

L.M. KENDON SETTLEMENT
TRUSTEES' REPORT AND ACCOUNTS
FOR THE YEAR ENDED 31ST MARCH 2022

L.M. KENDON SETTLEMENT

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L.M. KENDON SETTLEMENT

REPORT OF THE TRUSTEES

FOR THE YEAR ENDED 31ST MARCH 2022

Name

L.M. Kendon Settlement

Governing Document

The Settlement was created on 17th March 1977. By virtue of the Trust Deed all funds are subject to the general restriction that they may only be applied for the benefit of the elderly people resident in the London Borough of Newham.

The Settlement has charitable status and is registered with the Charity Commissioners under number 273449.

Trustees

The Trustees who served during the year were as follows:-

Mr. I.S. Laird
Dr. J.F. Mueller

Mrs. J.S. Green (appointed 1st April 2021)

New Trustees are only appointed with the unanimous agreement of all existing Trustees. All new Trustees attend relevant training courses, which the Chief Executive organises with external training organisations.

Subsequent to the end of the year Mrs J.S. Green resigned as a trustee on 17th May 2021; and Mr. C.J. Booty, Rev F. Ashford-Okai and Mrs. C.H. Bowden were appointed as additional trustees on 10th October 2022.

The pay and remuneration of the settlement's key management personnel is reviewed annually and set at levels commensurate with national averages, based on professional qualification and experience.

All trustees give their time freely and are not remunerated.

Chief Executive - Mr. J.L. Barber

The Chief Executive manages the activities of the Settlement on a day to day basis, subject to him taking specific advice from certain Trustees. All of the Trustees are kept fully informed of all activities and developments through regular reporting from the Chief Executive.

Registered Address - Kendon House
12/14 Bryant Street
Stratford
London E15 4RU

Addresses of Advisors

Bankers - Lloyds Bank Plc
4th Floor
125 London Wall
London EC2Y 5AS

Solicitors - Druces LLP
Suite 425
Salisbury House
London Wall
London EC2M 5PS

Accountants - Clay Ratnage Strevens & Hills
Construction House
Runwell Road
Wickford
Essex SS11 7HQ

L.M. KENDON SETTLEMENT

REPORT OF THE TRUSTEES

FOR THE YEAR ENDED 31ST MARCH 2022

Addresses of Advisors (continued)

Auditors - Maynard Heady LLP
Arlington House
West Station Business Park
Spital Road
Maldon
Essex CM9 6FF

Objectives and Activities

The principal objective of the Trust is to carry out the wishes of the late Mrs. L.M. Kendon by utilising its funds for the benefit of the elderly people resident in the London Borough of Newham.

The Trustees have continued to achieve this principal objective by providing sheltered accommodation for elderly people within the borough, at Kendon House. The Trustees have also now established a managed investment portfolio with a view to generating income which will be utilised to further meet the Trust's objectives in future years, through donations to other local charities and worthy causes.

Achievements and Plans for the Future

Whilst the Trustees have continued to utilise the sheltered housing facility at Kendon House for the benefit of elderly people resident in the London Borough of Newham, contracts have now been exchanged for sale of the property at an agreed price of £9.6 million, plus a potential overage payment to take account of the anticipated future development value. A deposit of 5% was paid during the year ending 31st March 2022, with the balance due on the completion date that has been deferred until October 2023.

The entire sale proceeds will in due course be transferred to the Trust's managed investment portfolio with a view to generating additional income which will be applied towards meeting the continuing objective of the Trust.

Use of Assets

The assets of the Settlement comprise freehold property which is included at current market value and has been utilised for the principal purpose of the Charity.

Excepting the freehold property, the assets of the Settlement comprise office furniture and equipment.

Financial Review

The Trustees are pleased to report that the Trust has achieved a reasonable operating surplus for the year under review. Whilst the Trust has exchanged contracts to dispose of its freehold land and buildings for an amount equal to their book value, it is anticipated that the potential overage payment will in due course give rise to a reasonably substantial profit on the disposal. The Trustees are, consequently, happy with the financial performance of the Trust and believe it remains financially well placed to satisfy its objectives for the foreseeable future.

L.M. KENDON SETTLEMENT

REPORT OF THE TRUSTEES

FOR THE YEAR ENDED 31ST MARCH 2022

Reserves

As previously reported the intention of the Trustees has, for many years, been to increase the general reserves of the Trust to an amount of £4.2 million to eradicate the implementation losses and closure costs that were incurred at Daken House and charged to the general fund. Following the sale of Daken House, the general reserves exceeded £4.2 million at the start of the year under review and have increased to more than £4.6 million at the year end.

The Trustees further reviewed the reserves policy during the year ended 31st March 2022, having regard to the fact that they presently continue to operate Kendon House, despite the fact that contracts have now been exchanged for the sale of the property, with completion deferred until October 2023. In all the circumstances, the Trustees decided to continue to defer any change to the reserves policy until the sale of Kendon House is completed and they establish a definitive value for the investment portfolio and anticipated level of future income. They will, at that time, evaluate the adequacy of the projected income and decide whether it might be appropriate to reduce the level of reserves.

Risk Management

The Trustees review the major risks faced by the charity during discussions that take place throughout the course of each year. Systems continue to be in place to monitor such risks and are regularly reviewed.

The after effects of Covid have continued to impact the residents of Kendon House during the year ended 31st March 2022 and this has resulted in the Scheme Supervisors (formerly wardens) having to work longer hours to cover the risks and deal with newly identified problems arising from loneliness and behavioural issues.

The Chief Executive of the Trust reviews all matters of risk management on a regular basis and, accordingly, keeps all the Trustees apprised of any developments.

Public Benefit

In accordance with the stated objects and activities, the Trustees endeavour to honour the wishes of the Late Mrs. L.M. Kendon by utilising funds to provide benefit for elderly persons resident in the London Borough of Newham. The policy of Kendon House is to provide for a concessionary rent, which represents a considerable reduction from the amount charged in respect of similar properties in the area. Public benefit is thus provided through the subsidy applied to the services offered by the Trust.

During the year under review the Trustees provided further public benefit by organising a regular Lunch Club, which has proved to be extremely popular for both residents and their visitors. The Trust has also partnered with a local charitable organisation to provide food supplies to residents of Kendon House and other needy people visiting from the local community. It has also become necessary to provide increased levels of support for hygiene; proper diet; and to encourage residents to safely visit places in the local area, as they have developed a reticence to do so as a result of the Covid epidemic.

The Trustees are, accordingly, able to confirm that they have complied with Section 17 of the 2011 Charities Act by having regard to guidance published by the Charity Commission.

L.M. KENDON SETTLEMENT

REPORT OF THE TRUSTEES

FOR THE YEAR ENDED 31ST MARCH 2022

Statement of Trustees' Responsibilities

The Trustees are responsible for preparing the 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 and 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 Statement of Recommended Practice (SORP);
- make judgements and accounting 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; and
- prepare the financial statements on the going concern basis unless it is inappropriate to presume that the charity will continue to operate.

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, the Charity (Accounts and Reports) Regulations 2008 and the 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.

Disclosure of Information to Auditors

So far as the Trustees are aware, there is no relevant audit information of which the auditors are unaware and they have taken all the steps they ought to take, as trustees, in order to make the auditors aware of any relevant information and to establish they are aware of that information.

This report was approved by the Trustees on 26th January 2023 and signed on their behalf.

I.S. Laird

Trustee

INDEPENDENT AUDITORS' REPORT TO THE TRUSTEES OF

L.M. KENDON SETTLEMENT

Opinion

We have audited the financial statements of L.M. Kendon Settlement for the year ended 31st March 2022 which comprise the Statement of Financial Activities, Balance Sheet and notes to the financial statements, including significant accounting policies. The financial reporting framework that has been applied in their preparation is applicable law and United Kingdom Accounting Standards (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 31st March 2022 and of its incoming resources and application of resources, including its income and expenditure, 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.

Basis for opinion

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 trustees' 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 trustees with respect to going concern are described in the relevant sections of this report.

Other information

The other information comprises the information included in the Trustees' Report and Accounts, other than the financial statements and our auditor's report thereon. The trustees are responsible for the other information contained within the Trustees' Report and Accounts. 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. 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 course of 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 this gives rise to a material misstatement in the financial statements themselves. 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.

Opinions on other matters prescribed by the Companies Act 2006

In our opinion, based on the work undertaken in the course of the audit the information given in the trustees' report for the financial year for which the financial statements are prepared is consistent with the financial statements.

INDEPENDENT AUDITORS' REPORT TO THE TRUSTEES OF

L.M. KENDON SETTLEMENT

Matters on which we are required to report by exception

In the light of the knowledge and understanding of the charity and its environment obtained in the course of the audit, we have not identified material misstatements in the trustees' report.

We have nothing to report in respect of the following matters in relation to which the Companies Act 2006 requires us to report to you if, in our opinion:

- adequate accounting records have not been kept, or returns adequate for our audit have not been received from branches not visited by us; or
- the financial statements are not in agreement with the accounting records and returns; or
- certain disclosures of trustees' remuneration specified by law are not made; or
- we have not received all the information and explanations we require for our audit

Responsibilities of trustees

As explained more fully in the trustees' responsibilities statement (set out on page 4) the trustees are 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 trustees 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 trustees are 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 trustees 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 misstatements in respect of irregularities, including fraud. The extent to which our procedures are capable of detecting irregularities, including fraud is detailed below:

- Enquiry of management and those charged with governance around actual and potential litigation and claims;
- Enquiry of the entity staff in compliance functions to identify any instances of non-compliance with laws and regulations;
- Performing audit work over the risk of management override of controls, including testing of journals entries and other adjustments for appropriateness, evaluating the business rationale of significant transactions outside the normal course of business and reviewing accounting estimates for bias;
- Reviewing minutes of meetings of those charged with governance and
- Reviewing financial statement disclosures and testing to supporting documentation to assess compliance with applicable laws and regulations.

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 and 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 TRUSTEES OF

L.M. KENDON SETTLEMENT

A further description of our responsibilities is available on the Financial Reporting Council's website at: <https://www.frc.org.uk/Our-Work/Audit/Audit-and-assurance/Standards-and-guidance/Standards-and-guidance-for-auditors/Auditors-responsibilities-for-audit/Description-of-auditors-responsibilities-for-audit.aspx>. This description forms part of our auditor's report.

Use of our report

This report is made solely to the charity's trustees, as a body. Our audit work has been undertaken so that we might state to the charity's trustees 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 trustees, for our audit work, for this report, or for the opinions we have formed.

Adam Cohen BA FCA

**Senior Statutory Auditor
Maynard Heady LLP**

**Arlington House
West Station Business Park
Spital Road
Maldon
Essex
CM9 6FF**

Date: 27th January 2023

L.M. KENDON SETTLEMENT

STATEMENT OF FINANCIAL ACTIVITIES

FOR THE YEAR ENDED 31ST MARCH 2022

	Notes	2022 Total Funds £	2021 Total Funds £
Income:-			
Rents and Fees Receivable	3	591,212	614,836
Government Grants receivable		4,566	12,752
Investment Income	4	21,552	1,059
Total Income		617,330	628,647
Expenditure:-			
Charitable Activities	5	575,005	529,545
Total Expenditure		575,005	529,545
Net Income before Other Recognised Gains and Losses		42,325	99,102
Other Recognised Gains and Losses			
Surplus on Revaluation of Current Assets		19,665	-
Deficit on Revaluation of Fixed Assets		-	(2,400,000)
Late Payment Compensation Received		15,000	-
		76,990	(2,300,898)
Balances Brought Forward		11,826,211	14,127,109
Balances Carried Forward		11,903,201	11,826,211

The notes on pages 11 to 17 form part of these accounts

L.M. KENDON SETTLEMENT

BALANCE SHEET

AS AT 31ST MARCH 2022

	Note	2022	2021
		£	£
Fixed Assets			
Tangible Assets	9	10,133,607	10,143,436
Current Assets			
Debtors	10	63,264	61,466
Current Asset Investments	11	2,034,317	-
Cash at Bank and in Hand		183,930	1,666,575
		<u>2,281,511</u>	<u>1,728,041</u>
Creditors: Amounts Falling Due Within One Year	12	(511,917)	(45,266)
Net Current Assets		<u>1,769,594</u>	<u>1,682,775</u>
		<u>11,903,201</u>	<u>11,826,211</u>
Unrestricted Funds			
General		4,689,322	4,631,997
Revaluation Reserve	13	7,213,879	7,194,214
		<u>11,903,201</u>	<u>11,826,211</u>

These accounts were approved by the Trustees on 26th January 2023 and signed on their behalf.

I.S. Laird

Trustee

The notes on pages 11 to 17 form part of these accounts

L.M. KENDON SETTLEMENT

STATEMENT OF CASH FLOWS

FOR THE YEAR ENDED 31ST MARCH 2022

	2022 £	2021 £
Cash flows from Operating Activities		
Net Income before Other Recognised Gains and Losses	42,325	99,102
Adjustments for:		
Depreciation and Amortisation	11,203	14,431
Loss on Disposal of Fixed Assets	-	61
Increase in Debtors	(1,798)	(5,311)
Increase/(Decrease) in Creditors	466,651	(27,306)
Investment Income	(21,552)	(1,059)
Late Payment Compensation Received	15,000	-
Loss on Disposal of Investments	9,049	-
Investments Portfolio Management Fees	8,655	-
Net Cash Generated from Operating Activities	529,533	79,918
Cash Flows from Investing Activities		
Purchase of Tangible Fixed Assets	(1,374)	(8,163)
Purchase of Investments	(2,014,652)	-
Interest Received	4,500	1,059
Dividends Received	17,052	-
Loss on Disposal of Investments	(9,049)	-
Investment Portfolio Management Fees	(8,655)	-
	(2,012,178)	(7,104)
(Decrease)/Increase in Cash and Cash Equivalents in the Year	(1,482,645)	72,814
Cash and Cash Equivalents at 1st April 2021	1,666,575	1,593,761
Cash and Cash Equivalents at 31st March 2022	183,930	1,666,575
Cash and Cash Equivalents at 31st March 2022 Comprise:		
Cash at bank and in hand	183,930	1,666,575

The notes on pages 11 to 17 form part of these accounts

L.M. KENDON SETTLEMENT

NOTES TO THE ACCOUNTS

FOR THE YEAR ENDED 31ST MARCH 2022

1. Accounting Policies

(a) *Basis of preparation and assessment of going concern*

The 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 the Statement of Recommended Practice: Accounting and Reporting by Charities preparing their accounts in accordance with the Financial Reporting Standard applicable in the United Kingdom and Republic of Ireland (FRS 102) and the Charities Act 2011.

The settlement constitutes a public benefit entity as defined by FRS 102.

The trustees consider that there are no material uncertainties about the Trust's ability to continue as a going concern.

(b) *Income Recognition*

Income is recognised once the Trust has entitlement to the income, it is probable that the income will be received and the amount of income receivable can be measured reliably. Kendon House rents are included in the accounts on a receivable basis. Investment income, including interest on bank deposits, are brought into account when received.

(c) *Expenditure Recognition*

Expenditure is recognised once there is a legal or constructive obligation committing the Trust to that expenditure, it is probable that the settlement will be required and the amount of the obligation can be measured reliably.

The majority of the expenses are allocated as charitable expenditure, on the basis that they are incurred in the direct performance of the Trust's charitable activities. Expenses relating to the strategic management and statutory requirements of the Trust are, however, allocated as governance costs within the accounts.

(d) *Allocation of Support Costs*

Support costs are allocated between governance costs and charitable activities. Governance costs comprise all costs involving the public accountability of the Trust and its compliance with regulation and good practice, together with an apportionment of overhead and support costs.

(e) *Tangible Fixed Assets*

All assets, other than Freehold land and buildings, are capitalised at cost and depreciated over their estimated useful life, on the following basis:

Furniture and Equipment	25%	Reducing balance
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Freehold land and buildings are held at fair value and are not depreciated. Fair value is determined annually by the Chief Executive, having regard to professional advice taken personally. Changes in fair value are recognised in the Statement of Financial Activities.

L.M. KENDON SETTLEMENT

NOTES TO THE ACCOUNTS

FOR THE YEAR ENDED 31ST MARCH 2022

(f) Value Added Tax

The Trust is not registerable for Value Added Tax as its activities are classified as exempt. Expenditure in these accounts is thus disclosed inclusive of Value Added Tax paid.

(g) Debtors

Trade and other debtors are recognised at the settlement amount due after any trade discount offered. Prepayments are valued at the amount prepaid net of any trade discounts due.

(h) Cash at Bank and in Hand

Cash at bank and cash in hand includes cash and short term highly liquid investments with a short maturity of three months or less from the date of acquisition or opening of the deposit or similar account.

(i) Creditors and Provisions

Creditors and provisions are recognised where the charity has a present obligation resulting from a past event that will probably result in the transfer of funds to a third party and the amount due to settle the obligation can be measured or estimated reliably. Creditors and provisions are normally recognised at their settlement amount after allowing for any trade discounts due.

(j) Financial Instruments

The Trust only has financial assets and financial liabilities of a kind that qualify as basic financial instruments. Basic financial instruments are initially recognised at transaction value and subsequently measured at their settlement value with the exemption of bank loans which are subsequently measured at amortised cost using the effective interest method.

(k) Contribution to Pension Funds

The pension costs charged against profits represent the amount of the contributions payable to the scheme in respect of the accounting period.

2. General Information

L.M. Kendon Settlement is a charity registered in England and Wales. Its principal place of business is Kendon House, 12-14 Bryant Street, Stratford, London, E15 4RU.

3. Rents and Fees Receivable

Rents and fees receivable, included as incoming resources, relate to the Trust's sheltered accommodation for the elderly at Kendon House.

4. Investment Income

Investment income comprises interest received on bank deposit account balances held by the Trust, together with income generated from the managed investment portfolio held by the Trust.

L.M. KENDON SETTLEMENT

NOTES TO THE ACCOUNTS

FOR THE YEAR ENDED 31ST MARCH 2022

5. Charitable Activities

	2022	2021
	£	£
Light, Heat, Telephone and Rates	46,254	49,556
Repairs and Maintenance	62,097	48,119
Cleaning	18,874	18,343
Insurance	9,821	10,108
Staff Costs	253,578	240,247
Donations	750	200
Catering Expenses	3,210	1,534
Printing, Postage, Stationery and Advertising	1,208	1,811
Motor and Travel	997	2,633
General Expenses	4,118	1,964
Governance Costs (see note 6)	140,196	126,960
Support Costs (see note 6)	33,902	28,070
	<u>575,005</u>	<u>529,545</u>

6. Governance and Support Costs

	2022	2021
	£	£
Governance Costs		
Staff Costs	102,290	102,294
Management Fees	4,266	6,444
Auditors' Remuneration	6,840	6,640
Legal and Professional Fees	25,221	9,700
Office and Travel Costs	1,579	1,882
	<u>140,196</u>	<u>126,960</u>

Support Costs

	2022	2021
	£	£
Depreciation and Amortisation	11,203	14,431
Loss on Disposal of Fixed Assets	-	61
Loss on Disposal of Investments	9,049	-
Finance Charges and Interest	-	90
Accountancy	13,650	13,488
	<u>33,902</u>	<u>28,070</u>

L.M. KENDON SETTLEMENT

NOTES TO THE ACCOUNTS

FOR THE YEAR ENDED 31ST MARCH 2022

7. Staff Costs	2022 £	2021 £
Salary Costs	281,359	281,012
National Insurance	28,608	28,719
Pension Costs	1,712	1,712
Subcontract Labour	42,477	31,098
	<u>354,156</u>	<u>342,541</u>

During the year retirement benefits were accruing to 1 member of staff (2021 – 1) in respect of a defined contribution pension scheme.

The average number of employees during the year was as follows:

	2022	2021
Management	3	3
Administration and Maintenance	1	2
	<u>4</u>	<u>5</u>

Employee salaries fell into the following bands:

	2022	2021
£180,001 - £190,000	1	1

The Settlement considers its Key Management Personnel comprise the trustees and the Chief Executive Officer. The total employment benefits of the Key Management Personnel were £180,844 (2021 - £180,844).

8. Pension Scheme

The Settlement operates a defined contribution pension scheme for the benefit of the staff. The assets of the scheme are administered by Trustees in a fund independent from those of the Settlement. The total contributions paid in the year amounted to £1,712 (2021 - £1,712).

L.M. KENDON SETTLEMENT

NOTES TO THE ACCOUNTS

FOR THE YEAR ENDED 31ST MARCH 2022

9. Tangible Fixed Assets

	Freehold Land and Buildings £	Furniture and Equipment £	Total £
Cost or Valuation			
Balance at 1st April 2021	10,100,000	193,170	10,293,170
Additions	-	1,374	1,374
Balance at 31st March 2022	10,100,000	194,544	10,294,544
Depreciation			
Balance at 1st April 2021	-	149,734	149,734
Charge for Year	-	11,203	11,203
Balance at 31st March 2022	-	160,937	160,937
Market or Net Book Value At 31st March 2022	10,100,000	33,607	10,133,607
<i>At 31st March 2021</i>	<i>10,100,000</i>	<i>43,436</i>	<i>10,143,436</i>

Freehold Land and Buildings are comprised as follows:-

	2022 £	2021 £
Kendon House	10,100,000	10,100,000

Kendon House

Kendon House is situated at 12/14 Bryant Street, Stratford, London E15. It provides 43 sheltered flats for elderly people resident in the London Borough of Newham; and 3 studio apartments which are let to the general public at full commercial rate. The cost of such property was £2,905,786. During the year ended 31st March 2022 contracts were exchanged for the sale of Kendon House (excluding the 3 studio apartments) for an amount of £9.6 million plus an overage payment. Completion was originally agreed to take place in October 2022 but has subsequently been delayed to October 2023.

Land at Emerson Park

The land at Emerson Park comprised just one strip of land. During the previous year it became apparent that the land was of no value and it has consequently been written down to nil value in the accounts. The cost of such land was £250.

L.M. KENDON SETTLEMENT

NOTES TO THE ACCOUNTS

FOR THE YEAR ENDED 31ST MARCH 2022

10. Debtors

	2022 £	2021 £
Trade Debtors	36,515	44,059
Prepayments	9,252	3,097
Other Debtors	17,497	14,310
	<u>63,264</u>	<u>61,466</u>

11. Current Asset Investments

	2022 £	2021 £
Listed Investments	2,034,317	-
	<u>2,034,317</u>	<u>-</u>

12. Creditors: Amounts Falling Due Within One Year

	2022 £	2021 £
Creditors	7,648	7,730
Accruals and deferred income	17,943	32,071
Payment on account	480,000	-
Other creditors	6,326	5,465
	<u>511,917</u>	<u>45,266</u>

13. Transactions with Trustees and Connected Parties

No trustee received remuneration or expenses during the year (2021 - £Nil).

As permitted by the Trust Deed, certain management and administration expenses include professional fees paid to organisations that are connected with the Trustees, as follows:-

	2022 £	2021 £
Clay Ratnage Strevens & Hills	17,916	19,932
	<u>17,916</u>	<u>19,932</u>

At the balance sheet date the charity was owed £13,971 by Clay Ratnage Strevens & Hills (2021 - £7,887).

The accountancy practice of Clay Ratnage Strevens & Hills deals with all accounting matters relating to the Trust. They also provide ongoing financial advice and have assisted generally with the affairs of the Trust. Mr. I.S. Laird acts as a consultant to the firm. Fees have been charged at the appropriate commercial rate.

L.M. KENDON SETTLEMENT

NOTES TO THE ACCOUNTS

FOR THE YEAR ENDED 31ST MARCH 2022

13. Revaluation Reserve

	2022	2021
	£	£
Surplus Brought Forward	7,194,214	9,594,214
Surplus/(Deficit) Arising During the Year	19,665	(2,400,000)
Surplus Carried Forward	7,213,879	7,194,214