

Charity registration number 235800

A B D FOX SETTLEMENT
ANNUAL REPORT AND UNAUDITED FINANCIAL STATEMENTS
FOR THE YEAR ENDED 5 APRIL 2022

A B D FOX SETTLEMENT

LEGAL AND ADMINISTRATIVE INFORMATION

Trustees	B A Grant J D Fuller R D Temple D F Hindell D J Gaffney M H Hindell K Oliver
Charity number	235800
Principal address	Flat 1, Blyth House St James Green Southwold IP18 6JL
Independent examiner	H Rumsey FCA Ensors Accountants LLP Blyth House Rendham Road Saxmundham IP17 1WA
Bankers	Lloyds Bank Exchange Square Beccles NR34 9HH
Investment advisors	D Gwyther / G Turner Quilter Cheviot One Kingsway London WC2B 6AN

A B D FOX SETTLEMENT

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A B D FOX SETTLEMENT

TRUSTEES' REPORT

FOR THE YEAR ENDED 5 APRIL 2022

The Trustees present their annual report and financial statements for the year ended 5 April 2022.

The financial statements have been prepared in accordance with the accounting policies set out in note 1 to the financial statements and comply with the Charity's governing document, the Charities Act 2011 and "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) (effective 1 January 2019)".

Objectives and activities

The Charity's objects are the establishment of a home or homes for aged or invalid persons who have been permanent residents of Southwold or its vicinity who are in need and providing for the future care and maintenance thereof. There has been no change to these during the year.

The Trustees have paid due regard to public benefit guidance issued by the Charity Commission in deciding what activities the Charity should undertake.

Achievements and performance

The charity has managed its 18 properties, comprising of 26 accommodation units during the year, to provide homes to suitable qualifying persons.

The charity has continued its policy of maintaining the properties to a high level and has incurred maintenance and repair costs in the year of £74,289 (2021: £51,065).

All fundraising undertaken is done directly by the charity, its staff and trustees, with no third parties used. The charity does not follow any fundraising standards but fundraises in an appropriate and responsible manner.

During the year the investments, which are managed by Quilter Cheviot have generated income of £65,760 (2021: £46,411), gains on disposal of £nil (2021: £3,369) and a gain on revaluation of £136,827 (2021: 310,584).

Financial review

Income in the year totalled £151,038 (2021: £129,968), with £85,269 (2021: £83,536) received as contributions from beneficiaries and £65,769 (2021: £46,432) received from investments.

Expenditure in the year, largely on property repairs and maintenance, has increased from £101,619 to £128,675.

The net movement on funds for the year after the gains on investments and revaluation of the properties amounted to a surplus of £1,011,451 (2021: 727,302).

Reserves policy

The Charity's reserves are all held in unrestricted funds and amounted to £9,683,238 (2021: £8,671,787).

This level of reserves is required due to the charity's need to hold a number of properties to fulfil its charitable purpose, along with the investments to ensure the charity has funds to cover future maintenance of the properties. Excluding the properties and the fixed asset investments the charity had net current assets amounting to £173,757 (2021: £146,693).

A B D FOX SETTLEMENT

TRUSTEES' REPORT (CONTINUED)

FOR THE YEAR ENDED 5 APRIL 2022

Investment policy

The Settlement Deed gives the Trustees discretionary power to acquire and dispose of investments as they see fit. The Charity engages Quilter Cheviot as investment managers who have a Discretionary Management Agreement with the Trustees with regard to the investment portfolio. The investment managers' fees are charged twice a year and are calculated on the value of the investments at each month end and averaged over the charging period.

The investment managers review the asset allocation of the fund with the Trustees on a regular basis to obtain the maximum return while maintaining the appropriate level of security, having taken into account the income requirements of the Charity. The total return performance of the portfolio is regularly compared to the Specialist Composite index.

The investments at the year-end were valued at £2,691,117 (2021: £1,717,934).

Risk management

The Trustees have assessed the major risks to which the Charity is exposed, in particular those related to the operations and finances of the Charity, and are satisfied that systems and procedures are in place to mitigate exposure to the major risks.

Going concern

After making appropriate enquiries, the Trustees have a reasonable expectation that the Charity has adequate resources to continue in operational existence for the foreseeable future. For this reason they continue to adopt the going concern basis in preparing the financial statements. Further details regarding the adoption of the going concern basis can be found in the Accounting Policies.

Future plans

The Trustees are constantly on the lookout for properties to purchase which are suitable for use by the beneficiaries of the Charity. The charity also has a rolling programme of repairs in operation in order to maintain the Charity's current property portfolio.

A B D FOX SETTLEMENT

TRUSTEES' REPORT (CONTINUED)

FOR THE YEAR ENDED 5 APRIL 2022

Structure, governance and management

On 24 October 1962 Anthony Fox established a trust to be known as A B D Fox Settlement. The charity is governed by the settlement dated 24 October 1962 and sealed scheme dated 25 July 2000.

The objects of the charitable settlement are still the same, being the establishment of a home or homes for aged or invalid persons who have been permanent residents of Southwold or its vicinity, who are in need, and providing for the future care and maintenance thereof.

In the event that the Charity's property cannot be used for the charitable objects, it may be used to relieve those eligible for assistance by:

- i) making grants of money to them; or
- ii) providing or paying for goods, services or facilities for them; or
- iii) making grants of money to other persons or bodies who provide goods, services or facilities to those eligible for assistance.

In exceptional cases, the Trustees may decide to assist someone who would otherwise be eligible but who is:

- i) resident outside the area; or
- ii) only temporarily resident in the area.

The Charity currently owns 18 properties, comprising 26 accommodation units.

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

B A Grant
J D Fuller
R D Temple
D F Hindell
D J Gaffney
M H Hindell
K Oliver

Recruitment and appointment of Trustees

The continuing Trustees of the Charity put forward recommendations for new Trustees to be invited to join the board. New Trustees are sympathetic to the Charity's objectives and bring with them a broad knowledge base to ensure the effective running of the Charity.

The Chairman of the Trustees is responsible for the induction of new Trustees. This involves awareness of the Trustees' Responsibilities, the governing document, administrative procedures, the history and philosophical approach of the Charity. A new Trustee receives copies of the previous year's financial statements, annual report and a copy of the Charity Commission leaflets providing guidance for Trustees.

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

B A Grant

Trustee

Dated: 1 February 2023

D F Hindell

Trustee

Dated: 1 February 2023

A B D FOX SETTLEMENT

INDEPENDENT EXAMINER'S REPORT TO THE TRUSTEES OF A B D FOX SETTLEMENT

I report to the Trustees on my examination of the financial statements of A B D Fox Settlement (the Charity) for the year ended 5 April 2022.

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 2011 Act).

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

Independent examiner's statement

I have completed my examination. I confirm that no 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 2011 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 financial statements to be reached.

H Rumsey
Ensors Accountants LLP

Blyth House
Rendham Road
Saxmundham
IP17 1WA

Dated: 1 February 2023

A B D FOX SETTLEMENT

STATEMENT OF FINANCIAL ACTIVITIES INCLUDING INCOME AND EXPENDITURE ACCOUNT FOR THE YEAR ENDED 5 APRIL 2022

	Notes	Unrestricted funds 2022 £	Unrestricted funds 2021 £
<u>Income from:</u>			
Charitable activities	3	85,269	83,536
Investments	4	65,769	46,432
Total income		151,038	129,968
<u>Expenditure on:</u>			
Raising funds	5	9,571	10,313
Charitable activities	6	119,104	91,306
Total expenditure		128,675	101,619
Net gains/(losses) on investments	10	136,827	313,953
Net incoming resources		159,190	342,302
Other recognised gains and losses			
Revaluation of tangible fixed assets		852,261	385,000
Net movement in funds		1,011,451	727,302
Fund balances at 6 April 2021		8,671,787	7,944,485
Fund balances at 5 April 2022		9,683,238	8,671,787

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

All income and expenditure derive from continuing activities and relate to unrestricted funds.

A B D FOX SETTLEMENT

BALANCE SHEET

AS AT 5 APRIL 2022

	Notes	2022 £	£	2021 £	£
Fixed assets					
Tangible assets	11	6,818,364		6,807,160	
Investments	12	2,691,117		1,717,934	
			9,509,481		8,525,094
Current assets					
Debtors	14	2,400		2,189	
Investments	15	160,279		147,051	
Cash at bank and in hand		19,422		3,607	
			182,101		152,847
Creditors: amounts falling due within one year	16	(8,344)		(6,154)	
Net current assets			173,757		146,693
Total assets less current liabilities			9,683,238		8,671,787
Income funds					
Unrestricted funds			9,683,238		8,671,787
			9,683,238		8,671,787

The financial statements were approved by the Trustees on 1 February 2023

D F Hindell
Chairman

B A Grant
Vice-chairman

A B D FOX SETTLEMENT

NOTES TO THE FINANCIAL STATEMENTS

FOR THE YEAR ENDED 5 APRIL 2022

1 Accounting policies

Charity information

A B D Fox Settlement is a charitable trust established by Anthony Fox on 24 October 1962 .

The registered office of the charity is Flat 1, Blyth House, St James Green, Southwold, Suffolk, IP18 6JL.

1.1 Accounting convention

The financial statements have been prepared in accordance with the Charity's governing document, the Charities Act 2011 and "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) (effective 1 January 2019)". The Charity is a Public Benefit Entity as defined by FRS 102.

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

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

General funds are unrestricted funds which are available for use at the discretion of the Trustees in furtherance of their charitable objectives unless the funds have been designated for other purposes.

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

1.4 Incoming resources

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.

For legacies, entitlement is taken at the earlier of the date on which either the Charity is aware that probate has been granted, the estate has been finalised and notification has been made by the executor(s) to the Charity that a distribution will be made, or when a distribution is received from the estate. Receipt of a legacy, in whole or part, is only considered probable when the amount can be measured reliably and the Charity has been notified of the executor's intention to make a distribution. Where legacies have been notified to the Charity, or the Charity is aware of the granting of probate, and the criteria for income recognition have not been met, then the legacy is treated as a contingent asset and disclosed if material.

Interest on funds held on deposit and dividend income from the listed investments is included when receivable and the amount can be measured reliably by the Charity, this is normally upon notification of the interest being receivable.

A B D FOX SETTLEMENT

NOTES TO THE FINANCIAL STATEMENTS (CONTINUED)

FOR THE YEAR ENDED 5 APRIL 2022

1 Accounting policies

(Continued)

Contributions from beneficiaries are receivable monthly and the income is recognised in the month that the monies are due.

1.5 Resources expended

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.

All expenditure is accounted for on an accruals basis. All expenses including support costs and governance costs are allocated to the applicable expenditure headings.

Support costs consist of the office costs of the Charity, including staff salaries apportioned on the estimated time spent on the charitable activities of the Charity.

Governance costs are those associated with the governance arrangements of the Charity and in relation to the strategic as opposed to day to day management of the Charity.

The charity is not VAT registered therefore all amounts are shown gross of VAT.

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.

Depreciation is recognised so as to write off the cost or valuation of assets less their residual values over their useful lives on the following bases:

Land and buildings	see below
Fixtures, fittings & equipment	10% straight line
Office equipment	15% reducing balance

It is the Charity's policy to maintain all properties in good repair, the costs of maintenance being charged to the Statement of Financial Activities. Consequently the Trustees consider the lives of the properties to be so long and residual values, based on cost or subsequent valuations, so high that there is no significant annual depreciation.

The Charity adopts a policy of revaluing freehold property assets on an annual basis. In view of the location of the property, in Southwold, the Trustees consider that a market value basis is not appropriate and that insurance replacement cost is the most appropriate basis to be applied unless the property is sold in the year in which case it is revalued to market value at the date of disposal. Values are considered annually by a professional valuer.

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 and current investments

Fixed and current 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.

A B D FOX SETTLEMENT

NOTES TO THE FINANCIAL STATEMENTS (CONTINUED)

FOR THE YEAR ENDED 5 APRIL 2022

1 Accounting policies

(Continued)

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.

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.

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 are initially recognised at transaction price. Financial liabilities classified as payable within one year are not amortised.

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.

1.12 Retirement benefits

Payments to defined contribution retirement benefit schemes are charged as an expense as they fall due.

A B D FOX SETTLEMENT

NOTES TO THE FINANCIAL STATEMENTS (CONTINUED)

FOR THE YEAR ENDED 5 APRIL 2022

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.

Critical judgements

Property valuation

The freehold properties are held at their insurance replacement cost, as valued by a professional valuer. This valuation includes professional opinion and judgement.

Property depreciation

The freehold properties are held at valuation and based on their upkeep and long residual lives are not depreciated on an annual basis, as in the Trustees' opinion the depreciation charge would not be significant.

3 Charitable activities

	2022 £	2021 £
Contributions from residents	85,269	83,536

4 Investments

	2022 £	2021 £
Income from listed investments	65,760	46,411
Interest receivable	9	21
	65,769	46,432

5 Raising funds

	2022 £	2021 £
Investment management fees	9,571	10,313
	9,571	10,313

A B D FOX SETTLEMENT

NOTES TO THE FINANCIAL STATEMENTS (CONTINUED) FOR THE YEAR ENDED 5 APRIL 2022

6 Charitable activities

	2022 £	2021 £
Depreciation and impairment	2,482	2,760
Insurance	5,987	5,215
Water charges	808	712
Electricity and gas	1,053	2,992
Statutory checks	846	417
External decoration and repairs	74,289	51,065
Lift service	581	2,317
Cleaning	2,266	3,517
Gardening and repairs	8,000	217
Loss on disposal of fixed assets	148	-
Grants	-	4,005
	<u>96,460</u>	<u>73,217</u>
Share of support costs (see note 7)	15,024	11,166
Share of governance costs (see note 7)	7,620	6,923
	<u>119,104</u>	<u>91,306</u>

7 Support costs

	Support costs £	Governance costs £	2022 £	2021 £	Basis of allocation
Staff costs	11,447	-	11,447	10,815	On time spent basis
Depreciation	13	-	13	15	On usage basis
Property outgoing	313	-	313	225	Based on cost incurred
Sundry expenses	3,114	-	3,114	-	Based on cost incurred
Bank charges	137	-	137	111	Based on cost incurred
Office costs	-	309	309	295	Governance
Telephone	-	149	149	802	Governance
Legal and professional	-	2,512	2,512	1,410	Governance
Accountancy	-	4,650	4,650	4,416	Governance
	<u>15,024</u>	<u>7,620</u>	<u>22,644</u>	<u>18,089</u>	
Analysed between Charitable activities	<u>15,024</u>	<u>7,620</u>	<u>22,644</u>	<u>18,089</u>	

Accountancy costs include payments to the Independent Examiner of £4,650 (2021: £4,416).

A B D FOX SETTLEMENT

NOTES TO THE FINANCIAL STATEMENTS (CONTINUED) FOR THE YEAR ENDED 5 APRIL 2022

8 Trustees

None of the Trustees (or any persons connected with them) received any remuneration or benefits or reimbursement of expenses from the Charity during either year.

9 Employees

Number of employees

The average monthly number of employees during the year was:

	2022 Number	2021 Number
Clerk to Trustees	1	1

Employment costs

	2022 £	2021 £
Wages and salaries	11,112	10,500
Other pension costs	335	315
	11,447	10,815

There were no employees whose annual remuneration was £60,000 or more.

10 Net gains/(losses) on investments

	2022 £	2021 £
Revaluation of investments	136,827	310,584
Gain/(loss) on sale of investments	-	3,369
	136,827	313,953

A B D FOX SETTLEMENT

NOTES TO THE FINANCIAL STATEMENTS (CONTINUED) FOR THE YEAR ENDED 5 APRIL 2022

11 Tangible fixed assets

	Land and buildings	Fixtures, fittings & equipment	Office equipment	Total
	£	£	£	£
Cost or valuation				
At 6 April 2021	6,796,153	98,280	484	6,894,917
Disposals	(838,414)	(3,824)	-	(842,238)
Revaluation	852,261	-	-	852,261
At 5 April 2022	6,810,000	94,456	484	6,904,940
Depreciation and impairment				
At 6 April 2021	-	87,358	399	87,757
Depreciation charged in the year	-	2,482	13	2,495
Eliminated in respect of disposals	-	(3,676)	-	(3,676)
At 5 April 2022	-	86,164	412	86,576
Carrying amount				
At 5 April 2022	6,810,000	8,292	72	6,818,364
At 5 April 2021	6,796,153	10,922	85	6,807,160

For the purposes of property ownership, the Trustees have formed an incorporated body, the incorporated Trustees of A B D Fox Settlement.

Freehold property is valued by the Trustees at the higher of acquisition cost in the year of acquisition only or the amount equivalent to its insurance reinstatement cost valuation, unless the property is sold in the year in which case it is revalued to market value at the date of disposal.

The freehold property was valued for reinstatement purposes by J D Fuller MRICS, a Trustee of the Charity, on behalf of O A Chapman & Son, Chartered Surveyors on 5 April 2022.

12 Fixed asset investments

	Listed investments £
Cost or valuation	
At 6 April 2021	1,717,934
Additions	1,024,058
Valuation changes	136,827
Disposals	(187,702)
At 5 April 2022	2,691,117
Carrying amount	
At 05 April 2022	2,691,117
At 05 April 2021	1,717,934

A B D FOX SETTLEMENT

NOTES TO THE FINANCIAL STATEMENTS (CONTINUED) FOR THE YEAR ENDED 5 APRIL 2022

12 Fixed asset investments (Continued)

	2022 £	2021 £
Material investments:		
Allianz global investors GMBH gilt	278,025	147,195
Ishares S&P 500 UCITS	155,813	129,774
Mercantile Investment Tst Plc (The) ord GBP 0.025	-	115,200
	<u>433,838</u>	<u>392,169</u>

Fixed asset investments revalued

The investments are held at market value.

The historic cost of the investments is £1,973,570 (2021: £1,092,724).

13 Financial instruments	2022 £	2021 £
Carrying amount of financial assets		
Instruments measured at fair value through profit or loss	2,851,396	1,864,985

14 Debtors	2022 £	2021 £
Amounts falling due within one year:		
Trade debtors	220	-
Prepayments and accrued income	2,180	2,189
	<u>2,400</u>	<u>2,189</u>

15 Current asset investments	2022 £	2021 £
Unlisted investments	160,279	147,051

The current asset investments relate to the deposit and investment bank accounts held by the Charity.

A B D FOX SETTLEMENT

NOTES TO THE FINANCIAL STATEMENTS (CONTINUED) FOR THE YEAR ENDED 5 APRIL 2022

16 Creditors: amounts falling due within one year

	2022 £	2021 £
Accruals and deferred income	8,344	6,154
Analysis of deferred income		
Deferred income brought forward	825	1,008
Released in the year	(825)	(1,008)
New contributions	1,529	825
Deferred income carried forward	1,529	825

17 Related party transactions

The Charity considers the key management personnel to comprise the Trustees. The employment benefits, including pension contributions, of the key management personnel were £nil (2021: £nil).

The Charity engaged the services of O A Chapman & Son, Chartered Surveyors to assist in dealing with relevant property matters. J D Fuller, a Trustee of the Charity and a member of the Royal Institute of Chartered Surveyors, is a consultant for O A Chapman & Son. The cost of these services amounted to £2,220 (2021: £840).

In addition, the charity has during the year engaged the services of Willcox Law Limited in dealing with conveyancing and other legal matters. D J Gaffney, a Trustee of the Charity is employed by Willcox Law Limited. The cost of these services amounted to £1,386 (2021: £1,418).

The decision by the remaining board of Trustees to engage the services of O A Chapman & Son and Willcox Law Limited was made with due regard to the guidance issued by the Charity Commission and the powers conferred by the Charities Act 2011.