

The Unknown Donors' Charities

Report and Financial Statements

For the year-ended 28 February 2023

Registered Charity no: 254840

The Unknown Donors' Charities

Year-ended 28 February 2023

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The Unknown Donors' Charities

Year-ended 28 February 2023

Legal and administrative information

Registered Charity name: The Unknown Donors' Charities

Registered Charity number: 254840

Trustees: Rowena Atkinson
Julia Fane De Salis
Jonathon Green (resigned 2 July 2022)
Dr Carole Hill
Rev Alaric Lewis (from 1 December 2021)
Peter Scott
David Walker

Principal office: 437 Unthank Road
Norwich
NR4 7QN

Independent examiners: Sexty & Co
124 Thorpe Road
Norwich
NR1 1RS

Solicitors: Cozens-Hardy LLP
Castle Chambers
Opie Street
Norwich
NR1 3DP

The Unknown Donors' Charities

Year-ended 28 February 2023

Report of the Trustees

The Trustees have pleasure in presenting their Report and the financial statements of the Charity for the year-ended 28 February 2023.

Objectives and activities

The Scheme of the Charity dated 9 October 1959 states that *'the income of the Charity be applied for the benefit of:*

- 1. the Vicar of the Ecclesiastical Parish of St Giles with St Benedict*
- 2. the maintenance and upkeep of the Parish Church of St Giles in the City of Norwich and the upkeep of the churchyard thereof*
- 3. the poor of the City and County Borough of Norwich. (For details see clauses 26-29 inclusive of the Scheme of the 9 October 1959 as amended by the scheme of the 19 October 1961.)'*

This is the purpose of the Charity.

The income referred to is principally derived from rent, net of costs, received from the leasing of shops, residential flats and an office provided in the Charity's endowed freehold property at 90-94 St Benedicts Street, Norwich. Another minor amount of income arises from the small endowment which is in now the form of 517 units of COIF Investment Funds (presumed to be the successor to the £1,420 11s 4d 3.5% War Stock, cited in the Schedule to the Scheme).

The Trustees' principal activity is, therefore, to manage 90-94 St Benedicts Street, Norwich in the best interests of the Charity and its beneficiaries. This involves ensuring that:

- the property is kept in good repair
- the terms of the leases are legal and fair and in the best interests of the Charity
- the leases are managed effectively and efficiently.

The Trustees consider that the Charity has a very long-term time horizon but will not necessarily exist in perpetuity. This implies that the real value of the endowed assets should, as far as possible, be maintained over time.

Over time, the mechanisms have changed by which the Charity's net income is distributed in thirds to the three beneficiaries set out above. The third which supports the Vicar is now paid to the Board of Finance of the Norwich Diocese; the third relating to Church of St Giles-on-the-Hill is paid to the Parochial Church Council; and the third for the benefit of the poor is paid to Norwich Consolidated Charities, the area of benefit of which is the City of Norwich. This Charity makes grants to people 'in financial need', providing, essential items for the home, such as cookers, beds and washing machines, among other grants.

The Trustees have regard to the guidance issued by the Charity Commission on public benefit. The Trustees are satisfied that the three beneficiaries all use their shares of income from the Charity in accordance with their own charitable purposes.

The Unknown Donors' Charities

Year-ended 28 February 2023

Report of the Trustees - continued

Achievements and performance

2022/23 marked the end of the principal social, legal and economic constraints which had been put in place to manage the pandemic in the UK.

With regards to tenancies, Flats 90A and 92A were leased during the whole year with Flat 94A being let from the fourth quarter after being vacant since November 2020. The two retail premises remained let throughout the period. As mentioned in last year's Report, SBM Media Ltd who had leased the office ran into financial difficulties in the fourth quarter of 2021/22 and regrettably, in the face of the economic effect of the pandemic, went into voluntary liquidation, owing the Charity in excess of £8,000 for rent and insurance premiums. Their Lease was subsequently disclaimed by the Liquidator who confirmed that there were no residual funds to meet this debt. Consequently, the rental deposit for one quarter's rent, held independently, was claimed and received by the Trustees. The remainder of the debt has been written off by the Trustees. Fortunately, a new tenant was found with effect from December 2022.

Apart from this, remarkably all the other tenants largely maintained their rent payments, with only £1,199.44 outstanding at the year-end, all of which was received in the following quarter. The Trustees express their thanks to the tenants. The gross rental income for the year increased slightly to £50,543 (2022: £49,483), (*Note 2*).

The security of the premises was improved during the year by the installation of gates to the side passage of the neighbouring 88 St Benedicts Street with the agreement of the freeholder. The Trustees have assumed the responsibility for their maintenance. The passageway, over which the Charity has a legal right of way, gives access to the rear of 90-94 St Benedicts Street. This development was welcomed by tenants, especially those living in the Flats.

No payments to the Charity's three beneficiaries were made during the year as in the previous year. This was attributable to three factors:

- the level of total expenditure on 'raising funds' (£22,458, *Note 4*) and £10,000 made in final repayment of the concessionary loan from Norwich Consolidated Charities (*Note 3 and Note 9*)
- the fact that 'restricted funds' from which payments to the beneficiaries are made, was in deficit by £3,139 at the end of 2021/22, (see the *Balance Sheet*). This was a first call on this year's restricted income.
- the Trustees' decision to increase their 'reserves' in view of their intention to carry out a strategic review of the Charity's endowed property which is likely to involve the appointment of professional consultants. A contribution towards the cost of this was pledged on behalf of the Diocese of Norwich, one of the Charity's beneficiaries, but has not materialised.

The Trustees will periodically review the position.

The Unknown Donors' Charities
Year-ended 28 February 2023
Report of the Trustees – continued

Financial review

During the year, Trustees had again to pay careful attention to the cash flow of the Charity. With careful management, an adequate balance was maintained throughout the year.

At the year-end, current assets had increased to £28,702, (2022: £12,909). Current liabilities reduced to £3,025, (2022: £14,324) mainly due to the final repayments of the loan given by Norwich Consolidated Charities.

As a result of this position, the Balance Sheet shows Restricted Funds again became positive (£23,671) having been negative by £3,139 at the end of 2021/22. Total Funds increased to £535,285 (2022: £508,418). Of these, all but £25,677, (2022: £8,418) is in the form of the value of the endowed property at 90-94 St Benedicts Street, (*Note 7*).

Total reserves are shown in the table below.

At the year-end the reserves were as follows	2023	2022
	£	£
Total funds	535,285	508,418

Future plans and going concern

Trustees plan to continue to manage the premises at 90-94 St Benedicts Street with a full complement of tenants. A major risk is the extraordinary level of inflation that will continue to impact adversely on personal disposable income in 2023/24 and is likely to lead to minimal economic growth. The cost of unforeseen urgent repairs to the premises is also a risk. Trustees will monitor the position carefully and take any appropriate action.

Trustees have agreed to embark on a study to identify their preferred long-term investment strategy. The initial step of commissioning measured drawings of the building, the first ever produced. These were completed in 2021/22. Limited progress was made with the overall objective in 2022/23. However, Trustees did give initial consideration, with informal professional advice, to the possible options for a future configuration of the premises as a precursor to preparing a brief for the appointment of an architect.

In the Trustees' opinion, the Charity is in a strong position to remain a going concern, (*see Note 1e*).

Structure, governance and management

The Charity is an unincorporated body registered with the Charity Commission, with the registration number 254840.

The Unknown Donors' Charities

Year-ended 28 February 2023

Independent Examiner's Report to the Trustees

There are eight Trustees:

- one *ex officio* Trustee: the Vicar of St Giles-on-the-Hill
- two Nominative Trustees serving 4-year terms: one nominated by the PCC of St Giles-on-the-Hill and one by the Trustees of Norwich Consolidated Charities
- five Co-optative Trustees, serving 5-year terms

The Chair and Secretary induct new Trustees.

The policy of the Trustees to use an Accountant in practice to act as Independent Examiner of the accounts continues to prove successful.

Reference and administrative details

The reference and administrative details of the Charity, including the list of Trustees, are shown on page 1.

Trustees' responsibilities

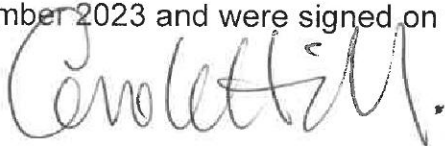
The Trustees are responsible for preparing the Trustees' Annual Report and the financial statements in accordance with applicable law and United Kingdom Accounting Standards (United Kingdom Generally Accepted Accounting Practice).

The law applicable to charities in England & Wales requires the Trustees to prepare financial statements for each financial year which give a true and fair view of the state of affairs of the charity and of the incoming resources and application of resources of the Charity for that period. In preparing these financial statements, the Trustees are required to:

- select suitable accounting policies and then apply them consistently;
- observe the methods and principles in the Charities SORP 2015 (FRS 102);
- make judgements and estimates that are reasonable and prudent;
- state whether applicable accounting standards have been followed, subject to any material departures disclosed and explained in the financial statements;
- prepare the financial statements on the going concern basis unless it is inappropriate to presume that the charity will continue in operation.

The Trustees are responsible for keeping proper accounting records that disclose with reasonable accuracy at any time the financial position of the charity and enable them to ensure that the financial statements comply with the Charities Act 2011 and the Charities (Accounts and Reports) Regulations 2008. 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.

This report and the financial statements were approved by the Trustees on 14 December 2023 and were signed on their behalf by



Dr Carole Hill, Chairman of Trustees

The Unknown Donors' Charities

Year-ended 28 February 2023

Independent Examiner's Report to the Trustees

I report to the Charity Trustees on my examination of the accounts of the Charity for the Year-ended 28 February 2023 which are set out on pages 6 to 7.

Responsibilities and basis of report

As the Charity's Trustees, you are responsible for the preparation of the accounts in accordance with the requirements of the Charities Act 2011 ('the Act').

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

Independent examiner's statement

I have completed my examination. I confirm that no material matters have come to my attention in connection with the examination giving me cause to believe that in any material respect:

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

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



I A Barlow FCCA
Sexty & Co
Chartered Certified Accountants
and Registered Auditors
124 Thorpe Road
Norwich
NR1 1RS

Date: 14/12/2023

The Unknown Donors' Charities

Year-ended 28 February 2023

Statement of Financial Activities

	Note	Unrestricted Funds £	Restricted Funds £	Endowment Funds £	Total 2023 £	Total 2022 £
Incoming resources						
Investments	2	282	50,543	(225)	50,600	50,527
Total incoming resources		282	50,543	(225)	50,600	50,527
Resources expended						
Raising funds	4	-	22,458	-	22,458	28,741
Other	5	-	1,275	-	1,275	5,541
Total resources expended		-	23,733	-	23,733	34,282
Net movement in funds		282	26,810	(225)	26,867	16,245
Fund balances brought forward		1,724	(3,139)	509,833	508,418	492,173
Fund balances carried forward		2,006	23,671	509,608	535,285	508,418

The Unknown Donors' Charities

Year-ended 28 February 2023

Balance Sheet

	Note	Unrestricted Funds £	Restricted Funds £	Endowment Funds £	Total 2023 £	Total 2022 £
Fixed assets						
Investments	7	-	-	509,608	509,608	509,833
Total fixed assets		-	-	509,608	509,608	509,833
Current assets						
Cash at bank and in hand		2,006	18,229	-	20,235	2,473
Debtors	8	-	8,467	-	8,467	10,436
Total current assets		-	26,696	-	28,702	12,909
Current liabilities						
Creditors: amounts falling due within one year	9	-	3,025	-	3,025	4,324
Creditors: amounts falling due after more than one year	9	-	-	-	-	10,000
		-	3,025	-	3,025	14,324
Current assets less current liabilities		2,006	23,671	-	25,677	(1,415)
Total net assets or liabilities		2,006	23,671	509,608	535,285	508,418
Funds of the charity						
Endowment funds					509,608	509,833
Restricted income funds					23,671	(3,139)
Unrestricted funds					2,006	1,724
Total funds					535,285	508,418

The financial statements on pages 7 to 11 were approved by the Trustees on 14 December 2023 and signed on their behalf by:



David J Walker - Trustee

The Unknown Donors' Charities

Year-ended 28 February 2023

Notes forming part of the financial statements

1 Accounting policies

(a) Basis of preparation

The Charity constitutes a public benefit entity as defined by FRS 102. These accounts have been prepared under the historical cost convention with items recognised at cost or transaction value unless otherwise stated in the relevant notes to these accounts. The financial statements have been prepared in accordance with Accounting and Reporting by Charities: Statement of Recommended Practice applicable to charities preparing their accounts in accordance with the Financial Reporting Standard applicable in the UK and Republic of Ireland issued in October 2019, the Financial Reporting Standard applicable in the United Kingdom and Republic of Ireland (FRS 102), the Charities Act 2011 and UK Generally Accepted Accounting Practice.

(b) Fund accounting

General funds are unrestricted funds which are available for use at the discretion of the Trustees in furtherance of the general objectives of the Charity and which have not been designated for other purposes.

Designated funds comprise unrestricted funds that have been set aside by the Trustees for particular purposes.

Restricted funds are funds which are to be used in accordance with specific restrictions imposed by donors or which have been raised by the charity for particular purposes. The cost of raising and administering such funds are charged against the specific fund.

(c) Incoming resources

All incoming resources are included in the statement of financial activities on an accruals basis.

(d) Resources expended

All expenditure is accounted for on an accruals basis and has been classified under headings that aggregate all costs related to the category. Where costs cannot be directly attributed to particular headings they have been allocated to activities on a basis consistent with use of the resources.

(e) Going concern

The financial statements have been prepared on a going concern basis as the Trustees believe that no material uncertainties exist. The Trustees have considered the level of funds held and the expected level of income and expenditure for 12 months from authorising these financial statements. The budgeted income and expenditure is sufficient with the level of reserves for the Charity to be able to continue as a going concern.

The Unknown Donors' Charities

Year-ended 28 February 2023

Notes forming part of the financial statements

2 Income from investments

	2023	2022
	£	£
Dividends from 517 COIF investment units	282	276
Rent from 90 – 94 St Benedicts Street	50,543	49,483
Listed investments	(225)	768
	50,600	50,527

3 Concessionary loan

On 10 April, 2019, the Trustees received a 'concessionary loan' of £41,000 from Norwich Consolidated Charities (NCC), one of the three beneficiaries of the Charity. This loan had no interest and no specific repayment date attached to its agreed terms. However, there was a formal understanding between the Trustees of the two Charities that it would be repaid from the net income received from the rental of flats 92A and 94A at 90-92 St Benedicts Street. The loan paid for the upgrading of this accommodation during the financial year 2019/20. This has facilitated an increase in the market rent which is now being charged and received. The outstanding balance was repaid during the year with the final payment made on 1 August 2022. The Director of Finance of NCC has acknowledged that the debt is now completely repaid.

4 Expenditure on raising funds

	2023	2022
	£	£
Cozens-Hardy LLP – lease for 90B St Benedicts	960	-
Brown & Co management fees	8,621	6,715
Building & rent insurance premium	715	1,021
Energy	334	3,135
Water	646	943
Council Tax on voids	1,845	5,122
Repairs to properties	9,337	11,805
	22,458	28,741

5 Other expenditure

	2023	2022
	£	£
Independent Examination Fee	1,275	1,140
Measured survey of 90-94 St Benedicts Street	-	4,401
	1,275	5,541

6 Trustees' remuneration

The Trustees have neither received nor waived any emoluments or expenses during the current or previous year.

7 Current asset investments

	2023	2022
	£	£
Listed investments	9,608	9,833
Investment properties	500,000	500,000
	<u>509,608</u>	<u>509,833</u>

8 Debtors and prepayments

	2023	2022
	£	£
Debtors	8,378	10,347
Prepayments and accrued income	89	89
	<u>8,467</u>	<u>10,436</u>

9 Creditors and accruals

	2023	2022
	£	£
Creditors - falling due within one year	-	-
Accruals and deferred income	3,025	4,324
Concessionary loan – falling due after more than one year	-	10,000
	<u>3,025</u>	<u>14,324</u>

10 Restricted funds purpose

The purpose of the restricted funds is for the management and maintenance of the rental flats, shops and office which the Charity owns.

11 Related party transactions and donated facilities

Such costs have not been included in the financial statements as their value cannot be quantified.

12 Ultimate controlling party

The Charity is controlled by the Board of Trustees.