



# ACCOUNTANTS' REPORT TO THE TRUSTEES ON THE UNAUDITED ACCOUNTS OF SIR E D WALKER TRUST

We report on the accounts for the year ended 31 March 2022 set out on pages 5 to 12.

## Respective responsibilities of trustees and independent reporting accountants

The trustees of Sir E D Walker Trust are responsible for the preparation of the accounts, and they consider that Sir E D Walker Trust is exempt from an audit. It is our responsibility to carry out procedures designed to enable us to report our opinion.

## Basis of opinion

Our procedures consisted of comparing the accounts with the accounting records kept by the Registered Social Housing Provider and making such enquiries of the officers of Sir E D Walker Trust as we considered necessary for the purposes of this report. These procedures provide the only assurance expressed in the opinion.

## Opinion

In our opinion:

- the accounts for the year ended 31 March 2022 are in accordance with the accounting records kept by Sir E D Walker Trust under paragraph 16(2)(b) of the Housing and Regeneration Act 2004;
- having regard only to, and on the basis of, the information contained in the accounting records, the accounts comply with the requirements of the Companies Act 2006;
- the Registered Social Housing Provider has satisfied the conditions for exemption from an audit of the accounts for the year ended 31 March 2022 specified in section 124(3) of the Housing and Regeneration Act 2008; and
- the accounts comply with the requirements of the Housing and Regeneration Act 2004 and the Accounting Direction for 2019 for registered providers of social housing in England 2019.



Clive Owen LLP  
Reporting Accountants  
Chartered Accountants  
140 Coniscliffe Road  
Darlington  
Co Durham  
DL3 7RT

September 2022



**SIR E D WALKER TRUST**  
**STATEMENT OF COMPREHENSIVE INCOME**  
**FOR THE YEAR ENDED 31 MARCH 2022**

	Notes	2022 £	2021 £
Turnover	6	257,394	260,181
Operating expenditure		(204,878)	(205,589)
Operating surplus		52,516	54,592
Investment income	5	6,813	7,702
Interest and financing costs			
Movement in fair value of financial instruments		1,987	52,138
Total comprehensive surplus for the year		62,117	114,519
Brought forward Income and Expenditure Reserve		1,30,588	554,416
Transfer from Extraordinary Repair Reserve		-	167,400
Transfer from Revitalisation Reserve		9,291	-
Carried forward Income and Expenditure Reserve		1,101,995	1,130,588

These accounts were authorised for issue by the Trustees on 21 September 2022 and are signed on their behalf:



Mr. A MacGonigall OBE



Mrs. C. Suter


The notes on pages 8 to 12 form part of these accounts



**SIR E D WALKER TRUST**  
**STATEMENT OF FINANCIAL POSITION**  
**AS AT 31 MARCH 2022**

	Notes	2022 £	2021 £
<b>Fixed assets</b>			
Tangible fixed assets	7	1,232,476	1,234,022
Investments	8	315,835	280,079
		<u>1,548,311</u>	<u>1,514,101</u>
<b>Current assets</b>			
Trade and other debtors	9A	3,849	4,373
Cash and bank balances		537,034	503,758
Creditors amounts falling due within one year	10	(10,904)	(16,209)
<b>Net current assets</b>		<u>529,979</u>	<u>491,922</u>
<b>Total assets less current liabilities</b>		<u>1,878,308</u>	<u>1,816,181</u>
<b>Total net assets</b>		<u>1,878,308</u>	<u>1,816,181</u>
<b>Reserves</b>			
Income and Expenditure Reserve		1,200,895	1,100,598
Extraordinary Repair Reserve		148,635	48,000
Revaluation Reserve		528,778	667,583
		<u>1,878,308</u>	<u>1,816,181</u>

These accounts were audited for issues by the auditors on 21 September 2022 and are signed on their behalf

  
 Mrs D. Sunney DBE

Mrs D. Sunney

The notes on pages 11 to 12 form part of these accounts



**SIR E D WALKER TRUST**  
**STATEMENT OF CHANGES IN RESERVES**  
**FOR THE YEAR ENDED 31 MARCH 2022**

	Income and expenditure reserve £	Extraordinary repair reserve £	Revaluation reserve £	Total reserves £
As at 1 April 2021	1,130,598	48,600	1,30,393	1,509,591
Surplus from Statement of Comprehensive Income	62,111	—	—	62,111
Transfer	8,280	—	(8,280)	—
As at 31 March 2022	<u>1,200,995</u>	<u>48,600</u>	<u>628,713</u>	<u>1,878,308</u>



**SIR E D WALKER TRUST**  
**STATEMENT OF CASH FLOWS**  
**AS AT 31 MARCH 2022**

	2022 £	2021 £
<b>Net cash generated from operating activities</b> (see Note 1)	71,579	77,090
<b>Cash flow from investing activities</b>		
Purchase of tangible fixed assets	(15,890)	(332)
Purchase of investments	(77,352)	(65,527)
Sale of investments	54,865	38,036
<b>Net change in cash and cash equivalents</b>	38,274	11,877
<b>Cash and cash equivalents at beginning of the year</b>	302,758	192,882
<b>Cash and cash equivalents at end of year</b>	341,032	204,759
<b>Note 1</b>		
<b>Cash flow from operating activities</b>		
Surplus for the year	62,147	174,579
Unrealised loss / gain in market value of investments	1,187	(46,839)
Depreciation charges	15,305	10,289
Profit on sale of fixed asset investments	(4,052)	(5,220)
Decrease / increase in trade and other debtors	103	(1,578)
Decrease in trade and other creditors	(5,342)	(3,148)
<b>Cash generated from operations</b>	71,579	77,090



**SIRE R WALKER TRUST**  
**NOTES TO THE ACCOUNTS**  
**FOR THE YEAR ENDED 31 MARCH 2017**

**1. Legislative Framework**

The Trust is registered as a charity under the provisions of the Charities Act 2011, and is a Registered Social Housing Provider.

**2. Basis of accounting**

The financial statements have been prepared in accordance with The Financial Reporting Standard 100 – the applicable reporting standard for the United Kingdom and Republic of Ireland 2015 (FRS 100), the Statement of Recommended Practice – Accounting for Registered Social Housing Providers 2015 (SORP 2015) and with the Accounting Direction for private registered providers of social housing in England 2016. The accounts are prepared in accordance with the historical cost basis of accounting except as modified by the revaluation of investments and certain fixed assets. The Trust is a public benefit entity under FRS 102.

**3. Accounting policies**

The following accounting policies have been used consistently in dealing with items which require a considerable materialisation to the Charity's financial statements.

**Housing Properties**

Housing Properties are measured at the figure at which they were revalued in 2017.

**Depreciation**

Depreciation is charged at the following rates: Land – no depreciation  
Buildings – 2% straight line  
Plant & Equipment – 25% and 12.5% straight line  
Fixtures & Fittings – 20% straight line  
Computer equipment – 32.35% straight line

Tangible fixed assets are measured at cost less accumulated depreciation and impairment.

**Turnover**

Turnover is represented by cash received receivable within the period of the grant for rental income and donations and legacies.

**Investment Income**

Investment Income is recognised in the accounts when due is received.

**Investments**

Current investments are valued at fair value, which is the price of the asset in the active market. Unused investments are valued at the average of the bid and offer spreads if the bid price is not available, by adjustment to the offer price.

**Pension costs**

Acting contributions are recognised in the period in which the pension scheme is funded. The amounts payable to the fund in respect of the year.

**Value added tax**

As the majority of Sire R Walker Trust's activities are classified as exempt or non-business activities for the purposes of value added tax, Sire R Walker Trust is not VAT registered and is not liable to reclaim the value added tax which it suffers on its purchases. Expenditure in these financial statements is therefore shown exclusive of value added tax.

**Extraordinary Repair Reserve**

This is a designated fund set up by the Charity to control the level of spending (excluding which period or non-repair costs of buildings) and the reserve is there to cover the short-term costs and allow the Charity to continue in operation. Some of these costs may ultimately be recovered through insurance. The reserve calculation is based upon such an event.



# SIR ED WALKER TRUST

## NOTES TO THE ACCOUNTS

FOR THE YEAR ENDED 31 MARCH 2022

### 3 Accounting policies (continued)

#### Critical accounting judgements and key sources of estimation uncertainty

In the application of the Charity's accounting policies the Trustees are required to make judgements, estimates and assumptions about the carrying amount of certain assets and liabilities. The estimates and assumptions are based on historical experience and other factors that are considered to be relevant.

### 4 Turnover

	2022	2021
Turnover is derived from:	£	£
Capitation fees	241,474	215,602
Rent income	19,926	18,013
Donations and legacies	5,000	500
	<u>266,400</u>	<u>234,115</u>
Value for the year amounted to:	<u>46,000</u>	<u>30,419</u>

### 5 Investment income

	2022	2021
	£	£
Dividends received	6,495	3,523
Interest received	14	428
	<u>6,509</u>	<u>3,951</u>

### 6 Staff costs

Staff costs were as follows:

	2022	2021
	£	£
Wages and salaries	55,215	57,463
Pension costs	1,615	1,668
Social security costs		
	<u>56,830</u>	<u>59,131</u>

The average number of full-time equivalent staff employed by the charity was as follows:

Administration	-	-
Volunteer support	1	1
Esate	1	1
	<u>2</u>	<u>2</u>



**SIR E D WALKER TRUST**  
**NOTES TO THE ACCOUNTS**  
**FOR THE YEAR ENDED 31 MARCH 2022**

**6 Staff costs (continued)**

The average number of staff by account employed by the charity was as follows:

Administration	2	2
Warden support	1	1
ESOL	1	1
<b>Total</b>	<b>4</b>	<b>4</b>

The total remuneration in respect of key management personnel was £nil (2021: £nil).

The number of employees earning more than £60,000 was nil (2021: nil).

**7 Tangible fixed assets**

	Plant and Equipment £	Housing Properties £	Total £
<b>Cost / revaluation</b>			
As at 31 March 2021	17,702	120,000	137,702
Disposals	(5,815)		(5,815)
<b>As at 31 March 2022</b>	<b>11,887</b>	<b>120,000</b>	<b>131,887</b>
<b>Depreciation</b>			
As at 31 March 2021	17,289	6,500	23,789
Charge for the year	962	6,000	12,962
<b>As at 31 March 2022</b>	<b>18,251</b>	<b>12,500</b>	<b>30,751</b>
<b>Net book value</b>			
<b>At 31 March 2022</b>	<b>15,876</b>	<b>107,500</b>	<b>123,376</b>
<b>At 31 March 2021</b>	<b>433</b>	<b>113,500</b>	<b>113,933</b>

Housing Properties were valued based on the existing use, occupations and coverings on 1 August 2017 by the Board, supported by a chartered surveyor. The land and building content of the valuation was £130,000 and £30,000 respectively.

The Trustees were confident that there has been no material change in the valuation since.

If the Housing Properties had not been revalued, they would have been included in the Balance Sheet at the following amounts: 2022: £114,000; 2021: £114,000.



# SIR E.D. WALKER TRUST

## NOTES TO THE ACCOUNTS

FOR THE YEAR ENDED 31 MARCH 2022

### 8 Investments

	2022 £	2021 £
UK listed investments (listed)		
Market value at 31 March 2022	290,149	272,730
Dividends	17,194	65,527
Unrealised gains/losses (31-31 March realised gain £4,688)	58,192	(29,767)
Unrealised losses/ gains in monetary value	47,895	(12,803)
Market value at 31 March 2022	<u>313,330</u>	<u>295,687</u>
Historical cost at 31 March 2022	<u>184,576</u>	<u>340,671</u>

### 9 Debtors

	2022 £	2021 £
Other debtors	5,649	4,278
	<u>5,649</u>	<u>4,278</u>

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

	2022 £	2021 £
Creditors and other liabilities	10,904	8,746
Provisions		2,500
	<u>10,904</u>	<u>11,246</u>

### 11 Taxation

All of the Charity's income is applied for charitable purposes and therefore the Charity is exempt from taxation.

### 12 Remuneration to reporting accountants

The fees paid to the reporting accountants by the Charity related to the following services:

	2022 £	2021 £
Accountants' fees	1,994	2,304

### 13 Accommodation under management

The Trust has 65 units for general needs housing. A further unit is provided for accommodation for the Manager. The Trust also owns two units of non-social housing stock which are rented on the open market as private dwellings.