

WEAVERS' ALMSHOUSE CHARITIES

England & Wales · Charity number 245453

Details

Status Registered

Legal form Other

Registered 1969-01-01

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

Contact

Address The Worshipful Company Of Weavers
Saddlers Hall
40 Gutter Lane
London
EC2V 6BR

Phone 02076061155

Email clerk@weavers.org.uk

Website www.weavers.org.uk

Activities

Objects: SEE INDIVIDUAL CONSTITUENTS.

Activities: Provision of sheltered accommodation for the elderly in 39 flats.

Classification

- **How:** Provides Buildings/facilities/open Space
- **What:** The Prevention Or Relief Of Poverty, Accommodation/housing
- **Who:** Elderly/old People

Geography

- Redbridge

Finances

Period end	Income	Expenditure	Assets	Employees
2024-12-31	£505,718	£367,377	£3,267,782	3
2023-12-31	£1,512,357	£367,648	£3,039,383	4
2022-12-31	£352,485	£307,892	-	-
2021-12-31	£360,235	£538,806	-	-
2020-12-31	£356,979	£292,454	-	-

Trustees

Name	Role	Appointed
BAILIFFS, WARDENS AND ASSISTANTS OF THE WORSHIPFUL COMPANY OF WEAVERS		

Linked charities

- JOHN DRIGUE (245453-1)
- SAMUEL SAUNDERS (245453-10)
- VANNER'S GIFT (245453-11)
- OBADIAH AGACE (245453-12)
- HENRY BAKER (245453-13)
- WILLIAM BALLANCE (245453-14)
- BENJAMIN CARPENTER (245453-15)
- THOMAS COOK (245453-16)
- MARY WOTTON COPP (245453-17)
- WEAVERS' ALMSHOUSES (245453-18)
- ALMSHOUSES BUILDING AND SUBSCRIPTION FUND (245453-19)
- NICHOLAS GARRETT (245453-2)
- ROBERT GRAHAM (245453-3)
- JAMES BRACEBRIDGE HILDITCH (245453-4)
- JAMES KYMIER (245453-5)
- SAMUEL MILLS (245453-6)
- RICHARD MULFORD (245453-7)
- THOMAS PLATT (245453-8)
- WILLIAM SATCHWELL (245453-9)

WEAVERS' ALMSHOUSE CHARITIES

England & Wales - Charity number 245453

Accounts



The Worshipful Company of Weavers

Weavers' Almshouse Charities

Trustee's Report & Accounts

For the Year Ended 31 December 2024

Charity No: 245453
Homes England No: A 0261

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The Worshipful Company of Weavers
Weavers' Almshouse Charities
31 December 2024

General Information

Full Name:	The Weavers' Almshouse Charities
Registered Numbers:	Registered Charity No 266189 Homes England No: A0261
Governing Instrument:	Scheme of the Charity Commission dated 24 October 1968
Trustee:	The Worshipful Company of Weavers
Registered Address:	Saddlers' House Gutter Lane London EC2V 6BR
Telephone:	020 7606 1155
Email:	weavers@weavers.org.uk
Website:	www.weavers.org.uk
Clerk to the Trustee:	James Gaselee
Bankers:	C Hoare & Co 37 Fleet Street London EC4P 4DQ
Investment Advisors:	Canaccord Genuity 88 Wood Street London EC2V 7QR
Solicitors:	Lee Bolton Monier-Williams 1 The Sanctuary London SW1P 3JT
Auditors:	HaysMac LLP 10 Queen Street Place London EC4R 1AG

Trustee's Report

Details of Trustee

The Trustee is the Worshipful Company of Weavers (the 'Weavers' Company'), together known as the Court of Assistants. The persons in office at the date the accounts were signed, or who served during the year, were as follows:

Mrs R.J. Ridley	Mr P.M.J. Baxendell
Mr A.J. Winterton	Mr J.R.H Bagley
Mr S.C. Combey	Mr L.B. Tharp
Mr N.P.M. Morris	Mr M.G. Yeandle
H.M. King Charles III	Mr R.W. Townsend
Mr J.G.Y Radcliffe, O.B.E, Q.V.R.M, T.D	Mr C.D.R. Collinge
Mr F.J. St. J. Tibbitts	Mr J.L.C. Winterton
Mr E.C.A .Martineau	Mrs H.S. Wallace-Jones
Mr J.F. Nugée	Mr P.G. Cattermull
Mr J. Garbutt JP, High Sheriff of Greater London	Mr T.H.M. Gaddum
Mr P.J.H. Towler	Mr D.R.D. Hopkins
Mr W.J. Makower	Mrs P.C. Ouvry-Johns (appointed 2 October 2024)
Mr P.C.E Morris	

The following co-opted liverymen served on the Almshouses Committee during the year:

G. Courtauld Jnr	T.H. Bacon
Rt Revd. A.J. Proud	

Structure, governance and management

The Weavers' Almshouse Charities are linked with the former Weavers' Pension Charities and the two charities are together governed by a Scheme of the Charity Commission sealed in 1968 to bring together many of the smaller charities of the Weavers' Company. These smaller charities were all dissolved, and their assets transferred into the Weavers' Company Benevolent Fund as at 31 December 2013, hence only the Weavers' Almshouse Charities remain of the charities governed by the 1968 scheme.

Persons in office are recruited from within the Livery of the Company. A Selection Committee meets every year to consider suitable members from within the Livery and makes recommendations to the Trustee. They will normally have had previous experience on one or more of the Company's committees. They receive a briefing on their responsibilities and their attention is drawn to the relevant Charity Commission publications, including "The Essential Trustee: What you Need to Know, What You Need to Do."

The Company's Almshouses Committee meets twice per annum to determine matters specifically affecting the Almshouses. In addition, the House Committee acts as a support to the staff who provide the day-to-day management. For governance purposes, the charity generally follows the guidance of the Almshouse Association.

Trustee's Report (continued)

In June 2019, the Court of the Weavers' Company discussed the future of the Weavers' Almshouses and considered them to be an integral aspect of the work and spirit of the Company.

Objectives and activities

The object of the Weavers' Almshouse Charities is to provide Almshouses for elderly persons at Weavers' House, New Wanstead, working with the London Borough of Redbridge to achieve these objectives. Weavers' House has been providing sheltered almshouse accommodation since 1859. The buildings have been modernised many times since then and now consist of two double bedroom flats, 16 one-bedroom, two person flats, 18 one-bedroom, single occupancy flats and two studio flats, plus staff accommodation and a guest room. In 2013 the roofs on all the buildings were replaced and the exterior redecorated and a planned programme of refurbishing bathrooms and kitchens is in place.

Public benefit

As noted above, the objects of the charity are for the benefit of the public. The Trustee has taken due account of the Charity Commission's guidance on Public Benefit when allocating the almshouse accommodation and when considering the activities and achievements of the charity. The charity is able to significantly improve the quality of life of a number of residents, particularly those without families, by providing social events and other personal support.

Achievements and performance

The buildings continue to provide much needed accommodation for elderly persons in the London Borough of Redbridge and the prevailing low void rate demonstrates that it is meeting the needs of the local community.

Financial Review

As set out in the formal accounts (see in particular note 4 on page 14), net income from lettings amounted to £430,952 (2023: £361,780). Total voids for the year were £10,203 (2023: £44,197). Investment income of £44,766 (2023: £42,892) was received together with donations of £30,000 (2023: £1,107,685). Charitable expenditure amounted to £367,377 (2023: £367,648).

There was a net increase in unrestricted funds of £142,574 (2023: increase of £1,056,694) to a total of £1,577,285 (2023: £1,434,711). The increase was made up of an increase of £149,760 in the General Fund (2023: increase of £1,019,231) and a £7,186 decrease in the Designated Maintenance Funds (2023: increase of £37,463).

Trustee's Report (continued)

In addition to the surplus of £228,399 (2023: £1,199,156) shown in the Statement of Financial Activities, £19,043 was also spent on refurbishing kitchens and bathrooms and replacing boilers (2023: £112,755). This is reflected in the Balance Sheet, the Cash Flow Statement and note 10. Cash increased in the year by £57,708 (2023: £9,927). The Trustee believes that these funds provide adequate security to enable the charity to continue providing a good standard of accommodation for elderly persons in the London Borough of Redbridge and that the designated maintenance funds will enable the property to be maintained and upgraded as required.

Investment policy and performance

The charity's investments form part of the Weavers' Company Benevolent Fund portfolio. They are overseen by the Company's Investment Committee, who, during the year, were advised by Canaccord Genuity. Their strategy has a balanced investment objective and a moderate risk emphasis. At 31 December 2024 the market value of investments was £1,506,106 (2023: £1,441,048). During the year a net amount of £25,000 was withdrawn from investments (2023: £100,000).

Risk management and principal risks

The assessment of risk is embodied in the management of the charity. A quinquennial survey is undertaken by the charity's surveyor and his recommendations are followed up. The Weavers' Company Audit Committee also carries out formal risk assessments of all the operations of the charity, with a view to identifying and mitigating any risks to which the charity might be exposed. These are seen as being the effects of future Government constraints on rent levels and the need to keep pace with the increased expectations of future residents in respect of the accommodation provided. A business continuity plan has been completed and adopted by the Almshouse Committee. The Trustee does not believe that there is any material risk that the charity could not continue as a going concern.

Reserves

The reserves policy has been established after careful consideration of the charity's likely ongoing commitments to existing residents, the expected future trends in applications for assistance and the sources and reliability of income. This policy is reviewed on an annual basis. The charity has met the Almshouse Association's recommendations for transfer to the designated Extraordinary Repairs Fund and the Cyclical Maintenance Fund during the year. At 31 December 2024, unrestricted reserves, including designated funds, totalled £1,577,285 (2023: £1,434,711).

The Trustee expects to balance income and expenditure and any surpluses are either added to the Cyclical Maintenance or Extraordinary Repair Funds to meet the cost of future planned or extraordinary repairs and maintenance, or are carried forward to meet future commitments.

Trustee's Report (continued)

Related Parties

The Weavers' Almshouse Charities and the Weavers' Company Benevolent Fund are administered by a common Trustee, who at 31 December 2024 was the Weavers' Company. A portion of the administration expenses incurred by the charity is paid to the Worshipful Company of Weavers' General Fund (2024: £58,963, 2023: £51,160). This and other related party transactions are disclosed in the accounts.

Housing Regulator's Governance and Viability Standard

The Trustee has complied with the Homes & Communities Agency's Governance and Financial Viability Standard.

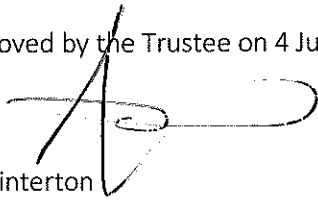
Statement of Trustee's responsibilities

Charity law and regulations for Registered Providers of Social Housing require the Trustee to prepare, for each financial year, financial statements which give a true and fair view of the state of affairs of the charity and of its financial activities for that period. In preparing those financial statements the Trustee is required to:

- a) select suitable accounting policies and then apply them consistently;
- b) make judgements and estimates that are reasonable and prudent;
- c) state whether the policies adopted are in accordance with the Housing SORP, the Regulations made under section 145 of the Charities Act 2011 and with applicable accounting standards, subject to an material departures disclosed and explained in the financial statements
- d) prepare the financial statements on a going concern basis unless it is inappropriate to assume that the charity will continue to operate.

The Trustee is responsible for keeping proper accounting records which disclose with reasonable accuracy at any time the financial position of the charity to ensure that the financial statement comply with the Charities Act 2011. The Trustee is also responsible for safeguarding the assets of the charity and hence for taking reasonable steps for the prevention and detection of fraud or other irregularities.

Approved by the Trustee on 4 June 2025 and signed on its behalf


AJ Winterton
Renter Bailiff

Independent auditors' report to the Trustee of the Weavers' Almshouse Charities

Opinion

We have audited the financial statements of Weavers' Almshouse Charities for the year ended 31 December 2024, which comprise the statement of financial activities, the balance sheet, the cash flow statement and the notes to the financial statements, including a summary of significant accounting policies. The financial reporting framework that has been applied in their preparation is applicable law and United Kingdom Accounting Standards, including Financial Reporting Standard 102 The Financial Reporting Standard applicable in the UK and Republic of Ireland (United Kingdom Generally Accepted Accounting Practice).

In our opinion, the financial statements:

- give a true and fair view of the state of the charity's affairs as at 31 December 2024 and of the charity's net movement in funds for the year then ended;
- have been properly prepared in accordance with United Kingdom Generally Accepted Accounting Practice; and
- have been prepared in accordance with the requirements of the Charities Act 2011, the Housing and Regeneration Act 2008 and the Accounting Direction for private registered providers of social housing from January 2019.

Basis for opinion

We have been appointed as auditor under section 144 of the Charities Act 2011 and report in accordance with the Act and relevant regulations made or having effect thereunder. We conducted our audit in accordance with International Standards on Auditing (UK) (ISAs (UK)) and applicable law. Our responsibilities under those standards are further described in the Auditor's responsibilities for the audit of the financial statements section of our report. We are independent of the charity in accordance with the ethical requirements that are relevant to our audit of the financial statements in the UK, including the FRC's Ethical Standard, and we have fulfilled our other ethical responsibilities in accordance with these requirements. We believe that the audit evidence we have obtained is sufficient and appropriate to provide a basis for our opinion.

Conclusions relating to going concern

In auditing the financial statements, we have concluded that the Trustee's use of the going concern basis of accounting in the preparation of the financial statements is appropriate.

Based on the work we have performed, we have not identified any material uncertainties relating to events or conditions that, individually or collectively, may cast significant doubt on the charity's ability to continue as a going concern for a period of at least twelve months from when the financial statements are authorised for issue.

Our responsibilities and the responsibilities of the Trustee with respect to going concern are described in the relevant sections of this report.

Other information

The Trustee is responsible for the other information. The other information comprises the information included in the Trustee's Annual Report. Our opinion on the financial statements does not cover the other information and, except to the extent otherwise explicitly stated in

Independent auditors' report to the Trustee of the Weavers' Almshouse Charities (continued)

our report, we do not express any form of assurance conclusion thereon.

In connection with our audit of the financial statements, our responsibility is to read the other information and, in doing so, consider whether the other information is materially inconsistent with the financial statements or our knowledge obtained in the audit or otherwise appears to be materially misstated. If we identify such material inconsistencies or apparent material misstatements, we are required to determine whether there is a material misstatement in the financial statements or a material misstatement of the other information. If, based on the work we have performed, we conclude that there is a material misstatement of this other information, we are required to report that fact. We have nothing to report in this regard.

Matters on which we are required to report by exception

We have nothing to report in respect of the following matters in relation to which the Charities (Accounts and Reports) Regulations 2008 require us to report to you if, in our opinion:

- adequate accounting records have not been kept by the charity; or
- sufficient accounting records have not been kept; or
- the charity financial statements are not in agreement with the accounting records and returns; or
- we have not received all the information and explanations we require for our audit.

Responsibilities of Trustee for the financial statements

As explained more fully in the Trustee's responsibilities statement set out on page 5, the Trustee is responsible for the preparation of the financial statements and for being satisfied that they give a true and fair view, and for such internal control as the Trustee determine is necessary to enable the preparation of financial statements that are free from material misstatement, whether due to fraud or error.

In preparing the financial statements, the Trustee is responsible for assessing the charity's ability to continue as a going concern, disclosing, as applicable, matters related to going concern and using the going concern basis of accounting unless the Trustee either intend to liquidate the charity or to cease operations, or have no realistic alternative but to do so.

Auditor's responsibilities for the audit of the financial statements

Our objectives are to obtain reasonable assurance about whether the financial statements as a whole are free from material misstatement, whether due to fraud or error, and to issue an auditor's report that includes our opinion. Reasonable assurance is a high level of assurance but is not a guarantee that an audit conducted in accordance with ISAs (UK) will always detect a material misstatement when it exists. Misstatements can arise from fraud or error and are considered material if, individually or in the aggregate, they could reasonably be expected to influence the economic decisions of users taken on the basis of these financial statements.

Irregularities, including fraud, are instances of non-compliance with laws and regulations. We design procedures in line with our responsibilities, outlined above, to detect material

Independent auditors' report to the Trustee of the Weavers' Almshouse Charities (continued)

misstatements in respect of irregularities, including fraud. The extent to which our procedures are capable of detecting irregularities, including fraud is detailed below:

Based on our understanding of the charity and the environment in which it operates, we identified that the principal risks of non-compliance with laws and regulations related to registered charities, and we considered the extent to which non-compliance might have a material effect on the financial statements. We also considered those laws and regulations that have a direct impact on the preparation of the financial statements such as the Charities Act 2011 and other factors such as taxation.

We evaluated management's incentives and opportunities for fraudulent manipulation of the financial statements (including the risk of override of controls) and determined that the principal risks were related to manual accounting journals. Audit procedures performed by the engagement team included:

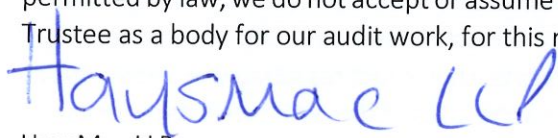
- Discussions with management including consideration of known or suspected instances of non-compliance with laws and regulation and fraud;
- Evaluating management's controls designed to prevent and detect irregularities; and
- Identifying and testing journals, in particular journal entries posted with unusual account combinations, postings by unusual users or with unusual descriptions.

A further description of our responsibilities for the audit of the financial statements is located on the Financial Reporting Council's website at: www.frc.org.uk/auditorsresponsibilities. This description forms part of our auditor's report.

Because of the inherent limitations of an audit, there is a risk that we will not detect all irregularities, including those leading to a material misstatement in the financial statements or non-compliance with regulation. This risk increases the more that compliance with a law or regulation is removed from the events and transactions reflected in the financial statements, as we will be less likely to become aware of instances of non-compliance. The risk is also greater regarding irregularities occurring due to fraud rather than error, as fraud involves intentional concealment, forgery, collusion, omission or misrepresentation.

Use of our report

This report is made solely to the charity's Trustee, as a body, in accordance with section 144 of the Charities Act 2011 and regulations made under section 154 of that Act. Our audit work has been undertaken so that we might state to the charity's Trustee those matters we are required to state to them in an Auditor's report and for no other purpose. To the fullest extent permitted by law, we do not accept or assume responsibility to anyone other than the charity's Trustee as a body for our audit work, for this report, or for the opinions we have formed.


HaysMac LLP
Statutory Auditors
4th June 2025

10 Queen Street Place
London
EC4R 1AG

HaysMac is eligible to act as an auditor in terms of section 1212 of the Companies Act.

Statement of Financial Activities for the Year Ended 31 December 2024

	Notes	Unrestricted funds 2024 £	Endowment funds 2024 £	Total funds 2024 £	Total 2023 £
INCOME					
Income and endowments from:					
Investments	4	44,766	-	44,766	42,892
Donations	4/5	30,000	-	30,000	1,107,685
Charitable activities:					
Residents' contributions	4	430,952	-	430,952	361,780
Total income	4	505,718	-	505,718	1,512,357
EXPENDITURE					
Charitable activity					
Almshouse accommodation					
Services		164,937	-	164,937	180,623
Management		72,186	-	72,186	68,694
Routine maintenance		85,251	-	85,251	69,447
Depreciation		-	42,623	42,623	35,591
Maintenance – major items		2,380	-	2,380	13,293
Total expenditure	4	324,754	42,623	367,377	367,648
Net income/(expenditure)		180,964	(42,623)	138,341	1,144,709
Net gains on investments		90,058	-	90,058	54,447
Net income/(expenditure) for the year		271,022	(42,623)	228,399	1,199,156
Transfers between funds		(128,448)	128,448	-	-
Net movement in funds		142,574	85,825	228,399	1,199,156
Funds brought forward		1,434,711	1,604,672	3,039,383	1,840,227
Funds carried forward		1,577,285	1,690,497	3,267,782	3,039,383

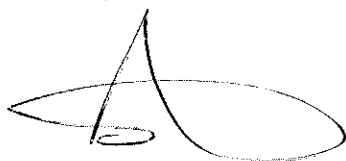
The notes on pages 12 to 22 form part of these financial statements.

Balance Sheet as at 31 December 2024

	Notes	2024 £	2024 £	2023 £	2023 £
Fixed Assets					
Tangible:					
Housing property	10		1,721,962		1,636,465
Investments	11		1,506,106		1,441,048
			<u>3,228,068</u>		<u>3,077,513</u>
Current Assets					
Debtors	12	4,009		5,709	
Cash at bank and in hand		87,884		30,176	
		<u>91,893</u>		<u>35,885</u>	
Creditors					
Amounts falling due within one year	13	21,810		43,295	
Net current assets/(liabilities)			70,083		(7,410)
Total assets less current liabilities			3,298,151		3,070,103
Creditors:					
Amounts falling due after one year	14		(30,369)		(30,720)
Net assets			<u>3,267,782</u>		<u>3,039,383</u>
Funds					
Unrestricted Funds	15		1,577,285		1,434,711
Endowment Funds	16		1,690,497		1,604,672
Total			<u>3,267,782</u>		<u>3,039,383</u>

The notes on pages 12 to 22 form part of these financial statements.

Approved by the Trustee on 4 June 2025 and signed on its behalf by.



AJ Winterton
 Renter Bailiff

Cash flow statement – for the year ended 31 December 2024

	2024	2023
	£	£
Net movement in funds	228,399	1,199,156
Investment gains	(90,058)	(54,447)
Deduct: investment income shown in investing activities	(44,766)	(42,892)
Add: depreciation	42,623	35,591
Decrease in debtors	1,700	2,893
(Decrease)/Increase in creditors (excluding loans)	(21,485)	2,494
Net cash from operating activities	116,413	1,142,795
Cash flows from investing activities		
Investment income	44,766	42,892
Transfer of investments from Weavers' Benevolent Fund	-	(1,012,685)
Purchase of investments	(50,000)	-
Sale of investments	75,000	-
Purchase of tangible fixed assets	(128,120)	(112,755)
Net cash from investing activities	(58,354)	(1,082,548)
Cash flows from financing activities		
Repayment of loans	(351)	(50,320)
Increase in cash and cash equivalents in the year	57,708	9,927
Cash and cash equivalents at the start of the year	30,176	20,249
Total cash and cash equivalents at the end of the year required for operational purposes	87,884	30,176

Notes to the accounts for the year ended 31 December 2024

1. Accounting Policies

1.1 Basis of preparation

The financial statements have been prepared in accordance with the Financial Reporting Standard applicable in the UK and Republic of Ireland (FRS102) and with the Statement of Recommended Practice: Accounting by Registered Social Housing Providers 2014 (2018 update) and the Accounting Direction for Private Registered Providers of Social Housing 2015 from January 2019. In addition the Trustee has had regard to the Statement of Recommended Practice: Accounting and Reporting by Charities and elected to present the financial performance of the charity in the form of a Statement of Financial Activities. The charity is a public benefit entity as defined in FRS102.

In preparing the accounts, the Trustee has assessed whether the use of the going concern basis is appropriate and has considered possible events or conditions that might cast significant doubt on the ability of the charity to continue as a going concern. The Trustee has made this assessment for a period of at least one year from the date of approval of the financial statements. In view of the level of assets held, the Trustee has concluded that there is reasonable expectation that the charity has adequate resources to continue in operational existence for the foreseeable future. The charity therefore continues to adopt the going concern basis in preparing its financial statements.

In view of the Trustee in applying the accounting policies adopted, no judgements were required that have a significant effect on the amounts recognised in the financial statements, nor do any estimates or assumptions made carry a significant risk of material adjustment in the next financial year.

1.2 Basis of Accounting

Assets and liabilities are initially measured at cost or transaction value. Market investments are re-measured at fair value at the balance sheet date. The market bid price is taken as fair value as the charity only holds simple financial instruments. Changes in fair value are dealt with through the Statement of Financial Activities.

1.3 Incoming resources

Incoming resources are recognised on a receivable basis.

1.4 Housing property

Housing properties at 1 January 2014 were restated at a deemed cost on adoption of FRS102 and subsequent additions are stated at actual cost. Depreciation is applied on a component basis, with different rates used for assets with materially different useful economic lives. Further to the deemed cost amendment, four components are currently distinguished:

- Historic structure – 200 years
- Roofing – 100 years
- Bathroom and kitchen replacement – 20 years
- Boilers & other – 10 years

Notes to the accounts for the year ended 31 December 2024 (continued)

1. Accounting Policies (continued)

1.5 Capital grants

Government capital grants received prior to the FRS102 transition date were removed from the balance sheet on the adoption of a deemed cost of the fixed assets, but the amount received is disclosed in note 13. Any future government grants will be recognised initially as long-term creditors and amortised over the life of the assets funded. Non-government grants are treated as income.

1.6 Designated funds

The charity has designated funds for Cyclical Maintenance and Extraordinary Repairs. Amounts transferred into these funds reflect a programme of planned works whereas amounts transferred from the funds represent amounts actually spent. Details of designated funds are shown in note 15.

1.7 Expenditure

Expenditure is recognised on an accruals basis. Service costs include all expenses directly incurred in the running of the Almshouses. Support costs are included in management expenses.

1.8 Value Added Tax

The charity is not registered for VAT. In these financial statements, where applicable, expenditure is shown inclusive of VAT.

2. Directors' emoluments

The Directors are defined as the Trustee and the Clerk to the Trustee. None of the persons in office received any emoluments. A contribution towards the emoluments of the Clerk to the Trustee, who was also the highest paid Director, is included in administration expenses reimbursed to the Weavers' Company General Fund.

3. Employee information

The average weekly number of persons (excluding the Clerk to the Trustee) employed during the year was 3 (2023: 4). These were all service staff.

Staff costs:	2024 £	2023 £
Wages and salaries	70,662	83,301
Social security costs	6,866	7,968
Pension contributions	3,326	3,760
Other	3,113	5,241
	<u>83,967</u>	<u>100,270</u>

Notes to the accounts for the year ended 31 December 2024 (continued)

4. Particulars of turnover and operating costs

	Turnover	Operating costs	Turnover	Operating costs
	2024	2024	2023	2023
	£	£	£	£
Income and Expenditure from Lettings				
Residents' contributions	441,155		405,977	
Less: voids	(10,203)		(44,197)	
Housing income and expenditure	430,952	(364,405)	361,780	(364,646)
Investment income	44,766		42,892	
Donations received	30,000		1,107,685	
Interest payable and similar charges (note 6)		(2,972)		(3,002)
Total	505,718	(367,377)	1,512,357	(367,648)
Net income		138,341		1,144,709

5. Donations received

	2024	2023
	£	£
Donations from the Weavers' Benevolent Fund	-	1,077,685
Donation from the Weavers' Company	30,000	30,000
Total	30,000	1,107,685

Notes to the accounts for the year ended 31 December 2024 (continued)

6. Interest payable and similar charges

	2024 £	2023 £
On loans wholly or partially repayable in more than 5 years	<u>2,972</u>	<u>3,002</u>

7. Net income

	2024 £	2023 £
Net incoming resources are stated after charging		
Depreciation – tangible fixed assets	42,623	35,591
Auditors' remuneration (including VAT) in their capacity as auditors	9,900	9,228

8. Taxation

Weavers' Almshouse Charities is a registered charity and is therefore exempt from liability to taxation on its income and capital gains, provided that these are expended in accordance with its charitable activities.

9. Rent losses from voids

The rent losses from voids were 2% (2023: 11%) of the total possible income from rent.

10. Tangible Assets

HOUSING PROPERTY (Freehold)	Buildings (incl. major repairs)	Kitchen & Bathroom refurbishments	Boilers & other	Roofing	Total Housing Property	Total Housing Property
	2024 £	2024 £	2024 £	2024 £	2024 £	2023 £
Deemed cost						
At 1 January 2024	714,135	425,326	44,784	627,604	1,811,849	1,699,094
Additions	50,822	19,043	58,255	-	128,120	112,755
At 31 December 2024	764,957	444,369	103,039	627,604	1,939,969	1,811,849
Depreciation						
At 1 January 2024	28,065	77,718	10,478	59,123	175,384	139,793
Charge for the year	3,825	22,218	10,304	6,276	42,623	35,591
At 31 December 2024	31,890	99,936	20,782	65,399	218,007	175,384
Net Book Value						
At 1 January 2024	686,070	347,608	34,306	568,481	1,636,465	1,559,301
At 31 December 2024	733,067	344,433	82,257	562,205	1,721,962	1,636,465

Notes to the accounts for the year ended 31 December 2024 (continued)

10. Tangible assets (continued)

Additions in the year represented the cost of building works to 2 flats (2023: none) refurbishing the kitchens and/or bathrooms in 1 flat (2023: 7 flats), works to the plant room boiler and the installation of a new Warden call system. (2023: works to the plant room boiler). The current reinstatement cost assessment of the Almshouse property is £10,341,000.

11. Investments

	2024	2023
	£	£
Market value at 1 January 2024	1,441,048	373,916
Additions	50,000	-
Donation of shares from Weavers' Benevolent Fund	-	1,012,685
Disposals	(75,000)	-
Unrealised gains	90,058	54,447
Total	<u>1,506,106</u>	<u>1,441,048</u>

The investments are managed as part of the Weavers' Company Benevolent Fund portfolio.

12. Debtors due within one year

	2024	2023
	£	£
<i>Related party debtors:</i>		
Weavers' Company Benevolent Fund	2,703	1,522
Other debtors and prepayments	1,306	4,187
Total	<u>4,009</u>	<u>5,709</u>

13. Creditors due within one year

	2024	2023
	£	£
<i>Related party creditors:</i>		
Weavers' Company General Fund	-	54
Accruals and sundry creditors	20,713	42,168
Loan from Fresh Plc	1,097	1,073
Total	<u>21,810</u>	<u>43,295</u>

Notes to the accounts for the year ended 31 December 2024 (continued)

14. Creditors due after one year

	2024 £	2023 £
Housing loans for refurbishment scheme:		
Loan from Fresh plc	30,369	30,720

The loan from Fresh Plc is secured by a charge on Weavers' House, Wanstead. The residual loan was repayable over 60 years by half-yearly instalments, the last instalment of which falls to be repaid on 31 October 2048. The residual loan bears interest at the fixed rate of 9.625% per annum. A substantial interest penalty would be incurred in the event of early repayment of the loan.

Of the total housing loan £351 (2023: £351) is due for repayment in 1-2 years, £1,788 (2023: £1,788) in 2-5 years, leaving a balance of £28,230 (2023: £28,581) with a maturity date in excess of 5 years.

15. Unrestricted Funds

	Designated Funds			Total
	General Fund	Cyclical Maintenance Fund	Extraordinary Repair Fund	
	2024 £	2024 £	2024 £	
Balance 1 January 2024	1,006,954	195,671	232,086	1,434,711
Net incoming resources	170,385	4,502	6,077	180,964
Transfer in respect of current years repairs and maintenance	2,380	(2,380)	-	-
Transfers to fund future repairs and maintenance	(70,450)	50,450	20,000	-
Transfer to property fund	(19,370)		(109,078)	(128,448)
Unrealised gains	66,815	8,672	14,571	90,058
Balance 31 December 2024	1,156,714	256,915	163,656	1,577,285

Designated Funds

The Trustee acknowledges the requirement to maintain and improve the Almshouse accommodation and, in line with guidance from the Almshouse Association, has set aside resources within two designated funds to carry out major items of cyclical maintenance and to provide for extraordinary repairs.

Notes to the accounts for the year ended 31 December 2024 (continued)

Cyclical Maintenance Fund

The cyclical maintenance fund is a reserve fund to meet maintenance recurring at regular intervals, external redecoration and the cost of professional fees such as for quinquennial inspections to which an annual transfer is made from general unrestricted reserves. In 2024, £50,450 was added to the fund (2023: £30,450) and £2,380 was spent on soundproofing flats (2023: £3,980). The fund also received a share of investment income of £4,502 (2023: £4,201) and unrealised gains of £8,672 (2023: £5,383).

Extraordinary Repair Fund

The extraordinary repair fund is a reserve fund for future major expenditure to which an annual transfer is made from the general unrestricted reserves. In 2024, £20,000 was added to the fund (2023: £5,000) and £50,822 was spent on building works, £50,928 on a new warden call system and £7,328 on plant room works (2023: £10,834 on plant room works and £9,313 on gutter works). The fund also received a share of investment income of £6,077 (2023: £7,257) and unrealised gains of £14,571 (2023: £9,299).

16. Endowment Funds

The value of the endowment fund at 31 December 2024 represents the deemed cost of the Almshouse property (£1,721,962) less loan balances due (£31,465). A transfer of £128,448 (2023: £178,053) was made between unrestricted funds and endowment funds to ensure that the endowment fund balance is maintained. This transfer represented the cost of housing property additions (see note 10) and the repayment of loans during the year (see notes 13 and 14).

17. Analysis of net assets between funds

	General Fund	Designated Funds	Endowment Funds	Total
	2024 £	2024 £	2024 £	2024 £
Tangible fixed assets	-	-	1,721,962	1,721,962
Fixed asset investments	1,119,264	386,842	-	1,506,106
Net current assets	37,450	33,729	(1,096)	70,083
Creditors falling due after one year			(30,369)	(30,369)
Balance 31 December 2024	1,156,714	420,571	1,690,497	3,267,782

Notes to the accounts for the year ended 31 December 2024 (continued)

18. Capital Commitments and Contingent liabilities

At 31 December 2024 and 2023 there were no known capital commitments or contingent liabilities.

19. Related parties

The Weavers' Almshouse Charities and the Weavers' Company Benevolent Fund were administered by a common Trustee, who, at 31 December 2024, was the Bailiffs Wardens and Assistants of the Trade Art and Mystery of Weavers London (Weavers' Company).

During the year the charity received a donation of £30,000 (2023: £30,000) from the Weavers' Company. A proportion of the administration charges paid by the Weavers' Almshouse Charities amounting to £58,963 (2023: £51,160) was reimbursed to the Weavers' Company. There were no transactions with persons comprising the Trustee body.

20. Post Balance Sheet Events

With effect from 1 April 2025 the charity has voluntarily de-registered from the Register of Social Housing Providers under Section 119 of the Housing and Regeneration Act 2008.

Statement of Financial Activities for the Year Ended 31 December 2023

	Notes	Unrestricted funds 2023 £	Endowment funds 2023 £	Total funds 2023 £	Total 2022 £
INCOME					
Income and endowments from:					
Investments	4	42,892	-	42,892	11,912
Donations	4/5	1,107,685	-	1,107,685	-
Charitable activities:					
Residents' contributions	4	361,780	-	361,780	340,573
Total income	4	1,512,357	-	1,512,357	352,485
EXPENDITURE					
Charitable activity					
Almshouse accommodation					
Services		180,623	-	180,623	158,838
Management		68,694	-	68,694	60,498
Routine maintenance		69,447	-	69,447	52,261
Depreciation		-	35,591	35,591	29,215
Maintenance – major items		13,293	-	13,293	7,080
Total expenditure	4	332,057	35,591	367,648	307,892
Net income/(expenditure)		1,180,300	(35,591)	1,144,709	44,593
Net gains/losses on investments		54,447	-	54,447	(53,533)
Net income/(expenditure) for the year		1,234,747	(35,591)	1,199,156	(8,940)
Transfers between funds		(178,053)	178,053	-	-
Net movement in funds		1,056,694	142,462	1,199,156	(8,940)
Funds brought forward		378,017	1,462,210	1,840,227	1,849,167
Funds carried forward		1,434,711	1,604,672	3,039,383	1,840,227

2023 notes for comparative purposes

Tangible Assets

HOUSING PROPERTY (Freehold)	Buildings (incl. major repairs)	Kitchen & Bathroom refurbishments	Boiler replacements	Roofing	Total Housing Property	Total Housing Property
	2023	2023	2023	2023	2023	2022
	£	£	£	£	£	£
Deemed cost						
At 1 January 2023	714,135	327,355	30,000	627,604	1,699,094	1,530,261
Additions	-	97,971	14,784	-	112,755	168,833
At 31 December 2023	714,135	425,326	44,784	627,604	1,811,849	1,699,094
Depreciation						
At 1 January 2023	24,494	56,452	6,000	52,847	139,793	110,578
Charge for the year	3,571	21,266	4,478	6,276	35,591	29,215
At 31 December 2023	28,065	77,718	10,478	59,123	175,384	139,793
Net Book Value						
At 1 January 2023	689,641	270,903	24,000	574,757	1,559,301	1,419,683
At 31 December 2023	686,070	347,608	34,306	568,481	1,636,465	1,559,301

Unrestricted Funds

Designated Funds

	General Fund	Cyclical Maintenance Fund	Extraordinary Repair Fund	Total
	2023	2023	2023	2023
	£	£	£	£
Balance 1 January 2023	(12,277)	159,617	230,677	378,017
Net incoming resources	1,168,842	4,201	7,257	1,180,300
Transfer in respect of current years repairs and maintenance	13,293	(3,980)	(9,313)	-
Transfers to fund future repairs and maintenance	(35,450)	30,450	5,000	-
Transfer to property fund	(167,219)	-	(10,834)	(178,053)
Unrealised gains	39,765	5,383	9,299	54,447
Balance 31 December 2023	1,006,954	195,671	232,086	1,434,711

2023 notes for comparative purposes (continued)

Analysis of net assets between funds

	General Fund	Designated Funds	Endowment Funds	Total
	2023 £	2023 £	2023 £	2023 £
Tangible fixed assets	-	-	1,636,465	1,636,465
Fixed asset investments	1,052,450	388,598	-	1,441,048
Net current (liabilities)/assets	(45,496)	39,159	(1,073)	(7,410)
Creditors falling due after one year	-	-	(30,720)	(30,720)
Balance 31 December 2023	1,006,954	427,757	1,604,672	3,039,383

WEAVERS' ALMSHOUSE CHARITIES

England & Wales - Charity number 245453

Accounts



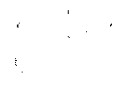
The Worshipful Company of Weavers

Weavers' Almshouse Charities

Trustee's Report & Accounts

For the Year Ended 31 December 2023

Charity No: 245453
Homes England No: A 0261



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The Worshipful Company of Weavers
Weavers' Almshouse Charities
31 December 2023

General Information

Full Name:	The Weavers' Almshouse Charities
Registered Numbers:	Registered Charity No 266189 Homes England No: A0261
Governing Instrument:	Scheme of the Charity Commission dated 24 October 1968
Trustee:	The Worshipful Company of Weavers
Registered Address:	Saddlers' House Gutter Lane London EC2V 6BR
Telephone:	020 7606 1155
Email:	weavers@weavers.org.uk
Website:	www.weavers.org.uk
Clerk to the Trustee:	James Gaselee
Bankers:	C Hoare & Co 37 Fleet Street London EC4P 4DQ
Investment Advisors:	Canaccord Genuity 88 Wood Street London EC2V 7QR
Solicitors:	Lee Bolton Monier-Williams 1 The Sanctuary London SW1P 3JT
Auditors:	Haysmacintyre LLP 10 Queen Street Place London EC4R 1AG

Trustee's Report

Details of Trustee

The Trustee is the Worshipful Company of Weavers (the 'Weavers' Company'), together known as the Court of Assistants. The persons in office at the date the accounts were signed, or who served during the year, were as follows:

Mr J.R.H. Bagley	Mr P.M.J. Baxendell
Mrs R.J. Ridley	Mr L.B. Tharp
Mr J.P. Early	Mr M.G. Yeandle
Mr S.C. Combey	Mr R.W. Townsend
H.M. King Charles III	Mr C.D.R. Collinge
Mr J.G.Y Radcliffe, O.B.E, Q.V.R.M, T.D	Mr J.L.C. Winterton
Mr F.J. St. J. Tibbitts	Mrs H.S. Wallace-Jones
Mr E.C.A .Martineau	Mr A.J. Winterton
Mr J.F. Nugée	Mr P.G. Cattermull
Alderman J. Garbutt, J.P	Mr T.H.M. Gaddum
Mr P.J.H. Towler	Mr D.R.D. Hopkins (appointed 5/6/24)
Mr W.J. Makower	Mr R.J. Humphries, M.B.E. (resigned 3/10/23)
Mr P.C.E Morris	

The following co-opted liverymen served on the Almshouses Committee during the year:

The Hon Dr N Bashforth	Rt Revd. A.J. Proud
G. Courtauld Jnr	

Structure, governance and management

The Weavers' Almshouse Charities are linked with the former Weavers' Pension Charities and the two charities are together governed by a Scheme of the Charity Commission sealed in 1968 to bring together many of the smaller charities of the Weavers' Company. These smaller charities were all dissolved, and their assets transferred into the Weavers' Company Benevolent Fund as at 31 December 2013, hence only the Weavers' Almshouse Charities remain of the charities governed by the 1968 scheme.

Persons in office are recruited from within the Livery of the Company. A Selection Committee meets every year to consider suitable members from within the Livery and makes recommendations to the Trustee. They will normally have had previous experience on one or more of the Company's committees. They receive a briefing on their responsibilities and their attention is drawn to the relevant Charity Commission publications, including "The Essential Trustee: What you Need to Know, What You Need to Do."

The Company's Almshouses Committee meets twice per annum to determine matters specifically affecting the Almshouses. In addition, the House Committee acts as a support to the staff who provide the day to day management. For governance purposes, the charity generally follows the guidance of the Almshouse Association.

Trustee's Report (continued)

In June 2019, the Court of the Weavers' Company discussed the future of the Weavers' Almshouses and considered them to be an integral aspect of the work and spirit of the Company.

Objectives and activities

The object of the Weavers' Almshouse Charities is to provide Almshouses for elderly persons at Weavers' House, New Wanstead, working with the London Borough of Redbridge to achieve these objectives. Weavers' House has been providing sheltered almshouse accommodation since 1859. The buildings have been modernised many times since then and now consist of two studio flats, 13 one-bedroom, two person flats and 23 one-bedroom, single flats, plus staff accommodation and a guest room. In 2013 the roofs on all the buildings were replaced and the exterior redecorated and a planned programme of refurbishing bathrooms and kitchens is in place. During 2021, further external decoration was carried out and work commenced on creating new accommodation for a Deputy Warden by merging two of the studio flats which had been empty since mid-2019. This work was completed in 2022 and the Deputy Warden's former accommodation is now being provided as two bedroom resident accommodation.

Public benefit

As noted above, the objects of the charity are for the benefit of the public. The Trustee has taken due account of the Charity Commission's guidance on Public Benefit when allocating the almshouse accommodation and when considering the activities and achievements of the charity. The charity is able to significantly improve the quality of life of a number of residents, particularly those without families, by providing social events and other personal support.

Achievements and performance

The buildings continue to provide much needed accommodation for elderly persons in the London Borough of Redbridge and the prevailing low void rate demonstrates that it is meeting the needs of the local community.

Financial Review

As set out in the formal accounts (see in particular note 4 on page 14), net income from lettings amounted to £361,780 (2022: £340,573). Total voids for the year were £44,197 (2022: £17,206). Investment income of £42,892 (2022: £11,912) was received together with donations of £1,107,685 (2022: £nil). Donations comprised a share transfer of £1,012,685 and cash donation of £65,000 from the Weavers' Benevolent Fund and a cash donation of £30,000 from the Weavers' General Fund. Charitable expenditure amounted to £367,648 (2022: £307,892).

There was a net increase in unrestricted funds of £1,056,694 (2022: decrease of £163,830) to a total of £1,434,711 (2022: £378,017). The increase was made up of a £1,019,231 increase in the General Fund (2022: reduction of £40,428) and a £37,463 increase in the Designated Maintenance Funds (2022: £123,402).

Trustee's Report (continued)

In addition to the surplus of £1,199,156 (2022: deficit of £8,940) shown in the Statement of Financial Activities, £112,755 was also spent on refurbishing kitchens and bathrooms and replacing boilers (2022: £168,833 was spent on refurbishing kitchens and bathrooms, replacing boilers and creating new accommodation for the Deputy Warden). This is reflected in the Balance Sheet, the Cash Flow Statement and note 10. Cash increased in the year by £9,927 (2022: decrease of £32,001). The Trustee believes that these funds provide adequate security to enable the charity to continue providing a good standard of accommodation for elderly persons in the London Borough of Redbridge and that the designated maintenance funds will enable the property to be maintained and upgraded as required.

Investment policy and performance

The charity's investments form part of the Weavers' Company Benevolent Fund portfolio. They are overseen by the Company's Investment Committee, who, during the year, were advised by Canaccord Genuity. Their strategy has a balanced investment objective and a moderate risk emphasis. At 31 December 2023 the market value of investments was £1,441,048 (2022: £373,916). During the year, £1,012,685 was reallocated to the Almshouse Charities' share of the portfolio to reflect shares that had previously been held by the Weavers' Pensions Charities (see note 5). During 2022, £100,000 was withdrawn from investments to contribute towards creating new accommodation for the Deputy Warden.

Risk management and principal risks

The assessment of risk is embodied in the management of the charity. A quinquennial survey is undertaken by the charity's surveyor and his recommendations are followed up. The Weavers' Company Audit Committee also carries out formal risk assessments of all the operations of the charity, with a view to identifying and mitigating any risks to which the charity might be exposed. These are seen as being the effects of future Government constraints on rent levels and the need to keep pace with the increased expectations of future residents in respect of the accommodation provided. A business continuity plan has been completed and adopted by the Almshouse Committee. The Trustee does not believe that there is any material risk that the charity could not continue as a going concern.

Reserves

The reserves policy has been established after careful consideration of the charity's likely ongoing commitments to existing residents, the expected future trends in applications for assistance and the sources and reliability of income. This policy is reviewed on an annual basis. The charity has met the Almshouse Association's recommendations for transfer to the designated Extraordinary Repairs Fund and the Cyclical Maintenance Fund during the year. At 31 December 2023, unrestricted reserves, including designated funds, totalled £1,434,711 (2022: £378,017).

The Trustee expects to balance income and expenditure and any surpluses are either added to the Cyclical Maintenance or Extraordinary Repair Funds to meet the cost of future planned or extraordinary repairs and maintenance, or are carried forward to meet future commitments.

Trustee's Report (continued)

Related Parties

The Weavers' Almshouse Charities and the Weavers' Company Benevolent Fund are administered by a common Trustee, who at 31 December 2023 was the Weavers' Company. A portion of the administration expenses incurred by the charity is paid to the Worshipful Company of Weavers' General Fund (2023: £51,160, 2022: £51,309). This and other related party transactions are disclosed in the accounts.

Housing Regulator's Governance and Viability Standard

The Trustee has complied with the Homes & Communities Agency's Governance and Financial Viability Standard.

Statement of Trustee's responsibilities

Charity law and regulations for Registered Providers of Social Housing require the Trustee to prepare, for each financial year, financial statements which give a true and fair view of the state of affairs of the charity and of its financial activities for that period. In preparing those financial statements the Trustee is required to:

- a) select suitable accounting policies and then apply them consistently;
- b) make judgements and estimates that are reasonable and prudent;
- c) state whether the policies adopted are in accordance with the Housing SORP, the Regulations made under section 145 of the Charities Act 2011 and with applicable accounting standards, subject to any material departures disclosed and explained in the financial statements
- d) prepare the financial statements on a going concern basis unless it is inappropriate to assume that the charity will continue to operate.

The Trustee is responsible for keeping proper accounting records which disclose with reasonable accuracy at any time the financial position of the charity to ensure that the financial statement comply with the Charities Act 2011. The Trustee is also responsible for safeguarding the assets of the charity and hence for taking reasonable steps for the prevention and detection of fraud or other irregularities.

Approved by the Trustee on 5 June 2024 and signed on its behalf


RJ Ridley
Renter Bailiff

Independent auditors' report to the Trustee of the Weavers' Almshouse Charities

Opinion

We have audited the financial statements of Weavers' Almshouse Charities for the year ended 31 December 2023, which comprise the statement of financial activities, the balance sheet, the cash flow statement and the notes to the financial statements, including a summary of significant accounting policies. The financial reporting framework that has been applied in their preparation is applicable law and United Kingdom Accounting Standards, including Financial Reporting Standard 102 The Financial Reporting Standard applicable in the UK and Republic of Ireland (United Kingdom Generally Accepted Accounting Practice).

In our opinion, the financial statements:

- give a true and fair view of the state of the charity's affairs as at 31 December 2023 and of the charity's net movement in funds for the year then ended;
- have been properly prepared in accordance with United Kingdom Generally Accepted Accounting Practice; and
- have been prepared in accordance with the requirements of the Charities Act 2011, the Housing and Regeneration Act 2008 and the Accounting Direction for private registered providers of social housing from January 2019.

Basis for opinion

We have been appointed as auditor under section 144 of the Charities Act 2011 and report in accordance with the Act and relevant regulations made or having effect thereunder. We conducted our audit in accordance with International Standards on Auditing (UK) (ISAs (UK)) and applicable law. Our responsibilities under those standards are further described in the Auditor's responsibilities for the audit of the financial statements section of our report. We are independent of the charity in accordance with the ethical requirements that are relevant to our audit of the financial statements in the UK, including the FRC's Ethical Standard, and we have fulfilled our other ethical responsibilities in accordance with these requirements. We believe that the audit evidence we have obtained is sufficient and appropriate to provide a basis for our opinion.

Conclusions relating to going concern

In auditing the financial statements, we have concluded that the Trustee's use of the going concern basis of accounting in the preparation of the financial statements is appropriate.

Based on the work we have performed, we have not identified any material uncertainties relating to events or conditions that, individually or collectively, may cast significant doubt on the charity's ability to continue as a going concern for a period of at least twelve months from when the financial statements are authorised for issue.

Our responsibilities and the responsibilities of the Trustee with respect to going concern are described in the relevant sections of this report.

Other information

The Trustee is responsible for the other information. The other information comprises the information included in the Trustee's Annual Report. Our opinion on the financial statements does not cover the other information and, except to the extent otherwise explicitly stated in

Independent auditors' report to the Trustee of the Weavers' Almshouse Charities (continued)

our report, we do not express any form of assurance conclusion thereon.

In connection with our audit of the financial statements, our responsibility is to read the other information and, in doing so, consider whether the other information is materially inconsistent with the financial statements or our knowledge obtained in the audit or otherwise appears to be materially misstated. If we identify such material inconsistencies or apparent material misstatements, we are required to determine whether there is a material misstatement in the financial statements or a material misstatement of the other information. If, based on the work we have performed, we conclude that there is a material misstatement of this other information, we are required to report that fact. We have nothing to report in this regard.

Matters on which we are required to report by exception

We have nothing to report in respect of the following matters in relation to which the Charities (Accounts and Reports) Regulations 2008 require us to report to you if, in our opinion:

- adequate accounting records have not been kept by the charity; or
- sufficient accounting records have not been kept; or
- the charity financial statements are not in agreement with the accounting records and returns; or
- we have not received all the information and explanations we require for our audit.

Responsibilities of Trustee for the financial statements

As explained more fully in the Trustee's responsibilities statement set out on page 5, the Trustee is responsible for the preparation of the financial statements and for being satisfied that they give a true and fair view, and for such internal control as the Trustee determine is necessary to enable the preparation of financial statements that are free from material misstatement, whether due to fraud or error.

In preparing the financial statements, the Trustee is responsible for assessing the charity's ability to continue as a going concern, disclosing, as applicable, matters related to going concern and using the going concern basis of accounting unless the Trustee either intend to liquidate the charity or to cease operations, or have no realistic alternative but to do so.

Auditor's responsibilities for the audit of the financial statements

Our objectives are to obtain reasonable assurance about whether the financial statements as a whole are free from material misstatement, whether due to fraud or error, and to issue an auditor's report that includes our opinion. Reasonable assurance is a high level of assurance but is not a guarantee that an audit conducted in accordance with ISAs (UK) will always detect a material misstatement when it exists. Misstatements can arise from fraud or error and are considered material if, individually or in the aggregate, they could reasonably be expected to influence the economic decisions of users taken on the basis of these financial statements.

Irregularities, including fraud, are instances of non-compliance with laws and regulations. We design procedures in line with our responsibilities, outlined above, to detect material

Independent auditors' report to the Trustee of the Weavers' Almshouse Charities (continued)

misstatements in respect of irregularities, including fraud. The extent to which our procedures are capable of detecting irregularities, including fraud is detailed below:

Based on our understanding of the charity and the environment in which it operates, we identified that the principal risks of non-compliance with laws and regulations related to registered charities, and we considered the extent to which non-compliance might have a material effect on the financial statements. We also considered those laws and regulations that have a direct impact on the preparation of the financial statements such as the Charities Act 2011 and other factors such as taxation.

We evaluated management's incentives and opportunities for fraudulent manipulation of the financial statements (including the risk of override of controls) and determined that the principal risks were related to manual accounting journals. Audit procedures performed by the engagement team included:

- Discussions with management including consideration of known or suspected instances of non-compliance with laws and regulation and fraud;
- Evaluating management's controls designed to prevent and detect irregularities; and
- Identifying and testing journals, in particular journal entries posted with unusual account combinations, postings by unusual users or with unusual descriptions.

A further description of our responsibilities for the audit of the financial statements is located on the Financial Reporting Council's website at: www.frc.org.uk/auditorsresponsibilities. This description forms part of our auditor's report.

Because of the inherent limitations of an audit, there is a risk that we will not detect all irregularities, including those leading to a material misstatement in the financial statements or non-compliance with regulation. This risk increases the more that compliance with a law or regulation is removed from the events and transactions reflected in the financial statements, as we will be less likely to become aware of instances of non-compliance. The risk is also greater regarding irregularities occurring due to fraud rather than error, as fraud involves intentional concealment, forgery, collusion, omission or misrepresentation.

Use of our report

This report is made solely to the charity's Trustee, as a body, in accordance with section 144 of the Charities Act 2011 and regulations made under section 154 of that Act. Our audit work has been undertaken so that we might state to the charity's Trustee those matters we are required to state to them in an Auditor's report and for no other purpose. To the fullest extent permitted by law, we do not accept or assume responsibility to anyone other than the charity's Trustee as a body for our audit work, for this report, or for the opinions we have formed.



Haysmacintyre LLP
Statutory Auditors

10 Queen Street Place
London
EC4R 1AG

5. June 2024

Statement of Financial Activities for the Year Ended 31 December 2023

	Notes	Unrestricted funds 2023 £	Endowment funds 2023 £	Total funds 2023 £	Total 2022 £
INCOME					
Income and endowments from:					
Investments	4	42,892	-	42,892	11,912
Donations	4/5	1,107,685	-	1,107,685	-
Charitable activities:					
Residents' contributions	4	361,780	-	361,780	340,573
Total income	4	1,512,357	-	1,512,357	352,485
EXPENDITURE					
Charitable activity					
Almshouse accommodation					
Services		180,623	-	180,623	158,838
Management		68,694	-	68,694	60,498
Routine maintenance		69,447	-	69,447	52,261
Depreciation		-	35,591	35,591	29,215
Maintenance – major items		13,293	-	13,293	7,080
Total expenditure	4	332,057	35,591	367,648	307,892
Net income/(expenditure)		1,180,300	(35,591)	1,144,709	44,593
Net gains/losses on investments		54,447	-	54,447	(53,533)
Net income/(expenditure) for the year		1,234,747	(35,591)	1,199,156	(8,940)
Transfers between funds		(178,053)	178,053	-	-
Net movement in funds		1,056,694	142,462	1,199,156	(8,940)
Funds brought forward		378,017	1,462,210	1,840,227	1,849,167
Funds carried forward		1,434,711	1,604,672	3,039,383	1,840,227

The notes on pages 12 to 22 form part of these financial statements.

Balance Sheet as at 31 December 2023

	Notes	2023	2023	2022	2022
		£	£	£	£
Fixed Assets					
Tangible:					
Housing property	10		1,636,465		1,559,301
Investments	11		1,441,048		373,916
			<u>3,077,513</u>		<u>1,933,217</u>
Current Assets					
Debtors	12	5,709		8,602	
Cash at bank and in hand		30,176		20,249	
		<u>35,885</u>		<u>28,851</u>	
Creditors					
Amounts falling due within one year	13	43,295		40,801	
Net current liabilities			(7,410)		(11,950)
Total assets less current liabilities			3,070,103		1,921,267
Creditors:					
Amounts falling due after one year	14		(30,720)		(81,040)
Net assets			<u>3,039,383</u>		<u>1,840,227</u>
Funds					
Unrestricted Funds	15		1,434,711		378,017
Endowment Funds	16		1,604,672		1,462,210
Total			<u>3,039,383</u>		<u>1,840,227</u>

The notes on pages 12 to 22 form part of these financial statements.

Approved by the Trustee on 5 June 2024 and signed on its behalf by.



RJ Ridley
 Renter Bailiff

Cash flow statement – for the year ended 31 December 2023

	2023	2022
	£	£
Net movement in funds	1,199,156	(8,940)
Investment (gains)/losses	(54,447)	53,533
Deduct: investment income shown in investing activities	(42,892)	(11,912)
Add: depreciation	35,591	29,215
Decrease/(Increase) in debtors	2,893	(6,259)
Increase/(Decrease) in creditors (excluding loans)	2,494	(15,426)
Net cash from operating activities	1,142,795	40,211
Cash flows from investing activities		
Investment income	42,892	11,912
Transfer of investments from Weavers' Benevolent Fund	(1,012,685)	-
Sale of investments	-	100,000
Purchase of tangible fixed assets	(112,755)	(168,833)
Net cash from investing activities	(1,082,548)	(56,921)
Cash flows from financing activities		
Repayment of loans	(50,320)	(15,291)
Increase/(Decrease) in cash and cash equivalents in the year	9,927	(32,001)
Cash and cash equivalents at the start of the year	20,249	52,250
Total cash and cash equivalents at the end of the year required for operational purposes	30,176	20,249

Notes to the accounts for the year ended 31 December 2023

1. Accounting Policies

1.1 Basis of preparation

The financial statements have been prepared in accordance with the Financial Reporting Standard applicable in the UK and Republic of Ireland (FRS102) and with the Statement of Recommended Practice: Accounting by Registered Social Housing Providers 2014 (2018 update) and the Accounting Direction for Private Registered Providers of Social Housing 2015 from January 2019. In addition the Trustee has had regard to the Statement of Recommended Practice: Accounting and Reporting by Charities and elected to present the financial performance of the charity in the form of a Statement of Financial Activities. The charity is a public benefit entity as defined in FRS102.

In preparing the accounts, the Trustee has assessed whether the use of the going concern basis is appropriate and has considered possible events or conditions that might cast significant doubt on the ability of the charity to continue as a going concern. The Trustee has made this assessment for a period of at least one year from the date of approval of the financial statements. In view of the level of assets held, the Trustee has concluded that there is reasonable expectation that the charity has adequate resources to continue in operational existence for the foreseeable future. The charity therefore continues to adopt the going concern basis in preparing its financial statements.

In view of the Trustee in applying the accounting policies adopted, no judgements were required that have a significant effect on the amounts recognised in the financial statements, nor do any estimates or assumptions made carry a significant risk of material adjustment in the next financial year.

1.2 Basis of Accounting

Assets and liabilities are initially measured at cost or transaction value. Market investments are re-measured at fair value at the balance sheet date. The market bid price is taken as fair value as the charity only holds simple financial instruments. Changes in fair value are dealt with through the Statement of Financial Activities.

1.3 Incoming resources

Incoming resources are recognised on a receivable basis.

1.4 Housing property

Housing properties at 1 January 2014 were restated at a deemed cost on adoption of FRS102 and subsequent additions are stated at actual cost. Depreciation is applied on a component basis, with different rates used for assets with materially different useful economic lives. Further to the deemed cost amendment, four components are currently distinguished:

- Historic structure – 200 years
- Roofing – 100 years
- Bathroom and kitchen replacement – 20 years
- Boilers – 10 years

Notes to the accounts for the year ended 31 December 2023 (continued)

1. Accounting Policies (continued)

1.5 Capital grants

Government capital grants received prior to the FRS102 transition date were removed from the balance sheet on the adoption of a deemed cost of the fixed assets, but the amount received is disclosed in note 13. Any future government grants will be recognised initially as long-term creditors and amortised over the life of the assets funded. Non-government grants are treated as income.

1.6 Designated funds

The charity has designated funds for Cyclical Maintenance and Extraordinary Repairs. Amounts transferred into these funds reflect a programme of planned works whereas amounts transferred from the funds represent amounts actually spent. Details of designated funds are shown in note 15.

1.7 Expenditure

Expenditure is recognised on an accruals basis. Service costs include all expenses directly incurred in the running of the Almshouses. Support costs are included in management expenses.

1.8 Value Added Tax

The charity is not registered for VAT. In these financial statements, where applicable, expenditure is shown inclusive of VAT.

2. Directors' emoluments

The Directors are defined as the Trustee and the Clerk to the Trustee. None of the persons in office received any emoluments. A contribution towards the emoluments of the Clerk to the Trustee, who was also the highest paid Director, is included in administration expenses reimbursed to the Weavers' Company General Fund.

3. Employee information

The average weekly number of persons (excluding the Clerk to the Trustee) employed during the year was 4 (2022: 4). These were all service staff.

Staff costs:	2023	2022
	£	£
Wages and salaries	83,301	85,806
Social security costs	7,968	8,775
Pension contributions	3,760	3,746
Other	5,241	2,527
	<u>100,270</u>	<u>100,854</u>

Notes to the accounts for the year ended 31 December 2023 (continued)

4. Particulars of turnover and operating costs

	Turnover	Operating costs	Turnover	Operating costs
	2023	2023	2022	2022
	£	£	£	£
Income and Expenditure from Lettings				
Residents' contributions	405,977		357,779	
Less: voids	(44,197)		(17,206)	
Housing income and expenditure	361,780	(364,646)	340,573	(304,864)
Investment income	42,892		11,912	
Donations received	1,107,685		-	
Interest payable and similar charges (note 5)		(3,002)		(3,028)
Total	1,512,357	(367,648)	352,485	(307,892)
Net income		1,144,709		44,593

5. Donations received

	2023	2022
	£	£
Donations from the Weavers' Benevolent Fund	1,077,685	-
Donation from the Weavers' Company	30,000	-
Total	1,107,685	-

In February 2023, the Trustee agreed the following measures to support the Weavers' Almshouse Charities:

- 6.5% of the value of the Weavers' Benevolent Fund investments at 1 January 2023 (£1,012,685) that had previously been held by the Weavers' Pensions Charities and transferred to the Benevolent Fund in 2013 would be reallocated to the Almshouse Charities' unrestricted funds.
- The Weavers' Benevolent Fund would gift £65,000 to the Weavers' Almshouse Charities to enable it to repay the balance outstanding on the Programme Related Investment Concessionary Loan due to the Benevolent Fund.
- The Weavers' Company General Fund would donate £30,000 to the unrestricted funds of the Almshouse Charities.

Notes to the accounts for the year ended 31 December 2023 (continued)

6. Interest payable and similar charges

	2023	2022
	£	£
On loans wholly or partially repayable in more than 5 years	3,002	3,028

7. Net income

	2023	2022
	£	£
Net incoming resources are stated after charging		
Depreciation – tangible fixed assets	35,591	29,215
Auditors' remuneration (including VAT) in their capacity as auditors	9,228	8,430

8. Taxation

Weavers' Almshouse Charities is a registered charity and is therefore exempt from liability to taxation on its income and capital gains, provided that these are expended in accordance with its charitable activities.

9. Rent losses from voids

The rent losses from voids were 11% (2022: 5%) of the total possible income from rent.

10. Tangible Assets

HOUSING PROPERTY (Freehold)	Buildings (incl. major repairs)	Kitchen & Bathroom refurbishments	Boiler replacements	Roofing	Total Housing Property	Total Housing Property
	2023	2023	2023	2023	2023	2022
	£	£	£	£	£	£
Deemed cost						
At 1 January 2023	714,135	327,355	30,000	627,604	1,699,094	1,530,261
Additions	-	97,971	14,784	-	112,755	168,833
At 31 December 2023	714,135	425,326	44,784	627,604	1,811,849	1,699,094
Depreciation						
At 1 January 2023	24,494	56,452	6,000	52,847	139,793	110,578
Charge for the year	3,571	21,266	4,478	6,276	35,591	29,215
At 31 December 2023	28,065	77,718	10,478	59,123	175,384	139,793
Net Book Value						
At 1 January 2023	689,641	270,903	24,000	574,757	1,559,301	1,419,683
At 31 December 2023	686,070	347,608	34,306	568,481	1,636,465	1,559,301

Notes to the accounts for the year ended 31 December 2023 (continued)

10. Tangible assets (continued)

Additions in the year represented the cost of refurbishing the kitchens and/or bathrooms in 7 flats (2022: 3 flats) and replacing the plant room boiler. (2022: no boiler replacements). The current reinstatement cost assessment of the Almshouse property is £10,341,000

11. Investments

	2023 £	2022 £
Market value at 1 January 2023	373,916	527,449
Donation of shares from Weavers' Benevolent Fund	1,012,685	-
Disposals	-	(100,000)
Unrealised gains/(losses)	54,447	(53,533)
Total	<u>1,441,048</u>	<u>373,916</u>

Historic cost

The investments are managed as part of the Weavers' Company Benevolent Fund portfolio.

12. Debtors due within one year

	2023 £	2022 £
<i>Related party debtors:</i>		
Weavers' Company Benevolent Fund	1,522	564
Other debtors and prepayments	4,187	8,038
Total	<u>5,709</u>	<u>8,602</u>

13. Creditors due within one year

	2023 £	2022 £
<i>Related party creditors:</i>		
Weavers' Company General Fund	54	139
Accruals and sundry creditors	42,168	24,611
Loan from Fresh Plc	1,073	1,051
Interest-free loan from Weavers' Company Benevolent Fund	-	15,000
Total	<u>43,295</u>	<u>40,801</u>

Notes to the accounts for the year ended 31 December 2023 (continued)

14. Creditors due after one year

	2023	2022
	£	£
Housing loans for refurbishment scheme:		
Loan from Fresh plc	30,720	31,040
Interest-free loan from Weavers' Company Benevolent Fund	-	50,000
Total Housing Loans	<u>30,720</u>	<u>81,040</u>

The loan from Fresh Plc is secured by a charge on Weavers' House, Wanstead. The residual loan was repayable over 60 years by half-yearly instalments, the last instalment of which falls to be repaid on 31 October 2048. The residual loan bears interest at the fixed rate of 9.625% per annum. A substantial interest penalty would be incurred in the event of early repayment of the loan.

The interest-free loan from the Weavers' Company Benevolent Fund was repayable at the rate of £15,000 per annum from year 2000, or such lower sum as the charity was able to afford. No repayments were made in 2006 or 2007, but repayments were resumed in 2008. At 31 December 2022, the balance due was £65,000. In February 2023 the Trustee agreed that the Weavers' Company Benevolent Fund would gift £65,000 to the Charity to enable this loan to be repaid in full.

Of the total housing loans £351 (2022: £15,320) is due for repayment in 1-2 years, £1,788 (2022: £37,139) in 2-5 years, leaving a balance of £28,581 (2022: £28,581) with a maturity date in excess of 5 years.

15. Unrestricted Funds

	Designated Funds			Total
	General Fund	Cyclical Maintenance Fund	Extraordinary Repair Fund	
	2023	2023	2023	2023
	£	£	£	£
Balance 1 January 2023	(12,277)	159,617	230,677	378,017
Net incoming resources	1,168,842	4,201	7,257	1,180,300
Transfer in respect of current years repairs and maintenance	13,293	(3,980)	(9,313)	-
Transfers to fund future repairs and maintenance	(35,450)	30,450	5,000	-
Transfer to property fund	(167,219)	-	(10,834)	(178,053)
Unrealised gains	39,765	5,383	9,299	54,447
Balance 31 December 2023	<u>1,006,954</u>	<u>195,671</u>	<u>232,086</u>	<u>1,434,711</u>

Notes to the accounts for the year ended 31 December 2023 (continued)

Designated Funds

The Trustee acknowledges the requirement to maintain and improve the Almshouse accommodation and, in line with guidance from the Almshouse Association, has set aside resources within two designated funds to carry out major items of cyclical maintenance and to provide for extraordinary repairs.

Cyclical Maintenance Fund

The cyclical maintenance fund is a reserve fund to meet maintenance recurring at regular intervals, external redecoration and the cost of professional fees such as for quinquennial inspections to which an annual transfer is made from general unrestricted reserves. In 2023, £30,450 was added to the fund (2022: £30,450) and £3,980 was spent on soundproofing flats (2022: £7,080 was spent on the quinquennial review). The fund also received a share of investment income of £4,201 (2022: £4,211).

Extraordinary Repair Fund

The extraordinary repair fund is a reserve fund for future major expenditure to which an annual transfer is made from the general unrestricted reserves. In 2023, £5,000 was added to the fund (2022: £5,000) and £20,147 was spent on a new boiler for the plant room and gutter works (2022: £110,099 was spent on creating new accommodation for the Deputy Warden). The fund also received a share of investment income of £7,257 (2022: £7,649).

16. Endowment Funds

The value of the endowment fund at 31 December 2023 represents the deemed cost of the Almshouse property (£1,636,465) less loan balances due (£31,793). A transfer of £178,053 (2022: £184,105) was made between unrestricted funds and endowment funds to ensure that the endowment fund balance is maintained. This transfer represented the cost of refurbishing kitchens and bathrooms and boiler replacements (see note 10) and the repayment of loans during the year (see notes 13 and 14).

17. Analysis of net assets between funds

	General Fund	Designated Funds	Endowment Funds	Total
	2023	2023	2023	2023
	£	£	£	£
Tangible fixed assets	-	-	1,636,465	1,636,465
Fixed asset investments	1,052,450	388,598	-	1,441,048
Net current (liabilities)/assets	(45,496)	39,159	(1,073)	(7,410)
Creditors falling due after one year	-	-	(30,720)	(30,720)
Balance 31 December 2023	1,006,954	427,757	1,604,672	3,039,383

Notes to the accounts for the year ended 31 December 2023 (continued)

18. Capital Commitments and Contingent liabilities

At 31 December 2023 and 2022 there were no known capital commitments or contingent liabilities.

19. Related parties

The Weavers' Almshouse Charities and the Weavers' Company Benevolent Fund were administered by a common Trustee, who, at 31 December 2023, was the Bailiffs Wardens and Assistants of the Trade Art and Mystery of Weavers London (Weavers' Company).

A proportion of the administration charges paid by the Weavers' Almshouse Charities amounting to £51,160 (2022: £51,309) is reimbursed to the Weavers' Company General Fund. Other related party transactions are disclosed in the accounts. There were no transactions with persons comprising the Trustee body.

Statement of Financial Activities for the year ended 31 December 2022 (showing split of unrestricted and endowment funds for comparative purposes)

	Notes	Unrestricted funds 2022 £	Endowment funds 2022 £	Total funds 2022 £	Total 2021 £
INCOME					
Income and endowments from:					
Investments	4	11,912	-	11,912	16,740
Charitable activities:					
Residents' contributions	4	340,573	-	340,573	343,495
Total income	4	352,485	-	352,485	360,235
EXPENDITURE					
Charitable activity					
Almshouse accommodation					
Services		158,838	-	158,838	152,558
Management		60,498	-	60,498	65,137
Routine maintenance		52,261	-	52,261	54,403
Depreciation		-	29,215	29,215	25,727
Maintenance – major items		7,080	-	7,080	240,981
Total expenditure	4	278,677	29,215	307,892	538,806
Net income/(expenditure)		73,808	(29,215)	44,593	(178,571)
Net (losses)/gains on investments		(53,533)	-	(53,533)	68,951
Net income/(expenditure) for the year		20,275	(29,215)	(8,940)	(109,620)
Transfers between funds		(184,105)	184,105	-	-
Net movement in funds		(163,830)	154,890	(8,940)	(109,620)
Funds brought forward		541,847	1,307,320	1,849,167	1,958,787
Funds carried forward		378,017	1,462,210	1,840,227	1,849,167

2022 notes for comparative purposes

Tangible Assets

HOUSING PROPERTY (Freehold)	Buildings (incl. major repairs)	Kitchen & Bathroom refurbishments	Boiler replacements	Roofing	Total Housing Property	Total Housing Property
	2022	2022	2022	2022	2022	2021
	£	£	£	£	£	£
Deemed cost						
At 1 January 2022	604,036	268,621	30,000	627,604	1,530,261	1,387,795
Additions	110,099	58,734	-	-	168,833	142,466
At 31 December 2022	714,135	327,355	30,000	627,604	1,699,094	1,530,261
Depreciation						
At 1 January 2022	20,923	40,084	3,000	46,571	110,578	84,851
Charge for the year	3,571	16,368	3,000	6,276	29,215	25,727
At 31 December 2022	24,494	56,452	6,000	52,847	139,793	110,578
Net Book Value						
At 1 January 2022	583,113	228,537	27,000	581,033	1,419,683	1,302,944
At 31 December 2022	689,641	270,903	24,000	574,757	1,559,301	1,419,683

Unrestricted Funds

	Designated Funds			
	General Fund	Cyclical Maintenance Fund	Extraordinary Repair Fund	Total
	2022 £	2022 £	2022 £	2022 £
Balance 1 January 2022	28,151	143,397	370,299	541,847
Net incoming resources	61,948	4,211	7,649	73,808
Transfer in respect of current years repairs and maintenance	7,080	(7,080)	-	-
Transfers to fund future repairs and maintenance	(35,450)	30,450	5,000	-
Transfer to property fund	(74,006)	-	(110,099)	(184,105)
Unrealised losses	-	(11,361)	(42,172)	(53,533)
Balance 31 December 2022	(12,277)	159,617	230,677	378,017

2022 notes for comparative purposes (continued)

Analysis of net assets between funds

	General Fund	Designated Funds	Endowment Funds	Total
	2022 £	2022 £	2022 £	2022 £
Tangible fixed assets	-	-	1,559,301	1,559,301
Fixed asset investments	-	373,916	-	373,916
Net current (liabilities)/assets	(12,277)	16,378	(16,051)	(11,950)
Creditors falling due after one year	-	-	(81,040)	(81,040)
Balance 31 December 2022	(12,277)	390,294	1,462,210	1,840,227

<u>Value for Money Metrics</u>	Weavers' Almshouse Charities	2023	2022
<u>Business Health:</u>	Operating Margin- Social housing	-0.79%	10.49%
	Operating margin- overall	75.69%	12.65%
	EBITDA interest cover	39320.80%	2437.48%
<u>Development</u>	New supply as a % of current units	n/a (No new units developed)	n/a
	Gearing	0.09%	1.75%
<u>Outcomes</u>	Reinvestment %	6.22%	9.94%
<u>Effective Asset Management</u>	ROCE	37.29%	2.32%
<u>Cost per unit</u>	Headline social housing cost	11,284	12,760

WEAVERS' ALMSHOUSE CHARITIES

England & Wales - Charity number 245453

Accounts



The Worshipful Company of Weavers

Weavers' Almshouse Charities

Trustee's Report & Accounts

For the Year Ended 31 December 2022

Charity No: 245453
Homes England No: A 0261

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The Worshipful Company of Weavers
Weavers' Almshouse Charities
31 December 2022

General Information

Full Name:	The Weavers' Almshouse Charities
Registered Numbers:	Registered Charity No 266189 Homes England No: A0261
Governing Instrument:	Scheme of the Charity Commission dated 24 October 1968
Trustee:	The Worshipful Company of Weavers
Registered Address:	Saddlers' House Gutter Lane London EC2V 6BR
Telephone:	020 7606 1155
Email:	weavers@weavers.org.uk
Website:	www.weavers.org.uk
Clerk to the Trustee:	James Gaselee
Bankers:	C Hoare & Co 37 Fleet Street London EC4P 4DQ
Investment Advisors:	Brewin Dolphin Ltd 12 Smithfield Street London EC1A 9BD
Solicitors:	Lee Bolton Monier-Williams 1 The Sanctuary London SW1P 3JT
Auditors:	Haysmacintyre LLP 10 Queen Street Place London EC4R 1AG

Trustee's Report

Details of Trustee

The Trustee is the Worshipful Company of Weavers (the 'Weavers' Company'), together known as the Court of Assistants. The persons in office at 31 December 2022, or who served during the year, were as follows:

Mr P.M.J. Baxendell	Mr L.B. Tharp
Mr J.R.H. Bagley	Mr R.J. Ridley
Mr J.M. Wyman	Mr M.G. Yeandle
Mr J.P. Early	Mr R.W. Townsend
Mr J.G.Y Radcliffe, O.B.E, Q.V.R.M, T.D	Mr C.D.R. Collinge
Mr F.J. St. J. Tibbitts	Mr J.L.C. Winterton
Mr E.C.A .Martineau	Mrs H.S. Wallace-Jones
Mr J.F. Nugée	Mr A.J. Winterton (appointed 25 July 2022)
Mr R.J. Humphries, M.B.E.	Mr P.G. Cattermull (appointed 21 February 2023)
Alderman J. Garbutt, J.P	Mr T.H.M Gaddum (appointed 21 February 2023)
Mr P.J.H. Towler	Mr G.M. Ridley (resigned 4 October 2022)
Mr W.J. Makower	Mr J.F.C Hodges (resigned 22 February 2022)
Mr P.C.E Morris	Mr J.R. Pilling (resigned 7 June 2022)

The following co-opted liverymen served on the Almshouses Committee during the year:

The Hon Dr N Bashforth	G. Courtauld Jnr
J.B. Cecil	Rt Revd. A.J. Proud

Structure, governance and management

The Weavers' Almshouse Charities are linked with the former Weavers' Pension Charities and the two charities are together governed by a Scheme of the Charity Commission sealed in 1968 to bring together many of the smaller charities of the Weavers' Company. These smaller charities were all dissolved, and their assets transferred into the Weavers' Company Benevolent Fund as at 31 December 2013, hence only the Weavers' Almshouse Charities remain of the charities governed by the 1968 scheme.

Persons in office are recruited from within the Livery of the Company. A Selection Committee meets every year to consider suitable members from within the Livery and makes recommendations to the Trustee. They will normally have had previous experience on one or more of the Company's committees. They receive a briefing on their responsibilities and their attention is drawn to the relevant Charity Commission publications, including "The Essential Trustee: What you Need to Know, What You Need to Do."

The Company's Almshouses Committee meets twice per annum to determine matters specifically affecting the Almshouses. In addition, the House Committee acts as a support to the four staff who provide the day to day management. For governance purposes, the charity generally follows the guidance of the Almshouse Association.

Trustee's Report (continued)

In June 2019, the Court of the Weavers' Company discussed the future of the Weavers' Almshouses and considered them to be an integral aspect of the work and spirit of the Company.

Objectives and activities

The object of the Weavers' Almshouse Charities is to provide Almshouses for elderly persons at Weavers' House, New Wanstead, working with the London Borough of Redbridge to achieve these objectives. Weavers' House has been providing sheltered almshouse accommodation since 1859. The buildings have been modernised many times since then and now consist of two studio flats, 13 one-bedroom, two person flats and 23 one-bedroom, single flats, plus staff accommodation and a guest room. In 2013 the roofs on all the buildings were replaced and the exterior redecorated and a planned programme of refurbishing bathrooms and kitchens is in place. During 2021, further external decoration was carried out and work commenced on creating new accommodation for the Deputy Warden by merging two of the studio flats which had been empty since mid-2019. This work was completed in 2022 and the Deputy Warden's former accommodation is now being provided as two bedroom resident accommodation.

Public benefit

As noted above, the objects of the charity are for the benefit of the public. The Trustee has taken due account of the Charity Commission's guidance on Public Benefit when allocating the almshouse accommodation and when considering the activities and achievements of the charity. The charity is able to significantly improve the quality of life of a number of residents, particularly those without families, by providing social events and other personal support.

Achievements and performance

The buildings continue to provide much needed accommodation for elderly persons in the London Borough of Redbridge and the prevailing low void rate demonstrates that it is meeting the needs of the local community.

Financial Review

As set out in the formal accounts (see in particular note 4 on page 15), net income from lettings amounted to £340,573 (2021: £343,495). Total voids for the year were £17,206 (2021: £18,915). Charitable expenditure amounted to £307,892 (2021: £538,806).

After taking into account income from investments, there was a net decrease in unrestricted funds of £163,830 (2021: £241,607) to a total of £378,017 (2021: £541,847). The decrease was made up of a £40,428 reduction in the General Fund (2021: £72,401) and a £123,402 reduction in the Designated Maintenance Funds (2021: £169,206).

Trustee's Report (continued)

In addition to the deficit of £8,940 (2021: deficit of £109,620) shown in the Statement of Financial Activities, £168,833 was also spent on refurbishing kitchens and bathrooms and creating new accommodation for the Deputy Warden (2021: £142,466 was spent on refurbishing kitchens and bathrooms, replacing boilers and creating new accommodation for the Deputy Warden). This is reflected in the Balance Sheet, the Cash Flow Statement and note 9. Cash decreased in the year by £32,001 (£2021: £135,043). However, the Trustee believes that these funds provide adequate security to enable the charity to continue providing a good standard of accommodation for elderly persons in the London Borough of Redbridge and that the designated maintenance funds will enable the property to be maintained and upgraded as required.

Investment policy and performance

The charity's investments form part of the Weavers' Company Benevolent Fund portfolio. They are overseen by the Company's Investment Committee, who, during the year, were advised by Brewin Dolphin Ltd. Their strategy has a balanced investment objective and a moderate risk emphasis. At 31 December 2022 the market value of investments was £373,916 (2021: £527,449). £100,000 was withdrawn from investments during the year to contribute towards creating new accommodation for the Deputy Warden.

Risk management and principal risks

The assessment of risk is embodied in the management of the charity. A quinquennial survey is undertaken by the charity's surveyor and his recommendations are followed up. The Weavers' Company Audit Committee also carries out formal risk assessments of all the operations of the charity, with a view to identifying and mitigating any risks to which the charity might be exposed. These are seen as being the effects of future Government constraints on rent levels and the need to keep pace with the increased expectations of future residents in respect of the accommodation provided. A business continuity plan has been completed and adopted by the Almshouse Committee. The Trustee does not believe that there is any material risk that the charity could not continue as a going concern.

Reserves

The reserves policy has been established after careful consideration of the charity's likely ongoing commitments to existing residents, the expected future trends in applications for assistance and the sources and reliability of income. This policy is reviewed on an annual basis. The charity has met the Almshouse Association's recommendations for transfer to the designated Extraordinary Repairs Fund and the Cyclical Maintenance Fund during the year. At 31 December 2022, unrestricted reserves, including designated funds, totalled £378,017 (2021: £541,847).

The Trustee expects to balance income and expenditure and any surpluses are either added to the Cyclical Maintenance or Extraordinary Repair Funds to meet the cost of future planned or extraordinary repairs and maintenance, or are carried forward to meet future commitments.

Trustee's Report (continued)

Related Parties

The Weavers' Almshouse Charities and the Weavers' Company Benevolent Fund are administered by a common Trustee, who at 31 December 2022 was the Weavers' Company. A portion of the administration expenses incurred by the charity is paid to the Worshipful Company of Weavers' General Fund (2022: £51,309, 2021: £50,850). This and other related party transactions are disclosed in the accounts.

Housing Regulator's Governance and Viability Standard

The Trustee has complied with the Homes & Communities Agency's Governance and Financial Viability Standard.


Statement of Trustee's responsibilities

Charity law and regulations for Registered Providers of Social Housing require the Trustee to prepare, for each financial year, financial statements which give a true and fair view of the state of affairs of the charity and of its financial activities for that period. In preparing those financial statements the Trustee is required to:

- a) select suitable accounting policies and then apply them consistently;
- b) make judgements and estimates that are reasonable and prudent;
- c) state whether the policies adopted are in accordance with the Housing SORP, the Regulations made under section 145 of the Charities Act 2011 and with applicable accounting standards, subject to an material departures disclosed and explained in the financial statements
- d) prepare the financial statements on a going concern basis unless it is inappropriate to assume that the charity will continue to operate.

The Trustee is responsible for keeping proper accounting records which disclose with reasonable accuracy at any time the financial position of the charity to ensure that the financial statement comply with the Charities Act 2011. The Trustee is also responsible for safeguarding the assets of the charity and hence for taking reasonable steps for the prevention and detection of fraud or other irregularities.

Approved by the Trustee on 7 June 2023 and signed on its behalf


JRH Bagley
Renter Bailiff

Independent auditors' report to the Trustee of the Weavers' Almshouse Charities

Opinion

We have audited the financial statements of Weavers' Almshouse Charities for the year ended 31 December 2022, which comprise the statement of financial activities, the balance sheet, the cash flow statement and the notes to the financial statements, including a summary of significant accounting policies. The financial reporting framework that has been applied in their preparation is applicable law and United Kingdom Accounting Standards, including Financial Reporting Standard 102 The Financial Reporting Standard applicable in the UK and Republic of Ireland (United Kingdom Generally Accepted Accounting Practice).

In our opinion, the financial statements:

- give a true and fair view of the state of the charity's affairs as at 31 December 2022 and of the charity's net movement in funds for the year then ended;
- have been properly prepared in accordance with United Kingdom Generally Accepted Accounting Practice; and
- have been prepared in accordance with the requirements of the Charities Act 2011, the Housing and Regeneration Act 2008 and the Accounting Direction for private registered providers of social housing from January 2019.

Basis for opinion

We have been appointed as auditor under section 144 of the Charities Act 2011 and report in accordance with the Act and relevant regulations made or having effect thereunder. We conducted our audit in accordance with International Standards on Auditing (UK) (ISAs (UK)) and applicable law. Our responsibilities under those standards are further described in the Auditor's responsibilities for the audit of the financial statements section of our report. We are independent of the charity in accordance with the ethical requirements that are relevant to our audit of the financial statements in the UK, including the FRC's Ethical Standard, and we have fulfilled our other ethical responsibilities in accordance with these requirements. We believe that the audit evidence we have obtained is sufficient and appropriate to provide a basis for our opinion.

Conclusions relating to going concern

In auditing the financial statements, we have concluded that the Trustee's use of the going concern basis of accounting in the preparation of the financial statements is appropriate.

Based on the work we have performed, we have not identified any material uncertainties relating to events or conditions that, individually or collectively, may cast significant doubt on the charity's ability to continue as a going concern for a period of at least twelve months from when the financial statements are authorised for issue.

Our responsibilities and the responsibilities of the Trustee with respect to going concern are described in the relevant sections of this report.

Other information

The Trustee is responsible for the other information. The other information comprises the information included in the Trustee's Annual Report. Our opinion on the financial statements

Independent auditors' report to the Trustee of the Weavers' Almshouse Charities (continued)

does not cover the other information and, except to the extent otherwise explicitly stated in our report, we do not express any form of assurance conclusion thereon.

In connection with our audit of the financial statements, our responsibility is to read the other information and, in doing so, consider whether the other information is materially inconsistent with the financial statements or our knowledge obtained in the audit or otherwise appears to be materially misstated. If we identify such material inconsistencies or apparent material misstatements, we are required to determine whether there is a material misstatement in the financial statements or a material misstatement of the other information. If, based on the work we have performed, we conclude that there is a material misstatement of this other information, we are required to report that fact. We have nothing to report in this regard.

Matters on which we are required to report by exception

We have nothing to report in respect of the following matters in relation to which the Charities (Accounts and Reports) Regulations 2008 require us to report to you if, in our opinion:

- adequate accounting records have not been kept by the charity; or
- sufficient accounting records have not been kept; or
- the charity financial statements are not in agreement with the accounting records and returns; or
- we have not received all the information and explanations we require for our audit.

Responsibilities of Trustee for the financial statements

As explained more fully in the Trustee's responsibilities statement set out on page 5, the Trustee is responsible for the preparation of the financial statements and for being satisfied that they give a true and fair view, and for such internal control as the Trustee determine is necessary to enable the preparation of financial statements that are free from material misstatement, whether due to fraud or error.

In preparing the financial statements, the Trustee is responsible for assessing the charity's ability to continue as a going concern, disclosing, as applicable, matters related to going concern and using the going concern basis of accounting unless the Trustee either intend to liquidate the charity or to cease operations, or have no realistic alternative but to do so.

Auditor's responsibilities for the audit of the financial statements

Our objectives are to obtain reasonable assurance about whether the financial statements as a whole are free from material misstatement, whether due to fraud or error, and to issue an auditor's report that includes our opinion. Reasonable assurance is a high level of assurance but is not a guarantee that an audit conducted in accordance with ISAs (UK) will always detect a material misstatement when it exists. Misstatements can arise from fraud or error and are considered material if, individually or in the aggregate, they could reasonably be expected to influence the economic decisions of users taken on the basis of these financial statements.

Irregularities, including fraud, are instances of non-compliance with laws and regulations. We design procedures in line with our responsibilities, outlined above, to detect material

Independent auditors' report to the Trustee of the Weavers' Almshouse Charities (continued)

misstatements in respect of irregularities, including fraud. The extent to which our procedures are capable of detecting irregularities, including fraud is detailed below:

Based on our understanding of the charity and the environment in which it operates, we identified that the principal risks of non-compliance with laws and regulations related to registered charities, and we considered the extent to which non-compliance might have a material effect on the financial statements. We also considered those laws and regulations that have a direct impact on the preparation of the financial statements such as the Charities Act 2011 and other factors such as taxation.

We evaluated management's incentives and opportunities for fraudulent manipulation of the financial statements (including the risk of override of controls) and determined that the principal risks were related to manual accounting journals. Audit procedures performed by the engagement team included:

- Discussions with management including consideration of known or suspected instances of non-compliance with laws and regulation and fraud;
- Evaluating management's controls designed to prevent and detect irregularities; and
- Identifying and testing journals, in particular journal entries posted with unusual account combinations, postings by unusual users or with unusual descriptions.

A further description of our responsibilities for the audit of the financial statements is located on the Financial Reporting Council's website at: www.frc.org.uk/auditorsresponsibilities. This description forms part of our auditor's report.

Because of the inherent limitations of an audit, there is a risk that we will not detect all irregularities, including those leading to a material misstatement in the financial statements or non-compliance with regulation. This risk increases the more that compliance with a law or regulation is removed from the events and transactions reflected in the financial statements, as we will be less likely to become aware of instances of non-compliance. The risk is also greater regarding irregularities occurring due to fraud rather than error, as fraud involves intentional concealment, forgery, collusion, omission or misrepresentation.

Independent auditors' report to the Trustee of the Weavers' Almshouse Charities (continued)

Use of our report

This report is made solely to the charity's Trustee, as a body, in accordance with section 144 of the Charities Act 2011 and regulations made under section 154 of that Act. Our audit work has been undertaken so that we might state to the charity's Trustee those matters we are required to state to them in an Auditor's report and for no other purpose. To the fullest extent permitted by law, we do not accept or assume responsibility to anyone other than the charity's Trustee as a body for our audit work, for this report, or for the opinions we have formed.

Haysmacintyre LLP

Haysmacintyre LLP
Statutory Auditors

7 June 2023

10 Queen Street Place
London
EC4R 1AG

Haysmacintyre is eligible to act as an auditor in terms of section 1212 of the Companies Act 2006

Statement of Financial Activities for the Year Ended 31 December 2022

	Notes	Unrestricted funds 2022 £	Endowment funds 2022 £	Total funds 2022 £	Total 2021 £
INCOME					
Income and endowments from:					
Investments	4	11,912	-	11,912	16,740
Charitable activities:					
Residents' contributions	4	340,573	-	340,573	343,495
Total income	4	352,485	-	352,485	360,235
EXPENDITURE					
Charitable activity					
Almshouse accommodation					
Services		158,838	-	158,838	152,558
Management		60,498	-	60,498	65,137
Routine maintenance		52,261	-	52,261	54,403
Depreciation		-	29,215	29,215	25,727
Maintenance – major items		7,080	-	7,080	240,981
Total expenditure	4	278,677	29,215	307,892	538,806
Net income/(expenditure)		73,808	(29,215)	44,593	(178,571)
Net (losses)/gains on investments		(53,533)	-	(53,533)	68,951
Net income/(expenditure) for the year		20,275	(29,215)	(8,940)	(109,620)
Transfers between funds		(184,105)	184,105	-	-
Net movement in funds		(163,830)	154,890	(8,940)	(109,620)
Funds brought forward		541,847	1,307,320	1,849,167	1,958,787
Funds carried forward		378,017	1,462,210	1,840,227	1,849,167

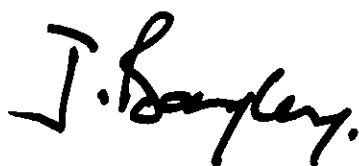
The notes on pages 13 to 23 form part of these financial statements.

Balance Sheet as at 31 December 2022

	Notes	2022 £	2022 £	2021 £	2021 £
Fixed Assets					
Tangible:					
Housing property	9		1,559,301		1,419,683
Investments	10		373,916		527,449
			<u>1,933,217</u>		<u>1,947,132</u>
Current Assets					
Debtors	11	8,602		2,343	
Cash at bank and in hand		20,249		52,250	
		<u>28,851</u>		<u>54,593</u>	
Creditors					
Amounts falling due within one year	12	40,801		56,227	
Net current liabilities			(11,950)		(1,634)
Total assets less current liabilities			1,921,267		1,945,498
Creditors:					
Amounts falling due after one year	13		81,040		96,331
Net assets			<u>1,840,227</u>		<u>1,849,167</u>
Funds					
Unrestricted Funds	14		378,017		541,847
Endowment Funds	15		1,462,210		1,307,320
Total			<u>1,840,227</u>		<u>1,849,167</u>

The notes on pages 13 to 23 form part of these financial statements.

Approved by the Trustee on 7 June 2023 and signed on its behalf by.



JRH Bagley
 Renter Bailiff

Cash flow statement – for the year ended 31 December 2022

	2022	2021
	£	£
Net movement in funds	(8,940)	(109,620)
Investment losses/(gains)	53,533	(68,951)
Deduct: investment income shown in investing activities	(11,912)	(16,740)
Add: depreciation	29,215	25,727
(Increase)/Decrease in debtors	(6,259)	(315)
(Decrease)/Increase in creditors (excluding loans)	(15,426)	25,847
Net cash from operating activities	40,211	(144,052)
Cash flows from investing activities		
Investment income	11,912	16,740
Sale of investments	100,000	150,000
Purchase of tangible fixed assets	(168,833)	(142,466)
Net cash from investing activities	(56,921)	24,274
Cash flows from financing activities		
Repayment of loans	(15,291)	(15,265)
Decrease in cash and cash equivalents in the year	(32,001)	(135,043)
Cash and cash equivalents at the start of the year	52,250	187,293
Total cash and cash equivalents at the end of the year required for operational purposes	20,249	52,250

Notes to the accounts for the year ended 31 December 2022

1. Accounting Policies

1.1 Basis of preparation

The financial statements have been prepared in accordance with the Financial Reporting Standard applicable in the UK and Republic of Ireland (FRS102) and with the Statement of Recommended Practice: Accounting by Registered Social Housing Providers 2014 (2018 update) and the Accounting Direction for Private Registered Providers of Social Housing 2015 from January 2019. In addition the Trustee has had regard to the Statement of Recommended Practice: Accounting and Reporting by Charities and elected to present the financial performance of the charity in the form of a Statement of Financial Activities. The charity is a public benefit entity as defined in FRS102.

In preparing the accounts, the Trustee has assessed whether the use of the going concern basis is appropriate and has considered possible events or conditions that might cast significant doubt on the ability of the charity to continue as a going concern. The Trustee has made this assessment for a period of at least one year from the date of approval of the financial statements. In view of the level of assets held, the Trustee has concluded that there is reasonable expectation that the charity has adequate resources to continue in operational existence for the foreseeable future. The charity therefore continues to adopt the going concern basis in preparing its financial statements.

In view of the Trustee in applying the accounting policies adopted, no judgements were required that have a significant effect on the amounts recognised in the financial statements, nor do any estimates or assumptions made carry a significant risk of material adjustment in the next financial year.

1.2 Basis of Accounting

Assets and liabilities are initially measured at cost or transaction value. Market investments are re-measured at fair value at the balance sheet date. The market bid price is taken as fair value as the charity only holds simple financial instruments. Changes in fair value are dealt with through the Statement of Financial Activities.

1.3 Incoming resources

Incoming resources are recognised on a receivable basis.

1.4 Housing property

Housing properties at 1 January 2014 were restated at a deemed cost on adoption of FRS102 and subsequent additions are stated at actual cost. Depreciation is applied on a component basis, with different rates used for assets with materially different useful economic lives. Further to the deemed cost amendment, four components are currently distinguished:

- Historic structure – 200 years
- Roofing – 100 years
- Bathroom and kitchen replacement – 20 years
- Boilers – 10 years

Notes to the accounts for the year ended 31 December 2022 (continued)

1. Accounting Policies (continued)

1.5 Capital grants

Government capital grants received prior to the FRS102 transition date were removed from the balance sheet on the adoption of a deemed cost of the fixed assets, but the amount received is disclosed in note 13. Any future government grants will be recognised initially as long-term creditors and amortised over the life of the assets funded. Non-government grants are treated as income.

1.6 Designated funds

The charity has designated funds for Cyclical Maintenance and Extraordinary Repairs. Amounts transferred into these funds reflect a programme of planned works whereas amounts transferred from the funds represent amounts actually spent. Details of designated funds are shown in note 14.

1.7 Expenditure

Expenditure is recognised on an accruals basis. Service costs include all expenses directly incurred in the running of the Almshouses. Support costs are included in management expenses.

1.8 Value Added Tax

The charity is not registered for VAT. In these financial statements, where applicable, expenditure is shown inclusive of VAT.

2. Directors' emoluments

The Directors are defined as the Trustee and the Clerk to the Trustee. None of the persons in office received any emoluments. A contribution towards the emoluments of the Clerk to the Trustee, who was also the highest paid Director, is included in administration expenses reimbursed to the Weavers' Company General Fund.

3. Employee information

The average weekly number of persons (excluding the Clerk to the Trustee) employed during the year was 4 (2021: 4). These were all service staff.

Staff costs:	2022	2021
	£	£
Wages and salaries	85,806	80,422
Social security costs	8,775	7,263
Pension contributions	3,746	3,457
Other	2,527	1,115
	<u>100,854</u>	<u>92,257</u>

Notes to the accounts for the year ended 31 December 2022 (continued)

4. Particulars of turnover and operating costs

	Turnover	Operating costs	Turnover	Operating costs
	2022	2022	2021	2021
	£	£	£	£
Income and Expenditure from Lettings				
Residents' contributions	357,779		362,410	
Less: voids	(17,206)		(18,915)	
Housing income and expenditure	340,573	(304,864)	343,495	(535,753)
Investment income	11,912		16,740	
Interest payable and similar charges (note 5)		(3,028)		(3,053)
Total	352,485	(307,892)	360,235	(538,806)
Net income/(expenditure)		44,593		(178,571)

5. Interest payable and similar charges

	2022	2021
	£	£
On loans wholly or partially repayable in more than 5 years	3,028	3,053

6. Net income

Net incoming resources are stated after charging	2022	2021
	£	£
Depreciation – tangible fixed assets	29,215	25,727
Auditors' remuneration (including VAT) in their capacity as auditors	8,430	6,620

7. Taxation

Weavers' Almshouse Charities is a registered charity and is therefore exempt from liability to taxation on its income and capital gains, provided that these are expended in accordance with its charitable activities.

8. Rent losses from voids

The rent losses from voids were 5% (2021: 5%) of the total possible income from rent.

Notes to the accounts for the year ended 31 December 2022 (continued)

9. Tangible Assets

HOUSING PROPERTY (Freehold)	Buildings (incl. major repairs)	Kitchen & Bathroom refurbishments	Boiler replacements	Roofing	Total Housing Property	Total Housing Property
	2022	2022	2022	2022	2022	2021
	£	£	£	£	£	£
Deemed cost						
At 1 January 2022	604,036	268,621	30,000	627,604	1,530,261	1,387,795
Additions	110,099	58,734	-	-	168,833	142,466
At 31 December 2022	714,135	327,355	30,000	627,604	1,699,094	1,530,261
Depreciation						
At 1 January 2022	20,923	40,084	3,000	46,571	110,578	84,851
Charge for the year	3,571	16,368	3,000	6,276	29,215	25,727
At 31 December 2022	24,494	56,452	6,000	52,847	139,793	110,578
Net Book Value						
At 1 January 2022	583,113	228,537	27,000	581,033	1,419,683	1,302,944
At 31 December 2022	689,641	270,903	24,000	574,757	1,559,301	1,419,683

Additions in the year represented the cost of refurbishing the kitchens and/or bathrooms in 3 flats (2021: 6 flats), replacing boilers in zero flats (2021: 7 flats) and creating new accommodation for the Deputy Warden. The current insured value of the Almshouses is £9,261,338.

10. Investments

	2022 £	2021 £
Market value at 1 January 2022	527,449	608,498
Disposals	(100,000)	(150,000)
Unrealised (losses)/gains	(53,533)	68,951
Market value at 31 December 2022	373,916	527,449
Historic cost	247,687	304,339

The investments are managed as part of the Weavers' Company charitable funds.

11. Debtors due within one year

	2022 £	2021 £
<i>Related party debtors:</i>		
Weavers' Company Benevolent Fund	564	520
Other debtors and prepayments	8,038	1,823
Total	8,602	2,343

Notes to the accounts for the year ended 31 December 2022 (continued)

12. Creditors due within one year

	2022	2021
	£	£
<i>Related party creditors:</i>		
Weavers' Company General Fund	139	40
Deferred income: rents received in advance	-	898
Accruals and sundry creditors	24,611	39,257
Loan from Fresh Plc	1,051	1,032
Interest-free loan from Weavers' Company Benevolent Fund	15,000	15,000
Total	<u>40,801</u>	<u>56,227</u>

13. Creditors due after one year

	2022	2021
	£	£
Housing loans for refurbishment scheme:		
Loan from Fresh plc	31,040	31,331
Interest-free loan from Weavers' Company Benevolent Fund	50,000	65,000
Total Housing Loans	<u>81,040</u>	<u>96,331</u>

The loan from Fresh Plc is secured by a charge on Weavers' House, Wanstead. The residual loan was repayable over 60 years by half-yearly instalments, the last instalment of which falls to be repaid on 31 October 2048. The residual loan bears interest at the fixed rate of 9.625% per annum. A substantial interest penalty would be incurred in the event of early repayment of the loan.

The interest-free loan from the Weavers' Company Benevolent Fund is repayable at the rate of £15,000 per annum from year 2000, or such lower sum as the charity is able to afford. No repayments were made in 2006 or 2007, but repayments were resumed in 2008. At 31 December 2022, the balance due was £65,000. In February 2023 the Trustee agreed that the Weavers' Company Benevolent Fund would gift £65,000 to the Charity to enable this loan to be repaid in full (see note 19).

Of the total housing loans £15,320 (2021: £15,291) is due for repayment in 1-2 years, £37,139 (2021: £46,057) in 2-5 years, leaving a balance of £28,581 (2021: £34,983) with a maturity date in excess of 5 years.

Notes to the accounts for the year ended 31 December 2022 (continued)

14. Unrestricted Funds

	Designated Funds			Total
	General Fund	Cyclical Maintenance Fund	Extraordinary Repair Fund	
	2022 £	2022 £	2022 £	
Balance 1 January 2022	28,151	143,397	370,299	541,847
Net incoming resources	61,948	4,211	7,649	73,808
Transfer in respect of current years repairs and maintenance	7,080	(7,080)	-	-
Transfers to fund future repairs and maintenance	(35,450)	30,450	5,000	-
Transfer to property fund	(74,006)	-	(110,099)	(184,105)
Unrealised losses	-	(11,361)	(42,172)	(53,533)
Balance 31 December 2022	(12,277)	159,617	230,677	378,017

Designated Funds

The Trustee acknowledges the requirement to maintain and improve the Almshouse accommodation and, in line with guidance from the Almshouse Association, has set aside resources within two designated funds to carry out major items of cyclical maintenance and to provide for extraordinary repairs.

Cyclical Maintenance Fund

The cyclical maintenance fund is a reserve fund to meet maintenance recurring at regular intervals, external redecoration and the cost of professional fees such as for quinquennial inspections to which an annual transfer is made from general unrestricted reserves. In 2022, £30,450 was added to the fund (2021: £28,150) and £7,080 was spent on the quinquennial review (2021: £240,981 was spent on external redecoration). The fund also received a share of investment income of £4,211 (2021: £6,454).

Extraordinary Repair Fund

The extraordinary repair fund is a reserve fund for future major expenditure to which an annual transfer is made from the general unrestricted reserves. In 2022, £5,000 was added to the fund (2021: £10,000) and £110,099 was spent on creating new accommodation for the Deputy Warden (2021: £52,066). The fund also received a share of investment income of £7,649 (2021: £10,286).

Notes to the accounts for the year ended 31 December 2022 (continued)

15. Endowment Funds

The value of the endowment fund at 31 December 2022 represents the deemed cost of the Almshouse property (£1,559,301) less loan balances due (£97,091). A transfer of £184,105 (2021: £157,714) was made between unrestricted funds and endowment funds to ensure that the endowment fund balance is maintained. This transfer represented the cost of refurbishing kitchens and bathrooms, boiler replacements and creating new accommodation for the Deputy Warden (see note 9) and the repayment of loans during the year (see notes 12 and 13).

16. Analysis of net assets between funds

	General Fund	Designated Funds	Endowment Funds	Total
	2022	2022	2022	2022
	£	£	£	£
Tangible fixed assets	-	-	1,559,301	1,559,301
Fixed asset investments	-	373,916	-	373,916
Net current (liabilities)/assets	(12,277)	16,378	(16,051)	(11,950)
Creditors falling due after one year	-	-	(81,040)	(81,040)
Balance 31 December 2022	(12,277)	390,294	1,462,210	1,840,227

17. Capital Commitments and Contingent liabilities

At 31 December 2022 and 2021 there were no known capital commitments or contingent liabilities.

18. Related parties

The Weavers' Almshouse Charities and the Weavers' Company Benevolent Fund were administered by a common Trustee, who, at 31 December 2022, was the Bailiffs Wardens and Assistants of the Trade Art and Mystery of Weavers London (Weavers' Company).

A proportion of the administration charges paid by the Weavers' Almshouse Charities amounting to £51,309 (2021: £50,850) is reimbursed to the Weavers' Company General Fund. Other related party transactions are disclosed in the accounts. There were no transactions with persons comprising the Trustee body.

Notes to the accounts for the year ended 31 December 2022 (continued)

19. Post Balance Sheet events

In February 2023 the Trustee agreed the following measures to support the Weavers' Almshouse Charities:

- 6.5% of the value of the Weavers' Company Benevolent Fund investments at 1 January 2023 (£1.012m), that had previously been held by the Weavers' Pensions Charities (WPC) and transferred to the Benevolent Fund in 2013, would be reallocated to the Charity to be held as unrestricted funds. It was predicted that this would generate additional investment income of circa £30,000 per annum.
- In 2023, the Weavers' Company Benevolent Fund would gift £65,000 to the Charity to enable it to repay the balance outstanding on the Programme Related Investment Concessionary Loan due to the Benevolent Fund.
- In 2023, The Weavers' Company would make a donation of £30,000 to the Charity's unrestricted funds. Additional future donations would be considered.

Statement of Financial Activities for the year ended 31 December 2021 (showing split of unrestricted and endowment funds for comparative purposes)

	Notes	Unrestricted funds	Endowment funds	Total funds	Total
		2021	2021	2021	2020
		£	£	£	£
INCOME					
Income and endowments from:					
Investments	4	16,740	-	16,740	17,552
Charitable activities:					
Residents' contributions	4	343,495	-	343,495	339,427
Total income	4	360,235	-	360,235	356,979
EXPENDITURE					
Charitable activity					
Almshouse accommodation					
Services		152,558	-	152,558	128,060
Management		65,137	-	65,137	66,905
Routine maintenance		54,403	-	54,403	68,945
Depreciation		-	25,727	25,727	19,447
Maintenance – major items		240,981	-	240,981	9,097
Total expenditure	4	513,079	25,727	538,806	292,454
Net (expenditure)/income before investment gains		(152,844)	(25,727)	(178,571)	64,525
Net gains on investments		68,951	-	68,951	5,278
Net (expenditure)/income for the year		(83,893)	(25,727)	(109,620)	69,803
Transfers between funds		(157,714)	157,714	-	-
Net movement in funds		(241,607)	131,987	(109,620)	69,803
Funds brought forward		783,454	1,175,333	1,958,787	1,888,984
Funds carried forward		541,847	1,307,320	1,849,167	1,958,787

2021 notes for comparative purposes

Tangible Assets

HOUSING PROPERTY (Freehold)	Buildings (incl. major repairs)	Kitchen & Bathroom refurbishments	Boiler replacements	Roofing	Total Housing Property	Total Housing Property
	2021	2021	2021	2021	2021	2020
	£	£	£	£	£	£
Deemed cost						
At 1 January 2021	551,970	208,221	-	627,604	1,387,795	1,344,624
Additions	52,066	60,400	30,000	-	142,466	43,171
At 31 December 2021	604,036	268,621	30,000	627,604	1,530,261	1,387,795
Depreciation						
At 1 January 2021	17,903	26,653	-	40,295	84,851	65,404
Charge for the year	3,020	13,431	3,000	6,276	25,727	19,447
At 31 December 2021	20,923	40,084	3,000	46,571	110,578	84,851
Net Book Value						
At 1 January 2021	534,067	181,568	-	587,309	1,302,944	1,279,220
At 31 December 2021	583,113	228,537	27,000	581,033	1,419,683	1,302,944

Unrestricted Funds

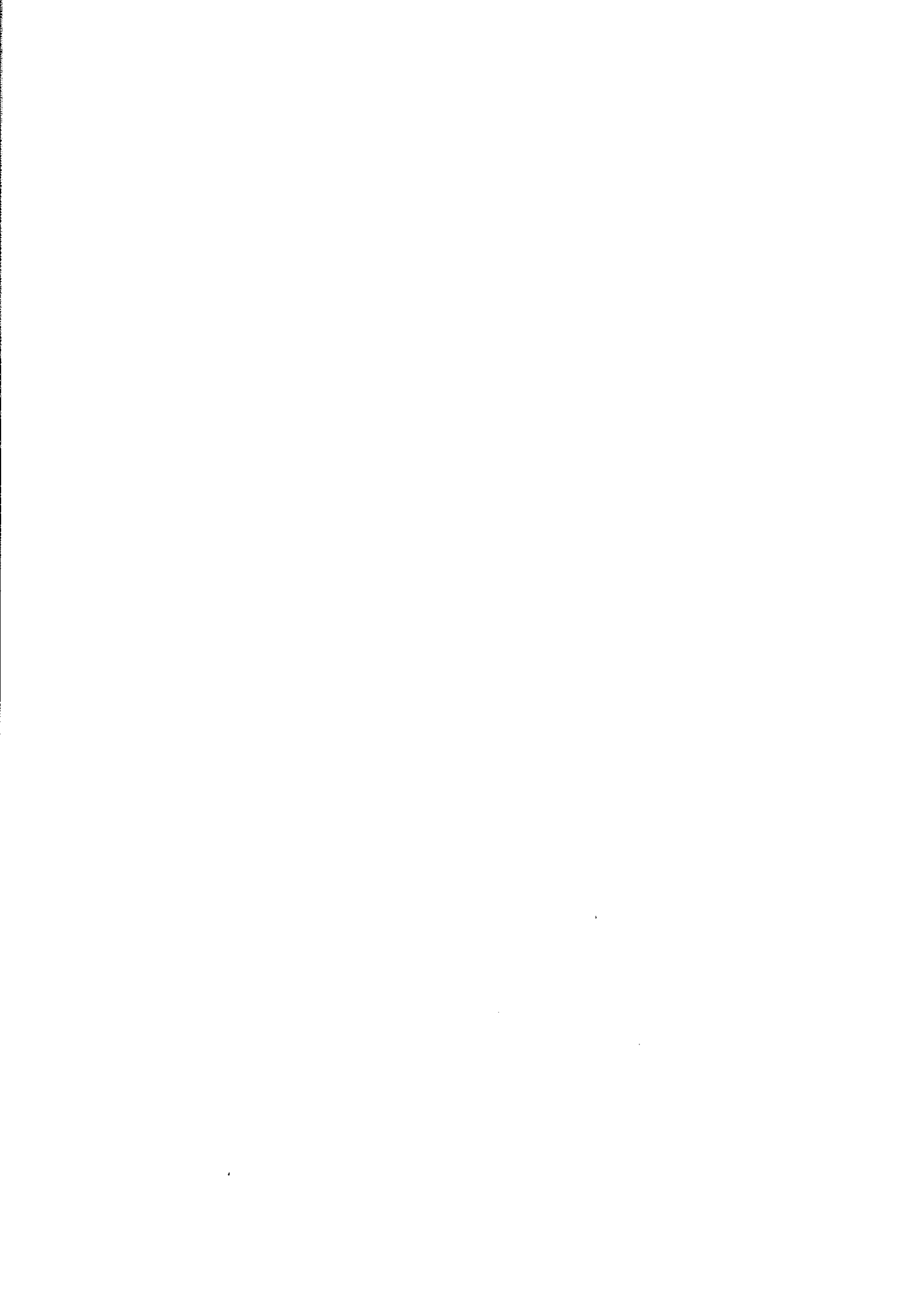
Designated Funds

	General Fund	Cyclical Maintenance Fund	Extraordinary Repair Fund	Total
	2021	2021	2021	2021
	£	£	£	£
Balance 1 January 2021	100,552	329,481	353,421	783,454
Net (outgoing)/incoming resources	(169,584)	6,454	10,286	(152,844)
Transfer in respect of current years repairs and maintenance	240,981	(240,981)	-	-
Transfers to fund future repairs and maintenance	(38,150)	28,150	10,000	-
Transfer to property fund	(105,648)	-	(52,066)	(157,714)
Unrealised gains	-	20,293	48,658	68,951
Balance 31 December 2021	28,151	143,397	370,299	541,847

2021 notes for comparative purposes (continued)

Analysis of net assets between funds

	General Fund	Designated Funds	Endowment Funds	Total
	2021 £	2021 £	2021 £	2021 £
Tangible fixed assets	-	-	1,419,683	1,419,683
Fixed asset investments	-	527,449	-	527,449
Net current assets	28,151	(13,753)	(16,032)	(1,634)
Creditors falling due after one year	-	-	(96,331)	(96,331)
Balance 31 December 2021	28,151	513,696	1,307,320	1,849,167



<u>Value for Money Metrics</u>	Weavers' Almshouse Charities	2022	2021
<u>Business Health:</u>	Operating Margin- Social housing	10.49%	-55.97%
	Operating margin- overall	12.65%	49.56%
	EBITDA interest cover	2437.12%	-5006.32%
<u>Development</u>	New supply as a % of current units	n/a (No new units developed)	n/a
	Gearing	1.58%	-0.32%
<u>Outcomes</u>	Reinvestment %	9.94%	9.31%
<u>Effective Asset Management</u>	ROCE	2.32%	-9.18%
<u>Cost per unit</u>	Headline social housing cost	12,760	11,757

WEAVERS' ALMSHOUSE CHARITIES

England & Wales - Charity number 245453

Accounts



The Worshipful Company of Weavers

Weavers' Almshouse Charities

Trustee's Report & Accounts

For the Year Ended 31 December 2021

Charity No: 245453
Homes England No: A 0261

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The Worshipful Company of Weavers
Weavers' Almshouse Charities
31 December 2021

General Information

Full Name:	The Weavers' Almshouse Charities
Registered Numbers:	Registered Charity No 266189 Homes England No: A0261
Governing Instrument:	Scheme of the Charity Commission dated 24 October 1968
Trustee:	The Worshipful Company of Weavers
Registered Address:	Saddlers' House Gutter Lane London EC2V 6BR
Telephone:	020 7606 1155
Email:	weavers@weavers.org.uk
Website:	www.weavers.org.uk
Clerk to the Trustee:	James Gaselee
Bankers:	C Hoare & Co 37 Fleet Street London EC4P 4DQ
Investment Advisors:	Brewin Dolphin Ltd 12 Smithfield Street London EC1A 9BD
Solicitors:	Lee Bolton Monier-Williams 1 The Sanctuary London SW1P 3JT
Auditors:	Haysmacintyre LLP 10 Queen Street Place London EC4R 1AG

The Worshipful Company of Weavers
Weavers' Almshouse Charities
31 December 2021

Trustee's Report

Details of Trustee

The Trustee is the Worshipful Company of Weavers (the 'Weavers' Company'), together known as the Court of Assistants. The persons in office at 31 December 2021, or who served during the year, were as follows:

Mr P.C.E. Morris	Alderman J. Garbutt, J.P
Mr P.M.J. Baxendell	Mr P.J.H. Towler
Mr T.H. Bacon	Mr W.J. Makower
Mr J.M. Wyman	Mr L.B. Tharp
Mr J.G.Y Radcliffe, O.B.E, Q.V.R.M, T.D	Mr R.J. Ridley
Mr G.M. Ridley	Mr J.R.H. Bagley
Mr J.F.C Hodges	Mr M.G. Yeandle
Mr J.R. Pilling	Mr R.W. Townsend
Mr F.J. St. J. Tibbitts	Mr C.D.R. Collinge
Mr E.C.A .Martineau	Mr J.L.C. Winterton
Mr J.F. Nugée	Mrs H.S. Wallace-Jones (appointed 3 June 21)
Mr R.J. Humphries, M.B.E.	

The following co-opted liverymen served on the Almshouses Committee during the year:

The Hon Dr N Bashforth	G. Courtauld Jnr
J.B. Cecil	Rt Revd. A.J. Proud

Structure, governance and management

The Weavers' Almshouse Charities are linked with the former Weavers' Pension Charities and the two charities are together governed by a Scheme of the Charity Commission sealed in 1968 to bring together many of the smaller charities of the Weavers' Company. These smaller charities were all dissolved, and their assets transferred into the Weavers' Company Benevolent Fund as at 31 December 2013, hence only the Weavers' Almshouse Charities remain of the charities governed by the 1968 scheme.

Persons in office are recruited from within the Livery of the Company. A Selection Committee meets every year to consider suitable members from within the Livery and makes recommendations to the Trustee. They will normally have had previous experience on one or more of the Company's committees. They receive a briefing on their responsibilities and their attention is drawn to the relevant Charity Commission publications, including "The Essential Trustee: What you Need to Know, What You Need to Do."

The Company's Almshouses Committee meets twice per annum to determine matters specifically affecting the Almshouses. In addition, the House Committee acts as a support to the four staff who provide the day to day management. For governance purposes, the charity generally follows the guidance of the Almshouse Association.

Trustee's Report (continued)

In June 2019, the Court of the Weavers' Company discussed the future of the Weavers' Almshouses and considered them to be an integral aspect of the work and spirit of the Company.

Objectives and activities

The object of the Weavers' Almshouse Charities is to provide Almshouses for elderly persons at Weavers' House, New Wanstead, working with the London Borough of Redbridge to achieve these objectives. Weavers' House has been providing sheltered almshouse accommodation since 1859. The buildings have been modernised many times since then and now consist of 19 one-bedroom, two person flats, 16 one-bedroom, single flats and four studio flats, plus staff accommodation and a guest room. In 2013 the roofs on all the buildings were replaced and the exterior redecorated and a planned programme of refurbishing bathrooms and kitchens is in place. During 2021, further external decoration was carried out. Work also commenced on creating new accommodation for the Deputy Warden by merging two of the studio flats which have been empty since mid-2019. This work will be complete by mid-2022, when her current two bedroom accommodation, which is considered more lettable, will be provided as resident accommodation.

Public benefit

As noted above, the objects of the charity are for the benefit of the public. The Trustee has taken due account of the Charity Commission's guidance on Public Benefit when allocating the almshouse accommodation and when considering the activities and achievements of the charity. The charity is able to significantly improve the quality of life of a number of residents, particularly those without families, by providing social events and other personal support, current restrictions permitting.

Achievements and performance

The buildings continue to provide much needed accommodation for elderly persons in the London Borough of Redbridge and the prevailing low void rate demonstrates that it is meeting the needs of the local community.

Financial Review

As set out in the formal accounts (see in particular note 4 on page 14), net income from lettings amounted to £343,495 (2020: £339,427). Total voids for the year were £18,915 (2020: £15,568), the majority of which relates to the two studio flats mentioned above which have been vacant throughout the year. Charitable expenditure amounted to £538,806 (2020: £292,454), the increase being primarily due to the cost of external works to the Almshouse property (£240,981).

After taking into account income from investments, there was a net decrease in unrestricted funds of £241,607 (2020: increase of £30,855) to a total of £541,847 (2020: £783,454). The increase was made up of a £72,401 reduction in the General Fund (2020: reduction of £52,714) and a £169,206 reduction in the Designated Maintenance Funds (2020: increase of £83,569).

Trustee's Report (continued)

In addition to the deficit of £109,620 (2020: surplus of £69,803) shown in the Statement of Financial Activities, £142,466 was also spent on refurbishing kitchens and bathrooms, replacing boilers and creating new accommodation for the Deputy Warden (2020: £43,171 was spent on refurbishing kitchens and bathrooms). This is reflected in the Balance Sheet, the Cash Flow Statement and note 9. Cash decreased in the year by £135,043 (£2019: an increase of £26,624). However, the Trustee believes that these funds provide adequate security to enable the charity to continue providing a good standard of accommodation for elderly persons in the London Borough of Redbridge and that the designated maintenance funds will enable the property to be maintained and upgraded as required.

Investment policy and performance

The charity's investments form part of the Weavers' Company Benevolent Fund portfolio. They are overseen by the Company's Investment Committee, who are advised by Brewin Dolphin Ltd. Their strategy has a balanced investment objective and a moderate risk emphasis. At 31 December 2021 the market value of investments was £527,449 (2020: £608,497). £150,000 was withdrawn from investments during the year to fund the external work to the building.

Risk management and principal risks

The assessment of risk is embodied in the management of the charity. A quinquennial survey is undertaken by the charity's surveyor and his recommendations are followed up. The Weavers' Company Audit Committee also carries out formal risk assessments of all the operations of the charity, with a view to identifying and mitigating any risks to which the charity might be exposed. These are seen as being the effects of future Government constraints on rent levels and the need to keep pace with the increased expectations of future residents in respect of the accommodation provided. A business continuity plan has been completed and adopted by the Almshouse Committee.

The COVID-19 crisis has had a significant global effect, which, in turn, had an impact on the charity during the year. When, due to Government guidelines, Committees were unable to meet in person, meetings were carried out by video conference and members continued to fulfil their responsibilities and successfully manage the charity's affairs. Wardens have remained on site throughout whilst observing any necessary social distancing measures and repairs and maintenance work have continued. The Trustee does not believe that there is any material risk that the charity could not continue as a going concern as the majority of its income comes from residents' contributions, the level of which has not been impacted.

Reserves

The reserves policy has been established after careful consideration of the charity's likely ongoing commitments to existing residents, the expected future trends in applications for assistance and the sources and reliability of income. This policy is reviewed on an annual basis. The charity has met the Almshouse Association's recommendations for transfer to the designated Extraordinary Repairs Fund and the Cyclical Maintenance Fund during the year. At 31 December 2021, unrestricted reserves, including designated funds, totalled £541,847 (2020: £783,454).

Trustee's Report (continued)

The Trustee expects to balance income and expenditure and any surpluses are either added to the Cyclical Maintenance or Extraordinary Repair Funds to meet the cost of future planned or extraordinary repairs and maintenance, or are carried forward to meet future commitments.

Related Parties

The Weavers' Almshouse Charities and the Weavers' Company Benevolent Fund are administered by a common Trustee, who at 31 December 2021 was the Weavers' Company. A portion of the administration expenses incurred by the charity is paid to the Worshipful Company of Weavers' General Fund (2020: £50,850, 2020: £50,917). This and other related party transactions are disclosed in the accounts.

Housing Regulator's Governance and Viability Standard

The Trustee has complied with the Homes & Communities Agency's Governance and Financial Viability Standard.

Statement of Trustee's responsibilities

Charity law and regulations for Registered Providers of Social Housing require the Trustee to prepare, for each financial year, financial statements which give a true and fair view of the state of affairs of the charity and of its financial activities for that period. In preparing those financial statements the Trustee is required to:

- a) select suitable accounting policies and then apply them consistently;
- b) make judgements and estimates that are reasonable and prudent;
- c) state whether the policies adopted are in accordance with the Housing SORP, the Regulations made under section 145 of the Charities Act 2011 and with applicable accounting standards, subject to any material departures disclosed and explained in the financial statements
- d) prepare the financial statements on a going concern basis unless it is inappropriate to assume that the charity will continue to operate.

The Trustee is responsible for keeping proper accounting records which disclose with reasonable accuracy at any time the financial position of the charity to ensure that the financial statement comply with the Charities Act 2011. The Trustee is also responsible for safeguarding the assets of the charity and hence for taking reasonable steps for the prevention and detection of fraud or other irregularities.

Approved by the Trustee on 7 June 2022 and signed on its behalf



PMJ Baxendell
Renter Bailiff

Independent auditors' report to the Trustee of the Weavers' Almshouse Charities

Opinion

We have audited the financial statements of Weavers' Almshouse Charities for the year ended 31 December 2021, which comprise the statement of financial activities, the balance sheet, the cash flow statement and the notes to the financial statements, including a summary of significant accounting policies. The financial reporting framework that has been applied in their preparation is applicable law and United Kingdom Accounting Standards, including Financial Reporting Standard 102 The Financial Reporting Standard applicable in the UK and Republic of Ireland (United Kingdom Generally Accepted Accounting Practice).

In our opinion, the financial statements:

- give a true and fair view of the state of the charity's affairs as at 31 December 2021 and of the charity's net movement in funds for the year then ended;
- have been properly prepared in accordance with United Kingdom Generally Accepted Accounting Practice; and
- have been prepared in accordance with the requirements of the Charities Act 2011, the Housing and Regeneration Act 2008 and the Accounting Direction for private registered providers of social housing from January 2019

Basis for opinion

We have been appointed as auditor under section 144 of the Charities Act 2011 and report in accordance with the Act and relevant regulations made or having effect thereunder. We conducted our audit in accordance with International Standards on Auditing (UK) (ISAs (UK)) and applicable law. Our responsibilities under those standards are further described in the Auditor's responsibilities for the audit of the financial statements section of our report. We are independent of the charity in accordance with the ethical requirements that are relevant to our audit of the financial statements in the UK, including the FRC's Ethical Standard, and we have fulfilled our other ethical responsibilities in accordance with these requirements. We believe that the audit evidence we have obtained is sufficient and appropriate to provide a basis for our opinion.

Conclusions relating to going concern

In auditing the financial statements, we have concluded that the Trustee's use of the going concern basis of accounting in the preparation of the financial statements is appropriate.

Based on the work we have performed, we have not identified any material uncertainties relating to events or conditions that, individually or collectively, may cast significant doubt on the charity's ability to continue as a going concern for a period of at least twelve months from when the financial statements are authorised for issue.

Our responsibilities and the responsibilities of the Trustee with respect to going concern are described in the relevant sections of this report.

Independent auditors' report to the Trustee of the Weavers' Almshouse Charities (continued)

Other information

The Trustee is responsible for the other information. The other information comprises the information included in the Trustee's Annual Report. Our opinion on the financial statements does not cover the other information and, except to the extent otherwise explicitly stated in our report, we do not express any form of assurance conclusion thereon.

In connection with our audit of the financial statements, our responsibility is to read the other information and, in doing so, consider whether the other information is materially inconsistent with the financial statements or our knowledge obtained in the audit or otherwise appears to be materially misstated. If we identify such material inconsistencies or apparent material misstatements, we are required to determine whether there is a material misstatement in the financial statements or a material misstatement of the other information. If, based on the work we have performed, we conclude that there is a material misstatement of this other information, we are required to report that fact. We have nothing to report in this regard.

Matters on which we are required to report by exception

We have nothing to report in respect of the following matters in relation to which the Charities (Accounts and Reports) Regulations 2008 require us to report to you if, in our opinion:

- adequate accounting records have not been kept by the charity; or
- sufficient accounting records have not been kept; or
- the charity financial statements are not in agreement with the accounting records and returns; or
- we have not received all the information and explanations we require for our audit.

Responsibilities of Trustee for the financial statements

As explained more fully in the Trustee's responsibilities statement set out on page 5, the Trustee is responsible for the preparation of the financial statements and for being satisfied that they give a true and fair view, and for such internal control as the Trustee determine is necessary to enable the preparation of financial statements that are free from material misstatement, whether due to fraud or error.

In preparing the financial statements, the Trustee is responsible for assessing the charity's ability to continue as a going concern, disclosing, as applicable, matters related to going concern and using the going concern basis of accounting unless the Trustee either intend to liquidate the charity or to cease operations, or have no realistic alternative but to do so.

Auditor's responsibilities for the audit of the financial statements

Our objectives are to obtain reasonable assurance about whether the financial statements as a whole are free from material misstatement, whether due to fraud or error, and to issue an auditor's report that includes our opinion. Reasonable assurance is a high level of assurance but is not a guarantee that an audit conducted in accordance with ISAs (UK) will always detect a material misstatement when it exists. Misstatements can arise from fraud or error and are

Independent auditors' report to the Trustee of the Weavers' Almshouse Charities (continued)

considered material if, individually or in the aggregate, they could reasonably be expected to influence the economic decisions of users taken on the basis of these financial statements.

Irregularities, including fraud, are instances of non-compliance with laws and regulations. We design procedures in line with our responsibilities, outlined above, to detect material misstatements in respect of irregularities, including fraud. The extent to which our procedures are capable of detecting irregularities, including fraud is detailed below:

Based on our understanding of the charity and the environment in which it operates, we identified that the principal risks of non-compliance with laws and regulations related to registered charities, and we considered the extent to which non-compliance might have a material effect on the financial statements. We also considered those laws and regulations that have a direct impact on the preparation of the financial statements such as the Charities Act 2011 and other factors such as taxation.

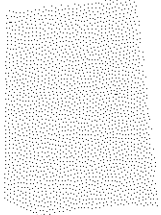
We evaluated management's incentives and opportunities for fraudulent manipulation of the financial statements (including the risk of override of controls) and determined that the principal risks were related to manual accounting journals. Audit procedures performed by the engagement team included:

- Discussions with management including consideration of known or suspected instances of non-compliance with laws and regulation and fraud;
- Evaluating management's controls designed to prevent and detect irregularities; and
- Identifying and testing journals, in particular journal entries posted with unusual account combinations, postings by unusual users or with unusual descriptions.

A further description of our responsibilities for the audit of the financial statements is located on the Financial Reporting Council's website at: www.frc.org.uk/auditorsresponsibilities. This description forms part of our auditor's report.

Use of our report

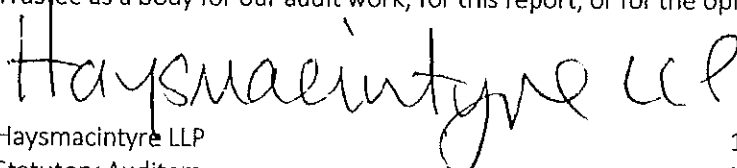
This report is made solely to the charity's Trustee, as a body, in accordance with section 144 of the Charities Act 2011 and regulations made under section 154 of that Act. Our audit work has been undertaken so that we might state to the charity's Trustee those matters we are required to state to them in an Auditor's report and for no other purpose. To the fullest extent permitted by law, we do not accept or assume responsibility to anyone other than the charity's Trustee as a body for our audit work, for this report, or for the opinions we have formed.



Haysmacintyre LLP
Statutory Auditors

28 June 2022

Haysmacintyre is eligible to act as an auditor in terms of section 1212 of the Companies Act 2006



10 Queen Street Place
London
EC4R 1AG

Statement of Financial Activities for the Year Ended 31 December 2021

	Notes	Unrestricted funds 2021 £	Endowment funds 2021 £	Total funds 2021 £	Total 2020 £
INCOME					
Income and endowments from:					
Investments	4	16,740	-	16,740	17,552
Charitable activities:					
Residents' contributions	4	343,495	-	343,495	339,427
Total Income	4	360,235	-	360,235	356,979
EXPENDITURE					
Charitable activity					
Almshouse accommodation					
Services		152,558	-	152,558	128,060
Management		65,137	-	65,137	66,905
Routine maintenance		54,403	-	54,403	68,945
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Maintenance – major items		240,981	-	240,981	9,097
Total expenditure	4	513,079	25,727	538,806	292,454
Net (expenditure)/income before investment gains		(152,844)	(25,727)	(178,571)	64,525
Net gains on investments		68,951	-	68,951	5,278
Net (expenditure)/income for the year		(83,893)	(25,727)	(109,620)	69,803
Transfers between funds		(157,714)	157,714	-	-
Net movement in funds		(241,607)	131,987	(109,620)	69,803
Funds brought forward		783,454	1,175,333	1,958,787	1,888,984
Funds carried forward		541,847	1,307,320	1,849,167	1,958,787

The notes on pages 12 to 21 form part of these financial statements.

The Worshipful Company of Weavers
 Weavers' Almshouse Charities
 31 December 2021

Balance Sheet as at 31 December 2021

	Notes	2021 £	2021 £	2020 £	2020 £
Fixed Assets					
Tangible:					
Housing property	9		1,419,683		1,302,944
Investments	10		527,449		608,497
			<u>1,947,132</u>		<u>1,911,441</u>
Current Assets					
Debtors	11	2,343		2,028	
Cash at bank and in hand		52,250		187,293	
		<u>54,593</u>		<u>189,321</u>	
Creditors					
Amounts falling due within one year	12	56,227		30,379	
Net current assets			(1,633)		158,942
Total assets less current liabilities			1,945,498		2,070,383
Creditors:					
Amounts falling due after one year	13		96,331		111,596
Net assets			<u>1,849,167</u>		<u>1,958,787</u>
Funds					
Unrestricted Funds	14		541,847		783,454
Endowment Funds	15		1,307,320		1,175,333
Total			<u>1,849,167</u>		<u>1,958,787</u>

The notes on pages 12 to 21 form part of these financial statements.

Approved by the Trustee on 7 June 2022 and signed on its behalf by.



PMJ Baxendell
 Renter Bailiff

Cash flow statement – for the year ended 31 December 2021

	2021	2020
	£	£
Net movement in funds	(109,620)	69,803
Investment gains	(68,951)	(5,278)
Deduct: investment income shown in investing activities	(16,740)	(17,552)
Add: depreciation	25,727	19,447
(Increase)/Decrease in debtors	(315)	3,217
Increase/(Decrease) in creditors (excluding loans)	25,848	(2,153)
Net cash from operating activities	(144,051)	67,484
Cash flows from investing activities		
Investment income	16,740	17,552
Sale of investments	150,000	-
Purchase of tangible fixed assets	(142,466)	(43,171)
Net cash from investing activities	24,274	(25,619)
Cash flows from financing activities		
Repayment of loans	(15,265)	(15,241)
(Decrease)/Increase in cash and cash equivalents in the year	(135,043)	26,624
Cash and cash equivalents at the start of the year	187,293	160,669
Total cash and cash equivalents at the end of the year required for operational purposes	52,250	187,293

Notes to the accounts for the year ended 31 December 2021

1. Accounting Policies

1.1 Basis of preparation

The financial statements have been prepared in accordance with the Financial Reporting Standard applicable in the UK and Republic of Ireland (FRS102) and with the Statement of Recommended Practice: Accounting by Registered Social Housing Providers 2014 (2018 update) and the Accounting Direction for Private Registered Providers of Social Housing 2015 from January 2019. In addition the Trustee has had regard to the Statement of Recommended Practice: Accounting and Reporting by Charities and elected to present the financial performance of the charity in the form of a Statement of Financial Activities. The charity is a public benefit entity as defined in FRS102.

In preparing the accounts, the Trustee has assessed whether the use of the going concern basis is appropriate and has considered possible events or conditions that might cast significant doubt on the ability of the charity to continue as a going concern. The Trustee has made this assessment for a period of at least one year from the date of approval of the financial statements. In view of the level of assets held, the Trustee has concluded that there is reasonable expectation that the charity has adequate resources to continue in operational existence for the foreseeable future. The charity therefore continues to adopt the going concern basis in preparing its financial statements.

In view of the Trustee in applying the accounting policies adopted, no judgements were required that have a significant effect on the amounts recognised in the financial statements, nor do any estimates or assumptions made carry a significant risk of material adjustment in the next financial year.

1.2 Basis of Accounting

Assets and liabilities are initially measured at cost or transaction value. Market investments are re-measured at fair value at the balance sheet date. The market bid price is taken as fair value as the charity only holds simple financial instruments. Changes in fair value are dealt with through the Statement of Financial Activities.

1.3 Incoming resources

Incoming resources are recognised on a receivable basis.

1.4 Housing property

Housing properties at 1 January 2014 were restated at a deemed cost on adoption of FRS102 and subsequent additions are stated at actual cost. Depreciation is applied on a component basis, with different rates used for assets with materially different useful economic lives. Further to the deemed cost amendment, four components are currently distinguished:

- Historic structure – 200 years
- Roofing – 100 years
- Bathroom and kitchen replacement – 20 years
- Boilers – 10 years

Notes to the accounts for the year ended 31 December 2021 (continued)

1. Accounting Policies (continued)

1.5 Capital grants

Government capital grants received prior to the FRS102 transition date were removed from the balance sheet on the adoption of a deemed cost of the fixed assets, but the amount received is disclosed in note 13. Any future government grants will be recognised initially as long-term creditors and amortised over the life of the assets funded. Non-government grants are treated as income.

1.6 Designated funds

The charity has designated funds for Cyclical Maintenance and Extraordinary Repairs. Amounts transferred into these funds reflect a programme of planned works whereas amounts transferred from the funds represent amounts actually spent. Details of designated funds are shown in note 14.

1.7 Expenditure

Expenditure is recognised on an accruals basis. Service costs include all expenses directly incurred in the running of the Almshouses. Support costs are included in management expenses.

1.8 Value Added Tax

The charity is not registered for VAT. In these financial statements, where applicable, expenditure is shown inclusive of VAT.

2. Directors' emoluments

The Directors are defined as the Trustee and the Clerk to the Trustee. None of the persons in office received any emoluments. A contribution towards the emoluments of the Clerk to the Trustee, who was also the highest paid Director, is included in administration expenses reimbursed to the Weavers' Company General Fund.

3. Employee Information

The average weekly number of persons (excluding the Clerk to the Trustee) employed during the year was 4 (2019: 4). These were all service staff.

Staff costs:	2021 £	2020 £
Wages and salaries	80,422	70,209
Social security costs	7,263	6,278
Pension contributions	3,457	3,135
Other	1,115	(70)
	<u>92,257</u>	<u>79,552</u>

Notes to the accounts for the year ended 31 December 2021 (continued)

4. Particulars of turnover and operating costs

	Turnover	Operating costs	Turnover	Operating costs
	2021	2021	2020	2020
	£	£	£	£
Income and Expenditure from Lettings				
Residents' contributions	362,410		354,995	
Less: voids	(18,915)		(15,568)	
Housing Income and expenditure	343,495	(535,753)	339,427	(289,379)
Investment income	16,740		17,552	
Interest payable and similar charges (note 5)		(3,053)		(3,075)
Total	360,235	(538,806)	356,979	(292,454)
Net (expenditure)/Income		(178,571)	64,525	

5. Interest payable and similar charges

	2021	2020
	£	£
On loans wholly or partially repayable in more than 5 years	3,053	3,075

6. Net Income

Net incoming resources are stated after charging	2021	2020
	£	£
Depreciation – tangible fixed assets	25,727	19,447
Auditors' remuneration (including VAT) in their capacity as auditors	6,620	5,900

7. Taxation

Weavers' Almshouse Charities is a registered charity and is therefore exempt from liability to taxation on its income and capital gains, provided that these are expended in accordance with its charitable activities.

8. Rent losses from voids

The rent losses from voids were 5% (2020: 4%) of the total possible income from rent.

Notes to the accounts for the year ended 31 December 2021 (continued)

9. Tangible Assets

HOUSING PROPERTY (Freehold)	Buildings (Incl. major repairs)	Kitchen & Bathroom refurbishments	Boiler replacements	Roofing	Total Housing Property	Total Housing Property
	2021	2021	2021	2021	2021	2020
	£	£	£	£	£	£
Deemed cost						
At 1 January 2021	551,970	208,221	-	627,604	1,387,795	1,344,624
Additions	52,066	60,400	30,000	-	142,466	43,171
At 31 December 2021	604,036	268,621	30,000	627,604	1,530,261	1,387,795
Depreciation						
At 1 January 2021	17,903	26,653	-	40,295	84,851	65,404
Charge for the year	3,020	13,431	3,000	6,276	25,727	19,447
At 31 December 2021	20,923	40,084	3,000	46,571	110,578	84,851
Net Book Value						
At 1 January 2021	534,067	181,568	-	587,309	1,302,944	1,279,220
At 31 December 2021	583,113	228,537	27,000	581,033	1,419,683	1,302,944

Additions in the year represented the cost of refurbishing the kitchens and/or bathrooms in 6 flats (2020: 6 flats), replacing boilers in 7 flats (2020: no flats) and creating new accommodation for the Deputy Warden. The current insured value of the Almshouses is £8,496,641.

10. Investments

	2021 £	2020 £
Market value at 1 January 2021	608,498	603,219
Disposals	(150,000)	-
Unrealised gains	68,951	5,279
Market value at 31 December 2021	527,449	608,498
Historic cost	304,339	367,137

The investments are managed as part of the Weavers' Company charitable funds.

11. Debtors due within one year

	2021 £	2020 £
<i>Related party debtors:</i>		
Weavers' Company Benevolent Fund	520	141
Other debtors and prepayments	1,823	1,887
Total	2,343	2,028

Notes to the accounts for the year ended 31 December 2021 (continued)

12. Creditors due within one year

	2021	2020
	£	£
<i>Related party creditors:</i>		
Weavers' Company General Fund	40	331
Deferred income: rents received in advance	898	2,313
Accruals and sundry creditors	39,257	11,720
Loan from Fresh Plc	1,032	1,015
Interest-free loan from Weavers' Company Benevolent Fund	15,000	15,000
Total	<u>56,227</u>	<u>30,379</u>

13. Creditors due after one year

	2021	2020
	£	£
Housing loans for refurbishment scheme:		
Loan from Fresh plc	31,331	31,596
Interest-free loan from Weavers' Company Benevolent Fund	65,000	80,000
Total Housing Loans	<u>96,331</u>	<u>111,596</u>

The loan from Fresh Plc is secured by a charge on Weavers' House, Wanstead. The residual loan was repayable over 60 years by half-yearly instalments, the last instalment of which falls to be repaid on 31 October 2048. The residual loan bears interest at the fixed rate of 9.625% per annum. A substantial interest penalty would be incurred in the event of early repayment of the loan.

The interest-free loan from the Weavers' Company Benevolent Fund is repayable at the rate of £15,000 per annum from year 2000, or such lower sum as the charity is able to afford. No repayments were made in 2006 or 2007, but repayments were resumed in 2008.

Of the total housing loans £15,291 (2020: £15,265) is due for repayment in 1-2 years, £46,057 (2020: £45,962) in 2-5 years, leaving a balance of £34,983 (2020: £ 50,369) with a maturity date in excess of 5 years.

Notes to the accounts for the year ended 31 December 2021 (continued)

14. Unrestricted Funds

	Designated Funds			Total
	General Fund	Cyclical Maintenance Fund	Extraordinary Repair Fund	
	2021 £	2021 £	2021 £	
Balance 1 January 2021	100,552	329,481	353,421	783,454
Net (outgoing)/incoming	(169,584)	6,454	10,286	(152,844)
Transfer in respect of current years repairs and maintenance	240,981	(240,981)	-	-
Transfers to fund future repairs and maintenance	(38,150)	28,150	10,000	-
Transfer to property fund	(105,648)	-	(52,066)	(157,714)
Unrealised gains	-	20,293	48,658	68,951
Balance 31 December 2021	28,151	143,397	370,299	541,847

Designated Funds

The Trustee acknowledges the requirement to maintain and improve the Almshouse accommodation and, in line with guidance from the Almshouse Association, has set aside resources within two designated funds to carry out major items of cyclical maintenance and to provide for extraordinary repairs.

Cyclical Maintenance Fund

The cyclical maintenance fund is a reserve fund to meet maintenance recurring at regular intervals, external redecoration and the cost of professional fees such as for quinquennial inspections to which an annual transfer is made from general unrestricted reserves. In 2021, £28,150 was added to the fund (2020: £50,000) and £240,981 was spent on external redecoration (2020: £4,342 was spent on recovering Court room chairs). The fund also received a share of investment income of £6,454 (2020: £7,949).

Extraordinary Repair Fund

The extraordinary repair fund is a reserve fund for future major expenditure to which an annual transfer is made from the general unrestricted reserves. In 2021, £10,000 was added to the fund (2020: £20,000) and £52,066 was spent on creating new accommodation for the Deputy Warden (2020: £4,756 was spent on walkway works). The fund also received a share of investment income of £10,286 (2020: £9,440).

Notes to the accounts for the year ended 31 December 2021 (continued)

15. Endowment Funds

The value of the endowment fund at 31 December 2021 represents the deemed cost of the Almshouse property (£1,419,683) less loan balances due (£112,363). A transfer of £157,714 was made between unrestricted funds and endowment funds to ensure that the endowment fund balance is maintained. This transfer represented the cost of refurbishing kitchens and bathrooms, boiler replacements and creating new accommodation for the Deputy Warden (see note 9) and the repayment of loans during the year (see notes 12 and 13).

16. Analysis of net assets between funds

	General Fund	Designated Funds	Endowment Funds	Total
	2021	2021	2021	2021
	£	£	£	£
Tangible fixed assets	-	-	1,419,683	1,419,683
Fixed asset investments	-	527,449	-	527,449
Net current assets	28,151	(13,753)	(16,032)	(1,634)
Creditors falling due after one year	-	-	(96,331)	(96,331)
Balance 31 December 2021	28,150	513,696	1,307,320	1,849,167

17. Capital Commitments and Contingent liabilities

At 31 December 2021 and 2020 there were no known capital commitments or contingent liabilities.

18. Related parties

The Weavers' Almshouse Charities and the Weavers' Company Benevolent Fund were administered by a common Trustee, who, at 31 December 2021, was the Bailiffs Wardens and Assistants of the Trade Art and Mystery of Weavers London (Weavers' Company).

A proportion of the administration charges paid by the Weavers' Almshouse Charities amounting to £50,850 (2020: £50,917) is reimbursed to the Weavers' Company General Fund. Other related party transactions are disclosed in the accounts. There were no transactions with persons comprising the Trustee body.

Statement of Financial Activities for the year ended 31 December 2020 (showing split of unrestricted and endowment funds for comparative purposes)

	Notes	Unrestricted funds	Endowment funds	Total funds
		2020	2020	2020
		£	£	£
INCOME				
Income and endowments from:				
Investments	4	17,552	-	17,552
Charitable activities:				
Residents' contributions	4	339,427	-	339,427
Total Income	4	356,979	-	356,979
EXPENDITURE				
Charitable activity				
Almshouse accommodation				
Services		128,060	-	128,060
Management		66,905	-	66,905
Routine maintenance		68,945	-	68,945
Depreciation		-	19,447	19,447
Maintenance – major Items		9,097	-	9,097
Total expenditure	4	273,007	19,447	292,454
Net income/(expenditure) before investment gains		83,972	(19,447)	64,525
Net gains on Investments		5,278	-	5,278
Net Income/(expenditure) for the year		89,250	(19,447)	69,803
Transfers between funds representing		(58,395)	58,395	-
Net movement in funds		30,855	38,948	69,803
Funds brought forward		752,599	1,136,385	1,888,984
Funds carried forward		783,454	1,175,333	1,958,787

2020 notes for comparative purposes

Tangible Assets

HOUSING PROPERTY (Freehold)	Buildings (incl. major repairs) 2020	Kitchen & Bathroom refurbishments 2020	Roofing 2020	Total Housing Properties 2020
	£	£	£	£
Deemed Cost				
At 1 January 2020	551,970	165,050	627,604	1,344,624
Additions	-	43,171	-	43,171
At 31 December 2020	551,970	208,221	627,604	1,387,795
Depreciation				
At 1 January 2020	15,143	16,242	34,019	65,404
Charge for the year	2,760	10,411	6,276	19,447
At 31 December 2020	17,903	26,653	40,295	84,851
Net Book Value				
At 1 January 2020	536,827	148,808	593,585	1,279,220
At 31 December 2020	534,067	181,568	587,309	1,302,944

Unrestricted Funds

	Designated Funds			Total
	General Fund	Cyclical Maintenance Fund	Extraordinary Repair Fund	
	2020 £	2020 £	2020 £	2020 £
Balance 1 January 2020	153,266	273,461	325,872	752,599
Net incoming resources	66,583	7,949	9,440	83,972
Transfer in respect of current years repairs and maintenance	9,098	(4,342)	(4,756)	-
Transfers to fund future repairs and maintenance	(70,000)	50,000	20,000	-
Transfer to property fund	(58,395)	-	-	(58,395)
Unrealised gains	-	2,413	2,865	5,278
Balance 31 December 2020	100,552	329,481	353,421	783,454

The Worshipful Company of Weavers
 Weavers' Almshouse Charities
 31 December 2021

2020 notes for comparative purposes (continued)

Analysis of net assets between funds

	General Fund	Designated Funds	Endowment Funds	Total
	2020	2020	2020	2020
	£	£	£	£
Tangible fixed assets	-	-	1,302,944	1,302,944
Fixed asset investments	-	608,497	-	608,497
Net current assets	100,552	74,405	(16,015)	158,942
Creditors falling due after one year	-	-	(111,596)	(111,596)
Balance 31 December 2020	100,552	682,902	1,175,333	1,958,787

<u>Value for Money Metrics</u>	Weavers' Almshouse Charities	2021	2020
<u>Business Health:</u>	Operating Margin- Social housing	-55.97%	14.74%
	Operating margin- overall	-49.57%	18.08%
	EBITDA Interest cover	-5006.63%	2730.76%
<u>Development</u>	New supply as a % of current units	n/a (No new units developed)	n/a
	Gearing	-0.32%	-10.07%
<u>Outcomes</u>	Reinvestment %	9.31%	3.11%
<u>Effective Asset Management</u>	ROCE	-9.18%	3.12%
<u>Cost per unit</u>	Headline social housing cost	11,757	9,211

WEAVERS' ALMSHOUSE CHARITIES

England & Wales - Charity number 245453

Accounts



The Worshipful Company of Weavers

Weavers' Almshouse Charities

Trustee's Report & Accounts

For the Year Ended 31 December 2020

Charity No: 245453
Homes England No: A 0261

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The Worshipful Company of Weavers
Weavers' Almshouse Charities
31 December 2020

General Information

Full Name: The Weavers' Almshouse Charities

Registered Numbers: Registered Charity No 266189
Homes England No: A0261

Governing Instrument: Scheme of the Charity Commission dated 24 October 1968

Trustee: The Worshipful Company of Weavers

Registered Address: Saddlers' House
Gutter Lane
London
EC2V 6BR

Telephone: 020 7606 1155

Email: weavers@weavers.org.uk

Website: www.weavers.org.uk

Clerk to the Trustee: Mr John Snowdon (to 25 July 2020)
Mr James Gaselee (from 26 July 2020)

Bankers: Drummonds at the Royal Bank of Scotland
49 Charing Cross
London
SW1A 2DX

Investment Advisors: Brewin Dolphin Ltd
12 Smithfield Street
London
EC1A 9BD

Solicitors: Lee Bolton Monier-Williams
1 The Sanctuary
London
SW1P 3JT

Auditors: Haysmacintyre LLP
10 Queen Street Place
London
EC4R 1AG

Trustee's Report

Details of Trustee

The Trustee is the Worshipful Company of Weavers (the 'Weavers' Company'), together known as the Court of Assistants. The persons in office at 31 December 2020, or who served during the year, were as follows:

Mr W.J. Makower	Mr P.J.H. Towler
Mr P.C.E. Morris	Mr L.B. Tharp
Mr T.H. Bacon	Mr R.J. Ridley
Mr J.M. Wyman (appointed 6/10/20)	Mr J.R.H. Bagley
Mr J.G.Y. Radcliffe, O.B.E, Q.V.R.M, T.D	Mr P.M.J Baxendell
Mr G.M. Ridley	Mr M.G. Yeandle
Mr J.F.C. Hodges	Mr R.W. Townsend
Mr J.R. Pilling	Mr C.D.R. Collinge
Mr F.J. St. J. Tibbitts	Mr C.J.C. Graham (appointed 25/2/20)
Mr E.C.A. Martineau	Mr J.L.C. Winterton (appointed 25/2/20)
Mr J.F. Nugée	The Hon Miss S.E.G. Barnes (resigned 6/10/20)
Mr R.J. Humphries, M.B.E.	Mr D.A. Perry (resigned 6/10/20)
Alderman and High Sheriff J. Garbutt, JP	

The following co-opted liverymen served on the Almshouses Committee during the year:

M.M. Clifford Smith	G. Courtauld Jnr
The Hon Dr N Bashforth	Rt Revd. A.J. Proud
J.B. Cecil	

Structure, governance and management

The Weavers' Almshouse Charities are linked with the former Weavers' Pension Charities and the two charities are together governed by a Scheme of the Charity Commission sealed in 1968 to bring together many of the smaller charities of the Weavers' Company. These smaller charities were all dissolved, and their assets transferred into the Weavers' Company Benevolent Fund as at 31 December 2013, hence only the Weavers' Almshouse Charities remain of the charities governed by the 1968 scheme.

Persons in office are recruited from within the Livery of the Company. A Selection Committee meets every year to consider suitable members from within the Livery and makes recommendations to the Trustee. They will normally have had previous experience on one or more of the Company's committees. They receive a briefing on their responsibilities and their attention is drawn to the relevant Charity Commission publications, including "The Essential Trustee: What you Need to Know, What You Need to Do."

The Company's Almshouses Committee meets twice per annum to determine matters specifically affecting the Almshouses. In addition, the House Committee acts as a support to the four staff who provide the day to day management. For governance purposes, the charity generally follows the guidance of the Almshouse Association.

Trustee's Report (continued)

In June 2019, the Court of the Weavers' Company discussed the future of the Weavers' Almshouses and considered them to be an integral aspect of the work and spirit of the Company.

Objectives and activities

The object of the Weavers' Almshouse Charities is to provide Almshouses for elderly persons at the Weavers' House, New Wanstead, working with the London Borough of Redbridge to achieve these objectives. Weavers' House has been providing sheltered almshouse accommodation since 1859. The buildings have been modernised many times since then and now consist of 19 one-bedroom, two person flats, 16 one-bedroom, single flats and four studio flats, plus staff accommodation and a guest room. In 2013 the roofs on all the buildings were replaced and the exterior redecorated and a planned programme of refurbishing bathrooms and kitchens is in place.

Public benefit

As noted above, the objects of the charity are for the benefit of the public. The Trustee has taken due account of the Charity Commission's guidance on Public Benefit when allocating the almshouse accommodation and when considering the activities and achievements of the charity. The charity is able to significantly improve the quality of life of a number of residents, particularly those without families, by providing social events and other personal support, current restrictions permitting.

Achievements and performance

The buildings continue to provide much needed accommodation for elderly persons in the London Borough of Redbridge and the prevailing low void rate demonstrates that it is meeting the needs of the local community.

Financial Review

As set out in the formal accounts (see in particular note 4 on page 14), net income from lettings amounted to £339,427 (2019: £330,425). Total voids for the year were £15,568 (2019: £19,568) and relate to two studio flats which have been vacant throughout the year. The Trustee is investigating the option of converting these studio flats into accommodation for the Deputy Warden in order that her current accommodation, which is considered more lettable, can be provided as resident accommodation. Charitable expenditure amounted to £292,454 (2019: £316,040), the decrease being primarily due to the cost of refurbishing the Court Room and quinquennial works to the roof and party walls which was carried out in 2019.

After taking into account income from investments, there was a net increase in unrestricted funds of £30,855 (2019: £30,664) to a total of £783,454 (2019: £752,599). The increase was made up of a £52,714 reduction in the General Fund (2019: £12,309) and a £83,569 increase in the Designated Maintenance Funds (2019: increase of £42,973).

Whilst an accounting surplus of £69,803 (2019: £83,828) is shown in the Statement of Financial Activities, £43,171 (2019: £55,247) was also spent on refurbishing bathrooms in the Almshouse

Trustee's Report (continued)

property. This is reflected in the Balance Sheet, the Cash Flow Statement and note 9. Cash increased in the year by £26,624 (£2019: a decrease of £16,390). The Trustee believes that these funds provide adequate security to enable the charity to continue providing a good standard of accommodation for elderly persons in the London Borough of Redbridge and that the designated maintenance funds will enable the property to be maintained and upgraded as required.

Investment policy and performance

The charity's investments form part of the Weavers' Company Benevolent Fund portfolio. They are overseen by the Company's Investment Committee, who are advised by Brewin Dolphin Ltd. Their strategy has a balanced investment objective and a moderate risk emphasis. At 31 December 2020 the market value of investments was £608,497 (2019: £603,219).

Risk management and principal risks

The assessment of risk is embodied in the management of the charity. A quinquennial survey is undertaken by the charity's surveyor and his recommendations are followed up. The Weavers' Company Audit Committee also carries out formal risk assessments of all the operations of the charity, with a view to identifying and mitigating any risks to which the charity might be exposed. These are seen as being the effects of future Government constraints on rent levels and the need to keep pace with the increased expectations of future residents in respect of the accommodation provided. A business continuity plan has been completed and adopted by the Almshouse Committee.

The COVID-19 crisis has had a significant global effect, which, in turn, had an impact on the charity during the year. In compliance with government guidelines, the majority of 'in person' contact ceased, but office staff and committees fulfilled their responsibilities via remote access, wardens remained on site whilst observing the necessary social distancing measures and essential repairs and maintenance work continued. There have been no reported cases of Covid-19 amongst Almshouse residents or staff since the pandemic began. The crisis has had an adverse impact on investment income, however, as the majority of the charity's income comes from residents' contributions, the level of which has not been impacted, the Trustee does not believe that there is any material risk that the charity could not continue as a going concern.

Reserves

The reserves policy has been established after careful consideration of the charity's likely ongoing commitments to existing residents, the expected future trends in applications for assistance and the sources and reliability of income. This policy is reviewed on an annual basis. The charity has exceeded the Almshouse Association's recommendations for transfer to the designated Extraordinary Repairs Fund and the Cyclical Maintenance Fund during the year. At 31 December 2020, unrestricted reserves, including designated funds, totalled £783,454 (2019: £752,599).

Trustee's Report (continued)

The Trustee expects to balance income and expenditure and any surpluses are either added to the Cyclical Maintenance or Extraordinary Repair Funds to meet the cost of future planned or extraordinary repairs and maintenance, or are carried forward to meet future commitments.

Related Parties

The Weavers' Almshouse Charities and the Weavers' Company Benevolent Fund are administered by a common Trustee, who at 31 December 2020 was the Weavers' Company'. A portion of the administration expenses incurred by the charity is paid to the Worshipful Company of Weavers' General Fund (2020: £50,917, 2019: £51,825). This and other related party transactions are disclosed in the accounts.

Housing Regulator's Governance and Viability Standard

The Trustee has complied with the Homes & Communities Agency's Governance and Financial Viability Standard.

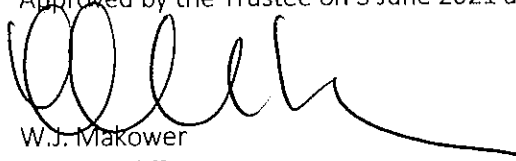
Statement of Trustee's responsibilities

Charity law and regulations for Registered Providers of Social Housing require the Trustee to prepare, for each financial year, financial statements which give a true and fair view of the state of affairs of the charity and of its financial activities for that period. In preparing those financial statements the Trustee is required to:

- a) select suitable accounting policies and then apply them consistently;
- b) make judgements and estimates that are reasonable and prudent;
- c) state whether the policies adopted are in accordance with the Housing SORP, the Regulations made under section 145 of the Charities Act 2011 and with applicable accounting standards, subject to a material departure disclosed and explained in the financial statements
- d) prepare the financial statements on a going concern basis unless it is inappropriate to assume that the charity will continue to operate.

The Trustee is responsible for keeping proper accounting records which disclose with reasonable accuracy at any time the financial position of the charity to ensure that the financial statement comply with the Charities Act 2011. The Trustee is also responsible for safeguarding the assets of the charity and hence for taking reasonable steps for the prevention and detection of fraud or other irregularities.

Approved by the Trustee on 3 June 2021 and signed on its behalf



W.J. Makower
Upper Bailiff

Independent auditors' report to the Trustee of the Weavers' Almshouse Charities

Opinion

We have audited the financial statements of Weavers' Almshouse Charities for the year ended 31 December 2020, which comprise the statement of financial activities, the balance sheet, the cash flow statement and the notes to the financial statements, including a summary of significant accounting policies. The financial reporting framework that has been applied in their preparation is applicable law and United Kingdom Accounting Standards, including Financial Reporting Standard 102 The Financial Reporting Standard applicable in the UK and Republic of Ireland (United Kingdom Generally Accepted Accounting Practice).

In our opinion, the financial statements:

- give a true and fair view of the state of the charity's affairs as at 31 December 2020 and of the charity's net movement in funds for the year then ended;
- have been properly prepared in accordance with United Kingdom Generally Accepted Accounting Practice; and
- have been prepared in accordance with the requirements of the Charities Act 2011, the Housing and Regeneration Act 2008 and the Accounting Direction for private registered providers of social housing from January 2019

Basis for opinion

We have been appointed as auditor under section 144 of the Charities Act 2011 and report in accordance with the Act and relevant regulations made or having effect thereunder. We conducted our audit in accordance with International Standards on Auditing (UK) (ISAs (UK)) and applicable law. Our responsibilities under those standards are further described in the Auditor's responsibilities for the audit of the financial statements section of our report. We are independent of the charity in accordance with the ethical requirements that are relevant to our audit of the financial statements in the UK, including the FRC's Ethical Standard, and we have fulfilled our other ethical responsibilities in accordance with these requirements. We believe that the audit evidence we have obtained is sufficient and appropriate to provide a basis for our opinion.

Conclusions relating to going concern

In auditing the financial statements, we have concluded that the Trustee's use of the going concern basis of accounting in the preparation of the financial statements is appropriate.

Based on the work we have performed, we have not identified any material uncertainties relating to events or conditions that, individually or collectively, may cast significant doubt on the charity's ability to continue as a going concern for a period of at least twelve months from when the financial statements are authorised for issue.

Our responsibilities and the responsibilities of the Trustee with respect to going concern are described in the relevant sections of this report.

Independent auditors' report to the Trustee of the Weavers' Almshouse Charities (continued)

Other information

The Trustee is responsible for the other information. The other information comprises the information included in the Trustee's Annual Report. Our opinion on the financial statements does not cover the other information and, except to the extent otherwise explicitly stated in our report, we do not express any form of assurance conclusion thereon.

In connection with our audit of the financial statements, our responsibility is to read the other information and, in doing so, consider whether the other information is materially inconsistent with the financial statements or our knowledge obtained in the audit or otherwise appears to be materially misstated. If we identify such material inconsistencies or apparent material misstatements, we are required to determine whether there is a material misstatement in the financial statements or a material misstatement of the other information. If, based on the work we have performed, we conclude that there is a material misstatement of this other information, we are required to report that fact. We have nothing to report in this regard.

Matters on which we are required to report by exception

We have nothing to report in respect of the following matters in relation to which the Charities (Accounts and Reports) Regulations 2008 require us to report to you if, in our opinion:

- adequate accounting records have not been kept by the charity; or
- sufficient accounting records have not been kept; or
- the charity financial statements are not in agreement with the accounting records and returns; or
- we have not received all the information and explanations we require for our audit.

Responsibilities of Trustee for the financial statements

As explained more fully in the Trustee's responsibilities statement set out on page 5, the Trustee is responsible for the preparation of the financial statements and for being satisfied that they give a true and fair view, and for such internal control as the Trustee determine is necessary to enable the preparation of financial statements that are free from material misstatement, whether due to fraud or error.

In preparing the financial statements, the Trustee is responsible for assessing the charity's ability to continue as a going concern, disclosing, as applicable, matters related to going concern and using the going concern basis of accounting unless the Trustee either intend to liquidate the charity or to cease operations, or have no realistic alternative but to do so.

Auditor's responsibilities for the audit of the financial statements

Our objectives are to obtain reasonable assurance about whether the financial statements as a whole are free from material misstatement, whether due to fraud or error, and to issue an auditor's report that includes our opinion. Reasonable assurance is a high level of assurance but is not a guarantee that an audit conducted in accordance with ISAs (UK) will always detect a material misstatement when it exists. Misstatements can arise from fraud or error and are

Independent auditors' report to the Trustee of the Weavers' Almshouse Charities (continued)

considered material if, individually or in the aggregate, they could reasonably be expected to influence the economic decisions of users taken on the basis of these financial statements.

Irregularities, including fraud, are instances of non-compliance with laws and regulations. We design procedures in line with our responsibilities, outlined above, to detect material misstatements in respect of irregularities, including fraud. The extent to which our procedures are capable of detecting irregularities, including fraud is detailed below:

Based on our understanding of the charity and the environment in which it operates, we identified that the principal risks of non-compliance with laws and regulations related to registered charities, and we considered the extent to which non-compliance might have a material effect on the financial statements. We also considered those laws and regulations that have a direct impact on the preparation of the financial statements such as the Charities Act 2011 and other factors such as taxation.

We evaluated management's incentives and opportunities for fraudulent manipulation of the financial statements (including the risk of override of controls) and determined that the principal risks were related to manual accounting journals. Audit procedures performed by the engagement team included:

- Discussions with management including consideration of known or suspected instances of non-compliance with laws and regulation and fraud;
- Evaluating management's controls designed to prevent and detect irregularities; and
- Identifying and testing journals, in particular journal entries posted with unusual account combinations, postings by unusual users or with unusual descriptions.

A further description of our responsibilities for the audit of the financial statements is located on the Financial Reporting Council's website at: www.frc.org.uk/auditorsresponsibilities. This description forms part of our auditor's report.

Use of our report

This report is made solely to the charity's Trustee, as a body, in accordance with section 144 of the Charities Act 2011 and regulations made under section 154 of that Act. Our audit work has been undertaken so that we might state to the charity's Trustee those matters we are required to state to them in an Auditor's report and for no other purpose. To the fullest extent permitted by law, we do not accept or assume responsibility to anyone other than the charity's Trustee as a body for our audit work, for this report, or for the opinions we have formed.

Haysmacintyre LLP
Statutory Auditors

9th June 2021

10 Queen Street Place
London
EC4R 1AG

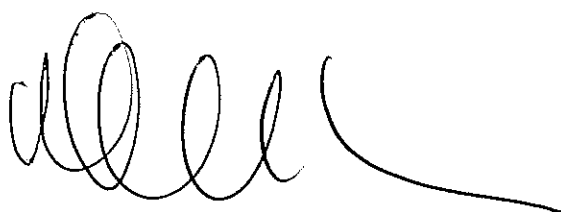
Haysmacintyre is eligible to act as an auditor in terms of section 1212 of the Companies Act 2006

Statement of Financial Activities for the Year Ended 31 December 2020

	Notes	Unrestricted funds 2020 £	Endowment funds 2020 £	Total funds 2020 £	Total 2019 £
INCOME					
Income and endowments from:					
Investments	4	17,552	-	17,552	22,744
Charitable activities:					
Residents' contributions	4	339,427	-	339,427	330,425
Total income	4	356,979	-	356,979	353,169
EXPENDITURE					
Charitable activity					
Almshouse accommodation					
Services		128,060	-	128,060	144,287
Management		66,905	-	66,905	59,395
Routine maintenance		68,945	-	68,945	55,918
Depreciation		-	19,447	19,447	17,288
Maintenance – major items		9,097	-	9,097	39,152
Total expenditure	4	273,007	19,447	292,454	316,040
Net income/(expenditure) before investment gains		83,972	(19,447)	64,525	37,129
Net gains on investments		5,278	-	5,278	46,699
Net income/(expenditure) for the year		89,250	(19,447)	69,803	83,828
Transfers between funds		(58,395)	58,395	-	-
Net movement in funds		30,855	38,948	69,803	83,828
Funds brought forward		752,599	1,136,385	1,888,984	1,805,156
Funds carried forward		783,454	1,175,333	1,958,787	1,888,984

The notes on pages 12 to 21 form part of these financial statements.

Approved by the Trustee on 3 June 2021 and signed on its behalf by.



W.J. Makower, Upper Bailiff.

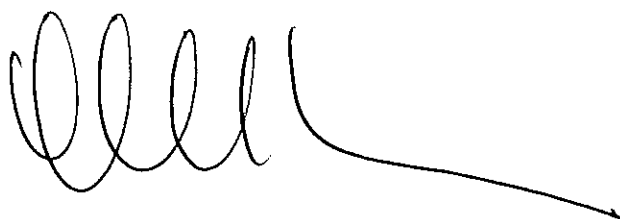
The Worshipful Company of Weavers
 Weavers' Almshouse Charities
 31 December 2020

Balance Sheet as at 31 December 2020

	Notes	2020 £	2020 £	2019 £	2019 £
Fixed Assets					
Tangible:					
Housing property	9		1,302,944		1,279,220
Investments	10		608,497		603,219
			<u>1,911,441</u>		<u>1,882,439</u>
Current Assets					
Debtors	11	2,028		5,245	
Cash at bank and in hand		187,293		160,669	
		<u>189,321</u>		<u>165,914</u>	
Creditors					
Amounts falling due within one year	12	30,379		32,532	
Net current assets			158,942		133,382
Total assets less current liabilities			2,070,383		2,015,821
Creditors:					
Amounts falling due after one year	13		111,596		126,837
Net assets			<u>1,958,787</u>		<u>1,888,984</u>
Funds					
Unrestricted Funds	14		783,454		752,599
Endowment Funds	15		1,175,333		1,136,385
Total			<u>1,958,787</u>		<u>1,888,984</u>

The notes on pages 12 to 21 form part of these financial statements.

Approved by the Trustee on 3 June 2021 and signed on its behalf by.



W.J. Makower, Upper Bailiff.

Cash flow statement – for the year ended 31 December 2020

	2020	2019
	£	£
Net movement in funds	69,803	83,828
Investment gains	(5,278)	(46,699)
Deduct: investment income shown in investing activities	(17,552)	(22,744)
Add: depreciation	19,447	17,288
Decrease/(Increase) In debtors	3,217	(1,208)
(Decrease)/Increase in creditors (excluding loans)	(2,153)	868
Net cash from operating activities	67,484	31,333
Cash flows from investing activities		
Investment income	17,552	22,744
Purchase of tangible fixed assets	(43,171)	(55,247)
Net cash from Investing activities	(25,619)	(32,503)
Cash flows from financing activities		
Repayment of loans	(15,241)	(15,220)
Increase/(Decrease) in cash and cash equivalents in the year	26,624	(16,390)
Cash and cash equivalents at the start of the year	160,669	177,059
Total cash and cash equivalents at the end of the year required for operational purposes	187,293	160,669

Notes to the accounts for the year ended 31 December 2020

1. Accounting Policies

1.1 Basis of preparation

The financial statements have been prepared in accordance with the Financial Reporting Standard applicable in the UK and Republic of Ireland (FRS102) and with the Statement of Recommended Practice: Accounting by Registered Social Housing Providers 2014 (2018 update) and the Accounting Direction for Private Registered Providers of Social Housing 2015 from January 2019. In addition the Trustee has had regard to the Statement of Recommended Practice: Accounting and Reporting by Charities and elected to present the financial performance of the charity in the form of a Statement of Financial Activities. The charity is a public benefit entity as defined in FRS102.

In preparing the accounts, the Trustee has assessed whether the use of the going concern basis is appropriate and has considered possible events or conditions that might cast significant doubt on the ability of the charity to continue as a going concern. The Trustee has made this assessment for a period of at least one year from the date of approval of the financial statements. In view of the level of assets held, the Trustee has concluded that there is reasonable expectation that the charity has adequate resources to continue in operational existence for the foreseeable future. The charity therefore continues to adopt the going concern basis in preparing its financial statements.

In view of the Trustee in applying the accounting policies adopted, no judgements were required that have a significant effect on the amounts recognised in the financial statements, nor do any estimates or assumptions made carry a significant risk of material adjustment in the next financial year.

1.2 Basis of Accounting

Assets and liabilities are initially measured at cost or transaction value. Market investments are re-measured at fair value at the balance sheet date. The market bid price is taken as fair value as the charity only holds simple financial instruments. Changes in fair value are dealt with through the Statement of Financial Activities.

1.3 Incoming resources

Incoming resources are recognised on a receivable basis.

1.4 Housing property

Housing properties at 1 January 2014 were restated at a deemed cost on adoption of FRS102 and subsequent additions are stated at actual cost. Depreciation is applied on a component basis, with different rates used for assets with materially different useful economic lives. Further to the deemed cost amendment, three components are currently distinguished:

- Historic structure – 200 years
- Roofing – 100 years
- Bathroom and kitchen replacement – 20 years

Notes to the accounts for the year ended 31 December 2020 (continued)

1. Accounting Policies (continued)

1.5 Capital grants

Government capital grants received prior to the FRS102 transition date were removed from the balance sheet on the adoption of a deemed cost of the fixed assets, but the amount received is disclosed in note 13. Any future government grants will be recognised initially as long-term creditors and amortised over the life of the assets funded. Non-government grants are treated as income.

1.6 Designated funds

The charity has designated funds for Cyclical Maintenance and Extraordinary Repairs. Amounts transferred into these funds reflect a programme of planned works whereas amounts transferred from the funds represent amounts actually spent. Details of designated funds are shown in note 14.

1.7 Expenditure

Expenditure is recognised on an accruals basis. Service costs include all expenses directly incurred in the running of the Almshouses. Support costs are included in management expenses.

1.8 Value Added Tax

The charity is not registered for VAT. In these financial statements, where applicable, expenditure is shown inclusive of VAT.

2. Directors' emoluments

The Directors are defined as the Trustee and the Clerk to the Trustee. None of the persons in office received any emoluments. A contribution towards the emoluments of the Clerk to the Trustee, who was also the highest paid Director, is included in administration expenses reimbursed to the Weavers' Company General Fund.

3. Employee information

The average weekly number of persons (excluding the Clerk to the Trustee) employed during the year was 4 (2019: 4). These were all service staff.

Staff costs:	2020	2019
	£	£
Wages and salaries	70,209	69,629
Social security costs	6,278	6,498
Pension contributions	3,135	3,006
Other	(70)	1,298
	<u>79,552</u>	<u>80,431</u>

Notes to the accounts for the year ended 31 December 2020 (continued)

4. Particulars of turnover and operating costs

	Turnover	Operating costs	Turnover	Operating costs
	2020	2020	2019	2019
	£	£	£	£
Income and Expenditure from Lettings				
Residents' contributions	354,995		349,993	
Less: voids	(15,568)		(19,568)	
Housing Income and expenditure	339,427	(289,379)	330,425	(312,945)
Investment income	17,552		22,744	
Interest payable and similar charges (note 5)		(3,075)		(3,095)
Total	356,979	(292,454)	353,169	(316,040)
Net income	64,525		37,129	

5. Interest payable and similar charges

	2020	2019
	£	£
On loans wholly or partially repayable in more than 5 years	3,075	3,095

6. Net income

Net incoming resources are stated after charging	2020	2019
	£	£
Depreciation – tangible fixed assets	19,447	17,288
Auditors' remuneration (including VAT) in their capacity as auditors	5,900	5,060

7. Taxation

Weavers' Almshouse Charities is a registered charity and is therefore exempt from liability to taxation on its income and capital gains, provided that these are expended in accordance with its charitable activities.

8. Rent losses from voids

The rent losses from voids were 4% (2019: 6%) of the total possible income from rent.

Notes to the accounts for the year ended 31 December 2020 (continued)

9. Tangible Assets

HOUSING PROPERTY (Freehold)	Buildings (incl. major repairs) 2020 £	Kitchen & Bathroom refurbishments 2020 £	Roofing 2020 £	Total Housing Properties 2020 £	Total Housing Properties 2019 £
Deemed Cost					
At 1 January 2020	551,970	165,050	627,604	1,344,624	1,289,377
Additions	-	43,171	-	43,171	55,247
At 31 December 2020	551,970	208,221	627,604	1,387,795	1,344,624
Depreciation					
At 1 January 2020	15,143	16,242	34,019	65,404	48,116
Charge for the year	2,760	10,411	6,276	19,447	17,288
At 31 December 2020	17,903	26,653	40,295	84,851	65,404
Net Book Value					
At 1 January 2020	536,827	148,808	593,585	1,279,220	1,241,261
At 31 December 2020	534,067	181,568	587,309	1,302,944	1,279,220

Additions in the year represented the cost of refurbishing the kitchens and/or bathrooms in 6 flats (2019: 5 flats). The current insured value of the Almshouses is £8,169,847.

10. Investments

	2020 £	2019 £
Market value b/f	603,219	556,520
Increase in market value	5,278	46,699
At 31 December 2020	608,497	603,219
Historic cost	367,137	455,847

The investments are managed as part of the Weavers' Company charitable funds.

11. Debtors due within one year

	2020 £	2019 £
Other debtors and prepayments	2,028	5,245

Notes to the accounts for the year ended 31 December 2020 (continued)

12. Creditors due within one year

	2020	2019
	£	£
<i>Related party creditors:</i>		
Weavers' Company General Fund	331	65
Deferred income: rents received in advance	2,313	1,786
Accruals and sundry creditors	11,720	14,684
Loan from Fresh Plc	1,015	997
Interest-free loan from Weavers' Company Benevolent Fund	15,000	15,000
Total	<u>30,379</u>	<u>32,532</u>

13. Creditors due after one year

	2020	2019
	£	£
Housing loans for refurbishment scheme:		
Loan from Fresh plc	31,596	31,837
Interest-free loan from Weavers' Company Benevolent Fund	80,000	95,000
Total Housing Loans	<u>111,596</u>	<u>126,837</u>

The loan from Fresh Plc is secured by a charge on Weavers' House, Wanstead. The residual loan was repayable over 60 years by half-yearly instalments, the last instalment of which falls to be repaid on 31 October 2048. The residual loan bears interest at the fixed rate of 9.625% per annum. A substantial interest penalty would be incurred in the event of early repayment of the loan.

The interest-free loan from the Weavers' Company Benevolent Fund is repayable at the rate of £15,000 per annum from year 2000, or such lower sum as the charity is able to afford. No repayments were made in 2006 or 2007, but repayments were resumed in 2008.

Of the total housing loans £15,265 (2019: £15,241) is due for repayment in 1-2 years, £45,962 (2019: £45,876) in 2-5 years, leaving a balance of £50,369 (2019: £ 65,720) with a maturity date in excess of 5 years.

Notes to the accounts for the year ended 31 December 2020 (continued)

14. Unrestricted Funds

	Designated Funds			Total
	General Fund	Cyclical Maintenance Fund	Extraordinary Repair Fund	
	2020 £	2020 £	2020 £	2020 £
Balance 1 January 2020	153,266	273,461	325,872	752,599
Net incoming resources	66,583	7,949	9,440	83,972
Transfer in respect of current years repairs and maintenance	9,098	(4,342)	(4,756)	-
Transfers to fund future repairs and maintenance	(70,000)	50,000	20,000	-
Transfer to property fund	(58,395)	-	-	(58,395)
Unrealised gains	-	2,413	2,865	5,278
Balance 31 December 2020	100,552	329,481	353,421	783,454

Designated Funds

The Trustee acknowledges the requirement to maintain and improve the Almshouse accommodation and, in line with guidance from the Almshouse Association, has set aside resources within two designated funds to carry out major items of cyclical maintenance and to provide for extraordinary repairs.

Cyclical Maintenance Fund

The cyclical maintenance fund is a reserve fund to meet maintenance recurring at regular intervals, external redecoration and the cost of professional fees such as for quinquennial inspections to which an annual transfer is made from general unrestricted reserves. In 2020, £50,000 was added to the fund (2019: £50,000) and £4,342 was spent on recovering Court room chairs (2019: £24,281 was spent on refurbishment of the Court Room and £12,476 on quinquennial works to the roof and party wall). The fund also received a share of investment income of £7,949 (2019: £5,550).

Extraordinary Repair Fund

The extraordinary repair fund is a reserve fund for future major expenditure to which an annual transfer is made from the general unrestricted reserves. In 2020, £20,000 was added to the fund (2019: £20,000) and £4,756 was spent on walkway works (2019: £2,395 was spent on repairs to the Court Room floor). The fund also received a share of investment income of £9,440 (2019: £6,575).

Notes to the accounts for the year ended 31 December 2020 (continued)

15. Endowment Funds

The value of the endowment fund at 31 December 2020 represents the deemed cost of the Almshouse property (£1,302,944) less loan balances due (£127,611). A transfer of £58,395 was made between unrestricted funds and endowment funds to ensure that the endowment fund balance is maintained. This transfer represented the additional cost of refurbishing kitchens and bathrooms (see note 9) and the repayment of loans during the year (see notes 12 and 13).

16. Analysis of net assets between funds

	General Fund	Designated Funds	Endowment Funds	Total
	2020 £	2020 £	2020 £	2020 £
Tangible fixed assets	-	-	1,302,944	1,302,944
Fixed asset investments	-	608,497	-	608,497
Net current assets	100,552	74,405	(16,015)	158,942
Creditors falling due after one year	-	-	(111,596)	(111,596)
Balance 31 December 2020	100,552	682,902	1,175,333	1,958,787

17. Capital Commitments and Contingent liabilities

At 31 December 2020 and 2019 there were no known capital commitments or contingent liabilities.

18. Related parties

The Weavers' Almshouse Charities and the Weavers' Company Benevolent Fund were administered by a common Trustee, who, at 31 December 2020, was the Bailiffs Wardens and Assistants of the Trade Art and Mystery of Weavers London.

A proportion of the administration charges paid by the Weavers' Almshouse Charities amounting to £50,917 (2019: £51,825) is reimbursed to the Weavers' Company General Fund. Other related party transactions are disclosed in the accounts. There were no transactions with persons comprising the Trustee body.

Statement of Financial Activities for the year ended 31 December 2019 (showing split of unrestricted and endowment funds for comparative purposes)

	Unrestricted Fund	Endowment Funds	Total Funds
	2019	2019	2019
INCOME	£	£	£
Income and endowments from:			
Investments	22,744	-	22,744
Charitable activities:			
Residents' contributions	330,425	-	330,425
Total income	353,169	-	353,169
EXPENDITURE			
Charitable activity			
Almshouse accommodation			
Services	144,287	-	144,287
Management	59,395	-	59,395
Routine maintenance	55,918	-	55,918
Depreciation	-	17,288	17,288
Maintenance – major items	39,152	-	39,152
Total expenditure	298,752	17,288	316,040
Net income before Investment gains/(losses)	54,417	(17,288)	37,129
Net gains on investments	46,699	-	46,699
Net income/(expenditure) for the year	101,116	(17,288)	83,828
Transfers between funds representing net addition to the endowment	(70,452)	70,452	-
Net movement in funds	30,664	53,164	83,828
Funds brought forward	721,935	1,083,221	1,805,156
Funds carried forward	752,599	1,136,385	1,888,984

2019 notes for comparative purposes

Tangible Assets

HOUSING PROPERTY (Freehold)	Buildings (incl. major repairs) 2019	Kitchen & Bathroom refurbishments 2019	Roofing 2019	Total Housing Properties 2019
	£	£	£	£
Deemed Cost				
At 1 January 2019	551,970	109,803	627,604	1,289,377
Additions	-	55,247	-	55,247
At 31 December 2019	551,970	165,050	627,604	1,344,624
Depreciation				
At 1 January 2019	12,383	7,990	27,743	48,116
Charge for the year	2,760	8,252	6,276	17,288
At 31 December 2019	15,143	16,242	34,019	65,404
Net Book Value				
At 1 January 2019	539,587	101,813	599,861	1,241,261
At 31 December 2019	536,827	148,808	593,585	1,279,220

Unrestricted Funds

	Designated Funds			Total
	General Fund	Cyclical Maintenance Fund	Extraordinary Repair	
	2019 £	2019 £	2019 £	2019 £
Balance 1 January 2019	165,575	254,668	301,692	721,935
Net incoming resources	42,292	5,550	6,575	54,417
Transfer in respect of current years repairs and maintenance	39,152	(36,757)	(2,395)	-
Transfers to fund future repairs and maintenance	(70,000)	50,000	20,000	-
Transfer to property fund	(70,452)	-	-	(70,452)
Unrealised gains	46,699			46,699
Balance 31 December 2019	153,266	273,461	325,872	752,599

2019 notes for comparative purposes (continued)

Analysis of net assets between funds

	General Fund	Designated Funds	Endowment Funds	Total
	2019	2019	2019	2019
	£	£	£	£
Tangible fixed assets	-	-	1,279,220	1,279,220
Fixed asset investments	3,886	599,333	-	603,219
Net current assets	149,380	-	(15,998)	133,382
Creditors falling due after one year	-	-	(126,837)	(126,837)
Balance 31 December 2019	153,266	599,333	1,136,385	1,888,984

<u>Value for Money Metrics</u>	Weavers' Almshouse Charities	2020	2019
<u>Business Health:</u>	Operating Margin- Social housing	14.74%	5.29%
	Operating margin- overall	18.07%	10.51%
	EBITDA interest cover	2730.47%	1758.14%
<u>Development</u>	New supply as a % of current units	n/a (No new units developed)	n/a
	Gearing	-10.07%	-8.39%
<u>Outcomes</u>	Reinvestment %	3.11%	4.11%
<u>Effective Asset Management</u>	ROCE	3.12%	1.84%
<u>Cost per unit</u>	Headline social housing cost	9,211	9,520

