

# THE W.F.FABRY ESTATE

REGISTERED CHARITY no.272753

## TRUSTEES' ANNUAL REPORT 2021-2022

### Constitution

The charity was established by the will of the late Walter Frank Fabry who died in 1974.

### Trustees

The charity is managed by three trustees who are:

David Grey  
Rev. Tim Keightley.  
Christine Lawrence.

but a fourth trustee, Andrew McCausland was introduced to the trusteeship at the AGM in October.

The address of the Charity is the Baptist Holiday Apartments, 1, The Esplanade, Minehead, Somerset, TA24 5BE.

The correspondence address is Sunnyfield, Storth Road, Storth, Milnthorpe, LA7 7JA.

### Management of risk

The Trustees are mindful of the potential risks to the Charity inherent in managing a large old building in a conservation area. The property stands in a prominent, but exposed, position on the seafront at Minehead, only a few feet above sea level. There is a sea wall which was strengthened a few years ago but being so close to the sea, there is a potential risk from sea water flooding although it has never happened so far as the trustees are aware.

The property is not open to the public at large but is open to guests, tenants, staff and visitors.

Building insurance and third party liability cover is reviewed annually.

The Trustees are aware of the need to ensure that the building complies with modern safety standards. Equipment such as the fire alarm system and the fire extinguishers are kept up to date and regularly serviced. A new fire escape door was put in (in Flat 12) five years ago. Improvements to the alarm system so that it also sounds in the adjoining building were undertaken during the year.

### Object and Activities of the Charity for the public benefit.

The work of the charity is unchanged since it was established in 1974 which is to provide affordable holiday accommodation from its seafront premises in Minehead to Christians and the general public. The charity caters principally for two age groups, i) those wanting a holiday,

possibly in company with like minded people and families in what is intended to be a relatively quiet and peaceful building and ii) the more elderly possibly some of whom have special needs or requirements.

The Trustees have regard to the guidance provided by the Charity Commissioners in assessing public benefit and have the guidance in mind when reviewing their achievements and considering future needs and requirements.

It is the trustees' view holidays are a public benefit. Providing holiday accommodation which is affordable is therefore of obvious public benefit but in particular satisfies both of the key principles by which the Commission assess public benefit, i.e.

- i. An identifiable benefit: rest, relaxation, refreshment, reflection, to name just a few.
- ii. The benefit is to the public or a section of the public: those wishing to come for a holiday. They may or may not be from a Christian or religious background. It is not a stipulation that guests are from any faith or may have none but in practice the property is more likely to appeal to those wanting quiet and restful accommodation in which to relax and unwind.

### Achievements and performance

The work of the Trust is exclusively on the seafront block of holiday flats it owns at Minehead. The charity neither owns nor rents any other premises.

The flats vary in size and offer accommodation suited to the needs of a variety of guests including the physically disabled, one parent families, families with a mentally or physically disabled child, the emotionally drained, church ministers and families coming for a holiday. One flat on the ground floor is designated for guests with pets (although is also available for those without pets).

In cases of particular need, the trustees offer substantially reduced price accommodation as part of their charitable work. Regrettably though, the cost of maintaining the building, paying the staff and all the other expenses involved with running the building prevent the trustees from offering free holidays in the vast majority of cases.

To assist guests generally and elderly or disabled guests in particular, the Trustees employ a manageress at the flats who is on call most of the time. The manageress usually meets guests on arrival. Guests know therefore that there is someone they can call upon in case of need and who has local knowledge to be able to provide any support which may be required. If needed, the manageress can assist with washing clothes for guests, providing extra linen where necessary, getting shopping and advising on local amenities and places to visit.

The Trustees view this as an important part of their management of the flats and an underlying reason for the charitable status of the trust. This level of support could not be provided (at an affordable price) if the holiday flats were run on a normal commercial basis (i.e. to make a realistic return on the capital employed) at which there is no live-in manageress.

Two of the flats have stairlifts for the use of (physically) disabled guests and one of those flats has a wetroom instead of an ordinary shower.



The sea front premises are over 150 years old and require constant maintenance. Repairs and maintenance account for a significant percentage of the Trust's income. The trust employs a part-time handyman to undertake all repairs save those which require professional assistance.

The Trustees have long wanted to install a lift but on each occasion come back to the same difficulties, i.e. the lack of an obvious location, the expense of installation in an old building and the maintenance costs when installed. If a lift existed, the trustees are sure that it would be used but always come back to the view that there would seem to be little benefit in terms of more bookings but very considerable cost. In addition there would be considerable disturbance to the building in so doing. The costs are deemed to outweigh the benefits.

### Financial overview.

The Trustees became responsible for the management of the holiday flats in December 2006.

The flats could not remain open and provide holiday accommodation if this was a commercial venture. Only by virtue of the fact that the enterprise is a charity and not required to make a profit is it sustainable. Having said that, no charity can sustain losses indefinitely. If one or more major expenses arose (which are always possible in a large old building), the financial viability of the charity would be brought into question.

There is no sinking fund account for major repairs and renewals. The money on deposit and in the bank accounts are used for major repairs or renewals as they become necessary.

Financial issues are constantly in the minds of the Trustees. The income from the holiday flats (both those let on assured shorthold tenancies and the holiday flats) is the primary source of income to the charity. The investment income (company dividends) covers the administration costs of the charity but is less than 10% of the total income. The charity does not receive (or seek) donations from the public.

The year under review has not seen business return to normal (following the pandemic). As last year, Government schemes have provided a lifeline to the charity: just over £16,000.00 was paid during 2021 – 2022. As a result, the flats showed a profit of £14,818.12 over the year.

Owing to the fragmented nature of the pandemic recovery, it is not possible to compare 2021 -22 with previous years, either in terms of income or numbers of guests.

### The Managers

Angela and Peter Savory took over as the resident managers on 1<sup>st</sup> May 2013. Peter retired from the joint managership in April 2019 and Angela continues as manageress, ably assisted by Jean Armin in the office and Patrick Armin as the handyman/repair man.

The manageress is responsible for the day to day running of the holiday flats including promoting and advertising, bookings, organising repairs and renewals and general management of the main building (1 The Esplanade, Minehead) and the four flats which the charity owns in 2 The Esplanade.

## Stocks and Shares

The trust have holdings in only 3 quoted companies. The overall value of the holdings rose by about £30,000.00 to £154,399.00 over the 2021 –2022 financial year but have now dropped back considerably. The Trustees are well aware of the risk of a stock market crash at any time.

The Trustees review their stock market investments at each AGM but have not sought to change their investments for several years.

## COIF charities deposit Fund

The deposit account was opened in January 2006 but in recent years the interest has been abysmally low which is in line with very low interest rates throughout the economy.

## Flats in 2 The Esplanade

The Trustees own 4 flats in the building adjoining their main building (1, The Esplanade). No. 2 The Esplanade is next door to it. Fire doors interconnect the buildings on the 3<sup>rd</sup> and the 4<sup>th</sup> floors.

Flat A was bought in February 2002 and was subject to the life tenancy of the previous owner, The flat was returned to the trustees in September 2016 but after a void period was let in May 2017. Following the departure of the tenants, it was up-graded over the 2020- 2021 winter. The previous tenant moved out before the end of March 2022. The flat is shortly to be offered for letting on an assured shorthold letting.

The manageress and her husband reside in Flat B. They do not pay rent: the accommodation is provided because it is necessary for the manageress to live there for the performance of her duties.

Flat D is let under a long term letting agreement to the owners of the adjoining property, Foxes-Aurora which is a training and caring hotel for young people with learning difficulties.

## Reserves policy

Owning a large old property in a relatively exposed seaside location does pose many risks. The need for major repairs can arise at any time. At present the reserves are deemed sufficient but the Trustees consider it prudent to ensure that so far as possible and whilst ensuring that the flats remain affordable, the flats achieve a profit each year in order to try to maintain and even boost the reserves.

## Future

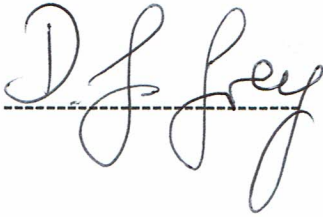
The web-site has been re-vamped, a new brochure produced and efforts to publicise the flats continue. For the first time, the charity took a stand at the Baptist Assembly and over 50 brochures were given out.

The Trustees are optimistic that the current emphasis on holidaying within the UK will lead to more bookings for the holiday flats.



It remains a concern to the Trustees that the cost of major repairs which might come along would be greater than the Charity could manage. Subject to that point though, the Trustees are hoping that bookings and occupancy rates will improve which would enable them to continue to run the building to provide holidays at affordable prices for Christians and others for the foreseeable future.

Approved by the Trustees by e-mail on 26 September 2022 and signed on their behalf by David Grey (Trustee).

A handwritten signature in cursive script, appearing to read 'D. Grey', is written over a horizontal dashed line.



CHARITY COMMISSION  
FOR ENGLAND AND WALES

Charity Name  
W F Fabry Trust

No (if any)  
272753

## Receipts and payments accounts

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For the period from	Period start date 01/04/2021	To	Period end date 31/03/2022
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### Section A Receipts and payments

	Unrestricted funds to the nearest £	Restricted funds to the nearest £	Endowment funds to the nearest £	Total funds to the nearest £	Last year to the nearest £
<b>A1 Receipts</b>					
Holiday lettings	55,187	-	-	55,187	33,891
Rental income	31,625	-	-	31,625	32,749
Company dividends	11,400	-	-	11,400	5,084
Deposit account interest	44	-	-	44	122
Baptist union donation	6,567	-	-	6,567	3,754
Miscellaneous receipts	-	-	-	-	487
Coronavirus Support	16,204	-	-	16,204	41,057
	-	-	-	-	-
<b>Sub total (Gross income for AR)</b>	<b>121,027</b>	<b>-</b>	<b>-</b>	<b>121,027</b>	<b>117,144</b>
<b>A2 Asset and investment sales, (see table).</b>					
	-	-	-	-	-
	-	-	-	-	-
<b>Sub total</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>
<b>Total receipts</b>	<b>121,027</b>	<b>-</b>	<b>-</b>	<b>121,027</b>	<b>117,144</b>
<b>A3 Payments</b>					
Advertising	3,560	-	-	3,560	1,067
Wages	37,367	-	-	37,367	27,924
Gas, electricity, telephone, internet	22,780	-	-	22,780	17,240
Cleaning and waste	5,801	-	-	5,801	4,093
Insurance	11,331	-	-	11,331	9,261
Repairs and renewals	13,473	-	-	13,473	22,661
Other expenses	1,537	-	-	1,537	4,294
Trustees administration expenses	763	-	-	763	1,909
	-	-	-	-	-
<b>Sub total</b>	<b>96,612</b>	<b>-</b>	<b>-</b>	<b>96,612</b>	<b>88,449</b>
<b>A4 Asset and investment purchases. (see table)</b>					
	-	-	-	-	-
	-	-	-	-	-
<b>Sub total</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>
<b>Total payments</b>	<b>96,612</b>	<b>-</b>	<b>-</b>	<b>96,612</b>	<b>88,449</b>
<b>Net of receipts/(payments)</b>	<b>24,415</b>	<b>-</b>	<b>-</b>	<b>24,415</b>	<b>28,695</b>
<b>A5 Transfers between funds</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>
<b>A6 Cash funds last year end</b>	<b>161,045</b>	<b>-</b>	<b>-</b>	<b>161,045</b>	<b>132,350</b>
<b>Cash funds this year end</b>	<b>185,460</b>	<b>-</b>	<b>-</b>	<b>185,460</b>	<b>161,045</b>



## Section B Statement of assets and liabilities at the end of the period

Categories	Details	Unrestricted funds to nearest £	Restricted funds to nearest £	Endowment funds to nearest £
<b>B1 Cash funds</b>	Royal Bank of Scotland	48,349	-	-
	Trustee Savings Bank	33,627	-	-
	COIF Deposit account	103,484	-	-
	<b>Total cash funds</b>	<b>185,460</b>	<b>-</b>	<b>-</b>
	(agree balances with receipts and payments account(s))			


	Details	Unrestricted funds to nearest £	Restricted funds to nearest £	Endowment funds to nearest £
<b>B2 Other monetary assets</b>		-	-	-
		-	-	-
		-	-	-
		-	-	-
		-	-	-
		-	-	-

	Details	Fund to which asset belongs	Cost (optional)	Current value (optional)
<b>B3 Investment assets</b>	Shares (3 blue chip companies)		-	-
			-	-
			-	-
			-	-
			-	-

	Details	Fund to which asset belongs	Cost (optional)	Current value (optional)
<b>B4 Assets retained for the charity's own use</b>	1 The Esplanade, Minehead TA24 5BE		25,000	-
	Flat A, 2 The Esplanade		100,000	-
	Flat B, 2 The Esplanade		185,000	-
	Flat C, 2 The Esplanade		103,000	-
	Flat D, 2 The Esplanade		46,000	-
			-	-
			-	-

	Details	Fund to which liability relates	Amount due (optional)	When due (optional)
<b>B5 Liabilities</b>			-	
			-	
			-	
			-	
			-	

Signed by one or two trustees on behalf of all the trustees

Signature	Print Name	Date of approval
	DAVID GREY	26.9.22

**THE TRUST OF W F FABRY ESTATE**  
**SCHEDULE of ASSETS AS AT 31<sup>st</sup> March 2022**

1. 1 The Esplanade, Minehead

Purchased June 1976 £25,000. Current re-building sum insured £3,315,821.00 but this is not a guide to the market value. Contents £135,348.00.

2. Four flats in 2 The Esplanade. Building cover £2,085,891.00 but this is for the whole building and will not reflect the market value

Flat A

Purchased June 2002 for £100,000.00 but initially subject to the lifetime tenancy of Mrs.Nina Ferguson. Flat vacated and released to the Trustees 1<sup>st</sup> September 2016. Insurance premium 7/32 of total for 2 The Esplanade. Currently undergoing re-furbishment.

Flat B

Purchased December 2013 for £185,000.00. In excess of £20,000.00 spent on re-furbishing this flat and Flat B in Spring 2016. Flat now occupied by the manageress, Angela Savory and her husband Peter.

Flat C

Purchased September 2001 for £103,000.00. Insurance premium 3/16ths of total for 2 The Esplanade. Released for letting from Spring 2016 when the manager moved down to Flat B.

Flat D

Purchased September 1988 for £46,000. Insurance premium 3/16ths of total for 2 The Esplanade. Let long term to the Foxes Academy producing £700.00 per month.

3. Stocks and Shares (31st March 2022)

		<u>Value</u> £	<u>Last Year</u>
540 Ordinary Astra-Zeneca	£101.32	£54,712.00	£38,996.40
1,160 Ordinary Rio Tinto Zinc (RTZ)	£60.81	£70,539.60	£51,747.60
1,292 Royal Dutch Shell class B	£22.56	£29,147.52	£31,369.76
		<b><u>£154,399.12</u></b>	<b><u>£122,113.76</u></b>

4. Cash Royal Bank of Scotland

Current account	<b><u>£48,348.51</u></b>	<b><u>£13,797.17</u></b>
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5. Cash Charities official investment fund (COIF)

Account opened with £200,000.00 January 2006.	200,000.00
Accrued interest to 31 <sup>st</sup> March 2022	<u>44,483.92</u>
	244,483.92
Less total withdrawals	<u>141,500.00</u>
Balance at 31 <sup>st</sup> March 2022	<b><u>£103,483.92</u></b>

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6. Cash in Flats account (TSB)

**£33,627.22**



## **Independent examiner's report to the trustees of W F Fabry Trust ('the charity')**

I report to the charity trustees on my examination of the accounts of the charity for the year ended 31 March 2022.

### **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. In carrying out my examination I have followed all applicable Directions given by the Charity Commission under section 145(5)(b) of the 2011 Act.

### **Independent examiner's statement**

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

1. accounting records were not kept in respect of the 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.



Joel Williams  
1 Montrose Avenue  
Stretford  
Manchester  
M32 9LN

**27/09/2022**