

**Croston United Charities**  
**Report of the Trustees and**  
**Unaudited Financial Statements**  
**for the Year Ended 30 June 2021**

# **Croston United Charities**

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# Croston United Charities

## Reference and Administrative Details for the year ended 30 June 2021

<b>TRUSTEES</b>	GM Kearton JH Brady (resigned 31/3/2021) K Almond AC Marston S Hazlewood (resigned 15/10/2020) MJ Driver M Woods BRP Paillusson SJ Myers JR Taylor (appointed 15/10/2020) HM Lloyd (appointed 15/10/2020) RJ Foulger (appointed 20/7/2021)
<b>PRINCIPAL ADDRESS</b>	28 Eaton Avenue Matrix Office Park Buckshaw Village Chorley Lancashire PR7 7NA
<b>REGISTERED CHARITY NUMBER</b>	236699
<b>INDEPENDENT EXAMINER</b>	McMillan & Co LLP Chartered Accountants 28 Eaton Avenue Matrix Office Park Buckshaw Village Chorley Lancashire PR7 7NA

# Croston United Charities

## Report of the Trustees for the year ended 30 June 2021

The trustees present their report with the financial statements of the charity for the year ended 30 June 2021. 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).

### OBJECTIVES AND ACTIVITIES

#### Objectives and aims

The objects are:

- The provision of housing accommodation for beneficiaries;
- Such charitable purposes for the benefit of the residents as the trustees decide; and
- The relief of persons resident in the area of benefit who are in need, hardship or distress.

The area of benefit is the ancient parish of Croston (Bispham, Bretherton, Croston, Hesketh-with-Beconsall, Mawdesley, Rufford, Tarleton and Ulles Walton) with a preference for the ancient township of Croston.

To further the objects the Charity has thirteen almshouses, nine of which each have an internal floor area of between 31.2 and 35.3 square metres compared with the minimum recommended for a single person of 34.0 square metres. The Charity has four recently modernised almshouses two with two bedrooms and two with double bedrooms. The almshouses are maintained in good condition for the use of the beneficiaries.

The weekly maintenance contributions received from the almshouse residents are used to cover the cost of insurance and general maintenance as well as to provide funds for periodic upgrades, improvements and refurbishments.

The trustees confirm that they have referred to the guidance contained in the Charity Commission's general guidance on public benefit when reviewing the Charity's aims and objectives.

### ACHIEVEMENT AND PERFORMANCE

#### Charitable activities

The Charity follows The Almshouse Association's "Standards of Almshouse Management" and has issued a Resident's Handbook, based on their example.

There is a Maintenance Plan including statutory inspections.

In September 2017 the Architects completed a Quinquennial Inspection report on the almshouses including compliance with the Decent Homes Standard and its Housing Health Safety Rating System as well as the Disability Discrimination Act etc. The cost of implementing the recommendations of the report was estimated to be £63,856 over the following five years and work continues to implement this. The next Quinquennial Inspection is due in September 2022.

The trustees are implementing the recommendation from a report from health and safety consultants on the grounds of the almshouses.

There have been a number of initiatives on the second and third objects stated above and this will continue with a modest budget.

During the year £40,000 was invested in M&G Investments Income units, half being Charity Multi Asset Fund and half in Charibond Charities Fixed Interest Fund.

#### Investment performance

Investment Managers advise on the listed investments.

### FINANCIAL REVIEW

#### Investment policy and Objectives

The investments, including the Emergency Repair Fund, are held with the total return (combined income and capital) being of prime importance.

# Croston United Charities

## Report of the Trustees for the year ended 30 June 2021

### FINANCIAL REVIEW

#### Reserves policy

The unrestricted funds are to cover general maintenance and periodic upgrades, improvements and refurbishment of the almshouses and other projects and developments which have yet to be approved in detail.

An Emergency Repair Fund for the almshouses is intended to be maintained in Common Investment Funds (as a designated fund) in line with the recommendations of The Almshouse Association; there is no separate Cyclical Maintenance Fund or Routine Maintenance Provision.

### FUTURE PLANS

The trustees will refurbish almshouses when they become vacant and the aim is to replenish the investment funds of the charity following the large expenditure on the extensions to the almshouses.

### STRUCTURE, GOVERNANCE AND MANAGEMENT

#### Governing document

The Governing Document is a Charity Commission Scheme sealed on 12 March 2007, the format of which followed the recommendations of The Almshouse Association.

The Charity comprises the following constituent charities:

- The Old Almshouses (Croston's Almshouse & Wilson's Charities)
- The Jubilee Almshouses
- Mrs Margaret Jackson for Almshouses
- Mrs Margaret Jackson for the maintenance and repair of Almshouses
- Poor's Stock (including John Hough & George Norris Charities)
- William Dandy
- Thomas Norris

The trustees comprise:

- 3 Ex officio - the Rector and Church Wardens of St Michael's and All Angels, Croston;
- 3 Nominated - appointed by Croston Parish Council (the person need not be a member of the Council) for a period of four years; and
- 4 Co-opted - for a period of five years.

Mr S Hazlewood resigned as a Church Warden on 15 October 2020 when Mrs HM Lloyd and Mrs JR Taylor were appointed.

Mr JH Brady resigned as a co-opted trustee on 31 March 2021 and Mr RJ Foulger was appointed on 20 July 2021.

The term of office as nominated trustee of Mrs K Almond and of co-opted trustee of Mr AC Marston were extended for a further term on 12 March 2021.

#### Related parties

There are no related parties.

#### Risk management

The trustees have a duty to identify and review the risks to which the charity is exposed and to ensure appropriate controls are in place to provide reasonable assurance against fraud and error.

# **Croston United Charities**

## **Report of the Trustees for the year ended 30 June 2021**

Approved by order of the board of trustees on 20 July 2021 and signed on its behalf by:

AC Marston - Trustee

## **Independent Examiner's Report to the Trustees of Croston United Charities**

### **Independent examiner's report to the trustees of Croston United Charities**

I report to the charity trustees on my examination of the accounts of Croston United Charities (the Trust) for the year ended 30 June 2021.

### **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.

Mr JFD McMillan FCA  
McMillan & Co LLP  
Chartered Accountants

20 July 2021

# Croston United Charities

## Statement of Financial Activities for the year ended 30 June 2021

	Notes	Unrestricted funds £	Endowment fund £	2021 Total funds £	2020 Total funds £
<b>INCOME AND ENDOWMENTS FROM</b>					
<b>Charitable activities</b>					
Almshouses		54,216	-	54,216	55,061
Investment income	3	1,283	1,462	2,745	422
<b>Total</b>		<b>55,499</b>	<b>1,462</b>	<b>56,961</b>	<b>55,483</b>
<b>EXPENDITURE ON</b>					
<b>Charitable activities</b>					
Almshouses		15,892	-	15,892	17,270
Other		480	-	480	480
<b>Total</b>		<b>16,372</b>	<b>-</b>	<b>16,372</b>	<b>17,750</b>
Net gains on investments		-	4,061	4,061	25,310
<b>NET INCOME</b>		<b>39,127</b>	<b>5,523</b>	<b>44,650</b>	<b>63,043</b>
Transfers between funds	10	532	(532)	-	-
<b>Net movement in funds</b>		<b>39,659</b>	<b>4,991</b>	<b>44,650</b>	<b>63,043</b>
<b>RECONCILIATION OF FUNDS</b>					
Total funds brought forward		68,759	2,139,845	2,208,604	2,145,561
<b>TOTAL FUNDS CARRIED FORWARD</b>		<b>108,418</b>	<b>2,144,836</b>	<b>2,253,254</b>	<b>2,208,604</b>

The notes form part of these financial statements



# Croston United Charities

## Balance Sheet 30 June 2021

	Notes	Unrestricted funds £	Endowment fund £	2021 Total funds £	2020 Total funds £
<b>FIXED ASSETS</b>					
Tangible assets	6	-	2,080,145	2,080,145	2,080,145
Investments	7	-	64,691	64,691	20,630
		-	2,144,836	2,144,836	2,100,775
<b>CURRENT ASSETS</b>					
Debtors	8	1,075	-	1,075	1,047
Cash at bank		107,823	-	107,823	107,262
		108,898	-	108,898	108,309
<b>CREDITORS</b>					
Amounts falling due within one year	9	(480)	-	(480)	(480)
<b>NET CURRENT ASSETS</b>		108,418	-	108,418	107,829
<b>TOTAL ASSETS LESS CURRENT LIABILITIES</b>		108,418	2,144,836	2,253,254	2,208,604
<b>NET ASSETS</b>		108,418	2,144,836	2,253,254	2,208,604
<b>FUNDS</b>	10				
Unrestricted funds				108,418	68,759
Endowment funds				2,144,836	2,139,845
<b>TOTAL FUNDS</b>				2,253,254	2,208,604

The financial statements were approved by the Board of Trustees and authorised for issue on 20 July 2021 and were signed on its behalf by:

MJ Driver - Trustee

# Croston United Charities

## Notes to the Financial Statements for the year ended 30 June 2021

### 1. GENERAL INFORMATION

The charity is a registered charity in England and Wales and is unincorporated. The address of the principal office is 28 Eaton Avenue, Matrix Office Park, Buckshaw Village, Chorley, PR7 7NA.

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

The presentational currency of the financial statements is the Pound Sterling (£).

The amounts in the financial statements have been rounded to the nearest £1.

### 2. 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.

#### Tangible fixed assets

There is no record of the original purchase cost of the tangible fixed assets and the cost of major expenditure (less grants received) on refurbishing the almshouses since 1 July 1986 has been capitalised. Tangible fixed assets are included at market value on the basis of vacant possession.

No depreciation is provided on the almshouses as it is the Charity's practice to maintain these buildings to a high standard and accordingly the trustees consider that the lives of these assets are so long and residual values are such that their depreciation is insignificant.

#### Taxation

The charity is exempt from tax on its charitable activities.

#### Fund accounting

Unrestricted funds can be used in accordance with the charitable objectives at the discretion of the trustees.

Restricted funds can only be used for particular restricted purposes within the objects of the charity. Restrictions arise when specified by the donor or when funds are raised for particular restricted purposes.

Further explanation of the nature and purpose of each fund is included in the notes to the financial statements.

# Croston United Charities

## Notes to the Financial Statements - continued for the year ended 30 June 2021

### 2. ACCOUNTING POLICIES - continued

#### Financial instruments

Financial instruments are recognised when the company becomes party to the contractual provisions of the instrument. Basic financial assets, which include debtors, prepayments and bank balances, are initially measured at transaction price and are subsequently carried at cost unless the arrangement indicates otherwise and then the asset is measured at the present value of the future receipts discounted at a market rate of interest. Basic financial liabilities, which include creditors, accruals, bank loans and group borrowings, are initially recognised at transaction price and are subsequently carried at cost unless the arrangement indicates otherwise and then the liability is measured at the present value of the future obligations discounted at a market rate of interest.

#### Investments

There is no record of the original purchase cost of the listed investments or the agricultural land. The market value of listed investments at 1 July 1991 has been taken as an indication of cost at that date. Investments are included at market value at the year end, for Common Investment Funds being based on the bid price and for agricultural land on the basis of vacant possession.

### 3. INVESTMENT INCOME

	2021 £	2020 £
Investment assets	1,462	277
Interest	8	145
Banking incentive	1,275	-
	<u>2,745</u>	<u>422</u>

### 4. TRUSTEES' REMUNERATION AND BENEFITS

There were no trustees' remuneration or other benefits for the year ended 30 June 2021 nor for the year ended 30 June 2020.

#### Trustees' expenses

There were no trustees' expenses paid for the year ended 30 June 2021 nor for the year ended 30 June 2020.

### 5. COMPARATIVES FOR THE STATEMENT OF FINANCIAL ACTIVITIES

	Unrestricted funds £	Endowment fund £	Total funds £
<b>INCOME AND ENDOWMENTS FROM</b>			
<b>Charitable activities</b>			
Almshouses	55,061	-	55,061
Investment income	145	277	422
<b>Total</b>	<u>55,206</u>	<u>277</u>	<u>55,483</u>
<b>EXPENDITURE ON</b>			
<b>Charitable activities</b>			
Almshouses	17,270	-	17,270
Other	480	-	480
<b>Total</b>	<u>17,750</u>	<u>-</u>	<u>17,750</u>

# Croston United Charities

## Notes to the Financial Statements - continued for the year ended 30 June 2021

### 5. COMPARATIVES FOR THE STATEMENT OF FINANCIAL ACTIVITIES - continued

	Unrestricted funds £	Endowment fund £	Total funds £
Net gains on investments	-	25,310	25,310
<b>NET INCOME</b>	37,456	25,587	63,043
<b>Transfers between funds</b>	277	(277)	-
<b>Net movement in funds</b>	37,733	25,310	63,043
<b>RECONCILIATION OF FUNDS</b>			
<b>Total funds brought forward</b>	31,026	2,114,535	2,145,561
<b>TOTAL FUNDS CARRIED FORWARD</b>	68,759	2,139,845	2,208,604

### 6. TANGIBLE FIXED ASSETS

	Freehold property £
<b>COST</b>	
At 1 July 2020 and 30 June 2021	<b>2,080,145</b>
<b>NET BOOK VALUE</b>	
At 30 June 2021	<b>2,080,145</b>
At 30 June 2020	2,080,145

The almshouses were valued at 30 June 2006 on the basis of vacant possession by Peter E Gilkes & Company, Chartered Surveyors. Subsequent additions are at cost which the Trustees consider to be their market value. The historical cost is £499,247 (2020: £499,247).

### 7. FIXED ASSET INVESTMENTS

	2021 £	2020 £
Shares	<b>52,691</b>	8,630
Agricultural Land	<b>12,000</b>	12,000
	<b>64,691</b>	20,630

# Croston United Charities

## Notes to the Financial Statements - continued for the year ended 30 June 2021

### 7. FIXED ASSET INVESTMENTS - continued

Additional information as follows:

	Listed investments £
<b>MARKET VALUE</b>	
At 1 July 2020	<b>8,630</b>
Additions	<b>40,000</b>
Revaluations	<b>4,061</b>
	<hr/>
At 30 June 2021	<b>52,691</b>
	<hr/>
<b>NET BOOK VALUE</b>	
At 30 June 2021	<b>52,691</b>
	<hr/>
At 30 June 2020	<b>8,630</b>
	<hr/>

There were no investment assets outside the UK.

The historical cost of the listed investments is £45,752 (2020: £5,752).

Investments (neither listed nor unlisted) were as follows:

	<b>2021</b> £	2020 £
Agricultural Land	<b>12,000</b>	26,000
Agricultural Land disposal	-	(14,000)
	<hr/>	<hr/>
	<b>12,000</b>	12,000
	<hr/>	<hr/>

### 8. DEBTORS: AMOUNTS FALLING DUE WITHIN ONE YEAR

	<b>2021</b> £	2020 £
Prepayments and accrued income	<b>1,075</b>	1,047
	<hr/>	<hr/>

# Croston United Charities

## Notes to the Financial Statements - continued for the year ended 30 June 2021

### 9. CREDITORS: AMOUNTS FALLING DUE WITHIN ONE YEAR

	2021 £	2020 £
Other creditors	<u>480</u>	<u>480</u>

### 10. MOVEMENT IN FUNDS

	At 1/7/20 £	Net movement in funds £	Transfers between funds £	At 30/6/21 £
<b>Unrestricted funds</b>				
General fund	68,759	39,127	532	108,418
<b>Endowment funds</b>				
Permanent endowment	2,139,845	5,523	(532)	2,144,836
<b>TOTAL FUNDS</b>	<u>2,208,604</u>	<u>44,650</u>	<u>-</u>	<u>2,253,254</u>

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

	Incoming resources £	Resources expended £	Gains and losses £	Movement in funds £
<b>Unrestricted funds</b>				
General fund	55,499	(16,372)	-	39,127
<b>Endowment funds</b>				
Permanent endowment	1,462	-	4,061	5,523
<b>TOTAL FUNDS</b>	<u>56,961</u>	<u>(16,372)</u>	<u>4,061</u>	<u>44,650</u>

### Comparatives for movement in funds

	At 1/7/19 £	Net movement in funds £	Transfers between funds £	At 30/6/20 £
<b>Unrestricted funds</b>				
General fund	31,026	37,456	277	68,759
<b>Endowment funds</b>				
Permanent endowment	2,114,535	25,587	(277)	2,139,845
<b>TOTAL FUNDS</b>	<u>2,145,561</u>	<u>63,043</u>	<u>-</u>	<u>2,208,604</u>

# Croston United Charities

## Notes to the Financial Statements - continued for the year ended 30 June 2021

### 10. MOVEMENT IN FUNDS - continued

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

	Incoming resources £	Resources expended £	Gains and losses £	Movement in funds £
<b>Unrestricted funds</b>				
General fund	55,206	(17,750)	-	37,456
<b>Endowment funds</b>				
Permanent endowment	277	-	25,310	25,587
<b>TOTAL FUNDS</b>	<u>55,483</u>	<u>(17,750)</u>	<u>25,310</u>	<u>63,043</u>

#### Permanent endowment fund

The permanent endowment fund is the property of the charity (including land, buildings and investments) which the trustees may not spend as if it were income. The permanent endowment fund must be held permanently and produces an income for the charity.

### 11. RELATED PARTY DISCLOSURES

There were no related party transactions for the year ended 30 June 2021.