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Chartered Accountants
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Company number 4481020(England and Wales)**

The Trustees of The Lady Margaret Hungerford Charity
Bank House
9 Tutton Hill
Colerne

12 October 2021

Dear Trustees

I have completed the preparation and review of the Charity accounts for the year ended 31 March 2021. I have no matters to bring to your attention. However, given the changes to the trustees in the current year I would highlight the following:

1. A key feature of internal financial control is to ensure that no individual is responsible for transactions and wherever possible there is segregation of duties.
2. At regular intervals there should be an independent review of the bank statements to ensure that reconciliations are taking place and that there is no impropriety.
3. There should be an annual review of the charity reserves policy to ensure that there is a balance between ensuring that the future costs are considered and planned for but there are not excessive funds carried forward.

If you have any queries, please call.

Yours sincerely

Karen Sayers Ltd

LADY MARGARET HUNGERFORD CHARITY
ACCOUNTS FOR THE YEAR ENDED 31ST MARCH 2021

Registered charity No 248575

**The Lady Margaret Hungerford Charity
Accounts
At
31 March 2021**

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The Lady Margaret Hungerford Charity

Accounts as at 31 March 2021

Trustees

Dr C Baker
Ms J Battersby
Mrs C Reid
Mr C Fuller (deceased 28.12.2020)
Mr R Tonge
Mr Van Gerwyn
Mr D Wright

Honorary Clerk

Mr R Tonge

Registered Office

Bank House
9 Tutton Hill
Colerne
Wilts
SN14 8DN

Governing Document

The Charity is governed by a scheme of the Charity Commissioners dated
19th January 1998

Charity Commission

Registered number 248575

Bankers

Lloyds TSB plc
29 High Street
Chippenham
Wilts
SN15 3HA

The Lady Margaret Hungerford Charity

Trustees report for the year ended 31st March 2021

The Trustees present the accounts of the Charity for the year ending 31st March 2021. They have continued to manage the Charity for the benefit of the beneficiaries and the need to protect this unique Grade 1 listed building.

There have been no Weekly Maintenance Contribution voids in the financial year. Payments and arrears are under control. A rise of 0.7% was introduced from 1st April 2020 in accordance with the policy of annual changes in line with the Consumer Price Index annual movement in the previous September.

Due to the coronavirus crisis the public rooms have been closed and are not expected to re-open until later in the year, this has had a negative effect on income.

Regrettably due to the problems in the schoolroom the public rooms will not be able to be used as the part of the successful Peacock Trail where a wide range of local artists displayed and sold their work for a week.

The structural problems in the school room have proved to be far more serious than expected when first discovered. Microdrilling and other investigations found that the timbers had deteriorated due to damp penetration and damage by wood boring insects. Consultant's fees for investigating these problems have cost the Charity nearly £14,000 this year. This is expected to increase considerably before Listed Building Consent is approved and the rectification work can start. There is a view that these problems should have been discovered 20 years ago when the major refurbishment took place and that the drastic deterioration of the beams could not possibly have happened since then.

At this time we do not know what the cost of this work will be but it is likely to be substantial and make a serious dent in the Charity's financial reserves.

The Educational Charity Fund is unchanged £4,000.

In summary, it has been an interesting and stressful year trying to manage through these various difficulties. We are grateful for the voluntary work undertaken by Trustees and volunteers to manage the Charity through these tribulations and are confident that it will emerge stronger as a result of them.



Christine Reid
Chair of the Trustees

The Lady Margaret Hungerford Charity
Trustees' responsibilities in relation to the financial statements

The law applicable to Charities in England and Wales requires the Trustees to prepare financial statements for each financial year which give a true and fair view of the Charity's financial activities during the year and of its financial position at the end of the year. In preparing financial statements giving a true and fair view, the Trustees should follow best practice and;

- select suitable accounting policies and then apply them consistently;
- make judgements and estimates that are reasonable and prudent;
- state whether applicable accounting standards and statements of recommended practice have been followed subject to any departures disclosed and explained in the financial statements; and
- prepare the financial statements on the going concern basis unless it is inappropriate to presume that the Charity will continue in operational existence.

The Trustees are responsible for keeping accounting records which disclose with reasonable accuracy the financial position for the Charity and enable them to ensure that the financial statements comply with the Charities Act 2011, the Charity (Accounts and Reports) Regulations and provisions of the trust deed. 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 Lady Margaret Hungerford Charity
Independent Examiners' Report**

**Independent Examiners Report to the Trustees of
The Lady Margaret Hungerford Charity**

We report to the trustees on our examination of the accounts of the Lady Margaret Hungerford Charity for the year ended 31 March 2021.

Responsibilities and basis of report

As the Charity trustees of the Trust you are responsible for the preparation of the accounts in accordance with the requirements of the Charities Act 2011 ("the Act")

We report in respect of our examination of the Trust's accounts carried out under section 145 of the 2011 Act and in carrying out our examination we have followed all the applicable Directions given by the Charity Commission under section 145(5)(b) of the Act.

Independent examiner's statement

We have completed our examination. We confirm that no material matters have come to our attention in connection with the examination giving us cause to believe that in any material respect:

1. accounting records were not kept in respect of the Trust as required by section 130 of the Act, or
2. the accounts do not accord with those records, or
3. the accounts do not comply with the applicable requirements concerning the form and content of accounts set out in the Charities (Accounts and Reports) Regulations 2008 other than any requirement that the accounts give a 'true and fair view' which is not a matter considered as part of an independent examination.

We have no concerns and have come across no other matters in connection with the examination to which attention should be drawn in the report in order to enable a proper understanding of the accounts to be reached.



Karen Sayers Limited
Chartered Accountants

29 Silver Street
Colerne
Wilts
SN14 8DY

date 11/11/2021

The Lady Margaret Hungerford Charity
Statement of financial activities
for the year ended 31 March 2021

		Unrestricted funds	
	Note	Total 2021 £	Total 2020 £
Incoming resources			
Donations		-	-
Maintenance contributions		59,990	59,546
Less: Losses through voids		-	-
		<u>59,990</u>	<u>59,546</u>
Interest receivable and other income	4	459	3,412
Total incoming resources		<u>60,449</u>	<u>62,958</u>
Resources expended			
Costs of generating funds			
Post, stationery, publicity, bank charges		56	211
		<u>56</u>	<u>211</u>
Net incoming resources available for charitable application		<u>60,393</u>	<u>62,747</u>
Charitable expenditure			
Management and administration of the charity:			
Insurance		6,280	5,992
Repairs and maintenance		19,262	12,727
School room project		13,648	-
Consultancy		-	2,646
Fees to Almshouse Association		216	210
Cleaning and sundry		1,857	2,306
Rates, electricity, water and telephone		1,284	2,098
		<u>42,547</u>	<u>25,979</u>
Governance costs			
Independent examination and accountancy		540	540
		<u>540</u>	<u>540</u>
Net incoming resources		17,306	36,228
Fund balances brought forward		511,334	516,065
Fund balances carried forward		<u>528,640</u>	<u>552,293</u>
Unrealised investment gain / (loss)	6	69,084	(40,959)
		<u>597,724</u>	<u>511,334</u>

All activities derived from continuing operations.

The notes on pages 7 to 10 form an integral part of these accounts.

The Lady Margaret Hungerford Charity
Balance Sheet
as at 31 March 2021

	Note	2021	2020
		£	£
Fixed assets			
Housing property at valuation	5	5,941,560	5,941,560
Current assets			
Debtors and prepayments		-	-
Investments	6	311,407	242,323
Cash at bank and in hand	7	129,848	119,967
Total current assets		<u>441,255</u>	<u>362,290</u>
Creditors: amounts falling due within one year			
Other creditors	8	<u>7,525</u>	<u>7,525</u>
Net Current Assets		433,730	354,765
Creditors: amounts falling due after one year			
Loans			
Wiltshire Council		<u>7,425</u>	<u>14,850</u>
		7,425	14,850
Total Assets less total Liabilities		<u><u>6,367,865</u></u>	<u><u>6,281,475</u></u>
The funds of the Charity			
Unrestricted funds:			
Unrealised gain on property re-valuation		5,748,869	5,748,869
Unrealised investment profit / (loss)	6	131,407	62,323
Unrestricted revenue accumulated funds	12	<u>171,641</u>	<u>164,216</u>
		6,051,917	5,975,408
Designated loan repayment fund	9	14,850	22,275
Designated fabric fund	10	297,098	279,792
Designated educational charity fund	11	<u>4,000</u>	<u>4,000</u>
		315,948	306,067
		<u><u>6,367,865</u></u>	<u><u>6,281,475</u></u>

Approved by the trustees on

am Dec 2021

The notes on pages 7 to 10 form an integral part of these accounts.

The Lady Margaret Hungerford Charity
Notes to the financial statements
for the year ended 31 March 2021

1 Accounting policies

Basis of preparation of the accounts

The statement of accounts have been prepared in accordance with the Companies Act 2011, the statement of Recommended Practice Accounting Reporting by Charities and applicable accounting standards. Where necessary the headings laid down in the Act have been adapted to meet the specific activities of the Charity. The Charity qualifies as a small company under the Act and the Trustees have elected to take advantage of the exemption under FRS1 not to prepare a cash flow statement.

Insofar as the Statement of Recommended Practice for Accounting and Reporting issued by the Charity Commissioners for England and Wales requires compliance with specific Financial Reporting Standards other than the FRSSE then the specific Financial Reporting Standards have been followed where their requirements differ from those of the FRSSE.

The particular accounting policies adopted are set out below.

Accounting convention

The financial statements are prepared, on a going concern basis, under the historical cost convention.

Incoming resources

Incoming resources are accounted for on a receivable basis deferred as described below.

Investment income

Bank interest is included in the income and expenditure account on a receivable basis.

Recognition of liabilities

Liabilities are recognised on the accruals basis in accordance with normal accounting principles, modified where necessary in accordance with the guidance in the Statement of Recommended Practice for Accounting and Reporting (revised June 2008) issued by the Charity Commissioners for England and Wales.

Resources expended

Expenditure is recognised on an accrual basis as a liability is incurred. Expenditure includes VAT which is reported as part of the expenditure to which it relates.

Costs of generating funds

Comprise the costs associated with attracting voluntary income.

Charitable expenditure

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

Governance costs

Include those costs associated with meeting the constitutional and statutory requirements of the Charity and include costs linked to the strategic management of the Charity.

Reserves policy

The Charity's policy focuses on the future cost of repairs that will be inevitable and expensive for this unique Grade 1 listed building and its Grade 2 annex.

The current reserves have come for the careful management of rental income with any excess being allocated to the fabric fund.

The calculation of the level of reserves needed has been taken from a mix of the experience 20 years ago when £1.6 million was spent on refurbishing the building and on the experience of local housing associations. Recent experience such as the discovery of rotted timber lintels and beam ends will be funded from the fabric fund at a cost currently estimated at over £100K. This demonstrates the need for the level of reserves that the charity has.

The level of reserves will be evaluated quinquennially.

The Lady Margaret Hungerford Charity
Notes to the financial statements
for the year ended 31 March 2021

1 Cont'

Unrealised and realised gains

Realised gains and losses are included in the accounts on the date at which a contractual obligation is entered into.

Unrealised gains and losses are computed by reference to the market value of the investments at the balance sheet date, compared to the brought forward cost or valuation, and gains and losses on similar categories of investment are netted off.

Allocation of costs within types of resources expended

The methods and principles of the allocation and apportionment of all costs between different activity categories of resources set out above are:

All costs are allocated between expenditure categories of the SOFA on the basis designed to reflect the use of the resources. Costs relating to a particular activity are allocated directly, others are apportioned on an appropriate basis, as set out in the notes to the accounts.

2 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.

3 Surplus for the financial year

This is stated after crediting:

Revenue turnover from ordinary activities
and charging:

Independent Examiners' fee

2021	2020
£	£
540	540

4 Interest receivable and other income

Bank interest
Schoolroom hire
Compensation
Entrance fees

2021	2020
£	£
409	423
50	1,898
-	150
-	941
459	3,412

The Lady Margaret Hungerford Charity
Notes to the financial statements
for the year ended 31 March 2021

5 Fixed assets	2021	2020
	£	£
Housing properties		
Net cost	192,691	192,691
Revaluation	5,748,869	5,748,869
	<u>5,941,560</u>	<u>5,941,560</u>

The property has been included in the accounts at the current insurance valuation.

6 Investments	2021	2020
	£	£
Market value at 1 April 2020	242,323	283,282
Investment in year	-	-
Net unrealised (loss)/gain	69,084	(40,959)
Market value at 31 March 2021	<u>311,407</u>	<u>242,323</u>

The investments comprise	No. of shares	Cost	Market Value
		£	£
NAACIF accumulated shares	3245.37	180,000	311,407
		<u>180,000</u>	<u>311,407</u>

7 Cash at bank and in hand	2021	2020
	£	£
Bank - current account	39,038	5,500
Business call account	-	44,195
Santander	59,621	39,647
Three year Bond	31,187	30,785
Petty cash	2	(160)
	<u>129,848</u>	<u>119,967</u>

8 Creditors	2021	2020
	£	£
Accruals	100	100
Wiltshire Council	7,425	7,425
	<u>7,525</u>	<u>7,525</u>

The Lady Margaret Hungerford Charity
Notes to the financial statements
for the year ended 31 March 2021

9 Designated loan repayment fund

The designated loan repayment fund are funds set aside to cover the repayments of loans to Wiltshire Council. There was a transfer from the fund back to undesignated funds of £7,425 (2020-£7,425) which represents the repayments made to date. This fund was created to ensure that the Charity remained prudent, and to ensure that there were funds available to cover the loans.

10 Designated fabric fund

Each year the trustees evaluate the required level of the fabric fund taking into account expenditure, inflation and future costs.

11 Designated educational charity fund

During the year there has been no movement in the fund. (2019 - £nil)

12 Movements between funds

	1.4.2020	Net incoming resources	Unrealised investment gain	Transfer between funds	31.3.2021
	£	£	£	£	£
Unrealised gain on property revaluation	5,748,869	-	-	-	5,748,869
Unrealised investment profit / (loss)	62,323	-	69,084	-	131,407
Unrestricted revenue accumulated funds	164,216	17,306	-	(9,881)	171,641
Total undesignated funds	5,975,408	17,306	69,084	-	6,051,917
Designated loan repayment fund	22,275	-	-	(7,425)	14,850
Designated fabric fund	279,792	-	-	17,306	297,098
Designated educational charity fund	4,000	-	-	-	4,000
Total designated funds	306,067	17,306	-	9,881	315,948
Total funds	6,281,475	17,306	69,084	-	6,367,865