

Charity registration number: 236518

# The Charity of Mrs Mabel Luke

Annual Report and Financial Statements

for the Year Ended 31 December 2023

UHY Ross Brooke  
31a Charnham Street  
Hungerford  
Berkshire  
RG17 0EJ

# **The Charity of Mrs Mabel Luke**

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**The Charity of Mrs Mabel Luke**  
**Reference and Administrative Details**

**Trustee**

Mabel Luke Trustee Ltd

**Directors Mabel Luke Trustee Ltd**

E J Gatward (Chair)

L Coyle (resigned 13/6/23)

P McAuliffe

J McDougall

A Hyde

E Layton

M Thomas

K Howlett (appointed 12/9/23)

A Harmer (appointed 2/5/24)

**Charity Registration Number**

236518

**Principal Office**

C/O UHY Ross Brooke  
2 Old Bath Road  
Newbury  
Berkshire  
RG14 1QL

**Independent Examiner**

UHY Ross Brooke  
31a Charnham Street  
Hungerford  
Berkshire  
RG17 0EJ

**Solicitors**

Gardner Leader  
White Hart House  
Market Place  
Newbury  
Berkshire  
RG14 5BA

**Bankers**

Metro Bank  
64-65 Northbrook Street  
Newbury  
Berkshire  
RG14 1AE

# **The Charity of Mrs Mabel Luke**

## **Trustees' Report**

The Trustee presents the annual report together with the financial statements of the Charity for the year ended 31 December 2023.

### **Objectives and activities**

#### ***Objects and aims***

The provision of social housing in the form of almshouse accommodation for the benefit of the residents of, and persons connected to, Newbury and the parish of Greenham (the 'area of benefit').

#### ***History of the Charity***

The Charity was created in 1928 with five building plots at 11-17 Mill Lane, Newbury, RG14 5RE, now known as Mabel Luke Place. Initially, four houses were built on three of the plots, with two plots remaining undeveloped.

Following advice from the Almshouse Association in 2013, the then Trustees undertook a major redevelopment project. Sixteen newly-built flats in three blocks were built in three phases at Mabel Luke Place, completed in early 2018 and fully let by the middle of the year.

The property comprises twelve two-bedded and four one-bedded flats, designed for people of working age either resident in or with connection to the area of benefit, with the larger flats available for households with children. The flats are let on licences, with residents paying Weekly Maintenance Contributions comprising a rent-equivalent element, set at below market rent levels, and a service charge.

The Charity does not provide personal support services to residents.

Prior to the re-development, in consideration of the risks to the individual Trustees of the Charity and to facilitate the process of requesting grants and mortgages, the Trustees registered Mabel Luke Trustee Ltd ('MLT'), a Company Limited by Guarantee, at Companies House on 20 June 2016, with the then Trustees as Directors. The Trustees also raised a Supplemental Deed to the Charity Scheme of 17 November 1982, making the Company the Sole Trustee, and this was sealed by the Charity Commission for England and Wales on 22 June 2016 and took effect by Order of the Commission on 6 October 2016.

#### ***Public benefit***

The Charity provides general needs housing at affordable rents, working closely with West Berkshire Council, which has nomination rights to nine of the sixteen flats. The remaining seven flats are let directly to people who meet the Charity's criteria or are offered to the Council for additional nominations from the Housing Register.

On 31 December 2023, the households housed at Mabel Luke Place comprised:

- 8 households consisting of couples with one, two or three children
- 3 households consisting of single people with one or two children
- 1 household consisting of a couple without children
- 3 households consisting of single adults

In total, 24 adults, all of working age, and 16 children were in residence at 31 December 2023.

## **The Charity of Mrs Mabel Luke**

### **Trustees' Report (continued)**

The Trustee confirms that it has complied with the requirements of section 17 of the Charities Act 2011 to have due regard to the public benefit guidance published by the Charity Commission for England and Wales, specifically:

Public Benefit : The Public Benefit Requirement PB1

Public Benefit : Running a Charity PB2

Public Benefit : Reporting PB3

#### ***Grant making policies***

The Charity does not make grants.

#### **Achievements and performance**

##### ***Key financial performance indicators***

Regulator for Social Housing

Value for Money metrics

**Metric 1** - Reinvestment 0.90% (2022 - 0.52%)

**Metric 2** - New supply delivered

A: New supply delivered (social housing units) 0% (2022 - 0%)

B: New supply delivered (non-social housing units) 0% (2022 - 0%)

**Metric 3** - Gearing 37.79% (2022 - 38.17%)

**Metric 4** - Earnings Before Interest, Tax, Depreciation,  
Amortisation, Major Repairs Included (EBITDA MRI) Interest Cover 118% (2022 - 240%)

**Metric 5** - Headline social housing cost per unit £8,019 (2022 - £4,768)

**Metric 6** - Operating Margin

A. Operating Margin (social housing lettings only) 70.02% (2022 - 78.72%)

B. Operating Margin (overall) 68.87% (2022 - 78.18%)

**Metric 7** - Return on capital employed (ROCE) 3.79% (2022 - 4.22%)

During the year the Charity had void losses of £4,161 (2022 - £1,582) as a result of 163 days (2022 - 73 days) of lost maintenance contributions due to properties being unoccupied.

The Trustee considers that these KPI's confirm that the Charity's finances remain on a stable and sustainable basis. Due to the increase in interest rates, interest cover has fallen and the headline social housing costs per unit has increased. The Charity has no plans to provide further accommodation.

The Charity considers that it fully complies with the Governance and Financial Standard requirements set out by the regulator.

# **The Charity of Mrs Mabel Luke**

## **Trustees' Report (continued)**

### **Financial review**

Other than small bank account interest payments, the Charity's only income is from the Weekly Maintenance Contributions (WMC) made by residents. In setting the budget for 2023, Directors decided to keep WMC as low as possible, despite the high rate of inflation at the time, in order to mitigate the impact of the cost of living crisis on the Charity's residents. The overall increase in WMC was therefore restricted to 2%. The budget for 2024 includes an uplift of 7%.

The increases in the Bank of England Base Rate during the year fed through into the interest rate charged on the Charity's mortgage at Mabel Luke Place. As a result, interest charges incurred on the mortgage nearly doubled compared with previous years, totalling £85,797 (2022: £45,812). Whilst Base Rate and interest rates generally are widely predicted to fall in the second half of 2024 and thereafter, their decline is expected to be more gradual than their rise and the level eventually reached may be some way above rates in the recent past.

The other significant factor in the decline in net income to £15,864 (2022: £64,818) was higher expenditure on repairs and maintenance. This was largely due to the Charity's success in finding a local firm that was willing to deal with accumulated relatively small repair jobs, together with costs associated with a small increase in re-lets, five years on from the initial lettings after the re-development.

### ***Policy on reserves***

Funds held at the year-end are £1,552,311 (2022 - £1,536,449).

Restricted funds total £1,440,569 (2022 - £1,400,856) and consist of the Mabel Luke Fund (£1,407,659), an Extraordinary Repair Fund (£16,910) and a Cyclical Maintenance Fund (£16,000).

Unrestricted funds of £111,742 (2022 - £135,591) derive from WMCs less expenses. Together with restricted funds these are considered sufficient to meet the Charity's needs.

The Charity had cash reserve funds of £104,059 on deposit at the end of 2022 (2022 - £101,692).

The Charity's policy is to maintain a small surplus of WMC income over expenditure and so to steadily build those reserves. Funds are set aside to cover cyclical and other planned maintenance. The Charity has developed a planned maintenance programme, taking into account internal and external decoration and also the replacement cycle for the main appliances provided in the kitchen. Rather than establish a rigid cyclical internal redecoration/replacement programme, Directors decided that the bulk of such work could most efficiently be done during the process of re-letting flats, following inspection and assessment of condition. This would avoid both the intrusion into residents' quiet enjoyment of their homes that such programmes might otherwise entail and the unnecessary replacement of appliances and redecoration unwarranted by condition. The Board has been pleased to note that in several re-lets to date there has been little or no requirement for end-of-residency cleaning, let alone redecoration or appliance replacement.

## **The Charity of Mrs Mabel Luke**

### **Trustees' Report (continued)**

#### ***Principal funding sources***

The finance for the building of the sixteen flats- in 2017/18 comprised of loans from the Charity Bank; West Berkshire Council (WBC) Section 106 Grant; Homes England (at the time HCA) Grant; fundraising, including a grant from a local trust match-funding other local fundraising; and the Charity's reserves.

To be eligible for HCA grant the Charity applied to be a Registered Social Housing Provider and was accepted on 17 January 2017. The Charity joined the Almshouse Consortium Ltd to bid for HCA grant in the 2013-2018 and 2016-2021 applications rounds.

The Charity Bank provided three loans, all of which were fully drawn:

- Loan 1: a repayment loan of £918,673, repayable over 25 years, with only interest payable for the first year following first drawdown. Capital repayments started on 12 November 2018. The rate of interest payable is 2.75% per annum above base rate, making the rate applicable at the start of the accounting period 6.25%, rising to 8% at the end of the accounting period.
- Loan 2: a bridging loan of £140,000 to be repaid after practical completion from the practical completion payment of the HCA Grant. This was repaid in full on 12 July 2018
- Loan 3: a repayment loan of £358,972, repayable over 25 years, with only interest payable for the first year following first drawdown. Capital repayments started on 12 August 2018. The rate of interest payable is 2.75% per annum above base rate, making the rate applicable at the start of the accounting period 6.25%, rising to 8% at the end of the accounting period.
- At the completion of the building project in 2018, the Charity's outstanding loans from the Charity Bank, repayable over 25 years totalled £1,277,645. Regular mortgage payments were made in 2023 and the outstanding loan at 31 December 2023 was £1,091,945 (2022 - £1,118,747).

A security deposit of £25,000 from the Charity is held by the Charity Bank in an account for the Charity. The balance on this account at 31 December 2023 was £26,363 (2022 - £25,746).

The WBC grant for 12 properties was £238,176. 50% payable on commencement was received in May 2017 and the balance on 24 July 2018. This grant is subject to a Funding & Nomination Agreement giving WBC nomination rights to 12 flats in the first round of letting and thereafter 9 flats to 2142 (125 years). A Local Lettings Plan agreed with WBC in 2022 specifies the 9 flats now subject to the Agreement.

The HCA grant for Phases 1 & 2 was £420,000. 50% payable on commencement was received in March 2017 and the balance on 4 July 2018.

The HCA grant for Phase 3 was £140,000. 75% was received on 13 April 2018 and the balance on 4 July 2018.

The Greenham Trust grant of £125,000 was match-funded to funds raised from other sources paid through The Good Exchange, and also to the WBC grant. It was paid at 6.1% of construction valuation each month, with the outstanding balance paid at practical completion.

Grants totalling £3,188 were received from Newbury Town Council (match-funded by Greenham Trust), Greenham Parish Council, Englefield Trust, other donors and Gift Aid. All grants received have been recognised in the Statement of Financial Activities, with none carried forward as deferred income at 31 December 2023.

The Charity's reserves were also committed to the project.

The Project Manager was a creditor with a £60,000 fee to be repaid in five yearly stages. The final payment of £12,000 was made in 2023, bringing the amount outstanding at 31 December 2023 to £Nil. This amount is deducted from Unrestricted funds.

## **The Charity of Mrs Mabel Luke**

### **Trustees' Report (continued)**

#### ***Investment policy and objectives***

At present, the Charity's surplus cash is held on deposit.

The Directors keep the investment policy under review.

#### **Structure, governance and management**

##### ***Recruitment and appointment of directors***

Directors of MLT are recruited by advertising on the Charity's website, on other volunteer agency websites and through professional networks. Potential Directors are interviewed by the Chair and one or two other Directors and if suitable are proposed for appointment at a Board Meeting, which they attend as observers.

Last year's Report noted that the Treasurer had stood down in December 2022 and that pending recruitment of her successor, the Chair, a qualified accountant, was combining the two roles. Unfortunately, despite advertising in a local Volunteer Hub, local newspapers and a professional volunteer recruitment website, no appointment was made during 2023. However, a well-qualified candidate was identified in April 2024 and following the process outlined above was appointed as Treasurer following a Board meeting in May 2024.

Apart from that, one Director resigned in the year and one new Director was appointed. The appointment of the Treasurer in 2024 brought the Board up to its favoured size of eight Directors.

All Directors are actively engaged with the running of the Charity and have a wide range of skills and experience between them. The Board has three Committees, dealing with Finance, Residents and Property; all Committee members are currently Directors but the Articles of Association allow co-option.

##### ***Arrangements for setting key management personnel remuneration***

The Directors are all unpaid volunteers, drawing only out-of-pocket expenses from the Charity. Directors attend courses from time to time to enhance their understanding of the sector and their roles and where these courses charge attendance fees the Charity will pay them on behalf of the Directors.

The Charity does not generally use volunteers in other roles.

The Clerk was the sole employee during the year working an average of 10 hours per week for most of the year. This increased to 15 hours in the autumn, reflecting the need for the new Clerk to learn the Charity's systems and procedures whilst dealing with the workload and to give her some space to develop the use of Google Drive. The Clerk's remuneration, terms and conditions have been set by the Board with regard to good practice and to local market rates for similar positions.

Contractors are selected for specific purposes on a best value basis. The Charity maintains a slate of trusted tradespeople who deal with the great majority of common repair and maintenance tasks that the Clerk accumulates into viable packages.



## **The Charity of Mrs Mabel Luke**

### **Trustees' Report (continued)**

#### ***Organisational structure***

As previously explained, the existing Trusts of the unincorporated Charity are set out in the Scheme dated 17 November 1982, as amended by the Supplemental Deed of 22 June 2016. The Charity is governed by the Charity Scheme of 6 October 2016, by which MLT was appointed as the sole trustee of the Charity.

The Directors of MLT are therefore responsible for administering the Charity, which is a Registered Social Housing Provider regulated by the Regulator of Social Housing. The property owned by the Charity is vested in the Official Custodian for Charities (see further details under 'Risk consideration').

The Directors have adopted for their Code of Governance: "Good Governance, A Code for the Voluntary and Community Sector, Version for Small Organisations".

The Board of MLT meets on a 6-weekly cycle. Board agendas focus on finance at the meetings following quarter-ends and on residents and property matters at the intervening meetings. All meetings allow time for standing items such as IT, Safeguarding, Health & Safety and the review of policies and procedures, done on a 3-year rotation.

Since the re-development, the Charity had employed a part-time Clerk, who resigned in July 2023, overlapping with her replacement to ensure continuity. The new Clerk currently works for 15 hours per week, on a flexible basis. Like her predecessor, the current Clerk is an experienced bookkeeper and continues to use Quickbooks.

During the year, one of the Directors with an IT background led a review and enhancement of the Charity's website ([www.mabelluke.co.uk](http://www.mabelluke.co.uk)) and also introduced Google Drive to provide the Charity with the basis for a secure online filing system accessible to all Directors and the Clerk. Work is continuing to transfer the Charity's substantial electronic archive into Google Drive and to develop a common folder structure suited to the Charity's operational and archival requirements. The Directors are taking the opportunity to strengthen compliance with the General Data Protection Regulations, protecting sensitive information about residents in particular by removing the need for paper files.

#### ***Major risks and management of those risks***

##### ***Risk consideration***

The Charity took on a substantial loan from Charity Bank to fund the re-development of Mabel Luke Place. As the only source of income is the WMCs, the main permanent financial risk is that voids rise to the point at which income is reduced to unsustainable levels. The Charity therefore seeks to maintain high occupancy; with procedures in place to minimise void periods during re-lettings, the number of which naturally is starting to rise six years after initial lettings.

As the past two years have shown, another key risk for an organisation with substantial borrowings is rises in interest rates. Between 2021 and 2023 the increases in the Bank of England Base Rate have led to the Charity's annual interest costs rising by 155%, from £33,478 in 2021 to £45,812 in 2022 and £85,797 in 2023. While it is generally considered that Base Rate will start to fall in the second half of 2024, it is unlikely that interest rates will return to levels seen prior to 2022 in the foreseeable future and reductions in Base Rate may be gradual. Directors will periodically review the mortgage market for better deals.

## **The Charity of Mrs Mabel Luke**

### **Trustees' Report (continued)**

A significant risk in the longer term is that the costs of maintaining the property in a sound state of repair rise beyond the financial capacity of the Charity. This risk is low in the short to medium term because the property was built only six years ago and in the longer term because the external finishings are designed to minimise maintenance costs. As already stated under Reserves Policy, the Charity is setting aside funds to help meet these costs. The Charity has built up a list of proven contractors to deal with day-to-day repairs.

The Charity inspects each flat annually to ensure the residents are maintaining it in a reasonable state. Provision is made for the costs of redecoration and equipment replacement, on the basis that these will generally be incurred when flats are vacated prior to re-letting, which keeps them low and minimises disruption to households. The communal areas - hallways and staircases - are designed to be easily maintained and are regularly cleaned.

The Charity actively manages resident arrears, which at £5,733 at 31 December 2023 (2022 - £5,227) are considered reasonable. A significant element of arrears arises because the timing of Universal Credit and other benefit payments to residents is out of step with the Charity's monthly WMC payment dates. Such 'technical arrears' are recouped in the course of each month. Arrears are regularly reviewed and Directors visit households where arrears are high or rising to discuss why this is happening and to see if the Charity can offer help, such as allowing reduced payments for a time on the understanding of later repayment. In some cases, with the resident's agreement the Charity has arranged direct payment of Universal Credit by the Department for Work and Pensions.

The buildings, public, employers and trustee liability risks are insured by Royal and Sun Alliance through Grout Insurance Brokers Ltd. The insurance cover was extended to include employer's liability as from 1 January 2022, when the Clerk became a direct employee of the Charity.

The Charity was a member of the Almshouse Consortium Ltd ('ACL') until March 2022, when the Homes England funding programme, from which ACL assisted the Charity to apply for grants, drew to a close. As a member, the Charity also benefited from advice and support during the re-development. The Charity is also a member of the Almshouse Association.

The Charity has a suite of policies and procedures and other strategic and working documents that are developed and agreed by the Board. These are shared with new Board members.

The deeds for the Properties and Land are held, for security, by Gardner Leader, Newbury, the Charity's solicitors.

The annual report was approved by the Trustee of the charity on ..... and signed on behalf by:

.....  
E J Gatward  
Chair Mabel Luke Trustee Ltd

## **The Charity of Mrs Mabel Luke**

### **Statement of Trustees Responsibilities**

The Trustee is responsible for preparing the Trustees' report and the financial statements in accordance with the United Kingdom Accounting Standards (United Kingdom Generally Accepted Accounting Practice) and applicable law and regulations.

The law applicable to charities requires the Trustee to prepare financial statements for each financial year which give a true and fair view of the state of affairs of the Charity and of the incoming resources and application of resources of the Charity for that period. In preparing these financial statements, the Trustee is required to:

- select suitable accounting policies and then apply them consistently;
- observe the methods and principles in the Charities SORP;
- make judgements and estimates that are reasonable and prudent;
- state whether applicable accounting standards have been followed, subject to any material departures disclosed and explained in the financial statements; and
- prepare the financial statements on the going concern basis unless it is inappropriate to presume that the Charity will continue in business.

The Trustee is responsible for keeping proper accounting records that disclose with reasonable accuracy at any time the financial position of the Charity and enable them to ensure that the financial statements comply with the Charities Act 2011, the Charities (Accounts and Reports) Regulations 2008, and the provisions of the constitution. The Trustee is 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.

Approved by the Trustee on ..... and signed on its behalf by:

.....  
E J Gatward  
Chair Mabel Luke Trustee Ltd

## **The Charity of Mrs Mabel Luke**

### **Independent Examiner's Report to the Trustee of The Charity of Mrs Mabel Luke**

I report to the Trustee on my examination of the accounts of The Charity of Mrs Mabel Luke for the year ended 31 December 2023.

#### **Responsibilities and basis of report**

As the charity Trustee of The Charity of Mrs Mabel Luke 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 Charity of Mrs Mabel Luke's accounts 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 of Mrs Mabel Luke 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 accounting 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.

.....  
Kerry Hawkins, FCCA, UHY Ross Brooke

31a Charnham Street  
Hungerford  
Berkshire  
RG17 0EJ

Date:.....

## The Charity of Mrs Mabel Luke

### Statement of Financial Activities for the Year Ended 31 December 2023

	Note	Unrestricted funds £	Restricted funds £	Total 2023 £	Total 2022 £
<b>Income and Endowments from:</b>					
Investment income	2	2,367	-	2,367	817
Service charge income	3	7,731	-	7,731	6,943
Weekly maintenance contributions	3	134,077	-	134,077	133,186
Other income	3	-	-	-	155
Total Income		144,175	-	144,175	141,101
<b>Expenditure on:</b>					
Staff costs	6	(10,442)	-	(10,442)	(8,461)
Independent Examiner's remuneration	7	(4,020)	-	(4,020)	(3,990)
Allocated support costs	4	(113,849)	-	(113,849)	(63,832)
Total Expenditure		(128,311)	-	(128,311)	(76,283)
Net income		15,864	-	15,864	64,818
Gross transfers between funds		(39,713)	39,713	-	-
Net movement in funds		(23,849)	39,713	15,864	64,818
<b>Reconciliation of funds</b>					
Total funds brought forward		135,591	1,400,856	1,536,447	1,471,631
Total funds carried forward	14	111,742	1,440,569	1,552,311	1,536,449

The notes on pages 15 to 21 form an integral part of these financial statements.

## The Charity of Mrs Mabel Luke

### Statement of Financial Activities for the Year Ended 31 December 2023

	Note	Unrestricted funds £	Restricted funds £	Total 2022 £
<b>Income and Endowments from:</b>				
Investment income	2	817	-	817
Service charge income	3	6,943	-	6,943
Weekly maintenance contributions	3	133,186	-	133,186
Other income	3	155	-	155
Total Income		141,101	-	141,101
<b>Expenditure on:</b>				
Staff costs		(8,461)	-	(8,461)
Independent Examiner's remuneration	4	(3,990)	-	(3,990)
Allocated support costs	4	(63,832)	-	(63,832)
Total Expenditure		(76,283)	-	(76,283)
Net income		64,818	-	64,818
Gross transfers between funds		(47,440)	47,440	-
Net movement in funds		17,378	47,440	64,818
<b>Reconciliation of funds</b>				
Total funds brought forward		118,215	1,353,416	1,471,631
Total funds carried forward	14	135,593	1,400,856	1,536,449

All of the charity's activities derive from continuing operations during the above two periods.

The funds breakdown for 2022 is shown in note 14.

**The Charity of Mrs Mabel Luke**  
**(Registration number: 236518)**  
**Balance Sheet as at 31 December 2023**

	Note	2023 £	2022 £
<b>Fixed assets</b>			
Tangible assets	9	2,499,603	2,499,603
<b>Current assets</b>			
Debtors	10	7,211	6,645
Cash at bank and in hand	11	147,244	164,671
		154,455	171,316
<b>Creditors: Amounts falling due within one year</b>	12	(35,775)	(51,245)
<b>Net current assets</b>		118,680	120,071
<b>Total assets less current liabilities</b>		2,618,283	2,619,674
<b>Creditors: Amounts falling due after more than one year</b>	13	(1,065,972)	(1,083,225)
<b>Net assets</b>		1,552,311	1,536,449
<b>Funds of the charity:</b>			
<b>Restricted income funds</b>			
Restricted funds		1,440,569	1,400,856
<b>Unrestricted income funds</b>			
Unrestricted funds		111,742	135,593
<b>Total funds</b>	14	1,552,311	1,536,449

The financial statements on page 11 to 21 were approved by the Trustee, and authorised for issue on ..... and signed on their behalf by:

.....  
E J Gatward  
Chair Mabel Luke Trustee Ltd

## The Charity of Mrs Mabel Luke

### Cash Flow Statement for the Year Ended 31 December 2023

	Note	2023 £	2022 £
<b>Cash flows from operating activities</b>			
Net movement in funds		15,864	64,818
Investment income included in investment activities	2	(2,369)	(817)
		13,495	64,001
<b>Working capital adjustments</b>			
Increase in debtors	10	(566)	(1,511)
Decrease in creditors		(5,922)	(13,585)
Net cash flows from operating activities		7,007	48,905
<b>Cash flows from investing activities</b>			
Interest receivable and similar income	2	2,367	817
<b>Cash flows from financing activities</b>			
Net of new loans received and capital repayments made.		(26,801)	(37,441)
Net (decrease)/increase in cash and cash equivalents		(17,427)	12,281
Cash and cash equivalents at 1 January		164,671	152,390
Cash and cash equivalents at 31 December		147,244	164,671

All of the cash flows are derived from continuing operations during the above two periods.



# **The Charity of Mrs Mabel Luke**

## **Notes to the Financial Statements for the Year Ended 31 December 2023**

### **1 Accounting policies**

#### **Statement of compliance**

The financial statements have been prepared in accordance with the second edition of the Charities Statement of Recommended Practice issued in October 2019, the Financial Reporting Standard applicable in the United Kingdom and Republic of Ireland (FRS 102) and the Charities Act 2011.

#### **Basis of preparation**

The Charity of Mrs Mabel Luke meets the definition of a public benefit entity under FRS 102. The accounts (financial statements) have been prepared under the historical cost convention with items recognised at cost or transaction value unless otherwise stated in the relevant note(s) to these accounts.

#### **Going concern**

The Trustee considers that there are no material uncertainties about the charity's ability to continue as a going concern.

#### **Expenditure**

All expenditure is recognised once there is a legal or constructive obligation to that expenditure, it is probable settlement is required and the amount can be measured reliably. All costs are allocated to the applicable expenditure heading that aggregate similar costs to that category.

#### **Charitable activities**

Charitable expenditure comprises those costs incurred by the charity in the delivery of its activities and services for its beneficiaries. It includes both costs that can be allocated directly to such activities and those costs of an indirect nature necessary to support them.

#### **Tangible fixed assets**

Individual fixed assets are initially recorded at cost, less any subsequent accumulated depreciation and subsequent accumulated impairment losses.

No depreciation is charged on Land and Buildings due to the high residual value of the Almshouses.

#### **Cash and cash equivalents**

Cash and cash equivalents comprise cash on hand and call deposits, and other short-term highly liquid investments that are readily convertible to a known amount of cash and are subject to an insignificant risk of change in value.

#### **Trade creditors**

Trade creditors are obligations to pay for goods or services that have been acquired in the ordinary course of operations from suppliers. Accounts payable are classified as current liabilities if the charity does not have an unconditional right, at the end of the reporting period, to defer settlement of the creditor for at least twelve months after the reporting date. If there is an unconditional right to defer settlement for at least twelve months after the reporting date, they are presented as non-current liabilities.

## The Charity of Mrs Mabel Luke

### Notes to the Financial Statements for the Year Ended 31 December 2023 (continued)

#### Borrowings

Interest-bearing borrowings are initially recorded at fair value, net of transaction costs. Interest-bearing borrowings are subsequently carried at amortised cost, with the difference between the proceeds, net of transaction costs, and the amount due on redemption being recognised as a charge to the Statement of Financial Activities over the period of the relevant borrowing.

Interest expense is recognised on the basis of the effective interest method and is included in interest payable and similar charges.

Borrowings are classified as current liabilities unless the charity has an unconditional right to defer settlement of the liability for at least twelve months after the reporting date.

#### Fund structure

Unrestricted income funds are general funds that are available for use at the Trustee's discretion in furtherance of the objectives of the charity.

Restricted income funds are those donated for use in a particular area or for specific purposes, the use of which is restricted to that area or purpose.

#### 2 Investment income

	Unrestricted funds General £	Total funds £
Interest receivable and similar income;		
Interest receivable on bank deposits	2,367	2,367
<b>Total for 2023</b>	<b>2,367</b>	<b>2,367</b>
<b>Total for 2022</b>	<b>817</b>	<b>817</b>

#### 3 Other income

	Unrestricted funds General £	Total funds £
Weekly maintenance contributions	141,808	141,808
<b>Total for 2023</b>	<b>141,808</b>	<b>141,808</b>
<b>Total for 2022</b>	<b>140,284</b>	<b>140,284</b>

## The Charity of Mrs Mabel Luke

### Notes to the Financial Statements for the Year Ended 31 December 2023 (continued)

#### 4 Other expenditure

	Unrestricted funds		
	General £	Total 2023 £	Total 2022 £
Repairs and maintenance	22,609	22,609	13,001
Bad debts written off	772	772	-
Rates	590	590	863
Insurance	2,164	2,164	1,922
Computer software and maintenance costs	434	434	480
Sundry expenses	1,057	1,057	1,327
Advertising	-	-	55
Accountancy fees	426	426	372
Other interest payable	85,797	85,797	45,812
	113,849	113,849	63,832

All 2023 and 2022 expenditure was allocated to the Unrestricted Fund.

#### 5 Trustee remuneration and expenses

During the year £426 (2022 : £372) was paid by the charity for the accounting fees of Mabel Luke Trustee Limited.

During the year the charity made the following transactions with directors of Mabel Luke Trustee Ltd:

##### **S J Smith**

£Nil (2022: £Nil) of expenses were reimbursed to S J Smith during the year.

##### **P McAuliffe**

£Nil (2022: £Nil) of expenses were reimbursed to P McAuliffe during the year.

##### **E J Gatward**

£Nil (2022: £180) of expenses were reimbursed to E J Gatward during the year.

##### **A Hyde**

£Nil (2022: £18) of expenses were reimbursed to A Hyde during the year.

##### **E Layton**

£Nil (2022: £123) of expenses were reimbursed to E Layton during the year.

##### **J McDougall**

£Nil (2022: £18) of expenses were reimbursed to J McDougall during the year.

##### **M Thomas**

£Nil (2022: £18) of expenses were reimbursed to M Thomas during the year.

Neither the Trustee nor any persons connected with the Trustee have received any remuneration from the charity during the year.

Neither the Trustee nor any persons connected with the Trustee have received any other benefits from the charity during the year, apart from a pre-payment of £315 to the Almshouse Association for an induction course, in April 2024, to be attended by A Hyde, M Thomas and K Howlett as part of Director training.

## The Charity of Mrs Mabel Luke

### Notes to the Financial Statements for the Year Ended 31 December 2023 (continued)

#### 6 Staff costs

The aggregate payroll costs were as follows:

	2023 £	2022 £
<b>Staff costs during the year were:</b>		
Wages and salaries	10,084	8,381
Social security costs	73	25
Pension costs	285	55
	<u>10,442</u>	<u>8,461</u>

The monthly average number of persons (including senior management / leadership team) employed by the charity during the year expressed as full time equivalents was as follows:

	2023 No	2022 No
Staff numbers	<u>1</u>	<u>1</u>

No employee received emoluments of more than £60,000 during the year

No key management personnel received any remuneration or consideration during the year.

#### 7 Independent examiner's remuneration

	2023 £	2022 £
Examination of the financial statements	<u>4,020</u>	<u>3,990</u>

#### 8 Taxation

The charity is a registered charity and is therefore exempt from taxation.

## The Charity of Mrs Mabel Luke

### Notes to the Financial Statements for the Year Ended 31 December 2023 (continued)

#### 9 Tangible fixed assets

	Land and buildings £	Total £
<b>Cost</b>		
At 1 January 2023	2,499,603	2,499,603
At 31 December 2023	2,499,603	2,499,603
<b>Depreciation</b>		
At 31 December 2023	-	-
<b>Net book value</b>		
At 31 December 2023	2,499,603	2,499,603
At 31 December 2022	2,499,603	2,499,603

#### 10 Debtors

	2023 £	2022 £
Prepayments	1,478	1,418
Rent not yet received	5,733	5,227
	7,211	6,645

#### 11 Cash and cash equivalents

	2023 £	2022 £
Cash at bank	147,244	164,671

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

	2023 £	2022 £
Bank loans	25,973	35,521
Other creditors	82	124
Accruals	9,720	15,600
	35,775	51,245

The loans are secured by a fixed charge on the freehold interest in the property.

## The Charity of Mrs Mabel Luke

### Notes to the Financial Statements for the Year Ended 31 December 2023 (continued)

#### 13 Creditors: amounts falling due after one year

	2023 £	2022 £
Bank loans	1,065,972	1,083,225

The loans are secured by a fixed charge on the freehold interest in the property.

#### 14 Funds

	Balance at 1 January 2023 £	Incoming resources £	Resources expended £	Transfers £	Balance at 31 December 2023 £
<b>Unrestricted</b>					
<i>General</i>					
General Funds	135,591	144,175	(128,311)	(39,713)	111,742
<b>Restricted</b>					
Mabel Luke Place	1,377,946	-	-	29,713	1,407,659
Extraordinary Repair Fund	11,910	-	-	5,000	16,910
Cyclical Maintenance Fund	11,000	-	-	5,000	16,000
	1,400,856	-	-	39,713	1,440,569
<b>Total funds</b>	1,536,447	144,175	(128,311)	-	1,552,311

The restricted fund consists of the construction and legal costs for the building of new almshouses.

	Balance at 1 January 2022 £	Incoming resources £	Resources expended £	Transfers £	Balance at 31 December 2022 £
<b>Unrestricted</b>					
<i>General</i>					
General Funds	118,215	141,101	(76,283)	(47,440)	135,593
<b>Restricted</b>					
Mabel Luke Place	1,340,506	-	-	37,440	1,377,946
Extraordinary Repair Fund	6,910	-	-	5,000	11,910
Cyclical Maintenance Fund	6,000	-	-	5,000	11,000
	1,353,416	-	-	47,440	1,400,856
<b>Total funds</b>	1,471,631	141,101	(76,283)	-	1,536,449

# **The Charity of Mrs Mabel Luke**

## **Notes to the Financial Statements for the Year Ended 31 December 2023 (continued)**

### **15 Analysis of net assets between funds**

	<b>Unrestricted funds General £</b>	<b>Restricted funds £</b>	<b>Total funds at 31 December 2023 £</b>
Tangible fixed assets	-	2,499,603	2,499,603
Current assets	121,543	32,912	154,455
Current liabilities	(9,801)	(25,974)	(35,775)
Creditors over 1 year	-	(1,065,972)	(1,065,972)
Total net assets	111,742	1,440,569	1,552,311
	<b>Unrestricted funds General £</b>	<b>Restricted funds £</b>	<b>Total funds at 31 December 2022 £</b>
Tangible fixed assets	-	2,499,603	2,499,603
Current assets	151,318	19,998	171,316
Current liabilities	(15,725)	(35,520)	(51,245)
Creditors over 1 year	-	(1,083,225)	(1,083,225)
Total net assets	135,593	1,400,856	1,536,449