

BETHANY HOME

England & Wales · Charity number 244329

Details

Status Registered

Legal form Other

Registered 1968-02-08

Register [View on the Charity Commission register](#)

Contact

Address The stables
Hortham Farm
Hortham Lane
Almondsbury
Bristol
BS32 4JW

Phone 01454 612735

Email admin@southwestrelo.com

Activities

Objects: TO FOUND PROVIDE BUILD RUN AND MAINTAIN HOMES HOUSES HOSTELS OR ACCOMMODATION FOR THE RESIDENCE AND USE BY AND THE CARE OF OLD AND INFIRM.

Activities: Registered Social Landlord providing housing to elderly and infirm people of Christian Character

Classification

- **How:** Provides Buildings/facilities/open Space
- **What:** Accommodation/housing
- **Who:** Elderly/old People, People With Disabilities

Geography

- **Area of benefit:** BRISTOL (SOUTH AREA)
- Bristol City

Finances

Period end	Income	Expenditure	Assets	Employees
2025-04-30	£54,000	£5,146	-	-
2024-04-30	£49,114	£53,171	-	-
2023-04-30	£42,196	£36,086	-	-
2022-04-30	£45,886	£45,084	-	-
2021-04-30	£46,094	£49,862	-	-

Trustees

Name	Role	Appointed
Bethany Home Trustee Ltd		2015-04-17

BETHANY HOME

England & Wales - Charity number 244329

Accounts

Bethany Home Trust Limited
Report of the Trustees
for the year Ended 30th April 2025

The trustees who are also directors of the charity for the purpose of the Companies Act 2006 present their report with financial statements of the charity for the year ended 30 April 2025. 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 Financial Standard applicable in UK and Republic of Ireland (FRS 102) (effective 1st January 2015).

OBJECTIVES AND ACTIVITIES

Objectives and aims

The Trust Deed defines the Objects of the charity as; “to found, provide, build, run and maintain homes, houses, hostels or accommodation for the residence and use by the care of old infirm persons recommended to the Trustees”... “such persons to be of good report and of Christian Character”

These objectives are met through the provision of 10 low-rent Almshouses at Dingle Court, Bristol BS13 7AU

The relevant Charity Commission Classifications are:

107 - Accommodation/ Housing

202 - Elderly/ Old People

203 - People with a Disability/ Special Needs

305 - Providing buildings Facilities/ Open Space

Significant activities

The charity exists to provide clear benefits to its residents by the provision of housing and the fostering of a sense of community and mutual support. Where possible, the trustees appoint one resident to provide contact between the Trustees and residents, They are known as the Responsible Tenant.

Trustees are in advanced stages of negotiations with a group who have expressed an interest in becoming trustees/director.

ACHIEVEMENT AND PERFORMANCE

Charitable activities

During the year, the charity has provided housing, community, stability and encouragement to 11 people in 10 self-contained residences at Dingle Court.

FINANCIAL MATTERS

The charity accounts for May 2024 to April 2025 show a Surplus of £2,852.00.

Financial position

The charity’s mandatory reserve position continues to be very healthy and the trustee is confident that the continuing financial stability of the charity is secured by the 2025/2026 Budget, adopted at a Trustees meeting held in May 2025

STRUCTURE, GOVERNANCE AND MANAGEMENT

Governing documents

The charity is controlled by its governing document, a deed of trust. The Trust is a limited company, limited by guarantee as defined by the Companies Act 2006.

The charity is established and controlled by its governing document, a deed of trust. The trustee is a limited company, limited by guarantee, as defined by the Companies Act 2006.

Recruitment of Management Company

The trustees decided in 2023 that due to the low number of directors and that all current directors have full time employment, we would take on a management company to take over the day to day running of the charity’s maintenance and Secretarial duties of the Company. SWR were appointed on 01/09/2023 so have now been working with us for over 2 years now and we are happy for this arrangement to continue.

Company Details

SWR
The Stables, Hortham Farm,
Hortham Lane, Almondsbury
Bristol, BS32 4JW
Appointed on: 01/09/2023

Recruitment and appointment of possible new directors

The number of trustee's are still not where we would like them to be so we are currently looking to appoint new Directors, individuals who share the aims of the charity and who, will be attending trustee meetings as observers, once they are happy and have decided to serve as directors of the trust. The current directors will check references, carry out an interview and if they are found to be suitable to be appointed as directors we will look appoint them as soon as possible.

Induction and training of new trustees

The Almshouse Association holds a number of seminars each year which are made available to all Directors of the Trust to attend. New Directors in particular are encouraged to attend the annual seminar for new trustees. The Trust does not have a bespoke training course for new Trustees, but they quickly become informed of the issues by means of discussion at Trustees meetings and between meetings by email and personal contact.

The Trustee's plans for the forthcoming period

The Trust continues the updating of the Rules of Reference, Application Form and Letter of Offer. The Trustee notes the tendency for elderly people to remain independent for longer, and as a result over a number of years the waiting list has become gradually shorter. The Trustee is fully aware of this and is actively considering its implications.

The trustee's had appointed a surveyor to carry out inspection, and a fire risk assessor to report on any work needed to maintain the high standards of the property and safety of the tenants. The outcome of these have been taken on by the new Management Company SWR, who are currently in the process of fulfilling the requirements of these reports. The trustees are continuing to improve flats to a high standard to meet our tenants requirements.

Financial Risk Management

The Trustee acknowledges its duty to identify and review the financial risk to which the charity is exposed and to ensure appropriate controls are in place to provide reasonable assurance against fraud and error. The Trustee has to this end agreed Financial Procedures which are operated by the Treasurer on behalf of the trust.

REFERENCE AND ADMINISTRATIVE DETAILS

Registered Company number 09548579
Registered Charity number 244329

Registered office

The Stables, Hortham Farm,
Hortham Lane, Almondsbury
Bristol, BS32 4JW

Trustees Directors

Mr Kelvin Stone	Appointed 12/01/2022
Dr Pam Cairns	Appointed 16/03/2022
Mr Gary Holister	Appointed 26/04/2023
Mrs Ruth Taylor	Appointed 25/03/2025

Company Secretary

SWR	Appointed 01/09/2023
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The Stables, Hortham Farm,
Hortham Lane, Almondsbury
Bristol, BS32 4JW

Independent examiner

Dilipkumar Patel FCA
ICAEW
Wormald & Partners
Brunel House,
Clifton Down
Clifton
Bristol
BS8 3NG

This report has been prepared in accordance with the special provisions of Part 15 of the Companies Act 2008 relating to small companies.

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

Signed: 

REGISTERED CHARITY NUMBER: 244329

Report of the Trustee and
Unaudited Financial Statements
for the Year Ended 30 April 2025
for
Bethany Home Charity

Wormald & Partners
Chartered Accountants
Brunel House
11 The Promenade
Clifton Down
Bristol
BS8 3NG

Bethany Home Charity

Contents of the Financial Statements
for the Year Ended 30 April 2025

	Page
Report of the Trustee	1 to 2
Independent Examiner's Report	3
Statement of Financial Activities	4
Balance Sheet	5
Notes to the Financial Statements	6 to 10
Detailed Statement of Financial Activities	11

Bethany Home Charity
Report of the Trustee
for the Year Ended 30 April 2025

The directors of the corporate trustee of the charity present their report with the financial statements of the charity for the year ended 30 April 2025. The trustee directors 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 Trust Deed defines the Objects of the charity as: "to found, provide, build, run and maintain homes, houses, hostels or accommodation for the residence and use by and the care of old and infirm persons recommended to the Trustee"... "such persons to be of good report and of Christian Character".

These objectives are met through the provision of 10 low rent almshouses at Dingle Court, Bristol BS13 7AU.

The relevant Charity Commission Classifications are:

107 - Accommodation / Housing

202 - Elderly / Old People

203 - People with a Disability / Special Needs

305 - Providing Buildings Facilities / Open Space

Significant activities

The charity exists to provide clear benefits to its residents by the provision of housing and the fostering of a sense of community and mutual support. Where possible, the Trustee appoints one resident to provide contact between the Trustee and residents. They are known as the Responsible Tenant.

ACHIEVEMENTS AND PERFORMANCE

Charitable activities

During the year, the charity has provided housing, community, stability and encouragement to 11 people in 10 self-contained residences at Dingle Court.

FINANCIAL REVIEW

Financial position

The charity accounts for 2024/25 show a surplus of £2,852.

The charity's mandatory reserves position continues to be very healthy and the Trustee is confident that the continuing financial stability of the charity is secured by the 2025/26 Budget.

STRUCTURE, GOVERNANCE AND MANAGEMENT

Governing document

The charity is established and controlled by its Trust Deed, dated 10 August 1965 plus a scheme amendment, dated 1st June 2016. It constitutes an unincorporated charity.

Recruitment and appointment of new trustee directors

No directors resigned in the financial year, and the trustee directors continue to look for additional directors to complement the existing team.

Induction and training of new trustee directors

The Almshouse Association holds a number of seminars each year which are made available to all Trustee directors to attend. New Trustee directors in particular are also encouraged to attend the annual seminar for new Trustee directors. The Trust does not have a bespoke training course for new Trustee, but they quickly become informed of the issues by means of discussion at Trustee meetings and between meetings by email and personal contact.

The Trustee's plans for the forthcoming period

The trustee directors continue the updating of Charity and Trustee documentation, in line with Almshouse guidance. The directors are looking to set out a five-year financial plan for major works to be carried out at Dingle Court.

Financial risk management

The Trustee acknowledges its duty to identify and review the financial risks to which the charity is exposed and to ensure appropriate controls are in place to provide reasonable assurance against fraud and error. The Trustee has to this end agreed Financial Procedures, which are operated by the Treasurer (or Interim Treasurer) on behalf of the Trustee.

Bethany Home Charity
Report of the Trustee
for the Year Ended 30 April 2025

REFERENCE AND ADMINISTRATIVE DETAILS

Registered Charity number

244329

Principal address

SW Relocations Limited
The Stables Hortham Farm Hortham Lane
Almondsbury
Bristol
BS32 4JW

Trustee

Bethany Home Trustee Limited

Independent Examiner

Dilipkumar Patel FCA
Wormald & Partners
Chartered Accountants
Brunel House
11 The Promenade
Clifton Down
Bristol
BS8 3NG

Approved by order of the board of trustee on 29/01/2026 and signed on its behalf by:


.....
Mr K Stone - Trustee

**Independent Examiner's Report to the Trustee of
Bethany Home Charity**

Independent examiner's report to the trustee of Bethany Home Charity

I report to the charity trustee on my examination of the accounts of Bethany Home Charity for the year ended 30 April 2025.

Responsibilities and basis of report

As the charity trustee 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 Charity'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.

Dilipkumar Patel FCA

Wormald & Partners
Chartered Accountants
Brunel House
11 The Promenade
Clifton Down
Bristol
BS8 3NG

Date: 30/01/2026

Bethany Home Charity

Statement of Financial Activities
for the Year Ended 30 April 2025

	Notes	Unrestricted fund £	Designated funds £	2025 Total funds £	2024 Total funds £
INCOME AND ENDOWMENTS FROM					
Other trading activities	2	49,912	-	49,912	45,152
Investment income	3	<u>4,088</u>	-	<u>4,088</u>	<u>3,962</u>
Total		<u>54,000</u>	-	<u>54,000</u>	<u>49,114</u>
EXPENDITURE ON					
Charitable activities					
Services		24,685	-	24,685	21,901
Other		<u>20,903</u>	<u>5,558</u>	<u>26,461</u>	<u>31,270</u>
Total		<u>45,588</u>	<u>5,558</u>	<u>51,146</u>	<u>53,171</u>
NET INCOME/(EXPENDITURE)		8,412	(5,558)	2,854	(4,057)
RECONCILIATION OF FUNDS					
Total funds brought forward		<u>31,842</u>	<u>127,060</u>	<u>158,902</u>	<u>162,959</u>
TOTAL FUNDS CARRIED FORWARD		<u>40,254</u>	<u>121,502</u>	<u>161,756</u>	<u>158,902</u>

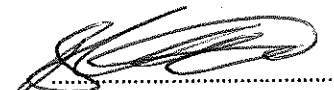
The notes form part of these financial statements

Bethany Home Charity

Balance Sheet
30 April 2025

	Notes	Unrestricted fund £	Designated funds £	2025 Total funds £	2024 Total funds £
FIXED ASSETS					
Tangible assets	6	75,674	49,136	124,810	124,810
CURRENT ASSETS					
Debtors	7	2,836	-	2,836	4,112
Cash at bank		<u>39,203</u>	<u>72,071</u>	<u>111,274</u>	<u>107,396</u>
		42,039	72,071	114,110	111,508
CREDITORS					
Amounts falling due within one year	8	(3,612)	295	(3,317)	(2,582)
NET CURRENT ASSETS		<u>38,427</u>	<u>72,366</u>	<u>110,793</u>	<u>108,926</u>
TOTAL ASSETS LESS CURRENT LIABILITIES		114,101	121,502	235,603	233,736
CREDITORS					
Amounts falling due after more than one year	9	(73,847)	-	(73,847)	(74,834)
NET ASSETS		<u>40,254</u>	<u>121,502</u>	<u>161,756</u>	<u>158,902</u>
FUNDS	11				
Unrestricted funds				40,254	31,842
Designated funds:					
Property equity fund				48,097	48,097
Cyclical maintenance fund				12,258	17,816
Extraordinary repairs fund				<u>61,147</u>	<u>61,147</u>
				<u>121,502</u>	<u>127,060</u>
TOTAL FUNDS				<u>161,756</u>	<u>158,902</u>

The financial statements were approved by the Board of Trustee directors and authorised for issue on 29/10/26 and were signed on its behalf by:


Mr K Stone - Trustee


Mr G Hollister - Trustee director

The notes form part of these financial statements

Bethany Home Charity

Notes to the Financial Statements
for the Year Ended 30 April 2025

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.

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

No depreciation is charged on the freehold property as its estimated useful economic life exceeds 50 years and any depreciation charged would be immaterial.

The freehold property is maintained in a state of repair such that the estimated residual value is not less than the Balance Sheet value with the stated value not exceeding the recoverable amount.

The Trustee directors do not consider that any impairment in the freehold property value has taken place during the year.

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 Trustee.

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

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

2. OTHER TRADING ACTIVITIES

	2025	2024
	£	£
Rents received Dingle Court	47,188	42,405
Electricity contributions	2,569	2,647
Use of guest room	<u>155</u>	<u>100</u>
	<u>49,912</u>	<u>45,152</u>

Bethany Home Charity

Notes to the Financial Statements - continued
for the Year Ended 30 April 2025

3. INVESTMENT INCOME		2025	2024
		£	£
Deposit account interest		<u>4,088</u>	<u>3,962</u>
4. TRUSTEE DIRECTORS REMUNERATION AND BENEFITS			
5. COMPARATIVES FOR THE STATEMENT OF FINANCIAL ACTIVITIES			
	Unrestricted fund £	Designated funds £	Total funds £
INCOME AND ENDOWMENTS FROM			
Other trading activities	45,152	-	45,152
Investment income	<u>3,962</u>	-	<u>3,962</u>
Total	<u>49,114</u>	-	<u>49,114</u>
EXPENDITURE ON			
Charitable activities			
Services	21,901	-	21,901
Other	<u>23,130</u>	<u>8,140</u>	<u>31,270</u>
Total	<u>45,031</u>	<u>8,140</u>	<u>53,171</u>
NET INCOME/(EXPENDITURE)	4,083	(8,140)	(4,057)
RECONCILIATION OF FUNDS			
Total funds brought forward	<u>27,759</u>	<u>135,200</u>	<u>162,959</u>
TOTAL FUNDS CARRIED FORWARD	<u>31,842</u>	<u>127,060</u>	<u>158,902</u>
6. TANGIBLE FIXED ASSETS			Freehold property £
COST			
At 1 May 2024 and 30 April 2025			<u>124,810</u>
NET BOOK VALUE			
At 30 April 2025			<u>124,810</u>
At 30 April 2024			<u>124,810</u>

The freehold property at Dingle Court comprises 10 units.

The charity received a £170,912 Housing Association Grant (HAG) from the Housing Corporation to reduce the cost of developing this freehold property. The total cost of the property and its development was £295,722. The figure shown on the balance sheet is the total cost less the HAG as it is deemed to be an accurate reflection of the cost of the freehold property to the charity. HAG is repayable under certain circumstances, primarily following the sale of a property but will normally be restricted to net proceeds of sale.

Bethany Home Charity

Notes to the Financial Statements - continued
for the Year Ended 30 April 2025

7.	DEBTORS: AMOUNTS FALLING DUE WITHIN ONE YEAR	2025	2024
		£	£
	Debtors and prepayments	<u>2,836</u>	<u>4,112</u>
8.	CREDITORS: AMOUNTS FALLING DUE WITHIN ONE YEAR	2025	2024
		£	£
	Other creditors	<u>3,317</u>	<u>2,582</u>
9.	CREDITORS: AMOUNTS FALLING DUE AFTER MORE THAN ONE YEAR	2025	2024
		£	£
	Other creditors	<u>73,847</u>	<u>74,834</u>

Other creditors over one year is made up of a mortgage advanced by the Housing Corporation that is secured by a legal charge over the freehold land and buildings. The loan is repayable over 60 years by equal half yearly installments of principal and interest at an interest rate of 10.375% per annum. The total loan outstanding at the year end was £73,847 (2024: 74,834).

10. LOANS

An analysis of the maturity of loans is given below:

	2025	2024
	£	£
Amounts falling due within one year on demand:		
Housing loan	<u>986</u>	<u>986</u>
Amounts falling between one and two years:		
Housing loan	<u>73,847</u>	<u>74,834</u>

11. MOVEMENT IN FUNDS

	At 1.5.24	Net	At
	£	movement	30.4.25
		in funds	£
		£	
Unrestricted funds			
General fund	31,842	8,412	40,254
Designated funds			
Property equity fund	48,097	-	48,097
Cyclical maintenance fund	17,816	(5,558)	12,258
Extraordinary repairs fund	<u>61,147</u>	-	<u>61,147</u>
	<u>127,060</u>	<u>(5,558)</u>	<u>121,502</u>
TOTAL FUNDS	<u>158,902</u>	<u>2,854</u>	<u>161,756</u>

Bethany Home Charity

Notes to the Financial Statements - continued
for the Year Ended 30 April 2025

11. MOVEMENT IN FUNDS - continued

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

	Incoming resources £	Resources expended £	Movement in funds £
Unrestricted funds			
General fund	54,000	(45,588)	8,412
Designated			
Cyclical maintenance fund	-	(5,558)	(5,558)
	<u>54,000</u>	<u>(51,146)</u>	<u>2,854</u>
TOTAL FUNDS			

Comparatives for movement in funds

	At 1.5.23 £	Net movement in funds £	At 30.4.24 £
Unrestricted funds			
General fund	27,759	4,083	31,842
Designated funds			
Property equity fund	48,097	-	48,097
Cyclical maintenance fund	25,956	(8,140)	17,816
Extraordinary repairs fund	61,147	-	61,147
	<u>135,200</u>	<u>(8,140)</u>	<u>127,060</u>
TOTAL FUNDS	<u>162,959</u>	<u>(4,057)</u>	<u>158,902</u>

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

	Incoming resources £	Resources expended £	Movement in funds £
Unrestricted funds			
General fund	49,114	(45,031)	4,083
Designated funds			
Cyclical maintenance fund	-	(8,140)	(8,140)
	<u>49,114</u>	<u>(53,171)</u>	<u>(4,057)</u>
TOTAL FUNDS			

Bethany Home Charity

Notes to the Financial Statements - continued
for the Year Ended 30 April 2025

11. MOVEMENT IN FUNDS - continued

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

	At 1.5.23 £	Net movement in funds £	At 30.4.25 £
Unrestricted funds			
General fund	27,759	12,495	40,254
Designated funds			
Property equity fund	48,097	-	48,097
Cyclical maintenance fund	25,956	(13,698)	12,258
Extraordinary repairs fund	<u>61,147</u>	<u>-</u>	<u>61,147</u>
	<u>135,200</u>	<u>(13,698)</u>	<u>121,502</u>
TOTAL FUNDS	<u>162,959</u>	<u>(1,203)</u>	<u>161,756</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 £	Movement in funds £
Unrestricted funds			
General fund	103,114	(90,619)	12,495
Designated funds			
Cyclical maintenance fund	-	(13,698)	(13,698)
	<u>103,114</u>	<u>(104,317)</u>	<u>(1,203)</u>
TOTAL FUNDS	<u>103,114</u>	<u>(104,317)</u>	<u>(1,203)</u>

12. RELATED PARTY DISCLOSURES

There were no related party transactions for the year ended 30 April 2025.

13. DESIGNATED RESERVES

The Designated Reserves are:

Property Equity Fund

This is the nominal equity value in the property as a result of annual payments made under the repayment mortgage.

Cyclical Maintenance Fund

This is a recommended fund, to which the charity is required by the Almhouse Association to transfer a recommended minimum level from their unrestricted reserves on an annual basis to meet the annual and quinquennial maintenance schedule.

Extraordinary Repairs Fund

This is a recommended fund, to which the charity is required by the Almhouse Association to transfer a recommended minimum level from their unrestricted reserves on an annual basis. The fund is available for use only when extraordinary repairs are required to the property which are not of a cyclical nature.

Bethany Home Charity

Detailed Statement of Financial Activities
for the Year Ended 30 April 2025

	2025 £	2024 £
INCOME AND ENDOWMENTS		
Other trading activities		
Rents received Dingle Court	47,188	42,405
Electricity contributions	2,569	2,647
Use of guest room	<u>155</u>	<u>100</u>
	49,912	45,152
Investment income		
Deposit account interest	<u>4,088</u>	<u>3,962</u>
Total incoming resources	54,000	49,114
EXPENDITURE		
Charitable activities		
Rates, water and insurance	3,956	3,236
Light and heat	3,305	2,835
Vacant flat costs	<u>-</u>	<u>1,478</u>
	7,261	7,549
Other		
Repairs and maintenance	20,903	23,130
Cyclical maintenance	<u>5,558</u>	<u>8,140</u>
	26,461	31,270
Support costs		
Finance		
Interest on annuity	7,833	7,934
Governance costs		
Accountancy	1,032	840
Travelling and administration	8,441	4,728
Sundries	<u>118</u>	<u>850</u>
	9,591	6,418
Total resources expended	<u>51,146</u>	<u>53,171</u>
Net income/(expenditure)	<u>2,854</u>	<u>(4,057)</u>

This page does not form part of the statutory financial statements

WORMALD & PARTNERS

Chartered Accountants

BRUNEL HOUSE
11 THE PROMENADE
CLIFTON DOWN
BRISTOL BS8 3NG

Telephone: (0117) 9736 856
Fax: (0117) 974 5200

Email: enquiries@wormaldandpartners.co.uk

Your Ref:

Our Ref: VP/SHA/3882

When telephoning or calling
please ask for Mr Patel

Date: 27 January 2026

FOR YOUR URGENT ATTENTION PLEASE

Mr Kelvin Stone
2 Heart Meers
Whitchurch
Bristol
BS14 9NY

Being sent via email only to:
kelvinbethany2022@gmail.com

Partners:-

D.R. Patel, F.C.A.

V.D. Patel, F.C.A.

Associate Partner:-

S. Alker, F.C.C.A.

Consultants:-

N.A. Dando, F.C.A., Dip. P.F.S.

A.R. Kitts, B.A., F.C.A., C.T.A.

Dear Kelvin

Bethany Home Charity - Charity accounts for the Year Ended 30 April 2025 **Bethany Home Trustee Limited - Accounts for the Year Ended 30 April 2025**

Further to our recent correspondence, we are pleased to advise that we have now completed the accounts of Bethany Home Charity for the above year, which have now been signed and approved by the Board of Trustees. We enclose copies of the above-mentioned signed accounts for your records.

We assume that, as usual, you will arrange for the filing of the accounts with the Charity Commission in due course.

Other Matters

In previous years the Housing Corporation have asked us to produce a letter for the purposes of drawing attention to the matters which arise during the course of preparing the charity's accounts. Taking into account the size of the charity and the number of personnel involved, it is our view that there are no material matters which would be required to be highlighted in any such letter. It is our view that the charity is very well managed. In order to comply with the requirements of the Housing Corporation, a copy of this letter may be attached to the accounts when submitted.

Finally, we take this opportunity of enclosing a note of our costs in connection with the preparation and review of the enclosed accounts for your kind attention in due course.

Please do not hesitate to contact us with any points on which you require additional information. We look forward to hearing from you at your earliest convenience.

Yours sincerely

A handwritten signature in black ink, appearing to read 'Vinay Patel', written in a cursive style.

V D Patel
(vinaypatel@wormaldandpartners.co.uk)
Wormald & Partners

BETHANY HOME

England & Wales - Charity number 244329

Accounts

Bethany Home Trust Limited
Report of the Trustees
for the year Ended 30th April 2024

The trustees who are also directors of the charity for the purpose of the Companies Act 2006 present their report with financial statements of the charity for the year ended 30 April 2022. 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 Financial Standard applicable in UK and Republic of Ireland (FRS 102) (effective 1st January 2015).

OBJECTIVES AND ACTIVITIES

Objectives and aims

The Trust Deed defines the Objects of the charity as; “to found, provide, build, run and maintain homes, houses, hostels or accommodation for the residence and use by the care of old infirm persons recommended to the Trustees”... “such persons to be of good report and of Christian Character”

These objectives are met through the provision of 10 low-rent Almshouses at Dingle Court, Bristol BS13 7AU

The relevant Charity Commission Classifications are:

107 - Accommodation/ Housing

202 - Elderly/ Old People

203 - People with a Disability/ Special Needs

305 - Providing buildings Facilities/ Open Space

Significant activities

The charity exists to provide clear benefits to its residents by the provision of housing and the fostering of a sense of community and mutual support. Where possible, the trustees appoint one resident to provide contact between the Trustees and residents, They are known as the Responsible Tenant.

Trustees are in advanced stages of negotiations with a group who have expressed an interest in becoming trustees/director.

ACHIEVEMENT AND PERFORMANCE

Charitable activities

During the year, the charity has provided housing, community, stability and encouragement to 11 people in 10 self- contained residences at Dingle Court.

FINANCIAL MATTERS

The charity accounts for May 2023 to April 2024 show a Surplus of £3,982.00.

Financial position

The charity’s mandatory reserve position continues to be very healthy and the trustee is confident that the continuing financial stability of the charity is secured by the 2024/2025 Budget, adopted at a Trustees meeting held in May 2024

STRUCTURE, GOVERNANCE AND MANAGEMENT

Governing documents

The charity is controlled by its governing document, a deed of trust. The Trust is a limited company, limited by guarantee as defined by the Companies Act 2006.

The charity is established and controlled by its governing document, a deed of trust. The trustee is a limited company, limited by guarantee, as defined by the Companies Act 2006.

Recruitment of Management Company

The trustees decided that due to the low number of directors and that all current directors have full time employment, we would take on a management company to take over the day to day running of the charity’s maintenance and Secretarial duties of the Company.

Company Details

SWR
The Stables, Hortham Farm,
Hortham Lane, Almondsbury
Bristol, BS32 4JW
Appointed on: 01/09/2023

Recruitment and appointment of possible new directors

The number of trustee's has declined over the last year so we are currently looking to appoint new Directors, individuals who share the aims of the charity and who, will be attending trustee meetings as observers, once they are happy and have decided to serve as directors of the trust. The current directors will check references, carry out an interview and if they are found to be suitable to be appointed as directors we will look appoint them as soon as possible.

Induction and training of new trustees

The Almshouse Association holds a number of seminars each year which are made available to all Directors of the Trust to attend. New Directors in particular are encouraged to attend the annual seminar for new trustees. The Trust does not have a bespoke training course for new Trustees, but they quickly become informed of the issues by means of discussion at Trustees meetings and between meetings by email and personal contact.

The Trustee's plans for the forthcoming period

The Trust continues the updating of the Rules of Reference, Application Form and Letter of Offer. The Trustee notes the tendency for elderly people to remain independent for longer, and as a result over a number of years the waiting list has become gradually shorter. The Trustee is fully aware of this and is actively considering its implications. The trustee's had appointed a surveyor to carry out inspection, and a fire risk assessor to report on any work needed to maintain the high standards of the property and safety of the tenants. The outcome of these have been taken on by the new Management Company SWR, who are currently in the process of fulfilling the requirements of these reports. The trustees are continuing to improve flats to a high standard to meet our tenants requirements.

Financial Risk Management

The Trustee acknowledges its duty to identify and review the financial risk to which the charity is exposed and to ensure appropriate controls are in place to provide reasonable assurance against fraud and error. The Trustee has to this end agreed Financial Procedures which are operated by the Treasurer on behalf of the trust.

REFERENCE AND ADMINISTRATIVE DETAILS

Registered Company number 09548579
Registered Charity number 244329

Registered office

The Stables, Hortham Farm,
Hortham Lane, Almondsbury
Bristol, BS32 4JW

Trustees Directors

Mr Kelvin Stone	Appointed 12/01/2022
Mrs Pam Cairns	Appointed 16/03/2022
Mr Gary Holister	Appointed 26/04/2023

Company Secretary

SWR	Appointed 01/09/2023
-----	----------------------

The Stables, Hortham Farm,
Hortham Lane, Almondsbury
Bristol, BS32 4JW

Previous Trustees Directors

Trustees
R. Tubman
Susan Todman

Independent examiner

Dilipkumar Patel FCA
ICAEW
Wormald & Partners
11 The Promenade,
Clifton
Bristol
BS8 3NG

This report has been prepared in accordance with the special provisions of Part 15 of the Companies Act 2008 relating to small companies.

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

Signed: 

REGISTERED CHARITY NUMBER: 244329

Report of the Trustee and
Unaudited Financial Statements
for the Year Ended 30 April 2024
for
Bethany Home Charity

Wormald & Partners
Chartered Accountants
Brunel House
11 The Promenade
Clifton Down
Bristol
BS8 3NG

Bethany Home Charity

Contents of the Financial Statements
for the Year Ended 30 April 2024

	Page
Report of the Trustee	1 to 2
Independent Examiner's Report	3
Statement of Financial Activities	4
Balance Sheet	5
Notes to the Financial Statements	6 to 10
Detailed Statement of Financial Activities	11

Bethany Home Charity
Report of the Trustee
for the Year Ended 30 April 2024

The directors of the corporate trustee of the charity present their report with the financial statements of the charity for the year ended 30 April 2024. The trustee directors 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 Trust Deed defines the Objects of the charity as: "to found, provide, build, run and maintain homes, houses, hostels or accommodation for the residence and use by and the care of old and infirm persons recommended to the Trustee"... "such persons to be of good report and of Christian Character".

These objectives are met through the provision of 10 low rent almshouses at Dingle Court, Bristol BS13 7AU.

The relevant Charity Commission Classifications are:

107 - Accommodation / Housing

202 - Elderly / Old People

203 - People with a Disability / Special Needs

305 - Providing Buildings Facilities / Open Space

Significant activities

The charity exists to provide clear benefits to its residents by the provision of housing and the fostering of a sense of community and mutual support. Where possible, the Trustee appoints one resident to provide contact between the Trustee and residents. They are known as the Responsible Tenant.

ACHIEVEMENT AND PERFORMANCE

Charitable activities

During the year, the charity has provided housing, community, stability and encouragement to 11 people in 10 self-contained residences at Dingle Court.

FINANCIAL REVIEW

Financial position

The charity accounts for 2023/24 show a surplus of (£3,982).

The charity's mandatory reserves position continues to be very healthy and the Trustee is confident that the continuing financial stability of the charity is secured by the 2024/25 Budget.

STRUCTURE, GOVERNANCE AND MANAGEMENT

Governing document

The charity is established and controlled by its Trust Deed, dated 10 August 1965 plus a scheme amendment, dated 1st June 2016. It constitutes an unincorporated charity.

Recruitment and appointment of new trustee directors

Two directors resigned in 2023. A new director was appointed in April 2023 and the trustee directors continue to look for additional directors to complement the existing team.

Induction and training of new trustee directors

The Almshouse Association holds a number of seminars each year which are made available to all Trustee directors to attend. New Trustee directors in particular are also encouraged to attend the annual seminar for new Trustee directors. The Trust does not have a bespoke training course for new Trustee directors, but they quickly become informed of the issues by means of discussion at Trustee meetings and between meetings by email and personal contact.

The Trustee's plans for the forthcoming period

The trustee directors continue the updating of Charity and Trustee documentation, in line with Almshouse guidance. The directors are looking to set out a five-year financial plan for major works to be carried out at Dingle Court.

Financial risk management

The Trustee acknowledges its duty to identify and review the financial risks to which the charity is exposed and to ensure appropriate controls are in place to provide reasonable assurance against fraud and error. The Trustee has to this end agreed Financial Procedures, which are operated by the Treasurer (or Interim Treasurer) on behalf of the Trustee.

Bethany Home Charity

Report of the Trustee
for the Year Ended 30 April 2024

REFERENCE AND ADMINISTRATIVE DETAILS

Registered Charity number

244329

Principal address

SW Relocations Limited
The Stables Hortham Farm Hortham Lane
Almondsbury
Bristol
BS32 4JW

Trustees

Bethany Home Trustee Limited

Independent Examiner

Dilipkumar Patel FCA
Wormald & Partners
Chartered Accountants
Brunel House
11 The Promenade
Clifton Down
Bristol
BS8 3NG

Approved by order of the board of trustee directors on 28/4/25..... and signed on its behalf by:


.....
Mr K Stone – Trustee director

**Independent Examiner's Report to the Trustee of
Bethany Home Charity**

Independent examiner's report to the trustees of Bethany Home Charity

I report to the charity trustee on my examination of the accounts of Bethany Home Charity for the year ended 30 April 2024.

Responsibilities and basis of report

As the charity trustee directors 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 Charity'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.

Dilipkumar Patel FCA

Wormald & Partners
Chartered Accountants
Brunel House
11 The Promenade
Clifton Down
Bristol
BS8 3NG

Date: 28/4/25.....

Bethany Home Charity

**Statement of Financial Activities
for the Year Ended 30 April 2024**

	Notes	Unrestricted fund £	Designated funds £	2024 Total funds £	2023 Total funds £
INCOME AND ENDOWMENTS FROM					
Other trading activities	2	45,152	-	45,152	40,584
Investment income	3	<u>3,962</u>	-	<u>3,962</u>	<u>1,612</u>
Total		<u>49,114</u>	-	<u>49,114</u>	<u>42,196</u>
EXPENDITURE ON					
Charitable activities					
Services		21,901	-	21,901	16,943
Other		<u>23,130</u>	<u>8,140</u>	<u>31,270</u>	<u>19,143</u>
Total		<u>45,031</u>	<u>8,140</u>	<u>53,171</u>	<u>36,086</u>
NET INCOME/(EXPENDITURE)		4,083	(8,140)	(4,057)	6,110
RECONCILIATION OF FUNDS					
Total funds brought forward		<u>27,759</u>	<u>135,200</u>	<u>162,959</u>	<u>156,849</u>
TOTAL FUNDS CARRIED FORWARD		<u>31,842</u>	<u>127,060</u>	<u>158,902</u>	<u>162,959</u>

The notes form part of these financial statements

Bethany Home Charity

Balance Sheet
30 April 2024

	Notes	Unrestricted fund £	Designated funds £	2024 Total funds £	2023 Total funds £
FIXED ASSETS					
Tangible assets	6	75,674	49,136	124,810	124,810
CURRENT ASSETS					
Debtors	7	4,112	-	4,112	746
Cash at bank		<u>29,767</u>	<u>77,629</u>	<u>107,396</u>	<u>115,452</u>
		33,879	77,629	111,508	116,198
CREDITORS					
Amounts falling due within one year	8	<u>(2,877)</u>	295	<u>(2,582)</u>	<u>(2,228)</u>
NET CURRENT ASSETS					
		<u>31,002</u>	<u>77,924</u>	<u>108,926</u>	<u>113,970</u>
TOTAL ASSETS LESS CURRENT LIABILITIES					
		106,676	127,060	233,736	238,780
CREDITORS					
Amounts falling due after more than one year	9	<u>(74,834)</u>	-	<u>(74,834)</u>	<u>(75,821)</u>
NET ASSETS					
		<u>31,842</u>	<u>127,060</u>	<u>158,902</u>	<u>162,959</u>
FUNDS					
Unrestricted funds	11			31,842	27,759
Designated funds:					
Property equity fund				48,097	48,097
Cyclical maintenance fund				17,816	25,956
Extraordinary repairs fund				<u>61,147</u>	<u>61,147</u>
				<u>127,060</u>	<u>135,200</u>
TOTAL FUNDS					
				<u>158,902</u>	<u>162,959</u>

The financial statements were approved by the Board of Trustee directors and authorised for issue on 28/4/25 and were signed on its behalf by:


Mr K Stone – Trustee director


Mr G Hollister – Trustee director

The notes form part of these financial statements

Bethany Home Charity

Notes to the Financial Statements
for the Year Ended 30 April 2024

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.

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

No depreciation is charged on the freehold property as its estimated useful economic life exceeds 50 years and any depreciation charged would be immaterial.

The freehold property is maintained in a state of repair such that the estimated residual value is not less than the Balance Sheet value with the stated value not exceeding the recoverable amount.

The Trustee directors do not consider that any impairment in the freehold property value has taken place during the year.

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 Trustee.

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

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

2. OTHER TRADING ACTIVITIES

	2024	2023
	£	£
Rents received Dingle Court	42,405	38,708
Electricity contributions	2,647	1,761
Use of guest room	<u>100</u>	<u>115</u>
	<u>45,152</u>	<u>40,584</u>

Bethany Home Charity

Notes to the Financial Statements - continued
for the Year Ended 30 April 2024

3.	INVESTMENT INCOME		
		2024	2023
		£	£
	Deposit account interest	<u>3,962</u>	<u>1,612</u>
4.	TRUSTEE DIRECTORS REMUNERATION AND BENEFITS		
5.	COMPARATIVES FOR THE STATEMENT OF FINANCIAL ACTIVITIES		
		Unrestricted fund £	Designated funds £
			Total funds £
	INCOME AND ENDOWMENTS FROM		
	Other trading activities	40,584	-
	Investment income	<u>1,612</u>	<u>-</u>
	Total	<u>42,196</u>	<u>-</u>
	EXPENDITURE ON		
	Charitable activities		
	Services	16,943	-
	Other	<u>23,437</u>	<u>(4,294)</u>
	Total	<u>40,380</u>	<u>(4,294)</u>
	NET INCOME	1,816	4,294
	RECONCILIATION OF FUNDS		
	Total funds brought forward	<u>25,943</u>	<u>130,906</u>
	TOTAL FUNDS CARRIED FORWARD	<u>27,759</u>	<u>135,200</u>
6.	TANGIBLE FIXED ASSETS		
			Freehold property £
	COST		
	At 1 May 2023 and 30 April 2024		<u>124,810</u>
	NET BOOK VALUE		
	At 30 April 2024		<u>124,810</u>
	At 30 April 2023		<u>124,810</u>

The freehold property at Dingle Court comprises 10 units.

The charity received a £170,912 Housing Association Grant (HAG) from the Housing Corporation to reduce the cost of developing this freehold property. The total cost of the property and its development was £295,722. The figure shown on the balance sheet is the total cost less the HAG as it is deemed to be an accurate reflection of the cost of the freehold property to the charity. HAG is repayable under certain circumstances, primarily following the sale of a property but will normally be restricted to net proceeds of sale.

Bethany Home Charity

Notes to the Financial Statements - continued
for the Year Ended 30 April 2024

7.	DEBTORS: AMOUNTS FALLING DUE WITHIN ONE YEAR	2024	2023
		£	£
	Debtors and prepayments	<u>4,112</u>	<u>746</u>
8.	CREDITORS: AMOUNTS FALLING DUE WITHIN ONE YEAR	2024	2023
		£	£
	Other creditors	<u>2,582</u>	<u>2,228</u>
9.	CREDITORS: AMOUNTS FALLING DUE AFTER MORE THAN ONE YEAR	2024	2023
		£	£
	Other creditors	<u>74,834</u>	<u>75,821</u>

Other creditors over one year is made up of a mortgage advanced by the Housing Corporation that is secured by a legal charge over the freehold land and buildings. The loan is repayable over 60 years by equal half yearly installments of principal and interest at an interest rate of 10.375% per annum. The total loan outstanding at the year end was £75,821.

10. LOANS

An analysis of the maturity of loans is given below:

	2024	2023
	£	£
Amounts falling due within one year on demand:		
Housing loan	<u>986</u>	<u>892</u>
Amounts falling between more than one year:		
Housing loan	<u>74,834</u>	<u>75,821</u>

11. MOVEMENT IN FUNDS

		Net	
	At 1.5.23	movement	At
	£	in funds	30.4.24
		£	£
Unrestricted funds			
General fund	27,759	4,083	31,842
Designated funds			
Property equity fund	48,097	-	48,097
Cyclical maintenance fund	25,956	(8,140)	17,816
Extraordinary repairs fund	<u>61,147</u>	<u>-</u>	<u>61,147</u>
	<u>135,200</u>	<u>(8,140)</u>	<u>127,060</u>
TOTAL FUNDS	<u>162,959</u>	<u>(4,057)</u>	<u>158,902</u>

Bethany Home Charity

Notes to the Financial Statements - continued
for the Year Ended 30 April 2024

11. MOVEMENT IN FUNDS - continued

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

	Incoming resources £	Resources expended £	Movement in funds £
Unrestricted funds			
General fund	49,114	(45,031)	4,083
Designated funds			
Cyclical maintenance fund	-	(8,140)	(8,140)
TOTAL FUNDS	<u>49,189</u>	<u>(53,171)</u>	<u>(4,057)</u>

Comparatives for movement in funds

	At 1.5.22 £	Net movement in funds £	At 30.4.23 £
Unrestricted funds			
General fund	25,943	1,816	27,759
Designated funds			
Property equity fund	49,430	(1,333)	48,097
Cyclical maintenance fund	26,469	(513)	25,956
Extraordinary repairs fund	<u>55,007</u>	<u>6,140</u>	<u>61,147</u>
	<u>130,906</u>	<u>4,294</u>	<u>135,200</u>
TOTAL FUNDS	<u>156,849</u>	<u>6,110</u>	<u>162,959</u>

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

	Incoming resources £	Resources expended £	Movement in funds £
Unrestricted funds			
General fund	42,196	(40,380)	1,816
Designated funds			
Property equity fund	-	(1,333)	(1,333)
Cyclical maintenance fund	-	(513)	(513)
Extraordinary repairs fund	-	<u>6,140</u>	<u>6,140</u>
	<u>-</u>	<u>4,294</u>	<u>4,294</u>
TOTAL FUNDS	<u>42,196</u>	<u>(36,086)</u>	<u>6,110</u>

Bethany Home Charly

Notes to the Financial Statements - continued
for the Year Ended 30 April 2024

11. MOVEMENT IN FUNDS - continued

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

	At 1.5.22 £	Net movement in funds £	At 30.4.24 £
Unrestricted funds			
General fund	25,943	5,899	31,842
Designated funds			
Property equity fund	49,430	(1,333)	48,097
Cyclical maintenance fund	26,469	(8,653)	17,816
Extraordinary repairs fund	<u>55,007</u>	<u>6,140</u>	<u>61,147</u>
	<u>130,906</u>	<u>(3,846)</u>	<u>127,060</u>
TOTAL FUNDS	<u>156,849</u>	<u>2,053</u>	<u>158,902</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 £	Movement in funds £
Unrestricted funds			
General fund	91,310	(85,411)	5,899
Designated funds			
Property equity fund	-	(1,333)	(1,333)
Cyclical maintenance fund	-	(8,653)	(8,653)
Extraordinary repairs fund	<u>-</u>	<u>6,140</u>	<u>6,140</u>
	<u>-</u>	<u>(3,846)</u>	<u>(3,846)</u>
TOTAL FUNDS	<u>91,310</u>	<u>(89,257)</u>	<u>2,053</u>

12. RELATED PARTY DISCLOSURES

There were no related party transactions for the year ended 30 April 2024.

13. DESIGNATED RESERVES

The Designated Reserves are:

Property Equity Fund

This is the nominal equity value in the property as a result of annual payments made under the repayment mortgage.

Cyclical Maintenance Fund

This is a recommended fund, to which the charity is required by the Almhouse Association to transfer a recommended minimum level from their unrestricted reserves on an annual basis to meet the annual and quinquennial maintenance schedule.

Extraordinary Repairs Fund

This is a recommended fund, to which the charity is required by the Almhouse Association to transfer a recommended minimum level from their unrestricted reserves on an annual basis. The fund is available for use only when extraordinary repairs are required to the property which are not of a cyclical nature.

Bethany Home Charity
Detailed Statement of Financial Activities
for the Year Ended 30 April 2024

	2024 £	2023 £
INCOME AND ENDOWMENTS		
Other trading activities		
Rents received Dingle Court	42,405	38,708
Electricity contributions	2,647	1,761
Use of guest room	<u>100</u>	<u>115</u>
	45,152	40,584
Investment income		
Deposit account interest	<u>3,962</u>	<u>1,612</u>
Total incoming resources	49,114	42,196
EXPENDITURE		
Charitable activities		
Rates, water and insurance	3,236	3,981
Light and heat	2,835	2,359
Warden	-	127
No description	<u>1,478</u>	<u>717</u>
	7,549	7,184
Other		
Repairs and maintenance	23,130	8,590
Cyclical maintenance	<u>8,140</u>	<u>10,553</u>
	31,270	19,143
Support costs		
Finance		
Interest on annuity	7,934	8,014
Governance costs		
Accountancy	840	648
Travelling and administration	4,728	898
Sundries	<u>850</u>	<u>199</u>
	<u>6,418</u>	<u>1,745</u>
Total resources expended	<u>53,171</u>	<u>36,086</u>
Net (expenditure)/income	<u>(4,057)</u>	<u>6,110</u>

This page does not form part of the statutory financial statements

WORMALD & PARTNERS

Chartered Accountants

BRUNEL HOUSE
11 THE PROMENADE
CLIFTON DOWN
BRISTOL BS8 3NG

Your Ref:

Our Ref: VP/SHA/3882

When telephoning or calling
please ask for Mr Patel

Date: 29 April 2025

Telephone: (0117) 9736 856

Fax: (0117) 974 5200

Email: enquiries@wormaldandpartners.co.uk

FOR YOUR URGENT ATTENTION PLEASE

Mr Kelvin Stone
2 Heart Meers
Whitchurch
Bristol BS14 9NY

D.R. Patel, F.C.A.

N.A. Dando, F.C.A., Dip. P.F.S.

V.D. Patel, F.C.A.

Consultant:-

A.R. Kitts, B.A., F.C.A., C.T.A.

Being sent via email only to:
kelvinbethany2022@gmail.com

Dear Kelvin

Bethany Home Charity - Charity accounts for the Year Ended 30 April 2024 **Bethany Home Trustee Limited - Accounts for the Year Ended 30 April 2024**

Further to our recent correspondence, we are pleased to advise that we have now completed the accounts of Bethany Home Charity for the above year, which have now been signed and approved by the Board of Trustees. We enclose copies of the above-mentioned signed accounts for your records.

We assume that, as usual, you will arrange for the filing of the accounts with the Charity Commission in due course.

Other Matters

In previous years the Housing Corporation have asked us to produce a letter for the purposes of drawing attention to the matters which arise during the course of preparing the charity's accounts. Taking into account the size of the charity and the number of personnel involved, it is our view that there are no material matters which would be required to be highlighted in any such letter. It is our view that the charity is very well managed. In order to comply with the requirements of the Housing Corporation, a copy of this letter may be attached to the accounts when submitted.

Finally, we take this opportunity of enclosing a note of our costs in connection with the preparation and review of the enclosed accounts for your kind attention in due course.

Please do not hesitate to contact us with any points on which you require additional information. We look forward to hearing from you at your earliest convenience.

Yours sincerely

A handwritten signature in black ink, appearing to read 'Vinay Patel', written in a cursive style.

V D Patel
(vinaypatel@wormaldandpartners.co.uk)
Wormald & Partners

BETHANY HOME

England & Wales - Charity number 244329

Accounts

REGISTERED CHARITY NUMBER: 244329

Report of the Trustee and
Unaudited Financial Statements
for the Year Ended 30 April 2023
for
Bethany Home Charity

Wormald & Partners
Chartered Accountants
Redland House
157 Redland Road
Redland
Bristol BS6 6YE

Bethany Home Charity

Contents of the Financial Statements
for the Year Ended 30 April 2023

	Page
Report of the Trustee	1 to 2
Independent Examiner's Report	3
Statement of Financial Activities	4
Balance Sheet	5
Notes to the Financial Statements	6 to 10
Detailed Statement of Financial Activities	11

Bethany Home Charity
Report of the Trustee
for the Year Ended 30 April 2023

The directors of the corporate trustee of the charity present their report with the financial statements of the charity for the year ended 30 April 2023. The trustee directors 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 Trust Deed defines the Objects of the charity as: "to found, provide, build, run and maintain homes, houses, hostels or accommodation for the residence and use by and the care of old and infirm persons recommended to the Trustees"... "such persons to be of good report and of Christian Character".

These objectives are met through the provision of 10 low rent almshouses at Dingle Court, Bristol BS13 7AU.

The relevant Charity Commission Classifications are:

107 - Accommodation / Housing

202 - Elderly / Old People

203 - People with a Disability / Special Needs

305 - Providing Buildings Facilities / Open Space

Significant activities

The charity exists to provide clear benefits to its residents by the provision of housing and the fostering of a sense of community and mutual support. Where possible, the Trustee appoints one resident to provide contact between the Trustee and residents. They are known as the Responsible Tenant.

ACHIEVEMENT AND PERFORMANCE

Charitable activities

During the year, the charity has provided housing, community, stability and encouragement to 10 people in 10 self-contained residences at Dingle Court.

FINANCIAL REVIEW

Financial position

The charity accounts for 2022/23 show a surplus of £6,210.

The charity's mandatory reserves position continues to be very healthy and the Trustee is confident that the continuing financial stability of the charity is secured by the 2023/24 Budget.

STRUCTURE, GOVERNANCE AND MANAGEMENT

Governing document

The charity is established and controlled by its Trust Deed, dated 10 August 1965 plus a scheme amendment, dated 1st June 2016. It constitutes an unincorporated charity.

Recruitment and appointment of new trustee directors

Two directors resigned this year due to ill health. A new director was appointed in April and the trustee directors continue to look for additional directors to complement the existing team.

Induction and training of new trustee directors

The Almshouse Association holds a number of seminars each year which are made available to all Trustee directors to attend. New Trustee directors in particular are also encouraged to attend the annual seminar for new Trustees. The Trust does not have a bespoke training course for new Trustee directors, but they quickly become informed of the issues by means of discussion at Trustee meetings and between meetings by email and personal contact.

The Trustee's plans for the forthcoming period

The trustee directors continue the updating of Charity and Trustee documentation, in line with Almshouse guidance. New letters of Appointment and Handbooks to be issued to all residents imminently. The trustee is exploring the appointment of a Property Management Company to assist the directors in the every day running and compliance of Dingle Court.

STRUCTURE, GOVERNANCE AND MANAGEMENT

Financial risk management

The Trustee acknowledges its duty to identify and review the financial risks to which the charity is exposed and to ensure appropriate controls are in place to provide reasonable assurance against fraud and error. The Trustee has to this end agreed Financial Procedures, which are operated by the Treasurer (or Interim Treasurer) on behalf of the Trustee.

Bethany Home Charity

Report of the Trustee
for the Year Ended 30 April 2023

REFERENCE AND ADMINISTRATIVE DETAILS

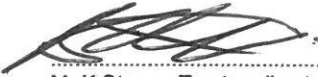
Registered Charity number
244329

Principal address
Mrs Susan Todman
33 Headley walk
Bristol
BS13 7NS

Trustees
Bethany Home Trustee Limited

Independent Examiner
Dilipkumar Patel FCA
Wormald & Partners
Chartered Accountants
Redland House
157 Redland Road
Redland
Bristol BS6 6YE

Approved by order of the board of trustee directors on 20/1/24 and signed on its behalf by:



.....
Mr K Stone - Trustee director

**Independent Examiner's Report to the Trustee of
Bethany Home Charity**

Independent examiner's report to the trustees of Bethany Home Charity

I report to the charity trustee on my examination of the accounts of Bethany Home Charity for the year ended 30 April 2023.

Responsibilities and basis of report

As the charity trustee directors 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 Charity'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.



Dilipkumar Patel FCA

Wormald & Partners
Chartered Accountants
Redland House
157 Redland Road
Redland
Bristol BS6 6YE

Date: 20/01/2024

Bethany Home Charity

Statement of Financial Activities
for the Year Ended 30 April 2023

	Notes	Unrestricted fund £	Designated funds £	2023 Total funds £	2022 Total funds £
INCOME AND ENDOWMENTS FROM					
Other trading activities	2	40,584	-	40,584	45,826
Investment income	3	<u>1,612</u>	<u>-</u>	<u>1,612</u>	<u>60</u>
Total		<u>42,196</u>	<u>-</u>	<u>42,196</u>	<u>45,886</u>
EXPENDITURE ON					
Charitable activities					
Services		16,943	-	16,943	6,761
Other		<u>23,437</u>	<u>(4,294)</u>	<u>19,143</u>	<u>38,323</u>
Total		<u>40,380</u>	<u>(4,294)</u>	<u>36,086</u>	<u>45,084</u>
NET INCOME		1,816	4,294	6,110	802
RECONCILIATION OF FUNDS					
Total funds brought forward		<u>25,943</u>	<u>130,906</u>	<u>156,849</u>	<u>156,047</u>
TOTAL FUNDS CARRIED FORWARD		<u>27,759</u>	<u>135,200</u>	<u>162,959</u>	<u>156,849</u>

The notes form part of these financial statements

Bethany Home Charity

**Balance Sheet
30 April 2023**

	Notes	Unrestricted fund £	Designated funds £	2023 Total funds £	2022 Total funds £
FIXED ASSETS					
Tangible assets	6	75,674	49,136	124,810	124,810
CURRENT ASSETS					
Debtors	7	746	-	746	1,367
Cash at bank		<u>29,682</u>	<u>85,770</u>	<u>115,452</u>	<u>109,522</u>
		30,428	85,770	116,198	110,889
CREDITORS					
Amounts falling due within one year	8	<u>(2,522)</u>	294	<u>(2,228)</u>	<u>(2,137)</u>
NET CURRENT ASSETS		<u>27,906</u>	<u>86,064</u>	<u>113,970</u>	<u>108,752</u>
TOTAL ASSETS LESS CURRENT LIABILITIES		103,580	135,200	238,780	233,562
CREDITORS					
Amounts falling due after more than one year	9	<u>(75,821)</u>	-	<u>(75,821)</u>	<u>(76,713)</u>
NET ASSETS		<u>27,759</u>	<u>135,200</u>	<u>162,959</u>	<u>156,849</u>
FUNDS	11				
Unrestricted funds				27,759	25,944
Designated funds:					
Property equity fund				48,097	49,429
Cyclical maintenance fund				25,956	26,469
Extraordinary repairs fund				<u>61,147</u>	<u>55,007</u>
				<u>135,200</u>	<u>130,905</u>
TOTAL FUNDS				<u>162,959</u>	<u>156,849</u>

The financial statements were approved by the Board of Trustee directors and authorised for issue on 20/11/24 and were signed on its behalf by:


M.K Stone - Trustee director


Mrs S E Todman - Trustee director

The notes form part of these financial statements

Bethany Home Charity

Notes to the Financial Statements
for the Year Ended 30 April 2023

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.

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

No depreciation is charged on the freehold property as its estimated useful economic life exceeds 50 years and any depreciation charged would be immaterial.

The freehold property is maintained in a state of repair such that the estimated residual value is not less than the Balance Sheet value with the stated value not exceeding the recoverable amount.

The Trustee directors do not consider that any impairment in the freehold property value has taken place during the year.

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 Trustee.

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.

2. OTHER TRADING ACTIVITIES

	2023	2022
	£	£
Rents received Dingle Court	38,708	43,200
Other income	-	100
Electricity contributions	1,761	2,386
Use of guest room	115	140
	<u>40,584</u>	<u>45,826</u>

Bethany Home Charity

**Notes to the Financial Statements - continued
for the Year Ended 30 April 2023**

3.	INVESTMENT INCOME	2023	2022
		£	£
	Deposit account interest	<u>1,612</u>	<u>60</u>
4.	TRUSTEE DIRECTORS REMUNERATION AND BENEFITS		
	Trustee directors expenses		
	The following Trustee directors were paid expenses in the year ended 30 April 2023		
	Mr R Tubman received £47 (2022: £47) in reimbursing expenses.		
5.	COMPARATIVES FOR THE STATEMENT OF FINANCIAL ACTIVITIES		
		Unrestricted fund £	Designated funds £
			Total funds £
	INCOME AND ENDOWMENTS FROM		
	Other trading activities	45,826	-
	Investment income	<u>60</u>	<u>-</u>
	Total	<u>45,886</u>	<u>-</u>
	EXPENDITURE ON Charitable activities		
	Services	6,761	-
	Other	<u>21,757</u>	<u>16,566</u>
	Total	<u>28,518</u>	<u>16,566</u>
	NET INCOME/(EXPENDITURE)	17,368	(16,566)
	Transfers between funds	<u>(27,787)</u>	<u>27,787</u>
	Net movement in funds	(10,419)	11,221
	RECONCILIATION OF FUNDS		
	Total funds brought forward	<u>36,363</u>	<u>119,684</u>
	TOTAL FUNDS CARRIED FORWARD	<u>25,944</u>	<u>130,905</u>
6.	TANGIBLE FIXED ASSETS		Freehold property £
	COST		
	At 1 May 2022 and 30 April 2023		<u>124,810</u>
	NET BOOK VALUE		
	At 30 April 2023		<u>124,810</u>
	At 30 April 2022		<u>124,810</u>

The freehold property at Dingle Court comprises 10 units.

Bethany Home Charity

**Notes to the Financial Statements - continued
for the Year Ended 30 April 2023**

6. TANGIBLE FIXED ASSETS - continued

The charity received a £170,912 Housing Association Grant (HAG) from the Housing Corporation to reduce the cost of developing this freehold property. The total cost of the property and its development was £295,722. The figure shown on the balance sheet is the total cost less the HAG as it is deemed to be an accurate reflection of the cost of the freehold property to the charity. HAG is repayable under certain circumstances, primarily following the sale of a property but will normally be restricted to net proceeds of sale.

7. DEBTORS: AMOUNTS FALLING DUE WITHIN ONE YEAR

	2023	2022
	£	£
Debtors and prepayments	<u>746</u>	<u>1,367</u>

8. CREDITORS: AMOUNTS FALLING DUE WITHIN ONE YEAR

	2023	2022
	£	£
Other creditors	<u>2,228</u>	<u>2,137</u>

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

	2023	2022
	£	£
Other creditors	<u>75,821</u>	<u>76,713</u>

Other creditors over one year is made up of a mortgage advanced by the Housing Corporation that is secured by a legal charge over the freehold land and buildings. The loan is repayable over 60 years by equal half yearly installments of principal and interest at an interest rate of 10.375% per annum. The total loan outstanding at the year end was £75,821 (2022: £76,713).

10. LOANS

An analysis of the maturity of loans is given below:

	2023	2022
	£	£
Amounts falling due within one year on demand:		
Housing loan	<u>892</u>	<u>806</u>
Amounts falling between more than one year:		
Housing loan	<u>75,821</u>	<u>76,713</u>

11. MOVEMENT IN FUNDS

	At 1.5.22	Net movement in funds	At 30.4.23
	£	£	£
Unrestricted funds			
General fund	25,943	1,816	27,759
Designated funds			
Property equity fund	49,430	(1,333)	48,097
Cyclical maintenance fund	26,469	(513)	25,956
Extraordinary repairs fund	<u>55,007</u>	<u>6,140</u>	<u>61,147</u>
	<u>130,906</u>	<u>4,294</u>	<u>135,200</u>
TOTAL FUNDS	<u>156,849</u>	<u>6,110</u>	<u>162,959</u>

Bethany Home Charity

**Notes to the Financial Statements - continued
for the Year Ended 30 April 2023**

11. MOVEMENT IN FUNDS - continued

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

	Incoming resources £	Resources expended £	Movement in funds £
Unrestricted funds			
General fund	42,196	(40,380)	1,816
Designated funds			
Property equity fund	-	(1,333)	(1,333)
Cyclical maintenance fund	-	(513)	(513)
Extraordinary repairs fund	-	6,140	6,140
	-	4,294	4,294
TOTAL FUNDS	<u>42,196</u>	<u>(36,086)</u>	<u>6,110</u>

Comparatives for movement in funds

	At 1.5.21 £	Net movement in funds £	Transfers between funds £	At 30.4.22 £
Unrestricted funds				
General fund	36,363	17,368	(27,787)	25,944
Designated funds				
Property equity fund	48,042	-	1,387	49,429
Cyclical maintenance fund	19,635	(16,566)	23,400	26,469
Extraordinary repairs fund	52,007	-	3,000	55,007
	119,684	(16,566)	27,787	130,905
TOTAL FUNDS	<u>156,047</u>	<u>802</u>	<u>-</u>	<u>156,849</u>

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

	Incoming resources £	Resources expended £	Movement in funds £
Unrestricted funds			
General fund	45,886	(28,518)	17,368
Designated funds			
Cyclical maintenance fund	-	(16,566)	(16,566)
TOTAL FUNDS	<u>45,886</u>	<u>(45,084)</u>	<u>802</u>

Bethany Home Charity

**Notes to the Financial Statements - continued
for the Year Ended 30 April 2023**

11. MOVEMENT IN FUNDS - continued

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

	At 1.5.21 £	Net movement in funds £	Transfers between funds £	At 30.4.23 £
Unrestricted funds				
General fund	36,363	19,184	(27,787)	27,760
Designated funds				
Property equity fund	48,042	(1,333)	1,387	48,096
Cyclical maintenance fund	19,635	(17,079)	23,400	25,956
Extraordinary repairs fund	<u>52,007</u>	<u>6,140</u>	<u>3,000</u>	<u>61,147</u>
	<u>119,684</u>	<u>(12,272)</u>	<u>27,787</u>	<u>135,199</u>
TOTAL FUNDS	<u>156,047</u>	<u>6,912</u>	<u>-</u>	<u>162,959</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 £	Movement in funds £
Unrestricted funds			
General fund	88,082	(68,898)	19,184
Designated funds			
Property equity fund	-	(1,333)	(1,333)
Cyclical maintenance fund	-	(17,079)	(17,079)
Extraordinary repairs fund	<u>-</u>	<u>6,140</u>	<u>6,140</u>
	<u>-</u>	<u>(12,272)</u>	<u>(12,272)</u>
TOTAL FUNDS	<u>88,082</u>	<u>(81,170)</u>	<u>6,912</u>

12. RELATED PARTY DISCLOSURES

There were no related party transactions for the year ended 30 April 2023.

13. DESIGNATED RESERVES

The Designated Reserves are:

Property Equity Fund

This is the nominal equity value in the property as a result of annual payments made under the repayment mortgage.

Cyclical Maintenance Fund

This is a recommended fund, to which the charity is required by the Almhouse Association to transfer a recommended minimum level from their unrestricted reserves on an annual basis to meet the annual and quinquennial maintenance schedule.

Extraordinary Repairs Fund

This is a recommended fund, to which the charity is required by the Almhouse Association to transfer a recommended minimum level from their unrestricted reserves on an annual basis. The fund is available for use only when extraordinary repairs are required to the property which are not of a cyclical nature.

Bethany Home Charity
Detailed Statement of Financial Activities
for the Year Ended 30 April 2023

	2023 £	2022 £
INCOME AND ENDOWMENTS		
Other trading activities		
Rents received Dingle Court		
Other income	38,708	43,200
Electricity contributions	-	100
Use of guest room	1,761	2,386
	<u>115</u>	<u>140</u>
Investment income	40,584	45,826
Deposit account interest		
Total incoming resources	<u>1,612</u>	<u>60</u>
	42,196	45,886
EXPENDITURE		
Charitable activities		
Rates, water and insurance		
Light and heat	3,981	3,251
Warden	2,359	3,350
No description	127	160
	<u>717</u>	<u>-</u>
Other	7,184	6,761
Repairs and maintenance		
Cyclical maintenance	8,590	12,352
	<u>10,553</u>	<u>16,566</u>
Support costs	19,143	28,918
Finance		
Interest on annuity		
Governance costs	8,014	8,094
Accountancy		
Travelling and administration	648	648
Sundries	898	113
	<u>199</u>	<u>550</u>
Total resources expended	<u>1,745</u>	<u>1,311</u>
Net income	<u>36,086</u>	<u>45,084</u>
	<u>6,110</u>	<u>802</u>

This page does not form part of the statutory financial statements

BETHANY HOME

England & Wales - Charity number 244329

Accounts

Report of the Trustees and
Unaudited Financial Statements
for the Year Ended 30 April 2022
for
Bethany Home Charity

Wormald & Partners
Chartered Accountants
Redland House
157 Redland Road
Redland
Bristol BS6 6YE

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for the Year Ended 30 April 2022

	Page
Report of the Trustees	1 to 2
Independent Examiner's Report	3
Statement of Financial Activities	4
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Bethany Home Charity

Report of the Trustee for the Year Ended 30 April 2022

The directors of corporate trustee of the charity, present their report with the financial statements of the charity for the year ended 30 April 2022. The trustee 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 Trust Deed defines the Objects of the charity as: "to found, provide, build, run and maintain homes, houses, hostels or accommodation for the residence and use by and the care of old and infirm persons recommended to the Trustees"... "such persons to be of good report and of Christian Character".

These objectives are met through the provision of 10 low rent alm houses at Dingle Court, Bristol BS13 7AU.

The relevant Charity Commission Classifications are:

107 - Accommodation / Housing

202 - Elderly / Old People

203 - People with a Disability / Special Needs

305 - Providing Buildings Facilities / Open Space

Significant activities

The charity exists to provide clear benefits to its residents by the provision of housing and the fostering of a sense of community and mutual support. Where possible, the Trustee appoints one resident to provide contact between the Trustee and residents. They are known as the Responsible Tenant.

Trustees are in advanced stages of negotiations with a group who have expressed an interest in becoming Trustees.

ACHIEVEMENT AND PERFORMANCE

Charitable activities

During the year, the charity has provided housing, community, stability and encouragement to 11 people in 10 self-contained residences at Dingle Court.

FINANCIAL REVIEW

Financial position

The charity accounts for 2021/22 show a small surplus of £802.

The charity's mandatory reserves position continues to be very healthy and the Trustee is confident that the continuing financial stability of the charity is secured by the 2021/22 Budget.

STRUCTURE, GOVERNANCE AND MANAGEMENT

Governing document

The charity is established and controlled by its governing document, a deed of trust, dated 10 August 1965 and constitutes an unincorporated charity.

Recruitment and appointment of new trustee directors

One of the directors died in post in 2021. Of the three remaining directors, two resigned in 2022. One volunteer also resigned. Four new trustee directors were recruited in January and March 2022, being individuals who share the aims of the charity and who, having attended director meetings as observers agreed to serve as trustee directors.

Induction and training of new trustee directors

The Almhouse Association holds a number of seminars each year which are made available to all Trustee directors to attend. New Trustee directors in particular are also encouraged to attend the annual seminar for new Trustee directors. The charity does not have a bespoke training course for new Trustee directors, but they quickly become informed of the issues by means of discussion at Trustee meetings and between meetings by email and personal contact.

The Trustee directors plans for the forthcoming period

The Trustee directors continue the updating of the Rules of Reference, Application Form and Letter of Offer. The Trustee notes the tendency for elderly people to remain independent for longer, and as a result over a number of years the waiting list has become gradually shorter. The Trustee is fully aware of this and is actively considering its implications and the need to advertise vacancies using more modern methods than word of mouth and posters.

A Quinquennial inspection in April 2021 and a fire risk assessment in June 2021 highlighted a number of works that needed to be undertaken to meet necessary standards of the property and safety requirements. The outgoing trustee directors were able to implement some of these and the new trustee directors have continued to work through these.

Financial risk management

The Trustee acknowledges its duty to identify and review the financial risks to which the charity is exposed and to ensure appropriate controls are in place to provide reasonable assurance against fraud and error. The Trustee has to this end agreed Financial Procedures, which are operated by the Treasurer (or Interim Treasurer) on behalf of the Trustee.

Bethany Home Charity

Report of the Trustees
for the Year Ended 30 April 2022

REFERENCE AND ADMINISTRATIVE DETAILS

Registered Charity number
244329

Principal address

Mrs S E Todman
33 Headley Walk
Bristol
BS13 7NS

Trustee

Bethany Home Trustee Limited

Independent Examiner

Dilipkumar Patel FCA
ICAEW
Wormald & Partners
Chartered Accountants
Redland House
157 Redland Road
Redland
Bristol BS6 6YE

Approved by order of the board of trustees on 14 December 2022 and signed on its behalf by:



Mr K Stone – on behalf of the Corporate Trustee

**Independent Examiner's Report to the Trustee of
Bethany Home Charity**

Independent examiner's report to the trustee of Bethany Charity

I report to the charity trustee on my examination of the accounts of Bethany Home Charity for the year ended 30 April 2022.

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.



Dilipkumar Patel FCA
ICAEW
Wormald & Partners
Chartered Accountants
Redland House
157 Redland Road
Redland
Bristol BS6 6YE

Date:14/12/2022.....

Bethany Home Charity

**Statement of Financial Activities
for the Year Ended 30 April 2022**

	Notes	General fund £	Designated funds £	Year Ended 30.4.22 Total funds £	Period 30.4.21 Total funds £
INCOME AND ENDOWMENTS FROM					
Other trading activities	2	45,826	-	45,826	45,920
Investment income	3	<u>60</u>	<u>-</u>	<u>60</u>	<u>65</u>
Total		<u>45,886</u>	<u>-</u>	<u>45,886</u>	<u>45,985</u>
EXPENDITURE ON Charitable activities					
Services		6,761	-	6,761	8,283
Other		<u>21,758</u>	<u>16,565</u>	<u>38,323</u>	<u>41,988</u>
Total		<u>28,519</u>	<u>16,565</u>	<u>45,084</u>	<u>50,271</u>
NET INCOME/(EXPENDITURE)					
Transfers between funds	11	17,367 <u>(27,787)</u>	(16,565) <u>27,787</u>	802 <u>-</u>	(4,286) <u>-</u>
Net movement in funds		(10,420)	11,222	802	(4,286)
RECONCILIATION OF FUNDS					
Total funds brought forward		<u>36,363</u>	<u>119,684</u>	<u>156,047</u>	<u>160,333</u>
TOTAL FUNDS CARRIED FORWARD		<u>25,943</u>	<u>130,906</u>	<u>156,849</u>	<u>156,047</u>

The notes form part of these financial statements

Bethany Home Charity

Balance Sheet
30 April 2022

	Notes	General fund £	Designated funds £	2022 Total funds £	2021 Total funds £
FIXED ASSETS					
Tangible assets	6	75,674	49,136	124,810	124,810
CURRENT ASSETS					
Debtors	7	1,367	-	1,367	1,353
Cash at bank		<u>28,046</u>	<u>81,476</u>	<u>109,522</u>	<u>110,658</u>
		29,413	81,476	110,889	112,011
CREDITORS					
Amounts falling due within one year	8	(2,431)	294	(2,137)	(3,254)
		<u>26,982</u>	<u>81,770</u>	<u>108,752</u>	<u>108,757</u>
NET CURRENT ASSETS					
		102,656	130,906	233,562	233,567
CREDITORS					
Amounts falling due after more than one year	9	(76,713)	-	(76,713)	(77,520)
		<u>25,943</u>	<u>130,906</u>	<u>156,849</u>	<u>156,047</u>
NET ASSETS					
FUNDS	11				
General funds				25,943	36,363
Designated funds:					
Property equity fund				49,430	48,042
Cyclical maintenance fund				26,469	19,635
Extraordinary repairs fund				<u>55,007</u>	<u>52,007</u>
				<u>130,906</u>	<u>119,684</u>
TOTAL FUNDS				<u>156,849</u>	<u>156,047</u>

The financial statements were approved by the Board of the Trustee and authorised for issue on 14 December 2022 and were signed on its behalf by:



Mr K Stone – Trustee Director



Mrs S E Todman – Trustee Director

Bethany Home Charity

Notes to the Financial Statements
for the Year Ended 30 April 2022

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.

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

No depreciation is charged on the freehold property as its estimated useful economic life exceeds 50 years and any depreciation charged would be immaterial.

The freehold property is maintained in a state of repair such that the estimated residual value is not less than the Balance Sheet value with the stated value not exceeding the recoverable amount.

The Trustees do not consider that any impairment in the freehold property value has taken place during the year.

Taxation

The charity is exempt from tax on its charitable activities.

Fund accounting

All funds can be used in accordance with the charitable objectives at the discretion of the Trustee directors.

2. OTHER TRADING ACTIVITIES

	Year Ended 30.4.22 £	Period to 30.4.21 £
Rents received Dingle Court	43,200	42,897
Other income	100	50
Electricity contributions	2,386	2,723
Use of guest room	<u>140</u>	<u>250</u>
	<u>45,826</u>	<u>45,920</u>

Bethany Home Charity

**Notes to the Financial Statements - continued
for the Year Ended 30 April 2022**

3. INVESTMENT INCOME

	Year Ended 30.4.22 £	Period to 30.4.21 £
Deposit account interest	<u>60</u>	<u>65</u>

4. TRUSTEE DIRECTORS REMUNERATION AND BENEFITS

Trustee Director expenses

The following Trustee directors were paid expenses in the year ended 30 April 2022 of £113 (2021: £67) in reimbursing expenses.

5. COMPARATIVES FOR THE STATEMENT OF FINANCIAL ACTIVITIES

	General fund £	Designated funds £	Total funds £
INCOME AND ENDOWMENTS FROM			
Other trading activities	45,920	-	45,920
Investment income	<u>65</u>	<u>-</u>	<u>65</u>
Total	<u>45,985</u>	<u>-</u>	<u>45,985</u>
EXPENDITURE ON Charitable activities			
Services	8,283	-	8,283
Other	<u>21,269</u>	<u>20,719</u>	<u>41,988</u>
Total	<u>29,552</u>	<u>20,719</u>	<u>50,271</u>
NET INCOME/(EXPENDITURE)	16,433	(20,719)	(4,286)
Transfers between funds	<u>8,000</u>	<u>(8,000)</u>	<u>-</u>
Net movement in funds	24,433	(28,719)	(4,286)
RECONCILIATION OF FUNDS			
Total funds brought forward	<u>11,930</u>	<u>148,403</u>	<u>160,333</u>
TOTAL FUNDS CARRIED FORWARD	<u>36,363</u>	<u>119,684</u>	<u>156,047</u>

6. TANGIBLE FIXED ASSETS

	Freehold property £
COST	
At 1 May 2021 and 30 April 2022	<u>124,810</u>
NET BOOK VALUE	
At 30 April 2022	<u>124,810</u>
At 30 April 2021	<u>124,810</u>

The freehold property at Dingle Court comprises 10 units.

Bethany Home Charity

**Notes to the Financial Statements - continued
for the Year Ended 30 April 2022**

6. TANGIBLE FIXED ASSETS - continued

The charity received a £170,912 Housing Association Grant (HAG) from the Housing Corporation to reduce the cost of developing this freehold property. The total cost of the property and its development was £295,722. The figure shown on the balance sheet is the total cost less the HAG as it is deemed to be an accurate reflection of the cost of the freehold property to the charity. HAG is repayable under certain circumstances, primarily following the sale of a property but will normally be restricted to net proceeds of sale.

7. DEBTORS: AMOUNTS FALLING DUE WITHIN ONE YEAR

	2022	2021
	£	£
Debtors and prepayments	<u>1,367</u>	<u>1,353</u>

8. CREDITORS: AMOUNTS FALLING DUE WITHIN ONE YEAR

	2022	2021
	£	£
Other creditors	<u>2,137</u>	<u>3,254</u>

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

	2022	2021
	£	£
Other creditors	<u>76,713</u>	<u>77,520</u>

Other creditors over one year is made up of a mortgage advanced by the Housing Corporation that is secured by a legal charge over the freehold land and buildings. The loan is repayable over 60 years by equal half yearly installments of principal and interest at an interest rate of 10.375% per annum. The total loan outstanding at the year end was £77,520.

10. LOANS

An analysis of the maturity of loans is given below:

	2022	2021
	£	£
Amounts falling due within one year on demand:		
Housing loan	<u>806</u>	<u>728</u>
Amounts falling between more than 1 year		
Housing loan	<u>76,713</u>	<u>77,520</u>

11. MOVEMENT IN FUNDS

	At 1.5.21	Net movement in funds	Transfers between funds	At 30.4.22
	£	£	£	£
General funds				
General fund	36,363	17,367	(27,787)	25,943
Designated funds				
Property equity fund	48,042	1	1,387	49,430
Cyclical maintenance fund	19,635	(16,566)	23,400	26,469
Extraordinary repairs fund	<u>52,007</u>	<u>-</u>	<u>3,000</u>	<u>55,007</u>
	<u>119,684</u>	<u>(16,565)</u>	<u>27,787</u>	<u>130,906</u>
TOTAL FUNDS	<u>156,047</u>	<u>802</u>	<u>-</u>	<u>156,849</u>

Bethany Home Charity

**Notes to the Financial Statements - continued
for the Year Ended 30 April 2022**

11. MOVEMENT IN FUNDS - continued

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

	Incoming resources £	Resources expended £	Movement in funds £
General funds			
General fund	45,886	(28,519)	17,367
Designated funds			
Property equity fund	-	1	1
Cyclical maintenance fund	-	(16,566)	(16,566)
	-	(16,565)	(16,565)
TOTAL FUNDS	<u>45,886</u>	<u>(45,084)</u>	<u>802</u>

Comparatives for movement in funds

	At 7.9.16 £	Net movement in funds £	Transfers between funds £	At 30.4.21 £
General funds				
General fund	11,930	16,433	8,000	36,363
Designated funds				
Property equity fund	48,042	-	-	48,042
Cyclical maintenance fund	47,354	(20,719)	(7,000)	19,635
Extraordinary repairs fund	53,007	-	(1,000)	52,007
	148,403	(20,719)	(8,000)	119,684
TOTAL FUNDS	<u>160,333</u>	<u>(4,286)</u>	<u>-</u>	<u>156,047</u>

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

	Incoming resources £	Resources expended £	Movement in funds £
General funds			
General fund	45,985	(29,552)	16,433
Designated funds			
Cyclical maintenance fund	-	(20,719)	(20,719)
	-	-	-
TOTAL FUNDS	<u>45,985</u>	<u>(50,271)</u>	<u>(4,286)</u>

Bethany Home Charity

Notes to the Financial Statements - continued
for the Year Ended 30 April 2022

12. RELATED PARTY DISCLOSURES

There were no related party transactions for the year ended 30 April 2022.

13. DESIGNATED RESERVES

The Designated Reserves are:

Property Equity Fund

This is the nominal equity value in the property as a result of annual payments made under the repayment mortgage.

Cyclical Maintenance Fund

This is a recommended fund, to which the charity is recommended by the Almhouse Association to transfer a recommended minimum level from their unrestricted reserves on an annual basis to meet the annual and quinquennial maintenance schedule.

Extraordinary Repairs Fund

This is a recommended fund, to which the charity is recommended by the Almhouse Association to transfer a recommended minimum level from their unrestricted reserves on an annual basis. The fund is available for use only when extraordinary repairs are required to the property which are not of a cyclical nature.

Bethany Home Charity

Detailed Statement of Financial Activities
for the Year Ended 30 April 2022

	Year Ended 30.4.22 £	Period to 30.4.21 £
INCOME AND ENDOWMENTS		
Other trading activities		
Rents received Dingle Court	43,200	42,897
Other income	100	50
Electricity contributions	2,386	2,723
Use of guest room	<u>140</u>	<u>250</u>
	45,826	45,920
Investment income		
Deposit account interest	<u>60</u>	<u>65</u>
Total incoming resources	45,886	45,985
EXPENDITURE		
Charitable activities		
Rates, water and insurance	3,251	5,954
Light and heat	3,350	2,169
Warden	<u>160</u>	<u>160</u>
	6,761	8,283
Other		
Repairs and maintenance	12,352	11,626
Cyclical maintenance	<u>16,566</u>	<u>20,719</u>
	28,918	32,345
Support costs		
Finance		
Interest on annuity	8,094	8,164
Governance costs		
Accountancy	648	654
Travelling and administration	113	102
Sundries	<u>550</u>	<u>723</u>
	<u>1,311</u>	<u>1,479</u>
Total resources expended	<u>45,084</u>	<u>50,271</u>
Net income/(expenditure)	<u>802</u>	<u>(4,286)</u>

BETHANY HOME

England & Wales - Charity number 244329

Accounts

REGISTERED COMPANY NUMBER: 09548579 (England and Wales)
REGISTERED CHARITY NUMBER: 244329

Report of the Trustees and
Unaudited Financial Statements
for the Year Ended 30 April 2021
for
Bethany Home Trustee Limited



Wormald & Partners
Chartered Accountants (ICAEW)
Redland House
157 Redland Road
Redland
Bristol
BS6 6YE

Bethany Home Trustee Limited

Contents of the Financial Statements
for the Year Ended 30 April 2021

	Page
Report of the Trustees	1 to 2
Independent Examiner's Report	3
Statement of Financial Activities	4 to 5
Balance Sheet	6 to 8
Notes to the Financial Statements	9 to 14
Detailed Statement of Financial Activities	15

Bethany Home Trustee Limited

Report of the Trustees **for the Year Ended 30 April 2021**

The trustees who are also directors of the charity for the purposes of the Companies Act 2006, present their report with the financial statements of the charity for the year ended 30 April 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 Trust Deed defines the Objects of the charity as: "to found, provide, build, run and maintain homes, houses, hostels or accommodation for the residence and use by and the care of old and infirm persons recommended to the Trustees"... "such persons to be of good report and of Christian Character".

These objectives are met through the provision of 10 low rent almshouses at Dingle Court, Bristol BS13 7AU.

The relevant Charity Commission Classifications are:

107 - Accommodation / Housing

202 - Elderly / Old People

203 - People with a Disability / Special Needs

305 - Providing Buildings Facilities / Open Space

Significant activities

The charity exists to provide clear benefits to its residents by the provision of housing and the fostering of a sense of community and mutual support. Where possible, the Trustee appoints one resident to provide contact between the Trustee and residents. They are known as the Responsible Tenant.

Trustees are in advanced stages of negotiations with a group who have expressed an interest in becoming Trustees/Directors.

ACHIEVEMENT AND PERFORMANCE

Charitable activities

During the year, the charity has provided housing, community, stability and encouragement to 11 people in 10 self-contained residences at Dingle Court.

FINANCIAL REVIEW

Financial position

The charity accounts for 2020/21 show an overspend of £4,286 this is solely due to a decision of the Trustees/Directors to accelerate work identified in the 5 year plan starting 17 January 2019.

The charity's mandatory reserves position continues to be very healthy and the Trustee is confident that the continuing financial stability of the charity is secured by the 2020/21 Budget, adopted at a Trustees meeting held on 26 March 2021

STRUCTURE, GOVERNANCE AND MANAGEMENT

Governing document

The charity is established and controlled by its governing documents, a deed of trust. The Trustee is a limited company, limited by guarantee, as defined by the Companies Act 2006.

The charity is established and controlled by its governing document, a deed of trust, the trustee is a limited company, limited by guarantee, as defined by the Companies Act 2006.

Recruitment and appointment of new trustees

The Trustee continues to seek new Directors and is desirous to appoint individuals who share the aims of the charity and who, having attended trustee meetings as observers, decide to serve as directors of the Trustee and whom the Trustee feels are suitable to be appointed.

Induction and training of new trustees

The Almshouse Association holds a number of seminars each year which are made available to all Directors of the Trustee to attend. New Directors in particular are also encouraged to attend the annual seminar for new Trustees. The Trust does not have a bespoke training course for new Trustees, but they quickly become informed of the issues by means of discussion at Trustee meetings and between meetings by email and personal contact.

The Trustee's plans for the forthcoming period

The Trustee is in the process of updating the Rules of Reference, Application Form and Letter of Offer. The Trustee notes the tendency for elderly people to remain independent for longer, and as a result over a number of years the waiting list has become gradually shorter. The Trustee is fully aware of this and is actively considering its implications.

The Trustees have appointed a surveyor to carry out a new Quinquennial inspection and a fire risk assessor to report on any work needed to maintain the high standards of the property and safety of the tenants.

Bethany Home Trustee Limited

Report of the Trustees
for the Year Ended 30 April 2021

STRUCTURE, GOVERNANCE AND MANAGEMENT

Financial Risk management

The Trustee acknowledges its duty to identify and review the financial risks to which the charity is exposed and to ensure appropriate controls are in place to provide reasonable assurance against fraud and error. The Trustee has to this end agreed Financial Procedures, which are operated by the Treasurer (or Interim Treasurer) on behalf of the Trustee.

REFERENCE AND ADMINISTRATIVE DETAILS

Registered Company number

09548579 (England and Wales)

Registered Charity number

244329

Registered office

48 Felsberg Way
Cheddar
North Somerset
BS27 3PH

Trustees

Mrs J Clarke
Mrs B Dale
M J Dorgan (resigned 12.11.21)
R Tubman

Company Secretary

Mrs J Clarke

Independent Examiner

Dilipkumar Patel FCA
ICAEW
Wormald & Partners
Chartered Accountants (ICAEW)
Redland House
157 Redland Road
Redland
Bristol
BS6 6YE

This report has been prepared in accordance with the special provisions of Part 15 of the Companies Act 2006 relating to small companies.

Approved by order of the board of trustees on 24/12/21 and signed on its behalf by:

.....
Mrs J Clarke - Trustee

**Independent Examiner's Report to the Trustees of
Bethany Home Trustee Limited**

Independent examiner's report to the trustees of Bethany Home Trustee Limited ('the Company')

I report to the charity trustees on my examination of the accounts of the Company for the year ended 30 April 2021.

Responsibilities and basis of report

As the charity's trustees of the Company (and also its directors for the purposes of company law) you are responsible for the preparation of the accounts in accordance with the requirements of the Companies Act 2006 ('the 2006 Act').

Having satisfied myself that the accounts of the Company are not required to be audited under Part 16 of the 2006 Act and are eligible for independent examination, I report in respect of my examination of your charity's accounts as carried out under section 145 of the Charities Act 2011 ('the 2011 Act'). In carrying out my examination I have followed the 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:

1. accounting records were not kept in respect of the Company as required by section 386 of the 2006 Act; or
2. the accounts do not accord with those records; or
3. the accounts do not comply with the accounting requirements of section 396 of the 2006 Act 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; or
4. the accounts have not been prepared in accordance with the methods and principles of the Statement of Recommended Practice for accounting and reporting by charities (applicable to charities preparing their accounts in accordance with the Financial Reporting Standard applicable in the UK and Republic of Ireland (FRS 102)).

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.



Dilipkumar Patel FCA
ICAEW
Wormald & Partners
Chartered Accountants (ICAEW)
Redland House
157 Redland Road
Redland
Bristol
BS6 6YE

Date: 21/12/2021

Bethany Home Trustee Limited

**Statement of Financial Activities
for the Year Ended 30 April 2021**

	Notes	Unrestricted fund £	Property equity fund £	Cyclical maintenance fund £
INCOME AND ENDOWMENTS FROM				
Other trading activities	2	45,920	-	-
Investment income	3	65	-	-
Total		45,985	-	-
EXPENDITURE ON				
Raising funds	4	1,475	-	-
Charitable activities				
Services		28,077	-	20,719
Other		-	-	-
Total		29,552	-	20,719
NET INCOME/(EXPENDITURE)		16,433	-	(20,719)
Transfers between funds	12	8,000	-	(7,000)
Net movement in funds		24,433	-	(27,719)
RECONCILIATION OF FUNDS				
Total funds brought forward		11,930	48,042	47,354
TOTAL FUNDS CARRIED FORWARD		36,363	48,042	19,635

The notes form part of these financial statements

Bethany Home Trustee Limited**Statement of Financial Activities
for the Year Ended 30 April 2021**

	Notes	Extraordinary repairs fund £	2021 Total funds £	2020 Total funds £
INCOME AND ENDOWMENTS FROM				
Other trading activities	2	-	45,920	45,608
Investment income	3	-	65	460
Total		-	45,985	46,068
EXPENDITURE ON				
Raising funds	4	-	1,475	-
Charitable activities				
Services		-	48,796	9,348
Other		-	-	25,830
Total		-	50,271	35,178
NET INCOME/(EXPENDITURE)				
		-	(4,286)	10,890
Transfers between funds	12	(1,000)	-	-
Net movement in funds		(1,000)	(4,286)	10,890
RECONCILIATION OF FUNDS				
Total funds brought forward		53,007	160,333	149,443
TOTAL FUNDS CARRIED FORWARD		<u>52,007</u>	<u>156,047</u>	<u>160,333</u>

The notes form part of these financial statements

Bethany Home Trustee Limited**Balance Sheet**
30 April 2021

	Notes	Unrestricted fund £	Property equity fund £	Cyclical maintenance fund £
FIXED ASSETS				
Tangible assets	7	77,061	47,749	-
CURRENT ASSETS				
Debtors	8	1,353	-	-
Cash at bank		39,016	-	19,635
		<u>40,369</u>	<u>-</u>	<u>19,635</u>
CREDITORS				
Amounts falling due within one year	9	(3,547)	293	-
		<u>36,822</u>	<u>293</u>	<u>19,635</u>
NET CURRENT ASSETS				
		113,883	48,042	19,635
CREDITORS				
Amounts falling due after more than one year	10	(77,520)	-	-
		<u>36,363</u>	<u>48,042</u>	<u>19,635</u>
NET ASSETS				
		<u><u>36,363</u></u>	<u><u>48,042</u></u>	<u><u>19,635</u></u>

The notes form part of these financial statements

Bethany Home Trustee Limited

Balance Sheet - continued
30 April 2021

	Notes	Extraordinary repairs fund £	2021 Total funds £	2020 Total funds £
FIXED ASSETS				
Tangible assets	7	-	124,810	124,810
CURRENT ASSETS				
Debtors	8	-	1,353	1,342
Cash at bank		52,007	110,658	114,425
		<u>52,007</u>	<u>112,011</u>	<u>115,767</u>
CREDITORS				
Amounts falling due within one year	9	-	(3,254)	(1,996)
		<u>52,007</u>	<u>108,757</u>	<u>113,771</u>
NET CURRENT ASSETS				
		<u>52,007</u>	<u>108,757</u>	<u>113,771</u>
TOTAL ASSETS LESS CURRENT LIABILITIES		<u>52,007</u>	<u>233,567</u>	<u>238,581</u>
CREDITORS				
Amounts falling due after more than one year	10	-	(77,520)	(78,248)
		<u>52,007</u>	<u>156,047</u>	<u>160,333</u>
NET ASSETS				
		<u>52,007</u>	<u>156,047</u>	<u>160,333</u>
FUNDS	12			
Unrestricted funds			36,363	11,930
Restricted funds			119,684	148,403
			<u>156,047</u>	<u>160,333</u>
TOTAL FUNDS			<u>156,047</u>	<u>160,333</u>

The charitable company is entitled to exemption from audit under Section 477 of the Companies Act 2006 for the year ended 30 April 2021.

The members have not required the company to obtain an audit of its financial statements for the year ended 30 April 2021 in accordance with Section 476 of the Companies Act 2006.

The trustees acknowledge their responsibilities for

- (a) ensuring that the charitable company keeps accounting records that comply with Sections 386 and 387 of the Companies Act 2006 and
- (b) preparing financial statements which give a true and fair view of the state of affairs of the charitable company as at the end of each financial year and of its surplus or deficit for each financial year in accordance with the requirements of Sections 394 and 395 and which otherwise comply with the requirements of the Companies Act 2006 relating to financial statements, so far as applicable to the charitable company.

The notes form part of these financial statements

Bethany Home Trustee Limited

Balance Sheet - continued

30 April 2021

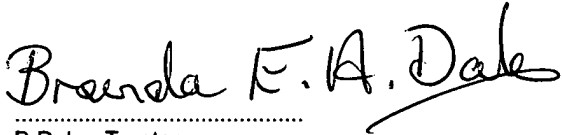
These financial statements have been prepared in accordance with the provisions applicable to charitable companies subject to the small companies regime.

The financial statements were approved by the Board of Trustees and authorised for issue on

21/12/21 and were signed on its behalf by:



J Clarke - Trustee



B Dale - Trustee

The notes form part of these financial statements

Bethany Home Trustee Limited

**Notes to the Financial Statements
for the Year Ended 30 April 2021**

1. ACCOUNTING POLICIES

Basis of preparing the financial statements

The financial statements of the charitable company, 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 Companies Act 2006. The financial statements have been prepared under the historical cost convention.

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

No depreciation is charged on the freehold property as its estimated useful economic life exceeds 50 years and any depreciation charged would be immaterial.

The freehold property is maintained in a state of repair such that the estimated residual value is not less than the Balance Sheet value with the stated value not exceeding the recoverable amount.

The Trustees do not consider that any impairment in the freehold property value has taken place during the year.

Taxation

The charity is exempt from corporation 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.

2. OTHER TRADING ACTIVITIES

	2021	2020
	£	£
Rents received Dingle Court	42,897	43,560
Use of guest room	250	400
Other income	50	16
Electricity Contribution	2,723	1,632
	<u>45,920</u>	<u>45,608</u>

Bethany Home Trustee Limited

**Notes to the Financial Statements - continued
for the Year Ended 30 April 2021**

3. INVESTMENT INCOME

	2021	2020
	£	£
Deposit account interest	65	460
	<u> </u>	<u> </u>

4. RAISING FUNDS

Raising donations and legacies

	2021	2020
	£	£
Support costs	1,475	-
	<u> </u>	<u> </u>

5. TRUSTEES' REMUNERATION AND BENEFITS

Trustees' expenses

The following Trustees were paid expenses in the year ended 30 April 2021:

M J Dorgan received £67 (2020: £44) in reimbursing expenses.

6. COMPARATIVES FOR THE STATEMENT OF FINANCIAL ACTIVITIES

	Unrestricted fund £	Property equity fund £	Cyclical maintenance fund £	Extraordinary repairs fund £	Total funds £
INCOME AND ENDOWMENTS FROM					
Other trading activities	45,608	-	-	-	45,608
Investment income	460	-	-	-	460
Total	<u>46,068</u>	<u>-</u>	<u>-</u>	<u>-</u>	<u>46,068</u>
EXPENDITURE ON Charitable activities					
Services	9,348	-	-	-	9,348
Other	21,331	-	3,761	738	25,830
Total	<u>30,679</u>	<u>-</u>	<u>3,761</u>	<u>738</u>	<u>35,178</u>
NET INCOME/(EXPENDITURE)	15,389	-	(3,761)	(738)	10,890
Transfers between funds	(35,595)	595	25,000	10,000	-
Net movement in funds	(20,206)	595	21,239	9,262	10,890
RECONCILIATION OF FUNDS					
Total funds brought forward	32,136	47,447	26,115	43,745	149,443
TOTAL FUNDS CARRIED FORWARD	<u>11,930</u>	<u>48,042</u>	<u>47,354</u>	<u>53,007</u>	<u>160,333</u>

Bethany Home Trustee Limited

**Notes to the Financial Statements - continued
for the Year Ended 30 April 2021**

7. TANGIBLE FIXED ASSETS

	Freehold property £
COST	
At 1 May 2020 and 30 April 2021	124,810
NET BOOK VALUE	
At 30 April 2021	<u>124,810</u>
At 30 April 2020	<u>124,810</u>

The freehold property at Dingle Court comprises 10 units.

The charity received a £170,912 Housing Association Grant (HAG) from the Housing Corporation to reduce the cost of developing this freehold property. The total cost of the property and its development was £295,722. The figure shown on the balance sheet is the total cost less the HAG as it is deemed to be an accurate reflection of the cost of the freehold property to the charity. HAG is repayable under certain circumstances, primarily following the sale of a property but will normally be restricted to net proceeds of sale.

8. DEBTORS: AMOUNTS FALLING DUE WITHIN ONE YEAR

	2021	2020
	£	£
Other debtors	<u>1,353</u>	<u>1,342</u>

9. CREDITORS: AMOUNTS FALLING DUE WITHIN ONE YEAR

	2021	2020
	£	£
Other loans (see note 11)	729	659
Other creditors and accruals	<u>2,525</u>	<u>1,337</u>
	<u>3,254</u>	<u>1,996</u>

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

Other creditors over one year is made up of a mortgage advanced by the Housing Corporation that is secured by a legal charge over the freehold land and buildings. The loan is repayable over 60 years by equal half yearly installments of principal and interest at an interest rate of 10.375% per annum. The total loan outstanding at the year end was £78,907.

11. LOANS

An analysis of the maturity of loans is given below:

	2021	2020
	£	£
Amounts falling due within one year on demand:		
Housing loan	<u>729</u>	<u>659</u>
Amounts falling between one and two years:		
Housing loan	<u>77,520</u>	<u>78,248</u>

Bethany Home Trustee Limited

**Notes to the Financial Statements - continued
for the Year Ended 30 April 2021**

12. MOVEMENT IN FUNDS

	At 1.5.20 £	Net movement in funds £	Transfers between funds £	At 30.4.21 £
Unrestricted funds				
General fund	11,930	16,433	8,000	36,363
Restricted funds				
Property equity fund	48,042	-	-	48,042
Cyclical maintenance fund	47,354	(20,719)	(7,000)	19,635
Extraordinary repairs fund	53,007	-	(1,000)	52,007
	<u>148,403</u>	<u>(20,719)</u>	<u>(8,000)</u>	<u>119,684</u>
TOTAL FUNDS	<u>160,333</u>	<u>(4,286)</u>	<u>-</u>	<u>156,047</u>

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

	Incoming resources £	Resources expended £	Movement in funds £
Unrestricted funds			
General fund	45,985	(29,552)	16,433
Restricted funds			
Cyclical maintenance fund	-	(20,719)	(20,719)
TOTAL FUNDS	<u>45,985</u>	<u>(50,271)</u>	<u>(4,286)</u>

Comparatives for movement in funds

	At 1.5.19 £	Net movement in funds £	Transfers between funds £	At 30.4.20 £
Unrestricted funds				
General fund	32,136	15,389	(35,595)	11,930
Restricted funds				
Property equity fund	47,447	-	595	48,042
Cyclical maintenance fund	26,115	(3,761)	25,000	47,354
Extraordinary repairs fund	43,745	(738)	10,000	53,007
	<u>117,307</u>	<u>(4,499)</u>	<u>35,595</u>	<u>148,403</u>
TOTAL FUNDS	<u>149,443</u>	<u>10,890</u>	<u>-</u>	<u>160,333</u>

Bethany Home Trustee Limited

**Notes to the Financial Statements - continued
for the Year Ended 30 April 2021**

12. MOVEMENT IN FUNDS - continued

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

	Incoming resources £	Resources expended £	Movement in funds £
Unrestricted funds			
General fund	46,068	(30,679)	15,389
Restricted funds			
Cyclical maintenance fund	-	(3,761)	(3,761)
Extraordinary repairs fund	-	(738)	(738)
	-	(4,499)	(4,499)
TOTAL FUNDS	<u>46,068</u>	<u>(35,178)</u>	<u>10,890</u>

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

	At 1.5.19 £	Net movement in funds £	Transfers between funds £	At 30.4.21 £
Unrestricted funds				
General fund	32,136	31,822	(27,595)	36,363
Restricted funds				
Property equity fund	47,447	-	595	48,042
Cyclical maintenance fund	26,115	(24,480)	18,000	19,635
Extraordinary repairs fund	43,745	(738)	9,000	52,007
	117,307	(25,218)	27,595	119,684
TOTAL FUNDS	<u>149,443</u>	<u>6,604</u>	<u>-</u>	<u>156,047</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 £	Movement in funds £
Unrestricted funds			
General fund	92,053	(60,231)	31,822
Restricted funds			
Cyclical maintenance fund	-	(24,480)	(24,480)
Extraordinary repairs fund	-	(738)	(738)
	-	(25,218)	(25,218)
TOTAL FUNDS	<u>92,053</u>	<u>(85,449)</u>	<u>6,604</u>

Bethany Home Trustee Limited

Notes to the Financial Statements - continued
for the Year Ended 30 April 2021

13. RELATED PARTY DISCLOSURES

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

14. DESIGNATED RESERVES

The Designated Reserves are:

Property Equity Fund

This is the nominal equity value in the property as a result of annual payments made under the repayment mortgage.

Cyclical Maintenance Fund

This is a mandatory fund, to which the charity is required by the Almhouse Association to transfer a recommended minimum level from their unrestricted reserves on an annual basis to meet the annual and quinquennial maintenance schedule.

Extraordinary Repairs Fund

This is a mandatory fund, to which the charity is required by the Almhouse Association to transfer a recommended minimum level from their unrestricted reserves on an annual basis. The fund is available for use only when extraordinary repairs are required to the property which are not of a cyclical nature.

Bethany Home Trustee Limited

**Detailed Statement of Financial Activities
for the Year Ended 30 April 2021**

	2021 £	2020 £
INCOME AND ENDOWMENTS		
Other trading activities		
Rents received Dingle Court	42,897	43,560
Use of guest room	250	400
Other income	50	16
Electricity Contribution	2,723	1,632
	<u>45,920</u>	<u>45,608</u>
Investment income		
Deposit account interest	65	460
	<u>45,985</u>	<u>46,068</u>
Total incoming resources		
	<u>45,985</u>	<u>46,068</u>
EXPENDITURE		
Charitable activities		
Rates, water and insurance	5,954	6,474
Light and heat	2,169	2,714
Warden	160	160
	<u>8,283</u>	<u>9,348</u>
Support costs		
Finance		
Interest on annuity	8,164	8,228
Other		
Routine maintenance	11,626	11,862
Cyclical maintenance	20,719	3,761
Extraordinary maintenance	-	738
	<u>32,345</u>	<u>16,361</u>
Governance costs		
Travelling and administration	102	44
Sundries	723	543
Accountancy	654	654
	<u>1,479</u>	<u>1,241</u>
Total resources expended	<u>50,271</u>	<u>35,178</u>
Net (expenditure)/income	<u>(4,286)</u>	<u>10,890</u>