

Charity Registered number
248522

The Basil Hamilton Whiteford Charity for Poor

Report and Accounts

31 December 2022

The Basil Hamilton Whiteford Charity for Poor
Report and accounts
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The Basil Hamilton Whiteford Charity for Poor Report of the Trustees

General administrative information

The official name of the charity is "The Basil Hamilton Whiteford Charity for Poor". It is located at Plymouth in the County of Devon and was registered by the Charity Commissioners on 10 May 1966. The charity's registered number is 248522

The charity was founded by Basil Hamilton Whiteford by a will proved at Exeter on the 14 August 1957.

The official address of the charity is:

37 Scott Road
Milehouse
Plymouth
PL2 3DX

Trustees

The following persons act as trustees and are all individuals during the year ended 31 December 2022:

Mrs Sara Mary Grier	Chairman
David Richard Colwill	
Alan David Cummings	
Colin Warmington	
Anthony J Cox	

No remuneration is paid by the charity to the trustees acting in that capacity. The trustees acknowledge their responsibility under the Charities Act 2011 for preparing financial statements which give a true and fair view and for making accurate representations to reporting accountants.

Legal structure of the charity

The governing document of the charity is the Trust Deed establishing the charity.

Objects and activities of the charity

The purposes of the charity as set out in its governing document.

The object of the charity is the benefit of poor persons with the provision of affordable accommodation, and in particular persons who were originally of good social position and education and are now of limited means.

The main activities undertaken in relation to those purposes during the year

To continue to let out premises for the benefit of poor persons. In addition to the rental income received, the trustees also manage the charity's investments to enable them to continue to modernise and repair the properties.

The main activities undertaken during the year to further the charity's purpose for the public benefit

The trustees have had regard to the Charity Commission's guidance on public benefit in managing the activities of the charity at the trustees meetings. The focus of our activities continues to be the provision of affordable accommodation.

The Basil Hamilton Whiteford Charity for Poor Report of the Trustees

Professional appointees

The following have assisted the charity during the course of the year:

- I Curtis Whiteford Crocker LLP - solicitors - on legal matters
- ii Harold Duckworth & Co Ltd - Accountants - on accounts matters
- iii Seven Investment Management LLP - Stockbrokers - on share investment matters
- iv Alan Cummings & Co - Chartered Surveyors - on property/land matters

Review of the year, including main achievements and the performance of the charity

The charity conducts day to day matters through its appointed clerk, Mrs T M Russell.

Accommodation at affordable rentals continued to be supplied to the occupiers of the charity owned investment property at Edenside during the year. All six units were occupied throughout the year. This helped 6 persons who would have otherwise been in more difficulty.

The Tennis club continued to use the tennis courts and a long term lease is in place. This helps the whole community and the charity to manage the units.

There was a surplus over expenditure amounting to £13,518 during the year compared with £17,807 in 2021.

The Trustee's policy for the Charity's investments is to look for long term growth and no longer seek a constant income. The investments market value decreased from £399,403 in 2021 to £360,525 in the year. The income is accumulated.

The trustees believe that the charity is a going concern given the assets it holds. Therefore the trustees also believe that risks the charities face are relatively low.

There were no capital commitments at 31 December 2022.

Policies on reserves.

The board of trustees wish to keep at least one years costs in reserve and available immediately for emergencies. Currently there is approximately 12 months costs available in the bank. The trustees feel that this is satisfactory and helps manage the risks the charity faces.

Availability and adequacy of assets of each of the funds

The board of trustees is satisfied that the charity's assets in each fund are available and adequate to fulfil its obligations in respect of each fund.

The Basil Hamilton Whiteford Charity for Poor Report of the Trustees

The methods used to recruit and appoint new charity trustees.

The board of trustees is constantly reviewing the requirement as to whether a new trustee is required. If one is required, they will look to see what area of expertise is required and look for a suitable candidate.

Statement of Trustees' Responsibilities

The charity's trustees are responsible for the preparation of the accounts in accordance with the terms of the Charities Act 2011 and the Charities (Accounts and Reports) Regulations 2008. Notwithstanding the explicit requirement in the extant statutory regulations, the Charities (Accounts and Reports) Regulations 2008, to prepare the financial statements in accordance with the SORP 2005, in view of the fact that the SORP 2005 has been withdrawn, the Trustees determined to interpret this responsibility as requiring them to follow current best practice and prepare the accounts according to the FRS 102 SORP (Statement of Recommended Practice for Accounting and Reporting by Charities) 2015 (as amended by the Bulletin issued in February 2016) .

In particular, charity law requires the Trustees, if they prepare accounts on an accruals basis, to prepare financial statements for each financial year which give a true and fair view of the state of affairs of the charity as at the end of the financial year and of the surplus or deficit of the charity. In preparing those financial statements the Trustees are required to :-

- to prepare the accounts in accordance with United Kingdom Generally Accepted Accounting Practice (United Kingdom Accounting Standards and applicable law).
- select suitable accounting policies and apply them consistently;
- make judgements and estimates that are reasonable and prudent;
- prepare the financial statements on the going concern basis unless it is inappropriate to presume that the charity will continue in business;
- state whether applicable accounting standards and statements of recommended practice have been followed, subject to any material departures disclosed and explained in the financial statements;

The law requires that the trustees must not approve the accounts unless they are satisfied that they give a true and fair view of the state of affairs of the charity and of the surplus or deficit of the charity for the year.

The Trustees are also responsible for maintaining adequate accounting records which disclose with reasonable accuracy at any time the financial position of the charity and which are sufficient to show and explain the charity's transactions and enable them to ensure that the financial statements comply with regulations made under the Charities Act 2011. They are also responsible for safeguarding the assets of the charity and hence for taking reasonable steps for the prevention and detection of fraud and other irregularities.

The Trustees are also responsible for the contents of the Trustees' report, and the statutory responsibility of the Independent Examiner in relation to the Trustees' report is limited to examining the report and ensuring that , on the face of the report, there are no material inconsistencies with the figures disclosed in the financial statements.

Approved by the Trustees on:

Signed by

The Basil Hamilton Whiteford Charity for Poor
Statement of Financial Activities
for the year ended 31 December 2022

	Unrestricted Funds 2022 £	Endowment Funds 2022 £	Total Funds 2022 £	2021 £
Incoming resources				
Investment income				
Dividends (page 14)	4,995		4,995	4,604
Interest (page 10)	115		115	12
Other trading activities	29,832		29,832	31,070
Total incoming resources	34,942		34,942	35,686
Charitable expenditure				
Direct - re rental income (page 12)	(9,382)		(9,382)	(6,804)
Investment management costs	(1,215)		(1,215)	(1,058)
Indirect - general (page 12)	(10,827)		(10,827)	(10,017)
Total resources expended	(21,424)		(21,424)	(17,879)
Gains on investments on valuation	(25,880)	(15,727)	(41,607)	22,166
Gains on property revaluation	-	-	-	-
Net movement in funds for the year	(12,362)	(15,727)	(28,089)	39,973
Total funds at 1 January 2022	295,827	976,595	1,272,422	1,232,449
Total funds at 31 December 2022	283,465	960,868	1,244,333	1,272,422

A Statement of Total Recognised Gains and Losses is included as a primary statement in these accounts.

All activities derive from continuing operations.

The Basil Hamilton Whiteford Charity for Poor
Statement of comprehensive income
for the year ended 31 December 2022

	2022	2021
	£	£
Surplus for the financial year	13,518	17,807
Other comprehensive income		
Gain on valuation of listed shares	(41,607)	22,166
Funds generated in year as shown on SOFA	<u>(28,089)</u>	<u>39,973</u>

The Basil Hamilton Whiteford Charity for Poor
Balance Sheet
as at 31 December 2022

	Notes	2022 £	2021 £
Fixed assets			
Investment assets	5	815,000	815,000
Share investments	6	360,525	399,403
		<u>1,175,525</u>	<u>1,214,403</u>
Current assets			
Debtors	10	1,989	2,135
Cash at bank and in hand		86,889	77,454
		<u>88,878</u>	<u>79,589</u>
Current liabilities	10	(20,070)	(21,570)
Net current assets		<u>68,808</u>	<u>58,019</u>
Total assets less current liabilities		<u>1,244,333</u>	<u>1,272,422</u>
Funds			
Permanent endowment fund	8	960,868	976,595
Unrestricted fund	8	283,465	295,827
		<u>1,244,333</u>	<u>1,272,422</u>

Approved by the Trustees on:

Richard Price
Richard Price (Oct 30, 2023 13:28 GMT)

The Basil Hamilton Whiteford Charity for Poor
Notes to the Accounts
for the year ended 31 December 2022

1 Accounting policies

Basis of preparation and accounting convention

The accounts have been prepared on the accruals basis, under the historical cost convention, and in accordance with the Financial Reporting Standard 102, (effective 1st January 2016) and 'FRS 102 SORP (Statement of Recommended Practice for Accounting and Reporting by Charities) 2015 (as amended by the Bulletin issued in February 2016) published by the Charity Commission in England & Wales (CCEW) ,effective January 2016, (The SORP), and in accordance with all applicable law in the charity's jurisdiction of registration, except that the charity has prepared the financial statements in accordance with the FRS 102 SORP (Statement of Recommended Practice for Accounting and Reporting by Charities) 2015 (as amended by the Bulletin issued in February 2016) in preference to the previous SORP, the SORP 2005, which has been withdrawn, notwithstanding the fact that the extant statutory regulations, the Charities (Accounts and Reports) Regulations 2008 refer explicitly to the SORP 2005. This has been done to accord with current best practice.

Recognition of liabilities and expenditure

A liability, and the related expenditure, is recognised when a legal or constructive obligation exists as a result of a past event, and when it is more likely than not that a transfer of economic benefits will be required in settlement, and when the amount of the obligation can be measured or reliably estimated.

Liabilities arising from future funding commitments and constructive obligations, including performance related grants, where the timing or the amount of the future expenditure required to settle the obligation are uncertain, give rise to a provision in the accounts, which is reviewed at the accounting year end. The provision is increased to reflect any increases in liabilities, and is decreased by the utilisation of any provision within the period, and reversed if any provision is no longer required. These movements are charged or credited to the respective funds and activities to which the provision relates.

Debtors

Short term debtors are measured at transaction price (which is usually the invoice price), less any impairment losses for bad and doubtful debts. Loans and other financial assets are initially recognised at transaction price including any transaction costs and subsequently measured at amortised cost determined using the effective interest method, less any impairment losses for bad and doubtful debts.

Accounting for deferred income and income received in advance

Deferred income is shown against the Statement of Financial Activities when it becomes due. Until this point it is shown as a liability.

Creditors

Short term creditors are measured at transaction price (which is usually the invoice price). Loans and other financial liabilities are initially recognised at transaction price net of any transaction costs and subsequently measured at amortised cost determined using the effective interest method.

The Basil Hamilton Whiteford Charity for Poor
Notes to the Accounts
for the year ended 31 December 2022

Provisions

Provisions (ie liabilities of uncertain timing or amount) are recognised when there is an obligation at the reporting date as a result of a past event, it is probable that economic benefit will be transferred to settle the obligation and the amount of the obligation can be estimated reliably.

Tangible fixed assets

Tangible fixed assets are measured at cost less accumulative depreciation and any accumulative impairment losses. Depreciation is provided on all tangible fixed assets, other than freehold land, at rates calculated to write off the cost, less estimated residual value, of each asset evenly over its expected useful life, as follows:

Fixtures, fittings, tools and equipment over 5 years

Cash and bank balances

Cash held by the charity is included at the amount actually held and counted at the year end. Bank balances, whether in credit or overdrawn, are shown at the amounts properly reconciled to the bank statements.

Revaluation of tangible fixed assets

Investment properties are revalued annually by the trustees, based on fair value at the year end date.

Fixed Asset Investments

Fixed asset investments in quoted shares, traded bonds, investment properties and similar investments are shown initially at cost upon acquisition and at their market value at the balance sheet date at the end of the financial period. Investment properties are not depreciated.

All gains on fixed asset investments, whether realised or unrealised, are included in the Statement of Financial Activities.

2 Liability to taxation

The Trustees consider that the charity satisfies the tests set out in Paragraph 1 Schedule 6 of the Finance Act 2010 for UK corporation tax purposes. Accordingly, the Charity is potentially exempt from taxation in respect of income or capital gains received within categories covered by chapter 3 part 11 of the Corporation Tax Act 2010 or Section 256 of the Taxation of Chargeable Gains Act 1992, to the extent that such income or gains are applied exclusively on the specific charitable objects of the charity and for no other purpose. Value Added Tax is not recoverable by the charity, and is therefore included in the relevant costs in the Statement of Financial Activities.

3 Winding up or dissolution of the charity

If upon winding up or dissolution of the charity there remain any assets, after the satisfaction of all debts and liabilities, the assets represented by the accumulated fund shall be transferred to some other charitable body or bodies having similar objects to the charity.

The Basil Hamilton Whiteford Charity for Poor
Notes to the Accounts
for the year ended 31 December 2022

4 Employees	2022 £	2021 £
Average number of persons employed by the company	<u>1</u>	<u>1</u>

5 Tangible fixed assets

	Investment properties £	Fixtures and fittings £	Total £
Cost or valuation			
At 1 January 2022	815,000	966	815,966
Additions	-	-	-
Surplus on revaluation	-	-	-
Disposals	-	-	-
At 31 December 2022	<u>815,000</u>	<u>966</u>	<u>815,966</u>
Depreciation			
At 1 January 2022	-	966	966
Charge for the year	-	-	-
Surplus on revaluation	-	-	-
On disposals	-	-	-
At 31 December 2022	<u>-</u>	<u>966</u>	<u>966</u>
Net book value			
At 31 December 2022	<u>815,000</u>	<u>-</u>	<u>815,000</u>
At 31 December 2021	<u>815,000</u>	<u>-</u>	<u>815,000</u>

The charity's investment properties at Edenside, Hartley and Lockington Avenue Tennis Courts, Hartley were re-valued by Alan Cummings BSc FRICS on a fair market value in December 2019.

The latest value is included in the financial statements and the total revaluation now amounts to £689,816. The properties original cost was £125,184.

6 Share investments

	2022		2021	
	Cost £	Market Value £	Cost £	Market Value £
Capital fund	129,299	136,278	128,251	150,974
Repairs fund	11,630	12,258	11,536	13,580
Accumulation fund	201,131	211,989	199,502	234,849
	<u>342,060</u>	<u>360,525</u>	<u>339,289</u>	<u>399,403</u>

All share investments are held by Nominees on behalf of the trust.

The Basil Hamilton Whiteford Charity for Poor
Notes to the Accounts
for the year ended 31 December 2022

7 Reconciliation and analysis of movement of funds

	Unrestricted funds		Total	Funds
	General	repairs		
	£	£	£	£
Income (page 4)	34,942		34,942	
Expenditure (page 12)	(21,424)		(21,424)	
	13,518		13,518	
Opening value as previously stated	283,123	12,704	295,827	976,595
Funds available for use	296,641	12,704	309,345	976,595
Net investment (losses)/gains	(24,465)	(1,415)	(25,880)	(15,727)
	<u>272,176</u>	<u>11,289</u>	<u>283,465</u>	<u>960,868</u>

8 Analysis of Fund Balances between the Net Assets

	Unrestricted funds			
	General	Extra ordinary repairs	Permanent Endowment funds	Total
Fixed assets/investment properties	-	-	815,000	815,000
Share investments	211,989	12,258	136,278	360,525
Net current assets	59,218	-	9,590	68,808
	<u>272,176</u>	<u>11,289</u>	<u>960,868</u>	<u>1,244,333</u>

9 Analysis of income

	2022	2021
Other interest on deposits	<u>115</u>	<u>12</u>

10 Analysis of Debtors and Creditors

	2022	2021
Debtors		
Rent deposit held by Solicitors	1,000	1,000
Insurance etc prepaid	989	1,135
	<u>1,989</u>	<u>2,135</u>
Creditors		
Accountancy fees	1,320	1,320
Deferred income	17,750	19,250
Deposit held re Tennis Courts	1,000	1,000
	<u>20,070</u>	<u>21,570</u>

The Basil Hamilton Whiteford Charity for Poor
Notes to the Accounts
for the year ended 31 December 2022

11 Deferred income

Balance as at 1 January 2022	19,250
Released to SOFA in the year	<u>1,500</u>
Balance as at 31 December 2022	<u>17,750</u>

12 Related Parties

The trustees confirm that there were no related party transactions in the year.

The Basil Hamilton Whiteford Charity for Poor
Analysis of Expenditure
for the year ended 31 December 2022

	2022	2021
	£	£
Direct expenses - Rental		
Repairs and renewals	5,187	3,700
Insurances	1,154	1,088
Alarm System	711	696
Garden Maintenance	2,330	1,320
	<u>9,382</u>	<u>6,804</u>
Indirect expenses - general		
Clerk - salary	8,100	7,650
Travelling and sundry expenses	1,407	1,047
Accountancy fee	1,320	1,320
Investment management costs	1,215	1,058
	<u>12,042</u>	<u>11,075</u>
Total expenses	<u>21,424</u>	<u>17,879</u>

The Basil Hamilton Whiteford Charity for Poor
Investment properties - Income and Expenditure account
for the year ended 31 December 2022

	Edenside Hartley	Lockington Avenue Tennis Courts Hartley	Total 2022	2021
	£	£	£	£
Income				
Rents received	28,332	1,500	29,832	31,070
Less: expenses				
Repairs and renewals	5,187		5,187	3,700
Water rates	-		-	-
Insurances	1,154		1,154	1,088
Call alarm system	711		711	696
Garden maintenance	2,330		2,330	1,320
	9,382	-	9,382	6,804
Net surplus/(shortfall)	18,950	1,500	20,450	24,266

**The Basil Hamilton Whiteford Charity for Poor
Share Investments and Income
for the year ended 31 December 2022**

	Nominal Holdings	Cost at 31.12.22	Valuation at 31.12.22	Income 2022 £	2021 £
PERMANENT ENDOWMENT FUND					
7IM AAP Moderately Adventurous Dublin C Grp Acc				0	0
7IM AAP Moderately Adventurous C Grp Acc	23703	43,952	48,705	110	203
7IM Sustainable Balance C Acc	50028	85,347	87,573	1,309	1,538
		<u>129,299</u>	<u>136,278</u>		
EXTRAORDINARY REPAIRS FUND					
Extraordinary repairs fund					
7IM AAP Moderately Adventurous Dublin C Grp Acc					
7IM AAP Moderately Adventurous C Grp Acc	2132	3,953	4,381		
7IM Sustainable Balance C Acc	4500	7,677	7,877		
		<u>11,630</u>	<u>12,258</u>		
ACCUMULATED INCOME FUND - Unrestricted					
7IM AAP Moderately Adventurous Dublin C Grp Acc				0	0
7IM AAP Moderately Adventurous C Grp Acc	36872	68,370	75,764	182	333
7IM Sustainable Balance C Acc	77821	132,761	136,225	2,153	2,530
		<u>201,131</u>	<u>211,989</u>		
Managed Out Portfolio (M&G Securities Ltd)				1,241	
Total		<u>342,060</u>	<u>360,525</u>	<u>4,995</u>	<u>4,604</u>

The Basil Hamilton Whiteford Charity for Poor

Report of the Independent Examiner to the Trustees of the charity on the accounts for the year ended 31 December 2021

I report on the financial statements of the charity on pages 1 to 14 for the year ended 31 December 2021 which have been prepared in accordance with the Charities Act 2011 (the Act) and with the Financial Reporting Standard 102, (effective 1st January 2016) adapted to meet the needs of unincorporated organisations, as modified by FRS 102 SORP (Statement of Recommended Practice for Accounting and Reporting by Charities) 2015 (as amended by the Bulletin issued in February 2016) published by the Charity Commission in England & Wales (CCEW), effective January 2015 (The SORP), under the historical cost convention and the accounting policies set out on page 7 and 8.

Respective responsibilities of the Trustees and the Independent Examiner

As described on page 3, the charity's Trustees are responsible for the preparation of the accounts. The Trustees consider that the audit requirement of Section 144(1) of the Charities Act 2011 (the Act) does not apply, and that there is no requirement in the Governing Document for the conducting of an audit. As a consequence, the Trustees have elected that the financial statements be subject to independent examination.

Having satisfied myself that the charity is not subject to audit under any legal provision, or otherwise, and is eligible for independent examination, it is my responsibility to:-

- a) examine the accounts under Section 145 of the Act;
- b) follow the procedures in the General Directions given by the Charity Commission under section 145(5)(b) of the Act and;
- c) state whether particular matters have come to my attention.

Basis of Independent Examiner's Statement and scope of work undertaken

I conducted my examination in accordance with the General Directions given by the Charity Commission under section 145(5)(b) of the Act, setting out the duties of an Independent Examiner in relation to the conducting of an Independent Examination. An Independent Examination includes a review of the accounting records kept by the charity and of the accounting systems employed by the charity and a comparison of the financial statements presented with those records. It also includes consideration of any unusual items or disclosures in the financial statements, and seeking explanations from you, as Trustees, concerning such matters. The purpose of the examination is to establish as far as possible that there have been no breaches of charity legislation and that the financial statements comply with the SORP, on a test basis, of evidence relevant to the amounts and disclosures in the financial statements.

The procedures undertaken do not provide all the evidence that would be required in an audit, and information supplied by the Trustees in the course of the examination is not subjected to audit tests or enquiries, and consequently I do not express an audit opinion on the view given by the financial statements, and in particular, I express no opinion as to whether the financial statements give a true and fair view of the affairs of the charity, and my report is limited to the matters set out in the statement below.

I planned and performed my examination so as to satisfy myself that the objectives of the Independent Examination are achieved and before finalising the report I obtained written assurances from the Trustees of all material matters.

Independent Examiner's Statement, Report and Opinion

Subject to the limitations upon the scope of my work as detailed above , in connection with my examination, I can confirm that :-

This is a report in respect of an examination carried out under 145 of the Act and in accordance with General Directions given by the Charity Commission under section 145(5)(b) of the Act which may be applicable;

and that no matter has come to my attention in connection with my examination which gives me reasonable cause to believe that in any material respect the requirements :-

- to keep accounting records in accordance with Section 130 of The Charities Act 2011;

- when preparing accounts on an accruals basis, to prepare financial statements which accord with the accounting records and comply with the accounting requirements of the Act and the Regulations setting out the form and content of charity accounts;

- have been prepared in accordance with The Charities Act 2011. and with the methods and principles set out in the FRS102 Statement of Recommended Practice - Accounting and Reporting by Charities (effective January 2016)

have not been met or to which, in my opinion, attention should be drawn in my report in order to enable a proper understanding of the accounts to be reached;

T Bickle - Independent Examiner
Harold Duckworth & Co Ltd
41 Houndiscombe Road
Mutley
Plymouth
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