

REPORT OF THE TRUSTEES AND
UNAUDITED FINANCIAL STATEMENTS
FOR THE YEAR ENDED 31ST DECEMBER 2020
FOR
KINGSCLERE ALMSHOUSES CHARITY

C B Heslop & Company Limited
Chartered Accountants
1 High Street
Thatcham
Berks
RG19 3JG

KINGSCLERE ALMSHOUSES CHARITY

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for the year ended 31ST DECEMBER 2020

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KINGSLERE ALMSHOUSES CHARITY

REFERENCE AND ADMINISTRATIVE DETAILS
for the year ended 31ST DECEMBER 2020

Trustees

Almshouses Charity	
Co-official	Councillor Sue Adams
Nominative Trustees	Mrs P Stewart - Chairman Mrs I Powers Mrs Lucy Virtue Mr Philip Crisford
Co-optative Trustees	Mr P Dring - Vice Chairman Rev B Read Mrs J Turner Mr Peter Eastwick- Field
Robert Higham	Mr P Crisford - Chairman Mrs I Powers - Vice Chairman
Welfare Charities	Mr P Eastwick-Field - Chairman Councillor Sue Adams - Vice Chairman

Clerk to the Trustees

Mrs J Pearce

Address

Russell House
Ashford Hill Road
Headley
Thatcham
Berkshire RG19 8AB

Charity number

236411

RSL number

AO486

Accountants

C B Heslop & Company Ltd
Chartered Accountants
1 High Street
Thatcham
Berkshire RG19 3JG

Bankers

HSBC Bank Plc
2 The Parade
Mulfords Hill
Tadley
Hampshire RG26 3LG

Insurance Broker

AON Limited
Briarcliff House
Kingsmead
Farnborough
Hampshire GU14 7TE

KINGSLERE ALMSHOUSES CHARITY

REPORT OF THE TRUSTEES **for the year ended 31ST DECEMBER 2020**

The trustees present their report with the financial statements of the charity for the year ended 31st December 2020. The trustees have adopted the provisions of 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).

Charity name

The full name of the charity is 'The Charity of The Reverend Thomas Brown' and incorporates 'The Charity of George Durbidge'. The Charity is better known as the 'Kingsclere Almshouses Charity'.

Constitution and objects

The charity is operated under the rules of its Charity Commission Scheme dated 2nd September 1969, as varied by the Scheme of 2nd February 1987 and Order dated 18 March 2003. The principal objectives of the charity are:

1. To provide accommodation to poor persons resident in the parishes of Kingsclere and the ancient parish of Baughurst.
2. To apply the income of the charity for the benefit of the almspeople in such manner as the Trustees see fit.

Principal policies to achieve objects

The twelve almshouse properties are leased under license to local residents for a weekly charge. This income is used to fund the running and maintenance costs of the properties.

Review of the year

Accommodation was provided to 12 almspeople during the year. The income was applied against the general running expenses, leaving a net income of £1,775.12 (2019 -£1,582.99) before investment income, revaluation gains and property improvement transfers.

The trustees would like to express their thanks to the Warden for her efforts in ensuring the well being of the residents at Headley. The trustees will continue to work with the interests of the residents in mind and will strive to maintain and improve the properties to the best of their ability whilst bearing in mind the funds available.

Reserves policy

The designated fund for Cyclical Maintenance stands at £33,486 (2019 £36,271) and is maintained in accordance with the Charity Scheme. The funds are invested by the trustees in order to generate income for the future maintenance of the properties. An annual transfer of £Nil (2019 £Nil) is made from unrestricted funds to the Cyclical Maintenance Fund. Unrestricted funds are required to support the running costs of the charity on a daily basis. The current level of £75,039 (2019 £70,629) is appropriate for this purpose.

Risk Management

The Trustees have considered the risks to which the Charity is exposed. These have been reviewed and systems and procedures are in place in order to mitigate those risks.

Trustees

The Trustees of the Charity during the year under review are those shown on page 1. When complete, the board of trustees shall consist of two ex-officio trustees, four nominative trustees and four co-optative trustees. The nominative trustees are appointed by the Parish Councils of Kingsclere and Ashford Hill with Headley. Co-optative trustees are persons residing or carrying on business in or near the area of benefit. A new trustee may be appointed by a resolution of the Trustees, recorded in the minutes and an acceptance signed by the new trustee.

Election of the Chairman

The chairman is elected by the trustees for a period of one year.

Organisational structure

The trustees meet five times a year to discuss the overall operation of the Charity whilst the day to day running of the charity has been delegated to the Clerk who is assisted by the Warden.

KINGSCLERE ALMSHOUSES CHARITY

REPORT OF THE TRUSTEES
for the year ended 31ST DECEMBER 2020

STRUCTURE, GOVERNANCE AND MANAGEMENT

Governing document

The charity is controlled by its governing document, a deed of trust and constitutes an unincorporated charity.

Approved by order of the board of trustees on and signed on its behalf by:

.....
Mrs P Stewart - Trustee

**INDEPENDENT EXAMINER'S REPORT TO THE TRUSTEES OF
KINGSCLERE ALMSHOUSES CHARITY**

Independent examiner's report to the trustees of Kingsclere Almshouses Charity

I report to the charity trustees on my examination of the accounts of Kingsclere Almshouses Charity (the Trust) for the year ended 31st December 2020.

Responsibilities and basis of report

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

I report in respect of my examination of the Trust's accounts carried out under section 145 of the Act and in carrying out my examination I have followed all 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 Trust as required by section 130 of the Act; or
2. the accounts do not accord with those records; or
3. the accounts 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.

Stephen J Coke
C B Heslop & Company Limited
Chartered Accountants
1 High Street
Thatcham
Berks
RG19 3JG

Date:

KINGSLERE ALMSHOUSES CHARITY

STATEMENT OF FINANCIAL ACTIVITIES
for the year ended 31ST DECEMBER 2020

	Notes	Unrestricted funds £	Designated Fund £	Endowment funds £	31.12.20 Total funds £	31.12.19 Total funds £
INCOME AND						
ENDOWMENTS FROM						
Charitable activities						
Charitable Activities		63,771	-	-	63,771	62,306
Investment income	2	30	1,556	1	1,587	1,540
Total		63,801	1,556	1	65,358	63,846
 EXPENDITURE ON						
Charitable activities						
Charitable Activities	3	56,702	-	39,515	96,217	97,415
Governance costs		4,766	-	-	4,766	5,529
Total		61,468	-	39,515	100,983	102,944
Net gains/(losses) on investments		62	(4,341)	-	(4,279)	6,314
NET INCOME/(EXPENDITURE)		2,395	(2,785)	(39,514)	(39,904)	(32,784)
Transfers between funds	16	(529)	-	529	-	-
Net movement in funds		1,866	(2,785)	(38,985)	(39,904)	(32,784)
 RECONCILIATION OF FUNDS						
Total funds brought forward		70,629	36,271	1,370,584	1,477,484	1,510,268
TOTAL FUNDS CARRIED FORWARD		72,495	33,486	1,331,599	1,437,580	1,477,484

The notes form part of these financial statements

KINGSLERE ALMSHOUSES CHARITY

BALANCE SHEET
31ST DECEMBER 2020

	Notes	31.12.20 £	31.12.19 £
FIXED ASSETS			
Tangible assets	9	1,345,094	1,384,608
Investments	10	39,740	42,462
		<hr/>	<hr/>
		1,384,834	1,427,070
 CURRENT ASSETS			
Debtors	11	75,581	72,241
Cash at bank		52,855	55,879
		<hr/>	<hr/>
		128,436	128,120
 CREDITORS			
Amounts falling due within one year	12	(62,803)	(64,211)
		<hr/>	<hr/>
NET CURRENT ASSETS		65,633	63,909
		<hr/>	<hr/>
 TOTAL ASSETS LESS CURRENT LIABILITIES		1,450,467	1,490,979
 CREDITORS			
Amounts falling due after more than one year	13	(12,887)	(13,495)
		<hr/>	<hr/>
NET ASSETS		1,437,580	1,477,484
		<hr/>	<hr/>
 FUNDS	16		
Unrestricted funds		105,981	106,900
Endowment funds		1,331,599	1,370,584
		<hr/>	<hr/>
TOTAL FUNDS		1,437,580	1,477,484
		<hr/>	<hr/>

The financial statements were approved by the Board of Trustees and authorised for issue on and were signed on its behalf by:

.....
Mrs P Stewart - Trustee

The notes form part of these financial statements

KINGSCLERE ALMSHOUSES CHARITY

NOTES TO THE FINANCIAL STATEMENTS **for the year ended 31ST DECEMBER 2020**

1. ACCOUNTING POLICIES

Basis of preparing the financial statements

The financial statements of the charity, which is a public benefit entity under FRS 102, have been prepared in accordance with the Charities SORP (FRS 102) '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)', Financial Reporting Standard 102 'The Financial Reporting Standard applicable in the UK and Republic of Ireland' and the Charities Act 2011. The financial statements have been prepared under the historical cost convention, with the exception of investments which are included at market value, as modified by the revaluation of certain assets.

Income

All income is recognised in the Statement of Financial Activities once the charity has entitlement to the funds, it is probable that the income will be received and the amount can be measured reliably.

Expenditure

Liabilities are recognised as expenditure as soon as there is a legal or constructive obligation committing the charity to that expenditure, it is probable that a transfer of economic benefits will be required in settlement and the amount of the obligation can be measured reliably. Expenditure is accounted for on an accruals basis and has been classified under headings that aggregate all cost related to the category. Where costs cannot be directly attributed to particular headings they have been allocated to activities on a basis consistent with the use of resources.

Charitable activities

Costs of charitable activities include the costs incurred from running the Almshouses.

Governance costs

Governance costs comprise all costs involving the public accountability of the charity and its compliance with regulation and good practice. These costs include costs related to statutory audit and legal fees.

Tangible fixed assets

Depreciation is provided at the following annual rates in order to write off each asset over its estimated useful life.

Freehold property - 2% on cost

Taxation

The charity is exempt from tax on its charitable activities.

Fund structure

There are two permanent endowment funds. The Reverend Thomas Brown and George Durbidge Bequests provide accommodation for poor persons resident in the parishes of Kingsclere and the ancient parish of Baughurst. The rental income is wholly unrestricted and shall be applied for the benefit of the almspeople of the Almshouse Charities as the Trustees see fit.

The charity does not have any restricted funds.

Unrestricted income funds comprise those funds which the trustees are free to use for any purpose in furtherance of the charitable objects. Unrestricted funds include designated funds which have been maintained in accordance with the governing document. Further details of the fund are disclosed in note 12.

KINGSLERE ALMSHOUSES CHARITY

NOTES TO THE FINANCIAL STATEMENTS - continued
for the year ended 31ST DECEMBER 2020

2. INVESTMENT INCOME

	31.12.20	31.12.19
	£	£
Dividend Income	1,587	1,540
	<u>1,587</u>	<u>1,540</u>

3. CHARITABLE ACTIVITIES COSTS

	2020	2019
Salaries	10,773	11,515
Property running costs	-	-
Maintenance	41,628	40,466
Careline expenses	870	2,689
Other costs	1,416	1,146
Loan interest	2,015	2,084
Depreciation	39,515	39,515
	<u>96,217</u>	<u>97,415</u>

4. TRUSTEES' REMUNERATION AND BENEFITS

There were no trustees' remuneration or other benefits for the year ended 31st December 2020 nor for the year ended 31st December 2019.

Trustees' expenses

There were no trustees' expenses paid for the year ended 31st December 2020 nor for the year ended 31st December 2019.

5. STAFF COSTS

	2020	2019
Staff costs		
Clerk to the trustees	5,864	6,418
Warden	6,375	6,702
Employers National Insurance	-	-
Amounts recharged to The Welfare Charities	(1,466)	(1,605)
	<u>10,773</u>	<u>11,515</u>

The average monthly number of employees during the year was as follows:

	31.12.20	31.12.19
Clerk	1	1
Warden	1	1
	<u>2</u>	<u>2</u>

No employees received emoluments in excess of £60,000.

KINGSLERE ALMSHOUSES CHARITY

NOTES TO THE FINANCIAL STATEMENTS - continued
for the year ended 31ST DECEMBER 2020

6. COMPARATIVES FOR THE STATEMENT OF FINANCIAL ACTIVITIES

	Unrestricted funds £	Designated Fund £	Endowment funds £	Total funds £
INCOME AND ENDOWMENTS FROM				
Charitable activities				
Charitable Activities	62,306	-	-	62,306
Investment income	28	1,512	-	1,540
Total	62,334	1,512	-	63,846
EXPENDITURE ON				
Charitable activities				
Charitable Activities	57,900	-	39,515	97,415
Governance costs	5,529	-	-	5,529
Total	63,429	-	39,515	102,944
Net gains on investments	142	6,172	-	6,314
NET INCOME/(EXPENDITURE)	(953)	7,684	(39,515)	(32,784)
Transfers between funds	(460)	-	460	-
Net movement in funds	(1,413)	7,684	(39,055)	(32,784)
RECONCILIATION OF FUNDS				
Total funds brought forward	72,042	28,587	1,409,639	1,510,268
TOTAL FUNDS CARRIED FORWARD	70,629	36,271	1,370,584	1,477,484

7. GOVERNANCE COSTS

	2020	2019
Accountancy	2,978	2,862
Office and administration expenses	706	1,566
Property insurance	1,082	1,101
	4,766	5,526

KINGSCLERE ALMSHOUSES CHARITY

NOTES TO THE FINANCIAL STATEMENTS - continued
for the year ended 31ST DECEMBER 2020

8. HOUSING ADMINISTRATION COSTS

	Service income	Operating costs	Surplus/ (deficit)
Housing Accommodation - 12 units	63,771	-	63,771
Services	-	(13,059)	(13,059)
Mortgage loan interest	-	(2,015)	(2,015)
Management and administration	-	(4,766)	(4,766)
Day to day repairs and maintenance	-	(41,627)	(41,627)
Provision for cyclical maintenance	-	-	0
	63,771	61,467	2,304

9. TANGIBLE FIXED ASSETS

	Freehold property £
COST	
At 1st January 2020 and 31st December 2020	1,975,741
DEPRECIATION	
At 1st January 2020	591,133
Charge for year	39,514
At 31st December 2020	630,647
NET BOOK VALUE	
At 31st December 2020	1,345,094
At 31st December 2019	1,384,608

The cost of freehold property is net of housing grants received of £149,006 showing as follows:

	Holdrops Hill,Headly £	George Street,Kingsclere £	Total £
Original Cost	1,750,000	374,747	2,124,747
Housing Grants	(149,006)	-	(149,006)
	1,600,994	374,747	1,975,741

The properties were revalued as at 31st December 2005 by Jones Robinson Estate Agents who valued the properties on an 'existing use basis plus or minus 10%'. This is the first valuation carried out on behalf of the charity. The valuation has not been revised subsequently. The historical net book value is £236,525. (2019: £239,140).

KINGSCLERE ALMSHOUSES CHARITY

NOTES TO THE FINANCIAL STATEMENTS - continued
for the year ended 31ST DECEMBER 2020

10. FIXED ASSET INVESTMENTS

	Listed investments £
MARKET VALUE	
At 1st January 2020	42,462
Additions	1,557
Revaluations	(4,279)
	<hr/>
At 31st December 2020	39,740
	<hr/>
NET BOOK VALUE	
At 31st December 2020	39,740
	<hr/>
At 31st December 2019	42,462
	<hr/>

There were no investment assets outside the UK.

11. DEBTORS: AMOUNTS FALLING DUE WITHIN ONE YEAR

	31.12.20 £	31.12.19 £
Trade debtors	-	965
Other debtors	75,018	70,757
Prepayments and accrued income	563	519
	<hr/>	<hr/>
	75,581	72,241
	<hr/>	<hr/>

12. CREDITORS: AMOUNTS FALLING DUE WITHIN ONE YEAR

	31.12.20 £	31.12.19 £
Bank loans and overdrafts (see note 14)	1,106	-
Other creditors	61,697	64,211
	<hr/>	<hr/>
	62,803	64,211
	<hr/>	<hr/>

KINGSCLERE ALMSHOUSES CHARITY

NOTES TO THE FINANCIAL STATEMENTS - continued
for the year ended 31ST DECEMBER 2020

13. CREDITORS: AMOUNTS FALLING DUE AFTER MORE THAN ONE YEAR

	31.12.20	31.12.19
	£	£
Other creditors	12,887	13,495
	<u>12,887</u>	<u>13,495</u>

14. LOANS

An analysis of the maturity of loans is given below:

	31.12.20	31.12.19
	£	£
Amounts falling due within one year on demand:		
Bank overdrafts	1,106	-
Other loans	608	529
	<u>1,714</u>	<u>529</u>
Amounts falling between one and two years:		
Other loans - 1-2 years	700	608
	<u>700</u>	<u>608</u>
Amounts falling due between two and five years:		
Other loans - 2-5 years	12,187	12,887
	<u>12,187</u>	<u>12,887</u>

15. ANALYSIS OF NET ASSETS BETWEEN FUNDS

	Unrestricted funds £	Designated Fund £	Endowment funds £	31.12.20 Total funds £	31.12.19 Total funds £
Fixed assets	-	-	1,345,094	1,345,094	1,384,608
Investments	999	38,741	-	39,740	42,462
Current assets	75,581	52,855	-	128,436	128,120
Current liabilities	(4,085)	(58,110)	(608)	(62,803)	(64,211)
Long term liabilities	-	-	(12,887)	(12,887)	(13,495)
	<u>72,495</u>	<u>33,486</u>	<u>1,331,599</u>	<u>1,437,580</u>	<u>1,477,484</u>

16. MOVEMENT IN FUNDS

	At 1.1.20 £	Net movement in funds £	Transfers between funds £	At 31.12.20 £
Unrestricted funds				
General fund	70,629	2,395	(529)	72,495
Designated Fund	36,271	(2,785)	-	33,486
	<u>106,900</u>	<u>(390)</u>	<u>(529)</u>	<u>105,981</u>
Endowment funds				
Endowment Fund	17,959	(39,514)	29,934	8,379
Endowment Revaluation Reserve	1,352,625	-	(29,405)	1,323,220
	<u>1,370,584</u>	<u>(39,514)</u>	<u>529</u>	<u>1,331,599</u>
TOTAL FUNDS	<u>1,477,484</u>	<u>(39,904)</u>	<u>-</u>	<u>1,437,580</u>

KINGSCLERE ALMSHOUSES CHARITY

NOTES TO THE FINANCIAL STATEMENTS - continued
for the year ended 31ST DECEMBER 2020

16. MOVEMENT IN FUNDS - continued

Net movement in funds, included in the above are as follows:

	Incoming resources £	Resources expended £	Gains and losses £	Movement in funds £
Unrestricted funds				
General fund	63,801	(61,468)	62	2,395
Designated Fund	1,556	-	(4,341)	(2,785)
	<u>65,357</u>	<u>(61,468)</u>	<u>(4,279)</u>	<u>(390)</u>
Endowment funds				
Endowment Fund	1	(39,515)	-	(39,514)
	<u>1</u>	<u>(39,515)</u>	<u>-</u>	<u>(39,514)</u>
TOTAL FUNDS	<u>65,358</u>	<u>(100,983)</u>	<u>(4,279)</u>	<u>(39,904)</u>

Comparatives for movement in funds

	At 1.1.19 £	Net movement in funds £	Transfers between funds £	At 31.12.19 £
Unrestricted funds				
General fund	72,042	(953)	(460)	70,629
Designated Fund	28,587	7,684	-	36,271
	<u>100,629</u>	<u>6,731</u>	<u>(460)</u>	<u>106,900</u>
Endowment funds				
Endowment Fund	27,609	(39,515)	29,865	17,959
Endowment Revaluation Reserve	1,382,030	-	(29,405)	1,352,625
	<u>1,409,639</u>	<u>(39,515)</u>	<u>460</u>	<u>1,370,584</u>
TOTAL FUNDS	<u>1,510,268</u>	<u>(32,784)</u>	<u>-</u>	<u>1,477,484</u>

Comparative net movement in funds, included in the above are as follows:

	Incoming resources £	Resources expended £	Gains and losses £	Movement in funds £
Unrestricted funds				
General fund	62,334	(63,429)	142	(953)
Designated Fund	1,512	-	6,172	7,684
	<u>63,846</u>	<u>(63,429)</u>	<u>6,314</u>	<u>6,731</u>
Endowment funds				
Endowment Fund	-	(39,515)	-	(39,515)
	<u>-</u>	<u>(39,515)</u>	<u>-</u>	<u>(39,515)</u>
TOTAL FUNDS	<u>63,846</u>	<u>(102,944)</u>	<u>6,314</u>	<u>(32,784)</u>

KINGSCLERE ALMSHOUSES CHARITY

NOTES TO THE FINANCIAL STATEMENTS - continued
for the year ended 31ST DECEMBER 2020

16. MOVEMENT IN FUNDS - continued

A current year 12 months and prior year 12 months combined position is as follows:

	At 1.1.19 £	Net movement in funds £	Transfers between funds £	At 31.12.20 £
Unrestricted funds				
General fund	72,042	1,442	(989)	72,495
Designated Fund	28,587	4,899	-	33,486
	<u>100,629</u>	<u>6,341</u>	<u>(989)</u>	<u>105,981</u>
Endowment funds				
Endowment Fund	27,609	(79,029)	59,799	8,379
Endowment Revaluation Reserve	1,382,030	-	(58,810)	1,323,220
	<u>1,409,639</u>	<u>(79,029)</u>	<u>989</u>	<u>1,331,599</u>
TOTAL FUNDS	<u>1,510,268</u>	<u>(72,688)</u>	<u>-</u>	<u>1,437,580</u>

A current year 12 months and prior year 12 months combined net movement in funds, included in the above are as follows:

	Incoming resources £	Resources expended £	Gains and losses £	Movement in funds £
Unrestricted funds				
General fund	126,135	(124,897)	204	1,442
Designated Fund	3,068	-	1,831	4,899
	<u>129,203</u>	<u>(124,897)</u>	<u>2,035</u>	<u>6,341</u>
Endowment funds				
Endowment Fund	1	(79,030)	-	(79,029)
	<u>129,204</u>	<u>(203,927)</u>	<u>2,035</u>	<u>(72,688)</u>

Transfers between funds

Endowment Funds

These represent the Almshouse properties which are permanent endowment. The properties are shown at market value less Housing Association Grants. Depreciation at 2% per annum on cost is shown as an expense of the fund. The transfers represent the release of the revaluation reserve to retained earnings over the useful life of the asset.

Endowment Revaluation Reserve

The Revaluation Reserve represents the increase in value of the properties which were revalued as at 31st December 2005 (Note 9). The amortisation of the revaluation represents the release of the reserve to retained earnings over the useful life of the assets, as governed by IFRS 13.

Designated Funds

KINGSCLERE ALMSHOUSES CHARITY

NOTES TO THE FINANCIAL STATEMENTS - continued
for the year ended 31ST DECEMBER 2020

16. MOVEMENT IN FUNDS - continued

Transfers between funds - continued

The Cyclical Maintenance Fund (CMF) was set up in accordance with the governing document to fund future maintenance of the properties. Income relates to the accumulated dividend income arising on the investments and interest from the CMF bank account whilst expenditure relates to the upkeep of the properties. An annual transfer is made from unrestricted funds. Revaluation gains are the movement in market value between the balance sheet dates, less the accumulated income.

Unrestricted funds

These are the funds that have not been designated and are for general activities of the Charity.

17. RELATED PARTY DISCLOSURES

None of the trustees or any persons connected with them have received remuneration from the charity. None of the trustees received reimbursement for expenses made on behalf of the charity.

KINGSCLERE ALMSHOUSES CHARITY

NOTES TO THE FINANCIAL STATEMENTS - continued
for the year ended 31ST DECEMBER 2020

18. PROPERTY REVENUE ACCOUNT-HEADLEY

	2020		2019
	£	£	£
Income			
Gross rents receivable		49,174.88	52,632.68
Less: voids		-	(4.69)
		<hr/>	<hr/>
		49,174.88	52,627.99
		<hr/>	<hr/>
Expenses			
Management			
Accountancy and Secretarial	2,233.51		2,155.35
Property insurance	901.62		914.10
Office and administration expenses	470.51		1,409.04
	<hr/>		<hr/>
		3,605.63	4,478.49
Services			
Salaries	9,306.94		9,903.04
Water rates	-		-
Light and heat	-		-
Grounds maintenance	4,535.00		4,150.00
Telephone	649.77		371.70
Subscriptions	638.33		632.87
Careline expenses	870.00		2,688.92
Sundries	-		9.00
	<hr/>		<hr/>
		16,000.04	17,755.52
Repairs			
Day to day maintenance	33,383.40		33,047.27
Provision for cyclical maintenance	-		-
	<hr/>		<hr/>
		33,383.40	33,047.27
Financing			
Loan interest	2,015.03		2,084.13
	<hr/>		<hr/>
Total expenses	55,004.11		57,365.41
	<hr/>		<hr/>
Trading surplus/(deficit) for the year	(5,829.23)		(4,737.42)
Transfer to endowment fund-loan payment	528.97		459.87
	<hr/>		<hr/>
Surplus/(deficit) for the year	(6,358.20)		(5,197.29)
	<hr/>		<hr/>

KINGSCLERE ALMSHOUSES CHARITY

NOTES TO THE FINANCIAL STATEMENTS - continued
for the year ended 31ST DECEMBER 2020

19. PROPERTY REVENUE ACCOUNT-KINGSCLERE

	2020		2019
	£	£	£
Income			
Gross rents receivable	14,596.41		9,678.16
Less: voids	0		0
	<hr/>		<hr/>
	14,596.41		9,678.16
	<hr/>		<hr/>
Expenses			
Management			
Accountancy and Secretarial	744.50		706.92
Property insurance	180.32		187.22
Office and administration expenses	235.25		156.56
	<hr/>		<hr/>
	1,160.08		1,050.70
Services			
Salaries	1,466.08		1,612.12
Water rates & council tax	-		-
Light and heat	-		-
Subscriptions	127.67		129.62
Sundries	-		3.00
	<hr/>		<hr/>
	1,593.75		1,744.75
Repairs			
Day to day maintenance	3,709.27		3,268.41
Provision for cyclical maintenance	-		-
	<hr/>		<hr/>
	3,709.27		3,268.41
	<hr/>		<hr/>
Total expenses	6,463.09		6,063.86
	<hr/>		<hr/>
Surplus for the year	8,133.32		3,614.30
	<hr/>		<hr/>

KINGSCLERE ALMSHOUSES CHARITY

DETAILED STATEMENT OF FINANCIAL ACTIVITIES
for the year ended 31ST DECEMBER 2020

	31.12.20 £	31.12.19 £
INCOME AND ENDOWMENTS		
Investment income		
Dividend Income	1,587	1,540
Charitable activities		
Gross Rents Receivable	63,771	62,306
Total incoming resources	65,358	63,846
EXPENDITURE		
Charitable activities		
Wages	10,773	11,515
Sundries	1,416	1,146
Maintenance	41,628	40,466
Careline Expenses	870	2,689
Loan Interest	2,015	2,084
Freehold property	39,515	39,515
	96,217	97,415
Support costs		
Governance costs		
Insurance	1,082	1,101
Accountancy and legal fees	2,978	2,862
Office and Admin costs	706	1,566
	4,766	5,529
Total resources expended	100,983	102,944
Net expenditure before gains and losses	(35,625)	(39,098)
Realised recognised gains and losses		
Realised gains/(losses) on fixed asset investments	(4,279)	6,314
Net expenditure	(39,904)	(32,784)

This page does not form part of the statutory financial statements