

The Burkitt Homes
Unaudited Financial Statements
31 July 2021

STEPHENSON SMART (EAST ANGLIA) LIMITED

Chartered accountants
22-26 King Street
King's Lynn
Norfolk
PE30 1HJ

The Burkitt Homes

Financial Statements

Year ended 31 July 2021

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The Burkitt Homes

Trustees' Annual Report

Year ended 31 July 2021

The trustees present their report and the unaudited financial statements of the charity for the year ended 31 July 2021.

Reference and administrative details

Registered charity name	The Burkitt Homes
Charity registration number	234467
Principal office	Blackfriars Chambers King's Lynn Norfolk

The trustees

Mr T W Landles
Mr J Morgan
Mrs L F Lemon
Mrs P Jenner
Mr P Ramsdale
Mr M Cooper

Independent examiner	Claire Melton FCCA TEP 22-26 King Street King's Lynn Norfolk PE30 1HJ
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Structure, governance and management

Governing Document

The trust is constituted under a deed dated 15th September 1909. It is registered as a charity with the Charity Commission (charity number 234467).

Management

The trustees meet together with the secretary/treasurer at least on a quarterly basis at which time the trustees agree the broad strategy and areas of activity for the Trust, including consideration of projects to be undertaken, investment performance, reserves and risk management policies etc.

The day to day administration is dealt with by the chairman with the assistance of the secretary/treasurer, and the clerk to the trustees.

The Burkitt Homes

Trustees' Annual Report *(continued)*

Year ended 31 July 2021

Structure, governance and management *(continued)*

Trustee Induction and Training

The need for specialist skills are considered when considering nominations for new trustees.

New trustees attend a meeting with the existing trustees and are briefed with regard to their legal obligations under the charities acts. They are provided with a copy of the governing trust deed and given a brief history of the Trust. They are also provided with a copy minutes of the recent trustees meetings, and copies of the last three years' annual reports and accounts.

All trustees are encouraged to attend appropriate external training events which will assist them in fulfilling their role.

The trustees give freely of their time and no trustee remuneration was paid during the year. There were no transactions with related parties during the year requiring disclosure in the accounts.

RISK MANAGEMENT

The charity trustees consider on a regular basis the major risks to which the charity is exposed and review systems and procedures to manage them.

The trustees consider the investment in quoted securities to be of a long term nature. The value of the trusts investments have followed the general movement in the stock market. As a consequence year end value movements show increases in value. The investments continue to give a reasonable return in respect of the yields received. The stock market investments are collectivised investments managed by the CCLA.

Objectives and activities

The Trust is a registered charity whose principal object is to provide homes for persons with connections to King's Lynn and who are of mature age, of good character and with limited means of support.

The trustees have referred to the guidance contained in the Charity Commission's general guidance on public benefit when reviewing the trusts aims and objectives and in planning future activities.

The Burkitt Homes

Trustees' Annual Report *(continued)*

Year ended 31 July 2021

Achievements and performance

In the year to 31st July 2021, the Board of Trustees have been able to continue with regular meetings, aided by technology, in order to continue with the ongoing administration and future planning of the Burkitt Homes almshouses. The membership of the Board remained stable throughout the year, with a retirement and new recruitment last year, and all the Board Trustees taking an active role in the Trust's activities.

Occupancy of the almshouses has been good over the last year as shown in the Maintenance Contribution receipts. Some apartments have become vacant where residents' circumstances have changed, and these have been marketed and new residents found with only relatively short void periods. This is in some significant part due to the extensive home improvement and renovation programme embarked upon by the Board of Trustees some years ago, which continues on. Now approximately 60% of the apartments have been brought up to modern specification and provide attractive, comfortable homes for the residents. The last financial year saw significantly less capital expenditure on the improvements programme as any works need to be co-ordinated with the opportunity of when particular units become available. The Trustees are pleased at having been able to offer existing long term residents alternative units to enable improvements to be done, where this has suited.

The next financial year will see the latest significant renovation and conversion project converting two small bedsit units into a single apartment together with associated modernisation. Planning permission and Listed Building consents have been secured and a tender process completed. In addition, the Board of Trustees have been successful in securing a significant loan to help towards these works. The start of the project was delayed due to the effects of the pandemic.

The Trustees are mindful of the significant increase in heating and general energy cost, and how the 100 plus year old Listed building, can be sympathetically upgrade in this respect. This has proved very challenging.

The future plans of the Trust have been reviewed and the Board of Trustees are in the early stages of seeking professional advice regarding options to change the status of the Trust to a modern CIO. Such a move would have the usual pros and cons, which will need to be weighed up once the advice is considered. In the meantime, the Board of Trustees continue with the prudent management of the Burkitt Homes to provide comfortable, modern homes within the historic core of King's Lynn for the residents.

The Burkitt Homes

Trustees' Annual Report *(continued)*

Year ended 31 July 2021

Financial review

The trust is not reliant upon the income from investments to fund its routine operational and charitable activities. The maintenance and other charges made to residents broadly matches the regular running and maintenance costs and charitable support given to the trust's beneficiaries. However, the trustees keep in mind the considerable costs that could be incurred by the substantial capital maintenance requirements associated with buildings of the age of the homes. The trustees also keep in mind that the purpose of its reserves is to support its objectives in the long term.

Incoming resources increased by £5,719 (2020: £4,130) to £47,626 (2020: £41,907) mainly due to an increase in income from tenants as the apartments were mainly fully occupied for the year and there was a small rent increase for some of the tenants.

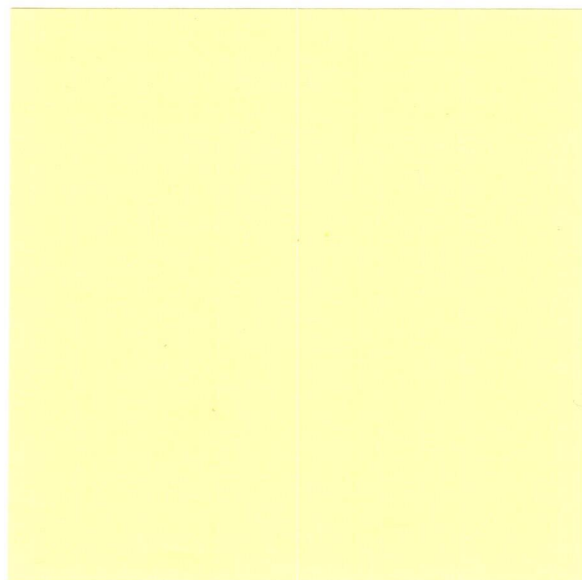
The overall surplus for the period including the movement in the value of the investments amounted to £50,579 (2020 £6,460 deficit). The overall increase was made up of a surplus of incoming resources compared with resources expended of £22,545, and an unrealised gain on the value of listed shares etc of £28,034.

The income from quoted investments amounted to 2.6% (2020 3%) of the market value shown.

Plans for future periods

As noted above, the plans progress for continuing refurbishment and/or conversion. The external maintenance programme continues.

The trustees' annual report was approved on 22nd March 2022 and signed on behalf of the board of trustees by:



The Burkitt Homes

Independent Examiner's Report to the Trustees of The Burkitt Homes

Year ended 31 July 2021

I report to the trustees on my examination of the financial statements of The Burkitt Homes ('the charity') for the year ended 31 July 2021.

Responsibilities and basis of report

As the trustees of the charity you are responsible for the preparation of the financial statements in accordance with the requirements of the Charities Act 2011 ('the Act').

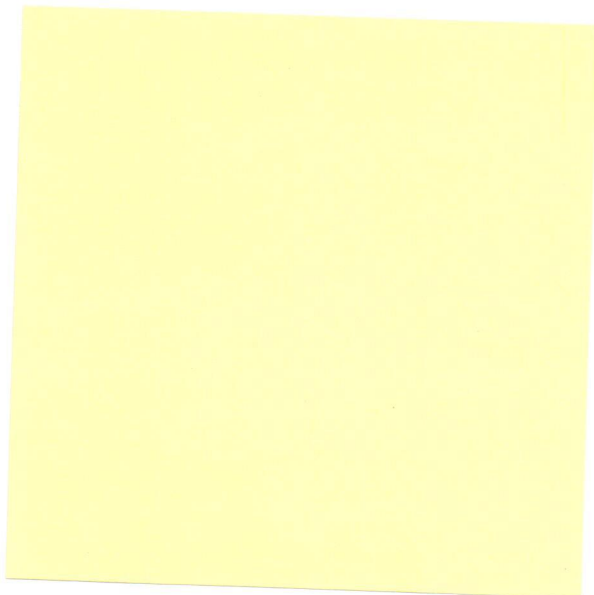
I report in respect of my examination of the charity's financial statements carried out under section 145 of the 2011 Act and in carrying out my examination I have followed all the applicable Directions given by the Charity Commission under section 145(5)(b) of the Act.

Independent examiner's statement

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

1. accounting records were not kept in respect of the charity as required by section 130 of the Act; or
2. the financial statements do not accord with those records; or
3. the financial statements do not comply with the applicable requirements concerning the form and content of accounts set out in the Charities (Accounts and Reports) Regulations 2008 other than any requirement that the accounts give a 'true and fair' view which is not a matter considered as part of an independent examination.

I have no concerns and have come across no other matters in connection with the examination to which attention should be drawn in this report in order to enable a proper understanding of the accounts to be reached.



The Burkitt Homes

Statement of Financial Activities

Year ended 31 July 2021

		2021	2020
		Unrestricted funds	Total funds
	Note	£	£
Income and endowments			
Charitable activities	4	41,982	41,982
Investment income	5	5,506	5,506
Other income	6	138	138
Total income		<u>47,626</u>	<u>47,626</u>
Expenditure			
Expenditure on charitable activities	7,8	(25,081)	(25,081)
Total expenditure		<u>(25,081)</u>	<u>(25,081)</u>
Net gains on investments	9	28,034	28,034
Net income/(expenditure) and net movement in funds		<u>50,579</u>	<u>50,579</u>
Reconciliation of funds			
Total funds brought forward		204,550	204,550
Total funds carried forward		<u>255,129</u>	<u>204,550</u>

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

The notes on pages 8 to 14 form part of these financial statements.

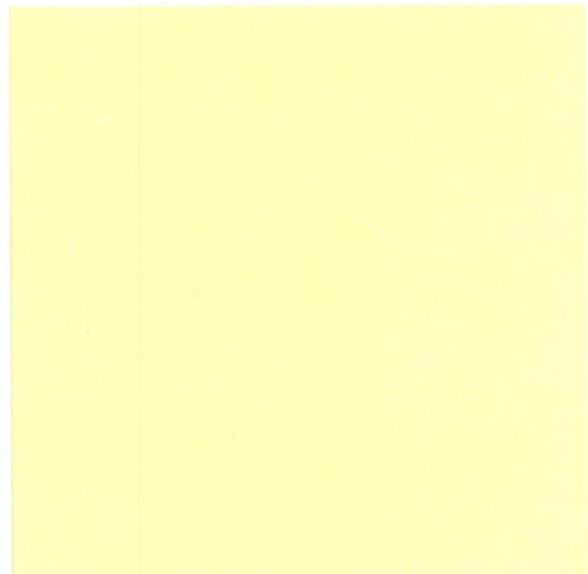
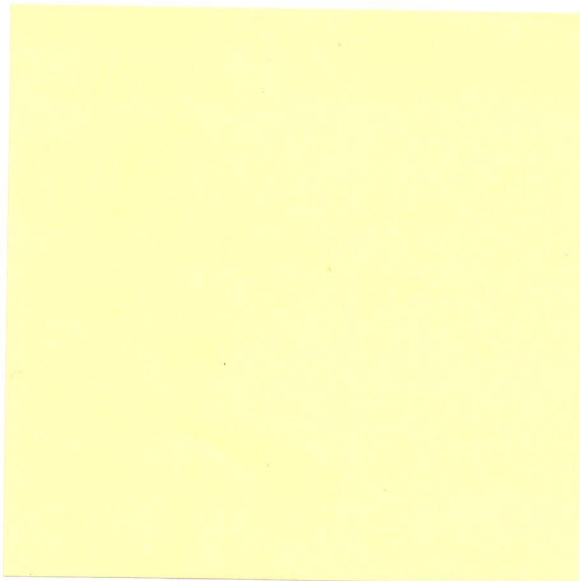
The Burkitt Homes

Statement of Financial Position

31 July 2021

	Note	2021 £	£	2020 £
Fixed assets				
Investments	12		211,481	177,957
Current assets				
Debtors	13	2,612		2,631
Cash at bank and in hand		42,874		25,839
		45,486		28,470
Creditors: amounts falling due within one year	14	1,838		1,877
Net current assets			43,648	26,593
Total assets less current liabilities			255,129	204,550
Funds of the charity				
Unrestricted funds			255,129	204,550
Total charity funds	15		255,129	204,550

These financial statements were approved by the board of trustees and authorised for issue on 22nd March 2022, and are signed on behalf of the board by:



The notes on pages 8 to 14 form part of these financial statements.

The Burkitt Homes

Notes to the Financial Statements

Year ended 31 July 2021

1. General information

The charity is a public benefit entity and a registered charity in England and Wales and is unincorporated. The address of the principal office is 28 Extons Road, King's Lynn, PE30 5PG.

2. Statement of compliance

These financial statements have been prepared in compliance with FRS 102, 'The Financial Reporting Standard applicable in the UK and the Republic of Ireland', the 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) (Charities SORP (FRS 102)) and the Charities Act 2011.

3. Accounting policies

Basis of preparation

Incoming resources

Income from trading activities is recognised when earned, as the related services are provided. Investment income and other income are recognised on a receivable basis.

Resources expended

Expenditure is recognised on an accrual basis as a liability is incurred. Expenditure includes any VAT which cannot be fully recovered, and is reported as part of the expenditure to which it relates:

- Costs of generating funds comprise the costs associated with the management of the trusts share investments and properties together with the respective insurance and maintenance costs etc.
- Charitable activities include expenditure associated with the objects of the trust.
- Governance costs include those costs associated with meeting the constitutional and statutory requirements of the charity and include the accounts fees and costs linked to the strategic management of the charity.

Going concern

There are no material uncertainties about the charity's ability to continue.

Judgements and key sources of estimation uncertainty

The preparation of the financial statements requires management to make judgements, estimates and assumptions that affect the amounts reported. These estimates and judgements are continually reviewed and are based on experience and other factors, including expectations of future events that are believed to be reasonable under the circumstances.

The Burkitt Homes

Notes to the Financial Statements *(continued)*

Year ended 31 July 2021

3. Accounting policies *(continued)*

Fund accounting

Unrestricted funds are available for use at the discretion of the trustees to further any of the charity's purposes.

Designated funds are unrestricted funds earmarked by the trustees for particular future project or commitment.

Restricted funds are subjected to restrictions on their expenditure declared by the donor or through the terms of an appeal and fall into one of two sub-classes: restricted income funds or endowment funds.

The charity has a single permanent endowment of the land and buildings known as The Burkitt Homes. This endowment was bestowed on the charity by the founder William Burkitt when the charity was formed on 15th September 1909. The trustees have no authority to dispose of the land and buildings, they are to be used solely for the purposes of the charity. No valuation was placed on this endowment when it was originally bestowed.

Incoming resources

All incoming resources are included in the statement of financial activities when entitlement has passed to the charity; it is probable that the economic benefits associated with the transaction will flow to the charity and the amount can be reliably measured. The following specific policies are applied to particular categories of income:

- income from donations or grants is recognised when there is evidence of entitlement to the gift, receipt is probable, and its amount can be measured reliably.
- legacy income is recognised when receipt is probable, and entitlement is established.
- income from donated goods is measured at the fair value of the goods unless this is impractical to measure reliably, in which case the value is derived from the cost to the donor or the estimated resale value. Donated facilities and services are recognised in the accounts when received if the value can be reliably measured. No amounts are included for the contribution of general volunteers.
- income from contracts for the supply of services is recognised with the delivery of the contracted service. This is classified as unrestricted funds unless there is a contractual requirement for it to be spent on a particular purpose and returned if unspent, in which case it may be regarded as restricted.

The Burkitt Homes

Notes to the Financial Statements *(continued)*

Year ended 31 July 2021

3. Accounting policies *(continued)*

Resources expended

Expenditure is recognised on an accruals basis as a liability is incurred. Expenditure includes any VAT which cannot be fully recovered, and is classified under headings of the statement of financial activities to which it relates:

- expenditure on raising funds includes the costs of all fundraising activities, events, non-charitable trading activities, and the sale of donated goods.
- expenditure on charitable activities includes all costs incurred by a charity in undertaking activities that further its charitable aims for the benefit of its beneficiaries, including those support costs and costs relating to the governance of the charity apportioned to charitable activities.
- other expenditure includes all expenditure that is neither related to raising funds for the charity nor part of its expenditure on charitable activities.

All costs are allocated to expenditure categories reflecting the use of the resource. Direct costs attributable to a single activity are allocated directly to that activity. Shared costs are apportioned between the activities they contribute to on a reasonable, justifiable and consistent basis.

Investments

Unlisted equity investments are initially recorded at cost, and subsequently measured at fair value. If fair value cannot be reliably measured, assets are measured at cost less impairment.

Listed investments are measured at fair value with changes in fair value being recognised in income or expenditure.

Financial instruments

A financial asset or a financial liability is recognised only when the charity becomes a party to the contractual provisions of the instrument.

Basic financial instruments are initially recognised at the amount receivable or payable including any related transaction costs.

Current assets and current liabilities are subsequently measured at the cash or other consideration expected to be paid or received and not discounted.

Debt instruments are subsequently measured at amortised cost.

Where investments in shares are publicly traded or their fair value can otherwise be measured reliably, the investment is subsequently measured at fair value with changes in fair value recognised in income and expenditure. All other such investments are subsequently measured at cost less impairment.

Other financial instruments, including derivatives, are initially recognised at fair value, unless payment for an asset is deferred beyond normal business terms or financed at a rate of interest that is not a market rate, in which case the asset is measured at the present value of the future payments discounted at a market rate of interest for a similar debt instrument.

The Burkitt Homes

Notes to the Financial Statements *(continued)*

Year ended 31 July 2021

3. Accounting policies *(continued)*

Financial instruments *(continued)*

Other financial instruments are subsequently measured at fair value, with any changes recognised in the statement of financial activities, with the exception of hedging instruments in a designated hedging relationship.

Financial assets that are measured at cost or amortised cost are reviewed for objective evidence of impairment at the end of each reporting date. If there is objective evidence of impairment, an impairment loss is recognised under the appropriate heading in the statement of financial activities in which the initial gain was recognised.

For all equity instruments regardless of significance, and other financial assets that are individually significant, these are assessed individually for impairment. Other financial assets are either assessed individually or grouped on the basis of similar credit risk characteristics.

Any reversals of impairment are recognised immediately, to the extent that the reversal does not result in a carrying amount of the financial asset that exceeds what the carrying amount would have been had the impairment not previously been recognised.

4. Charitable activities

	Unrestricted Funds £	Total Funds 2021 £	Unrestricted Funds £	Total Funds 2020 £
Income from non-investment property in furtherance of the charity's objects	41,982	41,982	36,435	36,435

5. Investment income

	Unrestricted Funds £	Total Funds 2021 £	Unrestricted Funds £	Total Funds 2020 £
Income from UK listed investments	5,491	5,491	5,315	5,315
CBF interest receivable	15	15	52	52
	5,506	5,506	5,367	5,367

6. Other income

	Unrestricted Funds £	Total Funds 2021 £	Unrestricted Funds £	Total Funds 2020 £
Sundry receipts	138	138	105	105

The Burkitt Homes

Notes to the Financial Statements *(continued)*

Year ended 31 July 2021

7. Expenditure on charitable activities by fund type

	Unrestricted Funds	Total Funds 2021	Unrestricted Funds	Total Funds 2020
	£	£	£	£
Letting of property	24,181	24,181	50,450	50,450
Support costs	900	900	960	960
	<u>25,081</u>	<u>25,081</u>	<u>51,410</u>	<u>51,410</u>

8. Expenditure on charitable activities by activity type

	Activities undertaken directly	Support costs	Total funds 2021	Total fund 2020
	£	£	£	£
Letting of property	24,181	—	24,181	50,450
Governance costs	—	900	900	960
	<u>24,181</u>	<u>900</u>	<u>25,081</u>	<u>51,410</u>

9. Net gains on investments

	Unrestricted Funds	Total Funds 2021	Unrestricted Funds	Total Funds 2020
	£	£	£	£
Gains/(losses) on listed investments	<u>28,034</u>	<u>28,034</u>	<u>3,043</u>	<u>3,043</u>

10. Independent examination fees

	2021 £	2020 £
Fees payable to the independent examiner for: Independent examination of the financial statements	<u>900</u>	<u>900</u>

11. Trustee remuneration and expenses

No remuneration was paid to any of the Trustees during the year.

The Burkitt Homes

Notes to the Financial Statements *(continued)*

Year ended 31 July 2021

12. Investments

	Listed investments £	Other investments £	Total £
Cost or valuation			
At 1 August 2020	171,455	6,502	177,957
Additions	5,300	190	5,490
Fair value movements	28,293	(259)	28,034
At 31 July 2021	205,048	6,433	211,481
Impairment			
At 1 August 2020 and 31 July 2021		—	—
Carrying amount			
At 31 July 2021	205,048	6,433	211,481
At 31 July 2020	171,455	6,502	177,957

All investments shown above are held at valuation.

Financial assets held at fair value

The trust's investments are managed by the CCLA within two managed funds - CBF Church of England Investment Fund income shares, and CBF Church of England Fixed Interest Securities Fund income shares. Valuations are "market valuations" as stated by the CCLA. CCLA stands for Churches, Charities and Local Authorities. The funds are managed within three silos between which funds cannot be transferred, but they can be transferred between types of funds within each silo. The COIF (Charities Official Investment Fund set up by the Charities Commission) and CBF (Central Board of Finance of the Church of England) each have a similar range of funds - UK equities, Global equities, Fixed Interest securities (Bonds), Property and Deposit. The investment fund represents a combination of each of the others. (COIF can be ethical or general, CBF is always ethical.). Within each fund there are income shares to maximise income and accumulation shares that give no income but maximise capital growth.

13. Debtors

	2021 £	2020 £
Prepayments and accrued income	2,612	2,631

14. Creditors: amounts falling due within one year

	2021 £	2020 £
Other creditors	1,838	1,877

The Burkitt Homes

Notes to the Financial Statements *(continued)*

Year ended 31 July 2021

15. Analysis of charitable funds

Unrestricted funds

	At 1 August 2020	Income £	Expenditure £	Gains and losses £	At 31 July 2021 £
General funds	204,550	47,626	(25,081)	28,034	255,129

	At 1 August 2019	Income £	Expenditure £	Gains and losses £	At 31 July 2020 £
General funds	211,010	41,907	(51,410)	3,043	204,550

16. Analysis of net assets between funds

	Unrestricted Funds £	Total Funds 2021 £
Investments	211,481	211,481
Current assets	45,486	45,486
Creditors less than 1 year	(1,838)	(1,838)
Net assets	255,129	255,129

	Unrestricted Funds £	Total Funds 2020 £
Investments	177,957	177,957
Current assets	28,470	28,470
Creditors less than 1 year	(1,877)	(1,877)
Net assets	204,550	204,550

The Burkitt Homes
Management Information
Year ended 31 July 2021

The following pages do not form part of the financial statements.

The Burkitt Homes

Detailed Statement of Financial Activities

Year ended 31 July 2021

	2021 £	2020 £
Income and endowments		
Charitable activities		
Income from non-investment property in furtherance of the charity's objects	<u>41,982</u>	<u>36,435</u>
Investment income		
Income from UK listed investments	5,491	5,315
CBF interest receivable	<u>15</u>	<u>52</u>
	<u>5,506</u>	<u>5,367</u>
Other income		
Sundry receipts	<u>138</u>	<u>105</u>
Total income	<u><u>47,626</u></u>	<u><u>41,907</u></u>
Expenditure		
Expenditure on charitable activities		
Rates and water	4,322	2,613
Light and heat	6,493	6,326
Repairs and maintenance	1,805	668
Insurance	1,598	1,717
Other establishment	216	210
Refurbishment costs	5,742	35,049
Legal and professional fees	2,015	3,110
Telephone	—	68
Garden maintenance	2,118	917
Cleaning	519	519
Christmas boxes	230	175
Television licences	23	38
	<u>25,081</u>	<u>51,410</u>
Total expenditure	<u><u>25,081</u></u>	<u><u>51,410</u></u>
Net gains on investments		
Gains/(losses) on listed investments	<u>28,034</u>	<u>3,043</u>
Net income/(expenditure)	<u><u>50,579</u></u>	<u><u>(6,460)</u></u>

The Burkitt Homes

Notes to the Detailed Statement of Financial Activities

Year ended 31 July 2021

	2021 £	2020 £
Expenditure on charitable activities		
Letting of property		
Activities undertaken directly		
Direct charitable activity - rates & water	4,322	2,613
Direct charitable activity - light & heat	6,493	6,326
Direct charitable activity - repairs & maintenance	1,805	668
Direct charitable activity - insurance	1,598	1,717
Direct charitable activity - other establishment	216	210
Direct charitable activity - refurbishment costs	5,742	35,049
Direct charitable activity - Clerk's stipend and expenses	1,115	2,150
Direct charitable activity - telephone	—	68
Garden maintenance	2,118	917
Cleaning	519	519
Christmas boxes	230	175
Television licences	23	38
	<u>24,181</u>	<u>50,450</u>
Governance costs		
Governance costs - accountancy fees	900	960
	<u>900</u>	<u>960</u>
Expenditure on charitable activities	<u><u>25,081</u></u>	<u><u>51,410</u></u>