

ALMHOUSE CHARITY OF JOHN SHAFTOE

England & Wales · Charity number 506598

Details

Status Registered

Legal form Other

Registered 1977-08-08

Register [View on the Charity Commission register](#)

Contact

Address 15 Shaftoe Terrace
Haydon Bridge
Hexham
Northumberland
NE47 6BW

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Website www.shaftoecharities.org.uk

Activities

Objects: THE PROVISION OF HOUSING ACCOMMODATION FOR PERSONS IN NEED IN THE FOLLOWING ORDER OF PRIORITY:1. PERSONS RESIDENT IN THE PARISH OF HAYDON WHO ARE OVER SIXTY 2. PERSONS RESIDENT IN THE PARISH OF HAYDON 3. PERSONS RESIDENT ELSEWHERE IN NORTHUMBERLAND WHO ARE OVER SIXTY 4. IN EXCEPTIONAL CIRCUMSTANCES PERSONS RESIDENT OUTSIDE NORTHUMBERLAND WHO ARE OVER SIXTY.

Activities: Provision of housing for persons in need in the following order of priority. 1) Residents in the Parish of Haydon over 60 years. 2) Persons resident in Haydon Parish. 3) Persons resident in Northumberland over 60 years. 4) Exceptionally, Persons resident outside of Northumberland over 60 years.

Classification

- **How:** Provides Buildings/facilities/open Space
- **What:** The Prevention Or Relief Of Poverty, Accommodation/housing
- **Who:** Elderly/old People

Geography

- **Area of benefit:** PARISH OF HAYDON
- Northumberland

Finances

Period end	Income	Expenditure	Assets	Employees
2025-03-31	£97,072	£64,650	-	-
2024-03-31	£85,262	£57,249	-	-
2023-03-31	£35,152	£27,357	-	-
2022-03-31	£33,220	£28,167	-	-
2021-03-31	£35,101	£20,378	-	-

Trustees

Name	Role	Appointed
JOHN JAMES DRYDON	Chair	
BENEDICT LOFTUS BATES		
DORIS WARDLE		2012-09-19
EDWARD J BROWN		
ESMOND FAULKES		2012-09-19
Kelly Richardson		2020-11-12
LAURA ANN GILHESPY		
PAULA MARIE COLLIS		
Richard Hines		2022-11-10

ALMSHOUSE CHARITY OF JOHN SHAFTOE

England & Wales - Charity number 506598

Accounts

ALMSHOUSE CHARITY OF JOHN SHAFTOE
REPORT AND UNAUDITED FINANCIAL
STATEMENTS
FOR THE YEAR ENDED
31 MARCH 2025

ALMSHOUSE CHARITY OF JOHN SHAFTOE

LEGAL AND ADMINISTRATIVE INFORMATION

Trustees	Mr J.J. Drydon (Co-optative), Chair Mr R. Hines (Co-optative) Mrs K. Richardson (Appointed by the Parish Council of Haydon Bridge) Mr E. Faulks (Appointed by the Parish Council of Haydon Bridge) Mrs D. Wardle (Co-optative) Mrs L.A. Gilhespy (Appointed by the Parish Council of Haydon Bridge) Mr B.L. Bates (Co-optative) Mr E. Brown (Appointed by the Parish Council of Haydon Bridge) Ms P. Collis (Co-optative)
Charity number	506598
Registered office	15 Shaftoe Terrace Haydon Bridge Hexham Northumberland NE47 6BW
Clerk to the Trustees	S Duncan
Independent examiner	RSM UK Tax and Accounting Limited Chartered Accountants Davidson House, Forbury Square Reading Berkshire RG1 3EU
Bankers	HSBC UK Fore Street Hexham Northumberland NE46 1LY
Solicitors	Womble Bond Dickinson Helix The Spark Draymans Way Newcastle upon Tyne NE4 5DE
Investment advisors	Brewin Dolphin Securities Time Central 32 Gallowgate Newcastle Upon Tyne NE1 4SR

ALMSHOUSE CHARITY OF JOHN SHAFTOE

TRUSTEES' REPORT

FOR THE YEAR ENDED 31 MARCH 2025

The Trustees present their report and financial statements for the year ended 31 March 2025.

The financial statements have been prepared in accordance with the accounting policies set out in the notes to the financial statements and comply with the charity's governing document, the Charities Act 2011 and the relevant version of the Statement of Recommended Practice applicable to charities preparing their financial statements in accordance with the Financial Reporting Standard applicable in the UK and Republic of Ireland (FRS 102).

Objectives and activities

The object of the charity is the provision of housing accommodation in property owned by the charity.

Main activities undertaken to further the Charity's purposes for the public benefit

The Trustees have referred to the guidance contained in the Charity Commission's general guidance on public benefit when reviewing the aims and objectives of the charity and in planning future activities. The charity is able to assist with the housing needs of those resident in the Parish of Haydon Bridge who are in need. Vacancies are advertised locally and the process of selection also is a structured one.

A rolling plan of repairs and upgrades is regularly reviewed and prioritised with the assistance of professional advisors. This enables regular maintenance and budgeting over multiple years for larger items. Where necessary sub-committees are formed to address specific issues and reports given to a full meeting of Trustees and if necessary additional meetings are arranged outside of the regularly scheduled programme of meetings.

Achievements and performance

A key objective of the Trustees has been to upgrade the quality of the almshouse dwellings as they become vacant in order to improve the sustainability of the stock.

Review of activities

The Trustees report a net surplus before revaluations in the year of £32,422 (2024: £42,161).

The charity's property, which is permanently endowed and vested in the Official Custodian, comprises nine Almshouses and an office at Shaftoe Terrace, Haydon Bridge, all of which are used for the purposes of the charity. These properties were revalued by Galbraith at October 2025 at an open market value of £625,000.

Shaftoe Educational Foundation is a connected charity. The two organisations have a common board of Trustees and were originally one charity, founded in 1685.

Provision of services are reviewed regularly with any replacements factored into the rolling plan for the Trust's assets. Residents are consulted on changes where their views are taken into account.

The Trustees are required to invest all sums of cash, other than those required for immediate working capital purposes, at their discretion, subject to the requirements of the Trustee Investments Act 1961.

The real estate investments of the charity are vested in the Official Custodian for Charities.

Brewin Dolphin, the investment managers retained by the charity currently invest on a diversified risk basis, seeking to generate a balance of income and capital growth.

A net gain was made in the year of £3,558 (2024: loss of £15,088) arising on the revaluation of these investments at 31 March 2025 and a loss on disposal of £20,136 (2024: £314). This shows a satisfactory level of recovery given the turbulent market that had a detrimental effect on the investments in the prior year.

Tangible fixed assets have been revalued in the year, resulting in a loss on revaluation of £275,000.

ALMSHOUSE CHARITY OF JOHN SHAFTOE

TRUSTEES' REPORT (CONTINUED)

FOR THE YEAR ENDED 31 MARCH 2025

Financial review

The main source of income for the charity is donations and legacies, amounting to £50,000 (2024: £51,720). The charity made a surplus in the year of £32,422 (2024: £42,161)

Going concern

The charity relies upon its investment income and support from its connected charity, Shaftoe Educational Foundation. After making appropriate enquiries, the Trustees have a reasonable expectation that the charity, with the help of its connected charity, has adequate resources to continue in operational existence for the foreseeable future. For this reason they continue to adopt the going concern basis in preparing the financial statements.

Reserves Policy

It is the policy of the Charity to maintain enough unrestricted reserves to cover expenditure for the following 12 months including any planned repairs.

Structure, governance and management

Constitution

The Almshouse Charity of John Shaftoe is constituted by a Charity Commission scheme. The charity was registered with the Charity Commission on 8 August 1977 and was allocated Charity No. 506598.

Methods of appointment or election of Trustees

Due to the close connection of the charity and the Shaftoe Educational Foundation, the Trustees elected for Shaftoe Educational Foundation are also invited to be Trustees of the Almshouse Charity of John Shaftoe.

Policies adopted for the induction and training of Trustees

Induction and training of Trustees is carried out at appointment and when changes to charity law take place.

Organisational structure and decision-making policies

The Trustees meet three times a year to review the management of the property. However, the day to day operational needs are devolved to the Clerk to the Trustees, who has experience in the requirements of those in need.

Financial risk management

The Trustees constantly review their policies for the management of risk to the charity. The main threat to the viability of the charity are the high costs associated with maintaining and upgrading listed buildings to the required standards and occupancy of the almshouses.

However, the charity is not able to generate sufficient funds to maintain the almshouses to an appropriate standard. For this reliance is placed on its connected charity, Shaftoe Educational Foundation. There is therefore a risk associated with the pressures of need on its connected charity though this is effectively managed through both charities having common Trustees.

The investment policy has a detailed section on risk, covering land and property risk, investment risk and charity specific risk.

A revised risk policy was agreed at the meeting of 14 July 2016.

The Trustees have updated a number of policies. The risk policies updated in 2018 covering conflicts of interest, Trustee conduct & confidentiality and financial controls, remain in place. Nothing untoward has been reported or come to light.

ALMSHOUSE CHARITY OF JOHN SHAFTOE

TRUSTEES' REPORT (CONTINUED)

FOR THE YEAR ENDED 31 MARCH 2025

Future developments

The charity will continue to provide affordable accommodation to those in need for the foreseeable future, and manage its properties so that they continue to provide an appropriate quality of accommodation according to the needs of the residents.

The Trustees are looking into development options of some of the land at Haydon Bridge for residential. The Trustees plan to merge both Shaftoe Educational Foundation and the Almshouse Charity of John shaftoe to form a CIO.

The trustees who served during the year were:

Mr J.J. Drydon (Co-optative), Chair

Mr R. Hines (Co-optative)

Mrs K. Richardson (Appointed by the Parish Council of Haydon Bridge)

Mr E. Faulks (Appointed by the Parish Council of Haydon Bridge)

Mrs D. Wardle (Co-optative)

Mrs L.A. Gilhespy (Appointed by the Parish Council of Haydon Bridge)

Mr B.L. Bates (Co-optative)

Mr E. Brown (Appointed by the Parish Council of Haydon Bridge)

Ms P. Collis (Co-optative)

Key Management Personnel Policy

The trustees consider the board of trustees as comprising the key management personnel of the charity in charge of directing and controlling the Trust. The running and operating the charity on a day-to-day basis is taken care of by the Clerk. All trustees give of their time freely and no trustee remuneration was paid during the year. Details of related party transactions are disclosed in note 19 to the financial statements.

ALMSHOUSE CHARITY OF JOHN SHAFTOE

TRUSTEES' REPORT (CONTINUED)

FOR THE YEAR ENDED 31 MARCH 2025

Statement of trustees' responsibilities

The trustees are responsible for preparing the Trustees' 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 year.

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;
- 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; and
- 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 sufficient 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.

The trustees' report was approved by the Board of Trustees.



.....
Mr J.J. Drydon (Co-optative), Chair

Trustee

Dated: 02/12/25
.....

ALMSHOUSE CHARITY OF JOHN SHAFTOE

INDEPENDENT EXAMINER'S REPORT

TO THE TRUSTEES OF ALMSHOUSE CHARITY OF JOHN SHAFTOE

I report to the trustees on my examination of the accounts of Almshouse Charity of John Shaftoe ('the charity') for the year ended 31 March 2025 which are set out on pages 6 to 16.

Respective responsibilities of trustees and examiner

As the trustees of the charity you are responsible for the preparation of the accounts in accordance with the requirements of the Charities Act 2011 ('the 2011 Act').

I report in respect of my examination of the charity's accounts carried out under section 145 of the 2011 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 2011 Act.

An independent examination does not involve gathering all the evidence that would be required in an audit and consequently does not cover all the matters that an auditor considers in giving their opinion on the accounts. The planning and conduct of an audit goes beyond the limited assurance that an independent examination can provide. Consequently, I express no opinion as to whether the accounts present a 'true and fair view' and my report is limited to those specific matters set out in the independent examiner's statement.

Independent examiner's statement

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

- (i) accounting records were not kept in respect of the charity as required by section 130 of the 2011 Act; or
- (ii) the accounts do not accord with those records; or
- (iii) 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.

Kerry Gallagher

Kerry Gallagher FCA DChA
The Institute of Chartered Accountants in England and Wales
On behalf of RSM UK Tax and Accounting Limited
Chartered Accountants
Davidson House
Forbury Square
Reading
Berkshire
RG1 3EU

Dated: 03/12/25.....

ALMSHOUSE CHARITY OF JOHN SHAFTOE

STATEMENT OF FINANCIAL ACTIVITIES INCLUDING INCOME AND EXPENDITURE ACCOUNT

FOR THE YEAR ENDED 31 MARCH 2025

	Notes	Unrestricted funds £	Endowment funds £	Total 2025 £	Total 2024 £
<u>Income and endowments from:</u>					
Donations and legacies	3	50,000	-	50,000	51,720
Charitable activities	4	27,565	-	27,565	27,840
Investments	5	11,584	-	11,584	5,702
Other income	6	7,923	-	7,923	-
Total income		97,072	-	97,072	85,262
<u>Expenditure on:</u>					
Raising funds	7	1,959	-	1,959	-
Charitable activities	8	62,691	-	62,691	43,101
Total resources expended		64,650	-	64,650	43,101
Net income/(expenditure) before gains/ (losses)		32,422	-	32,422	42,161
Net gains on investments	11	3,558	-	3,558	15,088
Net incoming resources		35,980	-	35,980	57,249
<u>Other recognised gains and losses</u>					
Revaluation of tangible fixed assets	12	-	(275,000)	(275,000)	-
Net movement in funds		35,980	(275,000)	(239,020)	57,249
Total funds brought forward	17	296,477	900,780	1,197,257	1,140,008
Total funds carried forward	17	332,457	625,780	958,237	1,197,257

ALMSHOUSE CHARITY OF JOHN SHAFTOE**BALANCE SHEET****AS AT 31 MARCH 2025**

	Notes	2025 £	£	2024 £	£
Fixed assets					
Tangible assets	12	625,000		900,000	
Investments	13	242,463		233,114	
			867,463		1,133,114
Current assets					
Debtors	14	98,671		68,868	
Creditors: amounts falling due within one year	15	(7,897)		(4,725)	
Net current assets			90,774		64,143
Total assets less current liabilities			958,237		1,197,257
Capital funds					
Endowment funds - general		625,780		900,780	
Income funds					
Unrestricted funds		332,457		296,477	
			958,237		1,197,257

The financial statements were approved by the Trustees on 02/12/25 and are signed on their behalf by:



Mr J.J. Drydon (Co-optative), Chair
Trustee

ALMSHOUSE CHARITY OF JOHN SHAFTOE

NOTES TO THE FINANCIAL STATEMENTS FOR THE YEAR ENDED 31 MARCH 2025

1 Accounting policies

Charity information

Almshouse Charity of John Shaftoe is a charitable trust, registered in England and Wales by the Charity Commission (charity number 506598). The principal office is 15 Shaftoe Terrace, Haydon Bridge, NE47 6BW.

Accounting convention

The financial statements have been prepared in accordance with applicable accounting standards under the historical convention with assets and liabilities initially recognised at historical cost except for certain investments which are held at market valuation, as stated in the relevant notes to these accounts. The financial statements have been prepared in accordance with the Accounting and Reporting by Charities preparing their accounts in accordance with the Financial Reporting Standard applicable in the UK and Republic of Ireland (FRS 102) second edition (effective 1 January 2019) and the Charities Act 2011.

The financial statements have departed from the Charities (Accounts and Reports) Regulations 2008 only to the extent required to provide a true and fair view. This departure has involved following the Statement of Recommended Practice for charities applying FRS 102 rather than the version of the Statement of Recommended Practice which is referred to in the Regulations but which has since been withdrawn.

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

The financial statements are prepared in sterling, which is the functional currency of the charity. Monetary amounts in these financial statements are rounded to the nearest £.

Going concern

Having made due enquiry, the Trustees are satisfied that the Almshouse can meet its ongoing obligations because it continues to be supported by the Shaftoe Educational Foundation, a connected charity. Therefore the Trustees are satisfied that the going concern basis of accounting is appropriate when preparing the annual financial statements.

Charitable funds

Unrestricted funds are available for use at the discretion of the trustees in furtherance of their charitable objectives unless the funds have been designated for other purposes.

Endowment funds are subject to specific conditions by donors that the capital must be maintained by the charity.

Income

Income is recognised when the charity is legally entitled to it after any performance conditions have been met, the amounts can be measured reliably, and it is probable that income will be received.

Cash donations are recognised on receipt. Other donations are recognised once the charity has been notified of the donation, unless performance conditions require deferral of the amount.

Investment income and interest received are brought in when receivable.

Expenditure

Liabilities are recognised as expenditure as soon as there is a legal or constructive obligation committing the Trust to that expenditure, it is probable that settlement will be required and the amount of the obligation can be measured reliably. All expenditure is accounted for on an accruals basis.

ALMSHOUSE CHARITY OF JOHN SHAFTOE

NOTES TO THE FINANCIAL STATEMENTS (CONTINUED) FOR THE YEAR ENDED 31 MARCH 2025

1 Accounting policies (Continued)

Grants payable are payments made to third parties in the furtherance of the charitable objects of the Trust. In the case of an unconditional grant offer, this is accrued once the recipient has been notified of the grant award. The notification gives the recipient a reasonable expectation that they will receive the grant. Grant awards that are subject to the recipient fulfilling performance conditions are only accrued when the recipient has been notified of the grant and any remaining unfilled conditions attaching to the grant are outside of the control of the Trust.

The Trust is not registered for Value Added Tax and expenditure is shown inclusive of VAT in the financial statements.

All costs have been directly attributed to the appropriate cost heading as follows:

Raising funds - comprise the costs of generating income and include investment manager's fees.

Charitable activities - comprise those costs incurred by the Trust in the delivery of its activities and services for its beneficiaries.

Governance - these are costs incurred by the Trust in meeting its statutory obligations and include the costs of preparing unaudited statutory financial statements and having an independent examination of those unaudited financial statements.

Tangible fixed assets

Tangible fixed assets are initially measured at cost and subsequently measured at cost or valuation, net of depreciation and any impairment losses.

Depreciation is recognised so as to write off the cost or valuation of assets less their residual values over their useful lives on the following bases:

Freehold land and buildings	Not depreciated
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The gain or loss arising on the disposal of an asset is determined as the difference between the sale proceeds and the carrying value of the asset, and is recognised in net income/(expenditure) for the year.

Fixed asset investments

Fixed asset investments are initially measured at transaction price excluding transaction costs, and are subsequently measured at fair value at each reporting date. Changes in fair value are recognised in net income/(expenditure) for the year. Transaction costs are expensed as incurred.

Impairment of fixed assets

At each reporting end date, the charity reviews the carrying amounts of its tangible assets to determine whether there is any indication that those assets have suffered an impairment loss. If any such indication exists, the recoverable amount of the asset is estimated in order to determine the extent of the impairment loss (if any).

ALMSHOUSE CHARITY OF JOHN SHAFTOE

NOTES TO THE FINANCIAL STATEMENTS (CONTINUED) FOR THE YEAR ENDED 31 MARCH 2025

1 Accounting policies (Continued)

Financial instruments

The charity has elected to apply the provisions of Section 11 'Basic Financial Instruments' and Section 12 'Other Financial Instruments Issues' of FRS 102 to all of its financial instruments.

Financial instruments are recognised in the charity's balance sheet when the charity becomes party to the contractual provisions of the instrument.

Financial assets and liabilities are offset, with the net amounts presented in the financial statements, when there is a legally enforceable right to set off the recognised amounts and there is an intention to settle on a net basis or to realise the asset and settle the liability simultaneously.

Basic financial assets

Basic financial assets, which include other debtors and cash and bank balances, are initially measured at transaction price including transaction costs and are subsequently carried at amortised cost using the effective interest method.

Basic financial liabilities

Basic financial liabilities, including other creditors are initially recognised at transaction price. Debt instruments are subsequently carried at amortised cost, using the effective interest rate method.

2 Critical accounting estimates and judgements

In the application of the charity's accounting policies, the trustees are required to make judgements, estimates and assumptions about the carrying amount of assets and liabilities that are not readily apparent from other sources. The estimates and associated assumptions are based on historical experience and other factors that are considered to be relevant. Actual results may differ from these estimates.

The estimates and underlying assumptions are reviewed on an ongoing basis. Revisions to accounting estimates are recognised in the period in which the estimate is revised where the revision affects only that period, or in the period of the revision and future periods where the revision affects both current and future periods.

The Trustees do not consider that there are any critical estimates or any areas of judgment that need to be brought to the attention of the readers of the financial statements.

3 Donations and legacies

	Unrestricted 2025 £	Unrestricted 2024 £
Grants from Shaftoe Educational Foundation	50,000	51,720

ALMSHOUSE CHARITY OF JOHN SHAFTOE

NOTES TO THE FINANCIAL STATEMENTS (CONTINUED) FOR THE YEAR ENDED 31 MARCH 2025

4 Charitable activities

	Unrestricted 2025 £	Unrestricted 2024 £
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Maintenance contribution from residents	27,565	27,840
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5 Investments

	Unrestricted 2025 £	Unrestricted 2024 £
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Income from listed investments	11,584	5,702
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6 Other income

	Unrestricted 2025 £	Unrestricted 2024 £
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Other income	7,923	-
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During the year the charity received a one off amount of £7,923. This was a refund from the bank for fraudulent charges that had gone through in expenditure in the previous year.

7 Raising funds

	Unrestricted 2025 £	Unrestricted 2024 £
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Investment management fees	1,959	-
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ALMSHOUSE CHARITY OF JOHN SHAFTOE

NOTES TO THE FINANCIAL STATEMENTS (CONTINUED) FOR THE YEAR ENDED 31 MARCH 2025

8 Charitable activities

	Unrestricted 2025 £	Unrestricted 2024 £
Clerk's fees and expenses	7,566	5,834
Repairs and Maintenance	36,106	22,343
Legal and professional fees	1,088	2,617
Bank charges	58	100
Rates	3,900	3,453
Power, light & heat	2,289	4,950
Subscriptions	563	343
Sundry expenses	100	686
Insurance	2,409	-
Grant funding of activities (see note 9)	1,472	-
Governance costs	7,140	2,775
	<u>62,691</u>	<u>43,101</u>

Governance costs comprise of £7,140 for the preparation and independent examination of the accounts (2024:£2,775)

9 Grants payable

	2025 £	2024 £
Grants to individuals	1,472	-
	<u>1,472</u>	<u>-</u>

10 Trustees

None of the trustees (or any persons connected with them) received any remuneration or expenses from the charity during the year (2024: £nil).

Key management comprises the trustees. None of the trustees (or any persons connected with them) received any remuneration or benefits from the charity during the current or previous year.

11 Net gains/(losses) on investments

	Unrestricted 2025 £	Unrestricted 2024 £
Gain on sale of investments	3,558	15,088
	<u>3,558</u>	<u>15,088</u>

ALMSHOUSE CHARITY OF JOHN SHAFTOE

NOTES TO THE FINANCIAL STATEMENTS (CONTINUED) FOR THE YEAR ENDED 31 MARCH 2025

12 Tangible fixed assets

	Freehold land and buildings £
Cost	
At 1 April 2024	900,000
Revaluation	(275,000)
	<hr/>
At 31 March 2025	625,000
	<hr/>
Carrying amount	
At 31 March 2025	625,000
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At 31 March 2024	900,000
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Included in land and buildings is freehold property at valuation of £625,000 (2024 - £900,000), which is not depreciated. The original cost is not known.

The fair value of the investment property has been arrived at on the basis of a valuation carried out in October 2025 by Galbraith Group. The valuation was made on an open market value basis by reference to market evidence of transaction prices for similar properties.

The property is used for direct charitable purposes except for the office which is used for the administration of the charity. The property is considered to be an inalienable asset as it is to be retained indefinitely for the charity's own use and benefit.

13 Fixed asset investments

	Listed investments £	Cash in portfolio	Total £
Cost or valuation			
At 31 March 2025	227,701	5,413	233,114
Additions	30,279	-	30,279
Valuation changes	3,558	-	3,558
Disposals	(22,461)	(2,027)	(24,488)
	<hr/>	<hr/>	<hr/>
At 31 March 2025	239,077	3,386	242,463
	<hr/>	<hr/>	<hr/>
Carrying amount			
At 31 March 2025	239,077	3,386	242,463
	<hr/> <hr/>	<hr/> <hr/>	<hr/> <hr/>
At 31 March 2024	227,701	5,413	233,114
	<hr/> <hr/>	<hr/> <hr/>	<hr/> <hr/>

All investments are carried at their fair value.

ALMSHOUSE CHARITY OF JOHN SHAFTOE

NOTES TO THE FINANCIAL STATEMENTS (CONTINUED) FOR THE YEAR ENDED 31 MARCH 2025

14 Debtors	2025	2024
	£	£
Other debtors	94,903	66,435
Prepayments and accrued income	3,768	2,433
	<u>98,671</u>	<u>68,868</u>
15 Creditors: amounts falling due within one year	2025	2024
	£	£
Accruals	7,897	4,725
	<u>7,897</u>	<u>4,725</u>
16 Financial instruments	2025	2024
	£	£
Carrying amount of financial assets		
Financial assets measured at fair value through profit or loss	239,077	227,701
	<u>239,077</u>	<u>227,701</u>

ALMSHOUSE CHARITY OF JOHN SHAFTOE

NOTES TO THE FINANCIAL STATEMENTS (CONTINUED) FOR THE YEAR ENDED 31 MARCH 2025

17 Net movement in funds

Current year:	Balance at 1 April 2024	Income	Expenditure	Gain/ (loss) on revaluation	Balance at 31 March 2025
	£	£	£	£	£
Unrestricted funds	296,477	97,072	(64,650)	3,558	332,457
Endowment funds	900,780	-	-	(275,000)	625,780
	<u>1,197,257</u>	<u>97,072</u>	<u>(64,650)</u>	<u>(271,442)</u>	<u>958,237</u>

Unrestricted funds are those funds that the Trustees are free to use in accordance with the charitable objectives.

Endowment funds represent the original endowment of the charity.

Prior year:	Balance at 1 April 2023	Income	Expenditure	Gain/ (loss) on revaluation	Balance at 31 March 2024
	£	£	£	£	£
Unrestricted funds	239,228	85,262	(43,101)	15,088	296,477
Endowment funds	900,780	-	-	-	900,780
	<u>1,140,008</u>	<u>85,262</u>	<u>(43,101)</u>	<u>15,088</u>	<u>1,197,257</u>

ALMSHOUSE CHARITY OF JOHN SHAFTOE

NOTES TO THE FINANCIAL STATEMENTS (CONTINUED) FOR THE YEAR ENDED 31 MARCH 2025

18 Analysis of net assets between funds

	Unrestricted funds £	Endowment funds £	Total £
Fund balances at 31 March 2025 are represented by:			
Tangible assets	-	625,000	625,000
Investments	242,463	-	242,463
Current assets	97,891	780	98,671
Creditors due within one year	(7,897)	-	(7,897)
	<u>332,457</u>	<u>625,780</u>	<u>958,237</u>

Analysis of net assets between funds - prior period

	Unrestricted funds £	Endowment funds £	Total £
Tangible assets	-	625,000	625,000
Investments	233,114	-	233,114
Current assets	68,088	780	68,868
Creditors due within one year	(4,725)	-	(4,725)
	<u>296,477</u>	<u>625,780</u>	<u>922,257</u>

19 Related party transactions

The charity is connected to the Shaftoe Educational Foundation (Charity No. 528101) through a common board of trustees, as both entities share the same trustees. Originally founded as one charity in 1685, they now operate separately.

During the year the charity received £75,968 (2024: £39,916 was paid) from Shaftoe Educational Foundation and at the year end an amount of £9,533 was payable. (2024: £66,435 was receivable)

No group accounts have been prepared, as the two charities do not operate as a group despite their connected governance.

ALMSHOUSE CHARITY OF JOHN SHAFTOE

England & Wales - Charity number 506598

Accounts

Charity number: 506598

ALMSHOUSE CHARITY OF JOHN SHAFTOE

UNAUDITED

TRUSTEES' REPORT AND FINANCIAL STATEMENTS

FOR THE YEAR ENDED 31 MARCH 2023

ALMSHOUSE CHARITY OF JOHN SHAFTOE

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ALMSHOUSE CHARITY OF JOHN SHAFTOE

**REFERENCE AND ADMINISTRATIVE DETAILS OF THE CHARITY, ITS TRUSTEES AND ADVISERS
FOR THE YEAR ENDED 31 MARCH 2023**

Trustees	Mr J.J. Drydon (Co-optative), Chair Mrs L.A. Gilhespy (Appointed by the Parish Council of Haydon Bridge) Mr E. Faulks (Appointed by the Parish Council of Haydon Bridge) Mrs K. Richardson (Appointed by the Parish Council of Haydon Bridge) Mr B.L. Bates (Co-optative) Ms P. Collis (Co-optative) Mrs D. Wardle (Co-optative) Mr E. Brown (Appointed by the Parish Council of Haydon Bridge) Mr R. Hines (Co-optative) (appointed 11 November 2022)
Charity registered number	506598
Principal office	Shaftoe Terrace Haydon Bridge Northumberland NE47 6BW
Clerk to the Trustees	Mr S. Exham
Accountants	Ryecroft Glenton Chartered Accountants 32 Portland Terrace Newcastle upon Tyne NE2 1QP
Bankers	HSBC Bank Plc Fore Street Hexham Northumberland NE46 1LY
Solicitors	Brewin Dolphin Time Central Gallowgate Newcastle upon Tyne NE1 4SR

ALMSHOUSE CHARITY OF JOHN SHAFTOE

TRUSTEES' REPORT FOR THE YEAR ENDED 31 MARCH 2023

The Trustees present their annual report together with the financial statements of the Charity for the year 1 April 2022 to 31 March 2023.

The financial statements have been prepared in accordance with the accounting policies set out in the notes to the financial statements and comply with the charity's governing document, the Charities Act 2011 and the relevant version of the Statement of Recommended Practice applicable to charities preparing their financial statements in accordance with the Financial Reporting Standard applicable in the UK and Republic of Ireland (FRS 102).

Objectives and activities

- **Policies and objectives**

The object of the charity is the provision of housing accommodation in property owned by the charity.

The Trustees shall first defray out of the income of the charity the cost of repairs and insurance and all other charges and outgoings payable in respect of the property of the charity and all proper expenses incidental to the administration of the charity. The Trustees have designated a Cyclical Maintenance Fund to provide for the ordinary maintenance and repair of the almshouses and an Extraordinary Repair Fund to provide for extraordinary repair, improvement or rebuilding of the almshouses. Thereafter the Trustees shall apply the income of the charity for the benefit of the residents in the almshouses in such manner as the Trustees think fit.

In setting objectives and planning for activities, the Trustees have given due consideration to general guidance published by the Charity Commission relating to public benefit, including the guidance 'Public benefit: running a charity (PB2)'.

- **Main activities undertaken to further the Charity's purposes for the public benefit**

The Trustees have referred to the guidance contained in the Charity Commission's general guidance on public benefit when reviewing the aims and objectives and in planning future activities. The charity is able to assist with the housing needs of those resident in the Parish of Haydon Bridge who are in need. Vacancies are advertised locally and the process of selection also is a structured one.

Achievements and performance

- **Main achievements of the Charity**

A key objective of the Trustees has been to upgrade the quality of the almshouse dwellings as they become vacant in order to improve the sustainability of the stock.

A new fitted kitchen has been installed for a recently arrived resident. Work continues to improve the outside environment, clearing and replanting communal garden areas.

ALMSHOUSE CHARITY OF JOHN SHAFTOE

TRUSTEES' REPORT (CONTINUED) FOR THE YEAR ENDED 31 MARCH 2023

Achievements and performance (continued)

● Review of activities

The Trustees report net income before revaluations in the year of £7,795 (2022: £5,053).

The charity's funds are invested in UK unit trusts and a net loss was incurred in the year of £12,081 (2022: gain of £9,076) arising on the revaluation of these investments at 31 March 2023 and a loss on disposal of £280 (2022: gain of £424).

The charity's property, which is permanently endowed and vested in the Official Custodian, comprises nine Almshouses and an office at Shaftoe Terrace, Haydon Bridge, all of which are used for the purposes of the charity. These properties were revalued by the Trustees at 31 March 2015 at an open market value of £900,000.

Shaftoe Educational Foundation is a connected charity. The two organisations have a common board of Trustees and were originally one charity, founded in 1685.

Since the retirement of the warden and the handyman, the management and support services have now been reconfigured to include a community alarm and 24/7 emergency response service, and additional gardening services. The emergency alarm system has been reviewed and the service is being updated in line with residents' requests.

● Investment policy and performance

The Trustees are required to invest all sums of cash, other than those required for immediate working capital purposes, at their discretion, subject to the requirements of the Trustee Investments Act 1961.

The real estate investments of the charity are vested in the Official Custodian for Charities.

Brewin Dolphin, the investment managers retained by the charity currently invest on a diversified risk basis, seeking to generate a balance of income and capital growth.

In the year to 31 March 2023 the investment portfolio recorded investment losses of £12,361 (2022: gain of £9,500). Whilst disappointing, this was as expected and is due to the volatile global investment markets experienced throughout the year.

ALMSHOUSE CHARITY OF JOHN SHAFTOE

TRUSTEES' REPORT (CONTINUED) FOR THE YEAR ENDED 31 MARCH 2023

Financial review

- **Going concern**

The charity relies upon its investment income and support from its connected Charity Shaftoe Educational Foundation. After making appropriate enquiries, the Trustees have a reasonable expectation that the charity has adequate resources to continue in operational existence for the foreseeable future. For this reason they continue to adopt the going concern basis in preparing the financial statements.

Structure, governance and management

- **Constitution**

The Almshouse Charity of John Shaftoe is constituted by a Charity Commission scheme.

The charity was registered with the Charity Commission on 8 August 1977 and was allocated Charity No. 506598.

- **Methods of appointment or election of Trustees**

Due to the close connection of the charity and the Shaftoe Educational Foundation, the Trustees elected for Shaftoe Educational Foundation are also invited to be Trustees of the Almshouse.

- **Organisational structure and decision-making policies**

The Trustees meet three times a year to review the management of the property. However, the day to day operational needs are devolved to the Clerk to the Trustees, who has experience in the requirements of those in need.

- **Financial risk management**

The Trustees constantly review their policies for the management of risk to the charity. The main threat to the viability of the charity arises from occupancy of the cottages. Lack of residents would curtail this financial stream.

However, the charity is not able to generate sufficient funds to maintain the almshouses to an appropriate standard. For this reliance is placed on its connected charity, Shaftoe Educational Foundation. There is therefore a risk associated with the pressures of need on its connected charity though this is effectively managed through both charities having common Trustees.

The investment policy has a detailed section on risk, covering: land and property risk; investment risk and charity specific risk.

A revised risk policy was agreed at the meeting of 14 July 2016.

The Trustees have updated a number of policies. The risk policies updated in 2018 covering conflicts of interest, Trustee conduct & confidentiality and financial controls, remain in place. Nothing untoward has been reported or come to light.

ALMSHOUSE CHARITY OF JOHN SHAFTOE

TRUSTEES' REPORT (CONTINUED) FOR THE YEAR ENDED 31 MARCH 2023

Structure, governance and management (continued)

• Future developments

The charity will continue to provide affordable accommodation to those in need for the foreseeable future, and manage its properties so that they continue to provide an appropriate quality of accommodation according to the needs of the residents.

Statement of Trustees' responsibilities

The Trustees are responsible for preparing the Trustees' 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 which give a true and fair view of the state of affairs of the Charity and of its incoming resources and application of resources, including its income and expenditure, 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 of the Charities SORP (FRS 102);
- make judgments and accounting estimates that are reasonable and prudent;
- state whether applicable UK Accounting Standards (FRS 102) 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 business.

The Trustees are responsible for keeping adequate accounting records that are sufficient to show and explain the Charity's transactions and 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.

Approved by order of the members of the board of Trustees on 25 August 2023 and signed on their behalf by:



J J Drydon
Chair

ALMSHOUSE CHARITY OF JOHN SHAFTOE

INDEPENDENT EXAMINER'S REPORT FOR THE YEAR ENDED 31 MARCH 2023

Independent Examiner's Report to the Trustees of Almshouse Charity of John Shaftoe ('the Charity')

I report to the charity Trustees on my examination of the accounts of the Charity for the year ended 31 March 2023.

Responsibilities and Basis of Report

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

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

Independent Examiner's Statement

Your attention is drawn to the fact that the charity has prepared the financial statements in accordance with the relevant version of the Statement of Recommended Practice applicable to charities preparing their financial statements in accordance with the Financial Reporting Standard applicable in the UK and Republic of Ireland (FRS 102) in preference to the Accounting and Reporting by Charities: Statement of Recommended Practice issued on 1 April 2005 which is referred to in the extant regulations but has been withdrawn.

I understand that this has been done in order for the financial statements to provide a true and fair view in accordance with UK Generally Accepted Accounting Practice.

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 that in any material respect:

1. accounting records were not kept in respect of the Charity as required by section 130 of the 2011 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.

This report is made solely to the Charity's Trustees, as a body, in accordance with Part 4 of the Charities (Accounts and Reports) Regulations 2008. My work has been undertaken so that I might state to the Charity's Trustees those matters I am required to state to them in an Independent Examiner's Report and for no other purpose. To the fullest extent permitted by law, I do not accept or assume responsibility to anyone other than the Charity and the Charity's Trustees as a body, for my work or for this report.

Deborah Graham

Dated: 29 August 2023

Deborah Graham FCA

Ryecroft Glenton
32 Portland Terrace
Newcastle upon Tyne,
NE2 1QP

ALMSHOUSE CHARITY OF JOHN SHAFTOE

**STATEMENT OF FINANCIAL ACTIVITIES
FOR THE YEAR ENDED 31 MARCH 2023**

	Note	Endowment funds 2023 £	Unrestricted funds 2023 £	Total funds 2023 £	Total funds 2022 £
Income and endowments from:					
Donations and legacies	3	-	1,720	1,720	1,720
Charitable activities	4	-	27,560	27,560	27,040
Investments	5	-	5,872	5,872	4,460
Total income and endowments		-	35,152	35,152	33,220
Expenditure on:					
Charitable activities	6	-	27,357	27,357	28,167
Total expenditure		-	27,357	27,357	28,167
Net income before net (losses)/gains on investments					
		-	7,795	7,795	5,053
Net gains on investments		-	(12,361)	(12,361)	9,500
Net movement in funds		-	(4,566)	(4,566)	14,553
Reconciliation of funds:					
Total funds brought forward		900,780	243,794	1,144,574	1,130,021
Net movement in funds		-	(4,566)	(4,566)	14,553
Total funds carried forward		900,780	239,228	1,140,008	1,144,574

The Statement of Financial Activities includes all gains and losses recognised in the year.

The notes on pages 9 to 21 form part of these financial statements.

ALMSHOUSE CHARITY OF JOHN SHAFTOE

**BALANCE SHEET
AS AT 31 MARCH 2023**

	Note	2023 £	2022 £
Fixed assets			
Tangible assets	9	900,000	900,000
Investments	10	213,367	222,254
		<u>1,113,367</u>	<u>1,122,254</u>
Current assets			
Debtors	12	29,161	24,336
		<u>29,161</u>	<u>24,336</u>
Creditors: amounts falling due within one year	13	(2,520)	(2,016)
		<u>26,641</u>	<u>22,320</u>
Total assets less current liabilities		<u>1,140,008</u>	<u>1,144,574</u>
Total net assets		<u>1,140,008</u>	<u>1,144,574</u>
Charity funds			
Endowment funds	14	900,780	900,780
Unrestricted funds	14	239,228	243,794
		<u>1,140,008</u>	<u>1,144,574</u>

The financial statements were approved and authorised for issue by the Trustees on 25 August 2023 and signed on their behalf by:



J J Drydon
Chair

The notes on pages 9 to 21 form part of these financial statements.

ALMSHOUSE CHARITY OF JOHN SHAFTOE

NOTES TO THE FINANCIAL STATEMENTS FOR THE YEAR ENDED 31 MARCH 2023

1. General information

Almshouse Charity of John Shaftoe is a charitable trust, charity number 506598. The principal office is Shaftoe Terrace, Haydon Bridge, Northumberland, NE47 6BW. The principal objective is the provision of housing accommodation in properties owned by the the charity.

2. Accounting policies

2.1 Basis of preparation of financial statements

The financial statements have been prepared in accordance with the relevant version of the Statement of Recommended Practice applicable to charities preparing their financial statements in accordance with the Financial Reporting Standard applicable in the UK and Republic of Ireland (FRS 102) and the Financial Reporting Standard applicable in the UK and Republic of Ireland (FRS 102) and the Charities Act 2011 and UK Generally Accepted Accounting Practice.

The financial statements have been prepared to give a 'true and fair' view and have departed from the Charities (Accounts and Reports) Regulations 2008 only to the extent required to provide a 'true and fair view'. This departure has involved following the relevant version of the 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 (FRS 102) rather than the Accounting and Reporting by Charities: Statement of Recommended Practice effective from 1 April 2005 which has since been withdrawn.

Almshouse Charity of John Shaftoe meets the definition of a public benefit entity under FRS 102. Assets and liabilities are initially recognised at historical cost or transaction value unless otherwise stated in the relevant accounting policy.

2.2 Going concern

Having made due enquiry, the Trustees are satisfied that the Almshouse can meet its ongoing obligations because it continues to be supported by the Shaftoe Educational Foundation, a connected charity. Therefore the Trustees are satisfied that the going concern basis of accounting is appropriate when preparing the annual financial statements.

2.3 Income

All income is recognised once the Charity has entitlement to the income, it is probable that the income will be received and the amount of income receivable can be measured reliably.

ALMSHOUSE CHARITY OF JOHN SHAFTOE

NOTES TO THE FINANCIAL STATEMENTS FOR THE YEAR ENDED 31 MARCH 2023

2. Accounting policies (continued)

2.4 Expenditure

Expenditure is recognised once there is a legal or constructive obligation to transfer economic benefit to a third party, it is probable that a transfer of economic benefits will be required in settlement and the amount of the obligation can be measured reliably. Expenditure is classified by activity. The costs of each activity are made up of the total of direct costs and shared costs, including support costs involved in undertaking each activity. Direct costs attributable to a single activity are allocated directly to that activity.

Expenditure on charitable activities is incurred on directly undertaking the activities which further the Charity's objectives, as well as any associated support costs.

All expenditure is inclusive of irrecoverable VAT.

2.5 Tangible fixed assets and depreciation

Tangible fixed assets are initially recognised at cost. After recognition, under the revaluation model, tangible fixed assets whose fair value can be measured reliably shall be carried at a revalued amount, being their fair value at the date of revaluation less any subsequent accumulated depreciation and subsequent accumulated impairment losses.

Revaluations are made with sufficient regularity to ensure that the carrying amount does not differ materially from that which would be determined using fair value at the end of the reporting date.

Fair values are determined from market-based evidence by appraisal that is normally undertaken by professionally qualified valuers. If there is no market-based evidence of fair value because of the specialised nature of the tangible fixed asset and it is rarely sold, except as part of a contributing business, a Charity may need to estimate fair value using an income or depreciated replacement cost approach.

Gains and losses on revaluation are recognised in the Statement of Financial Activities.

Depreciation is provided on the following basis:

Freehold property	- Nil, held at valuation
-------------------	--------------------------

2.6 Investments

Fixed asset investments are a form of financial instrument and are initially recognised at their transaction cost and subsequently measured at fair value at the Balance Sheet date, unless the value cannot be measured reliably in which case it is measured at cost less impairment. Investment gains and losses, whether realised or unrealised, are combined and presented as 'Gains/(Losses) on investments' in the Statement of Financial Activities.

Investments held as fixed assets are shown at cost less provision for impairment.

ALMSHOUSE CHARITY OF JOHN SHAFTOE

NOTES TO THE FINANCIAL STATEMENTS FOR THE YEAR ENDED 31 MARCH 2023

2. Accounting policies (continued)

2.7 Financial instruments

The Charity 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 exception of bank loans which are subsequently measured at amortised cost using the effective interest method.

2.8 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. The aim and use of each designated fund is set out in the notes to the financial statements.

Investment income, gains and losses are allocated to the appropriate fund.

3. Income from donations and legacies

	Unrestricted funds 2023 £	Total funds 2023 £
Grants from Shaftoe Educational Foundation	1,720	1,720
	<hr/> <hr/>	<hr/> <hr/>
	<i>Unrestricted funds 2022 £</i>	<i>Total funds 2022 £</i>
Grants from Shaftoe Educational Foundation	1,720	1,720
	<hr/> <hr/>	<hr/> <hr/>

ALMSHOUSE CHARITY OF JOHN SHAFTOE

**NOTES TO THE FINANCIAL STATEMENTS
FOR THE YEAR ENDED 31 MARCH 2023**

4. Income from charitable activities

	Unrestricted funds 2023 £	Total funds 2023 £
Maintenance contributions from residents	27,560	27,560

	<i>Unrestricted funds 2022 £</i>	<i>Total funds 2022 £</i>
Maintenance contributions from residents	27,040	27,040

5. Investment income

	Unrestricted funds 2023 £	Total funds 2023 £
UK investment income and interest	5,872	5,872

	<i>Unrestricted funds 2022 £</i>	<i>Total funds 2022 £</i>
UK investment income and interest	4,460	4,460

ALMSHOUSE CHARITY OF JOHN SHAFTOE

**NOTES TO THE FINANCIAL STATEMENTS
FOR THE YEAR ENDED 31 MARCH 2023**

6. Analysis of expenditure by activities

	Support costs 2023 £	Total funds 2023 £
Almshouse Support	27,357	27,357

	<i>Support costs 2022 £</i>	<i>Total funds 2022 £</i>
Almshouse Support	28,167	28,167

Analysis of support costs

	Total funds 2023 £	Total funds 2022 £
Resident support costs	-	1,270
Repairs and maintenance	6,376	11,250
Heat and light	745	668
Water and insurance	5,408	5,197
Subscriptions	196	187
Clerk's fees and expenses	2,235	2,240
Sundry expenses	382	(120)
Bank charges	88	23
Major repairs	6,969	3,072
Governance costs	3,958	3,580
Supported housing support	1,000	800
	27,357	28,167

ALMSHOUSE CHARITY OF JOHN SHAFTOE

**NOTES TO THE FINANCIAL STATEMENTS
FOR THE YEAR ENDED 31 MARCH 2023**

Governance costs comprise:

	2023	2022
	£	£
Independent examination fee	2,524	2,106
Investment management fees	1,434	1,474
	3,958	3,580

7. Independent examiner's remuneration

	2023	2022
	£	£
Fees payable to the Charity's independent examiner for the independent examination and preparation of the Charity's annual accounts	2,524	2,106

8. Trustees' remuneration and expenses

During the year, no Trustees received any remuneration or other benefits (2022 - *£NIL*).

During the year, no Trustee expenses have been incurred (2022 - *£NIL*).

ALMSHOUSE CHARITY OF JOHN SHAFTOE

**NOTES TO THE FINANCIAL STATEMENTS
FOR THE YEAR ENDED 31 MARCH 2023**

9. Tangible fixed assets

	Freehold property £
Cost or valuation	
At 1 April 2022	900,000
At 31 March 2023	900,000
Net book value	
At 31 March 2023	900,000
At 31 March 2022	900,000

Included in land and buildings is freehold property at valuation of £900,000 (2022 - £900,000), which is not depreciated. The original cost is not known.

The freehold property was revalued as at 31 March 2015 by the Trustees on the basis of open market value for existing use.

The property is used for direct charitable purposes except for the office which is used for the administration of the charity. The property is considered to be an inalienable asset as it is to be retained indefinitely for the charity's own use and benefit (see also note 16).

ALMSHOUSE CHARITY OF JOHN SHAFTOE

NOTES TO THE FINANCIAL STATEMENTS
FOR THE YEAR ENDED 31 MARCH 2023

10. Fixed asset investments

	Listed investments £	Cash held for re- investment £	Total £
Cost or valuation			
At 1 April 2022	216,151	6,103	222,254
Additions	34,158	39,850	74,008
Disposals	(34,942)	(35,592)	(70,534)
Revaluations	(12,361)	-	(12,361)
At 31 March 2023	<u>203,006</u>	<u>10,361</u>	<u>213,367</u>
Net book value			
At 31 March 2023	<u>203,006</u>	<u>10,361</u>	<u>213,367</u>
At 31 March 2022	<u>216,151</u>	<u>6,103</u>	<u>222,254</u>

All of the fixed asset investments are held in the UK.

ALMSHOUSE CHARITY OF JOHN SHAFTOE

**NOTES TO THE FINANCIAL STATEMENTS
FOR THE YEAR ENDED 31 MARCH 2023**

11. Listed investments at market value comprise:

	2023	2022
	£	£
Charishare	10,646	10,759
First Sentier Investments	-	10,093
Jupiter UT Mngrs Strategic Bond X GBP Dis	3,383	3,832
SSGA S&P US Dividend	15,662	15,527
Thesis UT Mgt Ltd TM Redwheel UK Eq Inc L GBP	8,038	8,138
Muzinich Funds Tactical Cred	9,032	9,611
Blackrock EURP Inc D units	9,328	15,307
Link Fund Sol Trojan income	8,952	9,642
Jupiter Fund Managers UK Mid Cap U2	-	9,307
MAN FD Mgt UK Ltd	8,365	8,330
Tritax Big Box REI ORD	4,029	6,964
Personal Assets TR Ord	4,775	5,040
BNY Mellon	5,724	6,100
JPM EM INC C	3,053	3,271
Vanguard Inc SERV UK	4,462	5,590
First State Asia PAC	7,182	7,336
Twenty Four Global Corporate Bond	6,146	7,192
Jupiter UT managers Japan Income	6,034	6,006
Fund Smith LLP Equity	7,329	7,192
I Shares S&P	15,435	16,348
J P Morgan US Equity Inc	15,978	16,704
Fil Inv SCS UK Money Builder	5,590	6,598
Robecco Lux SA Global	5,938	6,547
Xtrackers (IE)	4,608	14,717
Dodge & Cox	4,080	-
YK Gvmt 5% SNR BDS	2,536	-
Link Fund Solutions Ltd Gresham HS UK	4,019	-
Royal London Sustainable LDRS TST	10,367	-
JP Morgan Fund ICVC Macro Opportunities	4,361	-
ISHARES Physical Metals PLC	2,710	-
HICL Infrastructure PLC	5,244	-
	203,006	216,151

ALMSHOUSE CHARITY OF JOHN SHAFTOE

**NOTES TO THE FINANCIAL STATEMENTS
FOR THE YEAR ENDED 31 MARCH 2023**

12. Debtors

	2023	2022
	£	£
Due within one year		
Owed by Shaftoe Educational Foundation	26,519	22,792
Prepayments and accrued income	2,642	1,544
	29,161	24,336

13. Creditors: Amounts falling due within one year

	2023	2022
	£	£
Accruals and deferred income	2,520	2,016

ALMSHOUSE CHARITY OF JOHN SHAFTOE

NOTES TO THE FINANCIAL STATEMENTS
FOR THE YEAR ENDED 31 MARCH 2023

14. Statement of funds

Statement of funds - current year

	Balance at 1 April 2022 £	Income £	Expenditure £	Gains/ (Losses) £	Balance at 31 March 2023 £
Unrestricted funds					
Designated funds					
Cyclical maintenance fund	1,456	-	(1,456)	-	-
General funds					
General funds	242,338	35,152	(25,901)	(12,361)	239,228
Total Unrestricted funds	243,794	35,152	(27,357)	(12,361)	239,228
Endowment funds					
Endowment funds	900,780	-	-	-	900,780
Total of funds	1,144,574	35,152	(27,357)	(12,361)	1,140,008

ALMSHOUSE CHARITY OF JOHN SHAFTOE

**NOTES TO THE FINANCIAL STATEMENTS
FOR THE YEAR ENDED 31 MARCH 2023**

14. Statement of funds (continued)**Statement of funds - prior year**

	<i>Balance at 1 April 2021</i> £	<i>Income</i> £	<i>Expenditure</i> £	<i>Gains/ (Losses)</i> £	<i>Balance at 31 March 2022</i> £
Unrestricted funds					
Designated funds					
Cyclical maintenance fund	6,622	-	(5,166)	-	1,456
General funds					
General funds	222,619	33,220	(23,001)	9,500	242,338
Total Unrestricted funds	229,241	33,220	(28,167)	9,500	243,794
Endowment funds					
Endowment funds	900,780	-	-	-	900,780
Total of funds	1,130,021	33,220	(28,167)	9,500	1,144,574

The Cyclical maintenance fund was established to provide for the ordinary maintenance and repair of the almshouses.

Unrestricted funds comprise those funds which the Trustees are free to use in accordance with the charitable objectives.

Endowment funds represent the original endowment of the charity.

ALMSHOUSE CHARITY OF JOHN SHAFTOE

**NOTES TO THE FINANCIAL STATEMENTS
FOR THE YEAR ENDED 31 MARCH 2023**

15. Analysis of net assets between funds**Analysis of net assets between funds - current year**

	Endowment funds 2023 £	Unrestricted funds 2023 £	Total funds 2023 £
Tangible fixed assets	900,000	-	900,000
Fixed asset investments	-	213,367	213,367
Current assets	780	28,381	29,161
Creditors due within one year	-	(2,520)	(2,520)
Total	900,780	239,228	1,140,008

Analysis of net assets between funds - prior year

	<i>Endowment funds 2022 £</i>	<i>Unrestricted funds 2022 £</i>	<i>Total funds 2022 £</i>
Tangible fixed assets	900,000	-	900,000
Fixed asset investments	-	222,254	222,254
Current assets	780	23,556	24,336
Creditors due within one year	-	(2,016)	(2,016)
Total	900,780	243,794	1,144,574

16. Connected Charities

The Shaftoe Educational Foundation (The Foundation) is a connected charity. The two organisations have a common board of Trustees and were originally one charity, founded in 1685.

Balances due to the Foundation are disclosed in note 12. In addition:

- 1) the charity shares its office (see note 9) with the Foundation, at no charge; and
- 2) the charity uses the services of the Foundation's clerk, which are recharged at £2,235 (2022: £2,240).
- 3) the charity received a grant of £1,720 from Shaftoe Educational Foundation (see note 3).

The principal address of the Shaftoe Educational Foundation is Shaftoe Terrace, Haydon Bridge, Northumberland, NE47 6BW.

ALMSHOUSE CHARITY OF JOHN SHAFTOE

England & Wales - Charity number 506598

Accounts

ALMSHOUSE CHARITY OF JOHN SHAFTOE

UNAUDITED

TRUSTEES' REPORT AND FINANCIAL STATEMENTS

FOR THE YEAR ENDED 31 MARCH 2022

ALMSHOUSE CHARITY OF JOHN SHAFTOE

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ALMSHOUSE CHARITY OF JOHN SHAFTOE

REFERENCE AND ADMINISTRATIVE DETAILS OF THE CHARITY, ITS TRUSTEES AND ADVISERS FOR THE YEAR ENDED 31 MARCH 2022

Trustees	Mr J.J. Drydon (Co-optative), Chair Mrs L.A Gilhespy (Appointed by the Parish Council of Haydon Bridge) Mr E. Faulks (Appointed by the Parish Council of Haydon Bridge) Mrs K. Richardson (Appointed by the Parish Council of Haydon Bridge) Mr B.L. Bates (Co-optative) Ms P. Collis (Co-optative) Mrs D. Wardle (Co-optative) Mr J.C. Wardle (Co-optative) Mr E. Brown (Appointed by the Parish Council of Haydon Bridge)
Charity registered number	506598
Principal office	Shaftoe Terrace Haydon Bridge Northumberland NE47 6BW
Clerk to the Trustees	Mr S. Exham
Accountants	Ryecroft Glenton Chartered Accountants 32 Portland Terrace Newcastle upon Tyne NE2 1QP
Bankers	HSBC Bank Plc Fore Street Hexham Northumberland NE46 1LY
Solicitors	Brewin Dolphin Time Central Gallowgate Newcastle upon Tyne NE1 4SR

ALMSHOUSE CHARITY OF JOHN SHAFTOE

TRUSTEES' REPORT FOR THE YEAR ENDED 31 MARCH 2022

The Trustees present their annual report together with the financial statements of the Almshouse Charity of John Shaftoe for the year 1 April 2021 to 31 March 2022.

The financial statements have been prepared in accordance with the accounting policies set out in the notes to the financial statements and comply with the charity's governing document, the Charities Act 2011 and the relevant version of the Statement of Recommended Practice applicable to charities preparing their financial statements in accordance with the Financial Reporting Standard applicable in the UK and Republic of Ireland (FRS 102).

Objectives and activities

- **Policies and objectives**

The object of the charity is the provision of housing accommodation in property owned by the charity.

The Trustees shall first defray out of the income of the charity the cost of repairs and insurance and all other charges and outgoings payable in respect of the property of the charity and all proper expenses incidental to the administration of the charity. The Trustees have designated a Cyclical Maintenance Fund to provide for the ordinary maintenance and repair of the almshouses and an Extraordinary Repair Fund to provide for extraordinary repair, improvement or rebuilding of the almshouses. Thereafter the Trustees shall apply the income of the charity for the benefit of the residents in the almshouses in such manner as the Trustees think fit.

In setting objectives and planning for activities, the Trustees have given due consideration to general guidance published by the Charity Commission relating to public benefit, including the guidance 'Public benefit: running a charity (PB2)'.

- **Main activities undertaken to further the Charity's purposes for the public benefit**

The Trustees have referred to the guidance contained in the Charity Commission's general guidance on public benefit when reviewing the aims and objectives and in planning future activities. The charity is able to assist with the housing needs of those resident in the Parish of Haydon Bridge who are in need. Vacancies are advertised locally and the process of selection also is a structured one.

Achievements and performance

- **Key performance indicators**

A key objective of the Trustees has been to upgrade the quality of the almshouse dwellings as they become vacant in order to improve the sustainability of the stock.

A new fitted kitchen has been installed for a recently arrived resident. Work continues to improve the outside environment, clearing and replanting communal garden areas.

ALMSHOUSE CHARITY OF JOHN SHAFTOE

TRUSTEES' REPORT (CONTINUED) FOR THE YEAR ENDED 31 MARCH 2022

Achievements and performance (continued)

● Review of activities

The Trustees report net income before revaluations in the year of £5,053 (2021: gain of £14,723).

The charity's funds are invested in UK unit trusts and there was a net gain of £9,076 (2021 £33,441) arising on the revaluation of these investments at 31 March 2022 and a gain on disposal of £424 (2021 £6,520).

The charity's property, which is permanently endowed and vested in the Official Custodian, comprises nine Almshouses and an office at Shaftoe Terrace, Haydon Bridge, all of which are used for the purposes of the charity. These properties were revalued by the Trustees at 31 March 2015 at an open market value of £900,000.

Shaftoe Educational Foundation is a connected charity. The two organisations have a common board of Trustees and were originally one charity, founded in 1685.

Since the retirement of the warden and the handyman, the management and support services have now been reconfigured to include a community alarm and 24/7 emergency response service, and additional gardening services. The emergency alarm system has been reviewed and the service is being updated in line with residents' requests.

● Investment policy and performance

The Trustees are required to invest all sums of cash, other than those required for the immediate working purposes, at their discretion, subject to the requirements of the Trustee Investments Act 1961.

The real estate investments of the charity are vested in the Official Custodian for Charities.

The Governors, in conjunction with their investment advisers Brewin Dolphin, developed a new Investment Policy during 2015, which was adopted at the meeting on 12 November 2015. It was further reviewed at the March 2018 meeting and no changes were made to the investment policy.

Brewin Dolphin, the investment managers retained by the charity currently invest on a diversified risk basis, seeking to generate a balance of income and capital growth.

In the year to 31 March 2022 the investment portfolio recorded investment gains of £9,500 (2021: £39,961).

ALMSHOUSE CHARITY OF JOHN SHAFTOE

TRUSTEES' REPORT (CONTINUED) FOR THE YEAR ENDED 31 MARCH 2022

Financial review

- **Going concern**

The charity relies upon its investment income and support from its connected Charity Shaftoe Educational Foundation. After making appropriate enquiries, the Trustees have a reasonable expectation that the charity has adequate resources to continue in operational existence for the foreseeable future. For this reason they continue to adopt the going concern basis in preparing the financial statements.

The Trustees have considered Going Concern in the context of the coronavirus pandemic. The operational aspects of the Charity do not change other than the need for additional security around residents, and the objects of the charity are enhanced by the need for affordable accommodation in a sheltered environment. The pandemic will have little or no impact on the Charity's financial position other than its investments which are not required for operational purposes in the next twelve months following the approval of the financial statements.

Structure, governance and management

- **Constitution**

The Almshouse Charity of John Shaftoe is constituted by a Charity Commission scheme.

The charity was registered with the Charity Commission on 8 August 1977 and was allocated Charity No. 506598.

- **Methods of appointment or election of Trustees**

Due to the close connection of the charity and the Shaftoe Educational Foundation, the Trustees elected for Shaftoe Educational Foundation are also invited to be Trustees of the Almshouse.

- **Organisational structure and decision-making policies**

The Trustees meet three times a year to review the management of the property. However, the day to day operational needs are devolved to the Clerk to the Trustees, who has experience in the requirements of those in need.

ALMSHOUSE CHARITY OF JOHN SHAFTOE

TRUSTEES' REPORT (CONTINUED) FOR THE YEAR ENDED 31 MARCH 2022

Structure, governance and management (continued)

● Financial risk management

The Trustees constantly review their policies for the management of risk to the charity. The main threat to the viability of the charity arises from occupancy of the cottages. Lack of residents would curtail this financial stream.

However, the charity is not able to generate sufficient funds to maintain the almshouses to an appropriate standard. For this reliance is placed on its connected charity, Shaftoe Educational Foundation. There is therefore a risk associated with the pressures of need on its connected charity though this is effectively managed through both charities having common Trustees.

The investment policy has a detailed section on risk, covering: land and property risk; investment risk and charity specific risk.

A revised risk policy was agreed at the meeting of 14 July 2016.

The Trustees have updated a number of policies. The risk policies updated in 2018 covering conflicts of interest, Trustee conduct & confidentiality and financial controls, remain in place. Nothing untoward has been reported or come to light.

● Future developments

The charity will continue to provide affordable accommodation to those in need for the foreseeable future, and manage its properties so that they continue to provide an appropriate quality of accommodation according to the needs of the residents.

Statement of Trustees' responsibilities

The Trustees are responsible for preparing the Trustees' 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 which give a true and fair view of the state of affairs of the Charity and of its incoming resources and application of resources, including its income and expenditure, 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 of the Charities SORP (FRS 102);
- make judgments and accounting estimates that are reasonable and prudent;
- state whether applicable UK Accounting Standards (FRS 102) 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 business.

The Trustees are responsible for keeping adequate accounting records that are sufficient to show and explain the Charity's transactions and 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.

ALMSHOUSE CHARITY OF JOHN SHAFTOE

**TRUSTEES' REPORT (CONTINUED)
FOR THE YEAR ENDED 31 MARCH 2022**

Approved by order of the members of the board of Trustees on 26 August 2022 and signed on their behalf by:

J J Drydon
Trustee

ALMSHOUSE CHARITY OF JOHN SHAFTOE

INDEPENDENT EXAMINER'S REPORT FOR THE YEAR ENDED 31 MARCH 2022

Independent examiner's report to the Trustees of Almshouse Charity of John Shaftoe ('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 Trustees of the Charity you are responsible for the preparation of the accounts in accordance with the requirements of the Charities Act 2011 ('the 2011 Act').

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

Independent examiner's statement

Your attention is drawn to the fact that the charity has prepared the financial statements in accordance with the relevant version of the Statement of Recommended Practice applicable to charities preparing their financial statements in accordance with the Financial Reporting Standard applicable in the UK and Republic of Ireland (FRS 102) in preference to the Accounting and Reporting by Charities: Statement of Recommended Practice issued on 1 April 2005 which is referred to in the extant regulations but has been withdrawn.

I understand that this has been done in order for the financial statements to provide a true and fair view in accordance with UK Generally Accepted Accounting Practice.

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 that in any material respect:

1. accounting records were not kept in respect of the Charity as required by section 130 of the 2011 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.

This report is made solely to the Charity's Trustees, as a body, in accordance with Part 4 of the Charities (Accounts and Reports) Regulations 2008. My work has been undertaken so that I might state to the Charity's Trustees those matters I am required to state to them in an Independent examiner's report and for no other purpose. To the fullest extent permitted by law, I do not accept or assume responsibility to anyone other than the Charity and the Charity's Trustees as a body, for my work or for this report.

Dated: 26 August 2022

Deborah Graham FCA

Ryecroft Glenton
32 Portland Terrace
Newcastle upon Tyne, NE2 1QP

ALMSHOUSE CHARITY OF JOHN SHAFTOE

**STATEMENT OF FINANCIAL ACTIVITIES
FOR THE YEAR ENDED 31 MARCH 2022**

	Note	Endowment funds 2022 £	Unrestricted funds 2022 £	Total funds 2022 £	Total funds 2021 £
Income and endowments from:					
Donations and legacies	3	-	1,720	1,720	1,720
Charitable activities	4	-	27,040	27,040	28,368
Investments	5	-	4,460	4,460	5,013
Total income and endowments		-	33,220	33,220	35,101
Expenditure on:					
Charitable activities		-	28,167	28,167	20,378
Total expenditure		-	28,167	28,167	20,378
Net income before net gains on investments					
		-	5,053	5,053	14,723
Net gains on investments		-	9,500	9,500	39,961
Net movement in funds		-	14,553	14,553	54,684
Reconciliation of funds:					
Total funds brought forward		900,780	229,241	1,130,021	1,075,337
Net movement in funds		-	14,553	14,553	54,684
Total funds carried forward		900,780	243,794	1,144,574	1,130,021

The Statement of financial activities includes all gains and losses recognised in the year.

The notes on pages 10 to 22 form part of these financial statements.

ALMSHOUSE CHARITY OF JOHN SHAFTOE

**BALANCE SHEET
AS AT 31 MARCH 2022**

	Note	2022 £	2021 £
Fixed assets			
Tangible assets	9	900,000	900,000
Investments	10	222,254	209,874
		<u>1,122,254</u>	<u>1,109,874</u>
Current assets			
Debtors	12	24,336	22,067
		<u>24,336</u>	<u>22,067</u>
Creditors: amounts falling due within one year	13	(2,016)	(1,920)
		<u>22,320</u>	<u>20,147</u>
Total assets less current liabilities		<u>1,144,574</u>	<u>1,130,021</u>
Total net assets		<u>1,144,574</u>	<u>1,130,021</u>
Charity funds			
Endowment funds	14	900,780	900,780
Unrestricted funds	14	243,794	229,241
		<u>1,144,574</u>	<u>1,130,021</u>
Total funds		<u>1,144,574</u>	<u>1,130,021</u>

The financial statements were approved and authorised for issue by the Trustees on 26 August 2022 and signed on their behalf by:

J J Drydon
Trustee

The notes on pages 10 to 22 form part of these financial statements.

**NOTES TO THE FINANCIAL STATEMENTS
FOR THE YEAR ENDED 31 MARCH 2022**

1. General information

Almshouse Charity of John Shaftoe is a charitable trust, charity number 506598. The principal office is Shaftoe Terrace, Haydon Bridge, Northumberland, NE47 6BW. The principal objective is the provision of housing accommodation in properties owned by the the charity.

2. Accounting policies

2.1 Basis of preparation of financial statements

The financial statements have been prepared in accordance with the relevant version of the Statement of Recommended Practice applicable to charities preparing their financial statements in accordance with the Financial Reporting Standard applicable in the UK and Republic of Ireland (FRS 102) and the Financial Reporting Standard applicable in the UK and Republic of Ireland (FRS 102) and the Charities Act 2011 and UK Generally Accepted Accounting Practice.

The financial statements have been prepared to give a 'true and fair' view and have departed from the Charities (Accounts and Reports) Regulations 2008 only to the extent required to provide a 'true and fair view'. This departure has involved following the relevant version of the 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 (FRS 102) rather than the Accounting and Reporting by Charities: Statement of Recommended Practice effective from 1 April 2005 which has since been withdrawn.

Almshouse Charity of John Shaftoe meets the definition of a public benefit entity under FRS 102. Assets and liabilities are initially recognised at historical cost or transaction value unless otherwise stated in the relevant accounting policy.

2.2 Going concern

Having made due enquiry, the Trustees are satisfied that the Almshouse can meet its ongoing obligations because it continues to be supported by the Shaftoe Educational Foundation, a connected charity. Therefore the Trustees are satisfied that the going concern basis of accounting is appropriate when preparing the annual financial statements.

2.3 Income

All income is recognised once the Charity has entitlement to the income, it is probable that the income will be received and the amount of income receivable can be measured reliably.

NOTES TO THE FINANCIAL STATEMENTS
FOR THE YEAR ENDED 31 MARCH 2022

2. Accounting policies (continued)

2.4 Expenditure

Expenditure is recognised once there is a legal or constructive obligation to transfer economic benefit to a third party, it is probable that a transfer of economic benefits will be required in settlement and the amount of the obligation can be measured reliably. Expenditure is classified by activity. The costs of each activity are made up of the total of direct costs and shared costs, including support costs involved in undertaking each activity. Direct costs attributable to a single activity are allocated directly to that activity.

Expenditure on charitable activities is incurred on directly undertaking the activities which further the Charity's objectives, as well as any associated support costs.

All expenditure is inclusive of irrecoverable VAT.

2.5 Tangible fixed assets and depreciation

Tangible fixed assets are initially recognised at cost. After recognition, under the revaluation model, tangible fixed assets whose fair value can be measured reliably shall be carried at a revalued amount, being their fair value at the date of revaluation less any subsequent accumulated depreciation and subsequent accumulated impairment losses.

Revaluations are made with sufficient regularity to ensure that the carrying amount does not differ materially from that which would be determined using fair value at the end of the reporting date.

Fair values are determined from market-based evidence by appraisal that is normally undertaken by professionally qualified valuers. If there is no market-based evidence of fair value because of the specialised nature of the tangible fixed asset and it is rarely sold, except as part of a contributing business, a Charity may need to estimate fair value using an income or depreciated replacement cost approach.

Gains and losses on revaluation are recognised in the Statement of financial activities.

Depreciation is provided on the following basis:

Freehold property	- Nil, held at valuation
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2.6 Investments

Fixed asset investments are a form of financial instrument and are initially recognised at their transaction cost and subsequently measured at fair value at the Balance sheet date, unless the value cannot be measured reliably in which case it is measured at cost less impairment. Investment gains and losses, whether realised or unrealised, are combined and presented as 'Gains/(Losses) on investments' in the Statement of financial activities.

Investments held as fixed assets are shown at cost less provision for impairment.

NOTES TO THE FINANCIAL STATEMENTS
FOR THE YEAR ENDED 31 MARCH 2022

2. Accounting policies (continued)

2.7 Financial instruments

The Charity 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 exception of bank loans which are subsequently measured at amortised cost using the effective interest method.

2.8 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. The aim and use of each designated fund is set out in the notes to the financial statements.

Investment income, gains and losses are allocated to the appropriate fund.

3. Income from donations and legacies

	Unrestricted funds 2022 £	Total funds 2022 £
Grants from Shaftoe Educational Foundation	1,720	1,720
	<u>1,720</u>	<u>1,720</u>
	<i>Unrestricted funds 2021 £</i>	<i>Total funds 2021 £</i>
Grants from Shaftoe Educational Foundation	1,720	1,720
	<u>1,720</u>	<u>1,720</u>

ALMSHOUSE CHARITY OF JOHN SHAFTOE

NOTES TO THE FINANCIAL STATEMENTS
FOR THE YEAR ENDED 31 MARCH 2022

4. Income from charitable activities

	Unrestricted funds 2022 £	Total funds 2022 £
Maintenance contributions from residents	27,040	27,040
	<u>27,040</u>	<u>27,040</u>
	<i>Unrestricted funds 2021 £</i>	<i>Total funds 2021 £</i>
Maintenance contributions from residents	28,368	28,368
	<u>28,368</u>	<u>28,368</u>

5. Investment income

	Unrestricted funds 2022 £	Total funds 2022 £
UK investment income and interest	4,460	4,460
	<u>4,460</u>	<u>4,460</u>
	<i>Unrestricted funds 2021 £</i>	<i>Total funds 2021 £</i>
UK investment income and interest	5,013	5,013
	<u>5,013</u>	<u>5,013</u>

ALMSHOUSE CHARITY OF JOHN SHAFTOE

NOTES TO THE FINANCIAL STATEMENTS
FOR THE YEAR ENDED 31 MARCH 2022

6. Analysis of expenditure by activities

	Support costs 2022 £	Total funds 2022 £
Almshouse Support	28,167	28,167

	<i>Support costs 2021 £</i>	<i>Total funds 2021 £</i>
Almshouse Support	20,378	20,378

Analysis of support costs

	Total funds 2022 £	<i>Total funds 2021 £</i>
Resident support costs	1,270	1,270
Repairs and maintenance	11,250	4,794
Heat and light	668	1,599
Water and insurance	5,197	2,901
Subscriptions	187	361
Clerk's fees and expenses	2,240	2,146
Sundry expenses	(120)	50
Bank charges	23	-
Major repairs	3,072	3,371
Property valuation fees	-	650
Governance costs	3,580	3,236
Supported housing support	800	-
	28,167	20,378

ALMSHOUSE CHARITY OF JOHN SHAFTOE

NOTES TO THE FINANCIAL STATEMENTS
FOR THE YEAR ENDED 31 MARCH 2022

. **Governance costs above comprise:**

	2022	<i>2021</i>
	£	£
Independent examination	2,106	<i>1,920</i>
Investment management	1,474	<i>1,316</i>
	<u>3,580</u>	<u><i>3,236</i></u>

7. Independent examiner's remuneration

	2022	<i>2021</i>
	£	£
Fees payable to the Charity's independent examiner for the independent examination and preparation of the Charity's annual accounts	2,106	<i>1,920</i>

8. Trustees' remuneration and expenses

During the year, no Trustees received any remuneration or other benefits (*2021 - £NIL*).

During the year, no Trustee expenses have been incurred (*2021 - £NIL*).

ALMSHOUSE CHARITY OF JOHN SHAFTOE

NOTES TO THE FINANCIAL STATEMENTS
FOR THE YEAR ENDED 31 MARCH 2022

9. Tangible fixed assets

	Freehold property £
Cost or valuation	
At 1 April 2021	900,000
At 31 March 2022	<u>900,000</u>
Net book value	
At 31 March 2022	<u>900,000</u>
<i>At 31 March 2021</i>	<u>900,000</u>

Included in land and buildings is freehold property at valuation of £900,000 (2021 - £900,000), which is not depreciated. The original cost is not known.

The freehold property was revalued as at 31 March 2015 by the Trustees on the basis of open market value for existing use.

The property is used for direct charitable purposes except for the office which is used for the administration of the charity. The property is considered to be an inalienable asset as it is to be retained indefinitely for the charity's own use and benefit (see also note 16).

ALMSHOUSE CHARITY OF JOHN SHAFTOE

NOTES TO THE FINANCIAL STATEMENTS
FOR THE YEAR ENDED 31 MARCH 2022

10. Fixed asset investments

	Listed investments £	Cash held for re- investment £	Total £
Cost or valuation			
At 1 April 2021	205,383	4,491	209,874
Additions	11,868	14,954	26,822
Disposals	(10,600)	(13,342)	(23,942)
Revaluations	9,500	-	9,500
At 31 March 2022	<u>216,151</u>	<u>6,103</u>	<u>222,254</u>
Net book value			
At 31 March 2022	<u>216,151</u>	<u>6,103</u>	<u>222,254</u>
<i>At 31 March 2021</i>	<u>205,383</u>	<u>4,491</u>	<u>209,874</u>

All of the fixed asset investments are held in the UK.

ALMSHOUSE CHARITY OF JOHN SHAFTOE

**NOTES TO THE FINANCIAL STATEMENTS
FOR THE YEAR ENDED 31 MARCH 2022**

11. Listed investments at market value comprise:

	2022	2021
	£	£
Charishare	10,759	9,996
First Sentier Investments	10,093	8,770
Jupiter UT Mngrs Strategic Bond X GBP Dis	3,832	-
SSGA S&P US Dividend	15,527	13,520
Thesis UT Mgt Ltd TM Redwheel UK Eq Inc L GBP	8,138	-
Muzinich Funds Tactical Cred	9,611	10,152
Blackrock EURP Inc D units	15,307	14,820
Investec Fund UK Alpha J Net	-	10,176
Link Fund Sol Trojan income	9,642	9,072
Jupiter Fund Managers UK Mid Cap U2	9,307	11,655
MAN FD Mgt UK Ltd	8,330	8,001
Tritax Big Box REI ORD	6,964	5,170
Personal Assets TR Ord	5,040	4,520
BNY Mellon	6,100	5,926
JPM EM INC C	3,271	3,311
Vanguard Inc SERV UK	5,590	5,987
First State Asia PAC	7,336	7,071
Twenty Four Global Corporate Bond	7,192	7,779
Jupiter UT managers Japan Income	6,006	6,335
Fund Smith LLP Equity	7,192	6,589
I Shares S&P	16,348	13,515
J P Morgan US Equity Inc	16,704	14,125
Fil Inv SCS UK Money Builder	6,598	7,119
Robecco Lux SA Global	6,547	6,976
Xtrackers (IE)	14,717	14,798
	216,151	205,383

ALMSHOUSE CHARITY OF JOHN SHAFTOE

NOTES TO THE FINANCIAL STATEMENTS
FOR THE YEAR ENDED 31 MARCH 2022

12. Debtors

	2022 £	2021 £
Due within one year		
Owed by Shaftoe Educational Foundation	22,792	20,583
Prepayments and accrued income	1,544	1,484
	<u>24,336</u>	<u>22,067</u>

13. Creditors: Amounts falling due within one year

	2022 £	2021 £
Accruals and deferred income	<u>2,016</u>	<u>1,920</u>

ALMSHOUSE CHARITY OF JOHN SHAFTOE

**NOTES TO THE FINANCIAL STATEMENTS
FOR THE YEAR ENDED 31 MARCH 2022**

14. Statement of funds**Statement of funds - current year**

	Balance at 1 April 2021 £	Income £	Expenditure £	Gains/ (Losses) £	Balance at 31 March 2022 £
Unrestricted funds					
Designated funds					
Cyclical maintenance fund	6,622	-	(5,166)	-	1,456
General funds					
General funds	222,619	33,220	(23,001)	9,500	242,338
Total Unrestricted funds	229,241	33,220	(28,167)	9,500	243,794
Endowment funds					
Endowment funds	900,780	-	-	-	900,780
Total of funds	1,130,021	33,220	(28,167)	9,500	1,144,574

ALMSHOUSE CHARITY OF JOHN SHAFTOE

**NOTES TO THE FINANCIAL STATEMENTS
FOR THE YEAR ENDED 31 MARCH 2022**

14. Statement of funds (continued)**Statement of funds - prior year**

	<i>Balance at 1 April 2020</i>	<i>Income</i>	<i>Expenditure</i>	<i>Gains/ (Losses)</i>	<i>Balance at 31 March 2021</i>
	£	£	£	£	£
Unrestricted funds					
Designated funds					
Cyclical maintenance fund	8,565	-	(1,943)	-	6,622
	<hr/>	<hr/>	<hr/>	<hr/>	<hr/>
General funds					
General funds	165,992	35,101	(18,435)	39,961	222,619
	<hr/>	<hr/>	<hr/>	<hr/>	<hr/>
Total Unrestricted funds	174,557	35,101	(20,378)	39,961	229,241
	<hr/>	<hr/>	<hr/>	<hr/>	<hr/>
Endowment funds					
Endowment funds	900,780	-	-	-	900,780
	<hr/>	<hr/>	<hr/>	<hr/>	<hr/>
Total of funds	1,075,337	35,101	(20,378)	39,961	1,130,021
	<hr/> <hr/>	<hr/> <hr/>	<hr/> <hr/>	<hr/> <hr/>	<hr/> <hr/>

The Cyclical maintenance fund was established to provide for the ordinary maintenance and repair of the almshouses.

Unrestricted funds comprise those funds which the Trustees are free to use in accordance with the charitable objectives.

Endowment funds represent the original endowment of the charity.

ALMSHOUSE CHARITY OF JOHN SHAFTOE

NOTES TO THE FINANCIAL STATEMENTS FOR THE YEAR ENDED 31 MARCH 2022

15. Analysis of net assets between funds

Analysis of net assets between funds - current year

	Endowment funds 2022 £	Unrestricted funds 2022 £	Total funds 2022 £
Tangible fixed assets	900,000	-	900,000
Fixed asset investments	-	222,254	222,254
Current assets	780	23,556	24,336
Creditors due within one year	-	(2,016)	(2,016)
Total	900,780	243,794	1,144,574

Analysis of net assets between funds - prior year

	<i>Endowment funds 2021 £</i>	<i>Unrestricted funds 2021 £</i>	<i>Total funds 2021 £</i>
Tangible fixed assets	900,000	-	900,000
Fixed asset investments	-	209,874	209,874
Current assets	780	21,287	22,067
Creditors due within one year	-	(1,920)	(1,920)
Total	900,780	229,241	1,130,021

16. Connected Charities

The Shaftoe Educational Foundation (The Foundation) is a connected charity. The two organisations have a common board of Trustees and were originally one charity, founded in 1685.

Balances due to the Foundation are disclosed in note 12. In addition:

- 1) the charity shares its office (see note 9) with the Foundation, at no charge; and
- 2) the charity uses the services of the Foundation's clerk, which are recharged at £2,240 (2021: £2,146).
- 3) the charity received a grant of £1,720 from Shaftoe Educational Foundation (see note 3).

The principal address of the Shaftoe Educational Foundation is Shaftoe Terrace, Haydon Bridge, Northumberland, NE47 6BW.

ALMSHOUSE CHARITY OF JOHN SHAFTOE

England & Wales - Charity number 506598

Accounts

ALMSHOUSE CHARITY OF JOHN SHAFTOE

UNAUDITED

TRUSTEES' REPORT AND FINANCIAL STATEMENTS

FOR THE YEAR ENDED 31 MARCH 2021

ALMSHOUSE CHARITY OF JOHN SHAFTOE

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ALMSHOUSE CHARITY OF JOHN SHAFTOE

REFERENCE AND ADMINISTRATIVE DETAILS OF THE CHARITY, ITS TRUSTEES AND ADVISERS FOR THE YEAR ENDED 31 MARCH 2021

Trustees	Mr J.J. Drydon (Co-optative), Chair Mrs L.A Gilhespy (Appointed by the Parish Council of Haydon Bridge) Mr E. Faulks (Appointed by the Parish Council of Haydon Bridge) Mrs K. Richardson (Appointed by the Parish Council of Haydon Bridge) (appointed 12 November 2020) Mr B.L. Bates (Co-optative) Ms P. Collis (Co-optative) Mrs D. Wardle (Co-optative) Mr J.C. Wardle (Co-optative) Mr E. Brown (Appointed by the Parish Council of Haydon Bridge)
Charity registered number	506598
Principal office	Shaftoe Terrace Haydon Bridge Northumberland NE47 6BW
Clerk to the Trustees	Mr S. Exham
Accountants	Ryecroft Glenton Chartered Accountants 32 Portland Terrace Newcastle upon Tyne NE2 1QP
Bankers	HSBC Bank Plc Fore Street Hexham Northumberland NE46 1LY
Solicitors	Brewin Dolphin Time Central Gallowgate Newcastle upon Tyne NE1 4SR

ALMSHOUSE CHARITY OF JOHN SHAFTOE

TRUSTEES' REPORT FOR THE YEAR ENDED 31 MARCH 2021

The Trustees present their annual report together with the financial statements of the Almshouse Charity of John Shaftoe for the year 1 April 2020 to 31 March 2021.

The financial statements have been prepared in accordance with the accounting policies set out in the notes to the financial statements and comply with the charity's governing document, the Charities Act 2011 and the relevant version of the Statement of Recommended Practice applicable to charities preparing their financial statements in accordance with the Financial Reporting Standard applicable in the UK and Republic of Ireland (FRS 102).

Objectives and activities

- **Policies and objectives**

The object of the charity is the provision of housing accommodation in property owned by the charity.

The Trustees shall first defray out of the income of the charity the cost of repairs and insurance and all other charges and outgoings payable in respect of the property of the charity and all proper expenses incidental to the administration of the charity. The Trustees have designated a Cyclical Maintenance Fund to provide for the ordinary maintenance and repair of the almshouses and an Extraordinary Repair Fund to provide for extraordinary repair, improvement or rebuilding of the almshouses. Thereafter the Trustees shall apply the income of the charity for the benefit of the residents in the almshouses in such manner as the Trustees think fit.

In setting objectives and planning for activities, the Trustees have given due consideration to general guidance published by the Charity Commission relating to public benefit, including the guidance 'Public benefit: running a charity (PB2)'.

- **Main activities undertaken to further the Charity's purposes for the public benefit**

The Trustees have referred to the guidance contained in the Charity Commission's general guidance on public benefit when reviewing the aims and objectives and in planning future activities. The charity is able to assist with the housing needs of those resident in the Parish of Haydon Bridge who are in need. Vacancies are advertised locally and the process of selection also is a structured one.

Achievements and performance

- **Key performance indicators**

A key objective of the Trustees has been to upgrade the quality of the almshouse dwellings as they become vacant in order to improve the sustainability of the stock.

Two new showers / wet rooms have been provided to residents who requested them for reasons of accessibility. The communal laundry has been equipped with new, more economical, washing machines and tumble driers. All exterior lighting has been replaced with new LED appliances.

ALMSHOUSE CHARITY OF JOHN SHAFTOE

TRUSTEES' REPORT (CONTINUED) FOR THE YEAR ENDED 31 MARCH 2021

Achievements and performance (continued)

- **Review of activities**

The Trustees report net income before revaluations in the year of £14,723 (2020: gain of £575).

The charity's funds are invested in UK unit trusts and there was a net gain of £33,441 (2020: loss of £27,121) arising on the revaluation of these investments at 31 March 2021 and a gain on disposal of £6,520 (2020: gain on disposal of £3,231).

The charity's property, which is permanently endowed and vested in the Official Custodian, comprises nine almshouses and an office at Shaftoe Terrace, Haydon Bridge, all of which are used for the purposes of the charity. These properties were revalued by the Trustees at 31 March 2015 at an open market value of £900,000.

Shaftoe Educational Foundation is a connected charity. The two organisations have a common board of Trustees and were originally one charity, founded in 1685.

Since the retirement of the warden and the handyman, the management and support services have now been reconfigured to include a community alarm and 24/7 emergency response service, and additional gardening services.

- **Investment policy and performance**

The Trustees are required to invest all sums of cash, other than those required for the immediate working purposes, at their discretion, subject to the requirements of the Trustee Investments Act 1961.

The real estate investments of the charity are vested in the Official Custodian for Charities.

The Governors, in conjunction with their investment advisers Brewin Dolphin, developed a new Investment Policy during 2015, which was adopted at the meeting on 12 November 2015. It was further reviewed at the March 2018 meeting and no changes were made to the investment policy.

Brewin Dolphin, the investment managers retained by the charity currently invest on a diversified risk basis, seeking to generate a balance of income and capital growth.

In the year to 31 March 2021 the investment portfolio recovered from the deficit in the period to 31 March 2020 with unrealised investment gains of £39,961.

ALMSHOUSE CHARITY OF JOHN SHAFTOE

TRUSTEES' REPORT (CONTINUED) FOR THE YEAR ENDED 31 MARCH 2021

Financial review

- **Going concern**

The charity relies upon its investment income and support from its connected Charity Shaftoe Educational Foundation. After making appropriate enquiries, the Trustees have a reasonable expectation that the charity has adequate resources to continue in operational existence for the foreseeable future. For this reason they continue to adopt the going concern basis in preparing the financial statements.

The Trustees have considered Going Concern in the context of the coronavirus pandemic. The operational aspects of the Charity do not change other than the need for additional security around residents, and the objects of the charity are enhanced by the need for affordable accommodation in a sheltered environment. The pandemic will have little or no impact on the Charity's financial position other than its investments which are not required for operational purposes in the next twelve months following the approval of the financial statements.

Structure, governance and management

- **Constitution**

The Almshouse Charity of John Shaftoe is constituted by a Charity Commission scheme.

The charity was registered with the Charity Commission on 8 August 1977 and was allocated Charity No. 506598.

- **Methods of appointment or election of Trustees**

Due to the close connection of the charity and the Shaftoe Educational Foundation, the Trustees elected for Shaftoe Educational Foundation are also invited to be Trustees of the Almshouse.

- **Organisational structure and decision-making policies**

The Trustees meet three times a year to review the management of the property. However, the day to day operational needs are devolved to the Clerk to the Trustees, who has experience in the requirements of those in need.

ALMSHOUSE CHARITY OF JOHN SHAFTOE

TRUSTEES' REPORT (CONTINUED) FOR THE YEAR ENDED 31 MARCH 2021

Structure, governance and management (continued)

- **Financial risk management**

The Trustees constantly review their policies for the management of risk to the charity. The main threat to the viability of the charity arises from occupancy of the cottages. Lack of residents would curtail this financial stream.

However, the charity is not able to generate sufficient funds to maintain the almshouses to an appropriate standard. For this reliance is placed on its connected charity, Shaftoe Educational Foundation. There is therefore a risk associated with the pressures of need on its connected charity though this is effectively managed through both charities having common Trustees.

The investment policy has a detailed section on risk, covering: land and property risk; investment risk and charity specific risk.

A revised risk policy was agreed at the meeting on 14 July 2016.

The Trustees have updated a number of policies. The main development has been to adopt a new Trustee Code of Conduct Policy at the 8 March 2018 meeting, which also includes a revised Conflicts of Interest Policy, a Register of Interests Statement for Trustees and a Confidentiality Statement for Trustees. At the same meeting the Trustees also adopted a new Financial Controls Policy.

- **Future developments**

The charity will continue to provide affordable accommodation to those in need for the foreseeable future, and manage its properties so that they continue to provide an appropriate quality of accommodation according to the needs of the residents.

ALMSHOUSE CHARITY OF JOHN SHAFTOE

TRUSTEES' REPORT (CONTINUED) FOR THE YEAR ENDED 31 MARCH 2021

Statement of Trustees' responsibilities

The Trustees are responsible for preparing the Trustees' 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 which give a true and fair view of the state of affairs of the Charity and of its incoming resources and application of resources, including its income and expenditure, 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 of the Charities SORP (FRS 102);
- make judgments and accounting estimates that are reasonable and prudent;
- state whether applicable UK Accounting Standards (FRS 102) 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 business.

The Trustees are responsible for keeping adequate accounting records that are sufficient to show and explain the Charity's transactions and 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.

Approved by order of the members of the board of Trustees on 25 August 2021 and signed on their behalf by:

J J Drydon
(Chair of Trustees)

ALMSHOUSE CHARITY OF JOHN SHAFTOE

INDEPENDENT EXAMINER'S REPORT FOR THE YEAR ENDED 31 MARCH 2021

Independent examiner's report to the Trustees of Almshouse Charity of John Shaftoe ('the Charity')

I report to the charity Trustees on my examination of the accounts of the Charity for the year ended 31 March 2021.

Responsibilities and basis of report

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

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

Independent examiner's statement

Your attention is drawn to the fact that the charity has prepared the financial statements in accordance with the relevant version of the Statement of Recommended Practice applicable to charities preparing their financial statements in accordance with the Financial Reporting Standard applicable in the UK and Republic of Ireland (FRS 102) in preference to the Accounting and Reporting by Charities: Statement of Recommended Practice issued on 1 April 2005 which is referred to in the extant regulations but has been withdrawn.

I understand that this has been done in order for the financial statements to provide a true and fair view in accordance with UK Generally Accepted Accounting Practice.

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 that in any material respect:

1. accounting records were not kept in respect of the Charity as required by section 130 of the 2011 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.

This report is made solely to the Charity's Trustees, as a body, in accordance with Part 4 of the Charities (Accounts and Reports) Regulations 2008. My work has been undertaken so that I might state to the Charity's Trustees those matters I am required to state to them in an Independent examiner's report and for no other purpose. To the fullest extent permitted by law, I do not accept or assume responsibility to anyone other than the Charity and the Charity's Trustees as a body, for my work or for this report.

Dated: 26 August 2021

Detlev Anderson FCA

Ryecroft Glenton
32 Portland Terrace
Newcastle upon Tyne, NE2 1QP

ALMSHOUSE CHARITY OF JOHN SHAFTOE

**STATEMENT OF FINANCIAL ACTIVITIES
FOR THE YEAR ENDED 31 MARCH 2021**

	Note	Endowment funds 2021 £	Unrestricted funds 2021 £	Total funds 2021 £	Total funds 2020 £
Income and endowments from:					
Donations and legacies	3	-	1,720	1,720	1,720
Charitable activities	4	-	28,368	28,368	24,437
Investments	5	-	5,013	5,013	5,737
		-	35,101	35,101	31,894
Total income and endowments					
Expenditure on:					
Charitable activities	6	-	20,378	20,378	31,319
		-	20,378	20,378	31,319
Total expenditure					
Net income before net gains/(losses) on investments					
		-	14,723	14,723	575
Net gains/(losses) on investments		-	39,961	39,961	(23,889)
		-	54,684	54,684	(23,314)
Net movement in funds					
Reconciliation of funds:					
Total funds brought forward		900,780	174,557	1,075,337	1,098,651
Net movement in funds		-	54,684	54,684	(23,314)
		900,780	229,241	1,130,021	1,075,337
Total funds carried forward					

The Statement of financial activities includes all gains and losses recognised in the year.

The notes on pages 10 to 20 form part of these financial statements.

ALMSHOUSE CHARITY OF JOHN SHAFTOE

**BALANCE SHEET
AS AT 31 MARCH 2021**

	Note	2021 £	2020 £
Fixed assets			
Tangible assets	9	900,000	900,000
Investments	10	209,874	166,244
		<u>1,109,874</u>	<u>1,066,244</u>
Current assets			
Debtors	12	22,067	11,511
		<u>22,067</u>	<u>11,511</u>
Creditors: amounts falling due within one year	13	(1,920)	(2,418)
		<u>20,147</u>	<u>9,093</u>
Net current assets		<u>20,147</u>	<u>9,093</u>
Total assets less current liabilities		<u>1,130,021</u>	<u>1,075,337</u>
Net assets excluding pension asset		<u>1,130,021</u>	<u>1,075,337</u>
Total net assets		<u><u>1,130,021</u></u>	<u><u>1,075,337</u></u>
Charity funds			
Endowment funds	14	900,780	900,780
Unrestricted funds	14	229,241	174,557
		<u>1,130,021</u>	<u>1,075,337</u>
Total funds		<u><u>1,130,021</u></u>	<u><u>1,075,337</u></u>

The financial statements were approved and authorised for issue by the Trustees on 25 August 2021 and signed on their behalf by:

J J Drydon
(Chair of Trustees)

The notes on pages 10 to 20 form part of these financial statements.

**NOTES TO THE FINANCIAL STATEMENTS
FOR THE YEAR ENDED 31 MARCH 2021**

1. General information

Almshouse Charity of John Shaftoe is a charitable trust, charity number 506598. The principal office is Shaftoe Terrace, Haydon Bridge, Northumberland, NE47 6BW. The principal objective is the provision of housing accommodation in properties owned by the the charity.

2. Accounting policies

2.1 Basis of preparation of financial statements

The financial statements have been prepared in accordance with the relevant version of the Statement of Recommended Practice applicable to charities preparing their financial statements in accordance with the Financial Reporting Standard applicable in the UK and Republic of Ireland (FRS 102) and the Financial Reporting Standard applicable in the UK and Republic of Ireland (FRS 102) and the Charities Act 2011 and UK Generally Accepted Accounting Practice.

The financial statements have been prepared to give a 'true and fair' view and have departed from the Charities (Accounts and Reports) Regulations 2008 only to the extent required to provide a 'true and fair view'. This departure has involved following the relevant version of the 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 (FRS 102) rather than the Accounting and Reporting by Charities: Statement of Recommended Practice effective from 1 April 2005 which has since been withdrawn.

Almshouse Charity of John Shaftoe meets the definition of a public benefit entity under FRS 102. Assets and liabilities are initially recognised at historical cost or transaction value unless otherwise stated in the relevant accounting policy.

2.2 Going concern

Having made due enquiry, the Trustees are satisfied that the Almshouse can meet its ongoing obligations because it continues to be supported by the Shaftoe Educational Foundation, a connected charity. Therefore the Trustees are satisfied that the going concern basis of accounting is appropriate when preparing the annual financial statements.

2.3 Income

All income is recognised once the Charity has entitlement to the income, it is probable that the income will be received and the amount of income receivable can be measured reliably.

NOTES TO THE FINANCIAL STATEMENTS
FOR THE YEAR ENDED 31 MARCH 2021

2. Accounting policies (continued)

2.4 Expenditure

Expenditure is recognised once there is a legal or constructive obligation to transfer economic benefit to a third party, it is probable that a transfer of economic benefits will be required in settlement and the amount of the obligation can be measured reliably. Expenditure is classified by activity. The costs of each activity are made up of the total of direct costs and shared costs, including support costs involved in undertaking each activity. Direct costs attributable to a single activity are allocated directly to that activity.

Expenditure on charitable activities is incurred on directly undertaking the activities which further the Charity's objectives, as well as any associated support costs.

All expenditure is inclusive of irrecoverable VAT.

2.5 Tangible fixed assets and depreciation

Tangible fixed assets are initially recognised at cost. After recognition, under the revaluation model, tangible fixed assets whose fair value can be measured reliably shall be carried at a revalued amount, being their fair value at the date of revaluation less any subsequent accumulated depreciation and subsequent accumulated impairment losses.

Revaluations are made with sufficient regularity to ensure that the carrying amount does not differ materially from that which would be determined using fair value at the end of the reporting date.

Fair values are determined from market-based evidence by appraisal that is normally undertaken by professionally qualified valuers. If there is no market-based evidence of fair value because of the specialised nature of the tangible fixed asset and it is rarely sold, except as part of a contributing business, a Charity may need to estimate fair value using an income or depreciated replacement cost approach.

Gains and losses on revaluation are recognised in the Statement of financial activities, with a separate revaluation reserve being shown in the Statement of funds note.

Depreciation is charged so as to allocate the cost of tangible fixed assets less their residual value over their estimated useful lives, .

Depreciation is provided on the following basis:

Freehold property	- Nil, held at valuation
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2.6 Investments

Fixed asset investments are a form of financial instrument and are initially recognised at their transaction cost and subsequently measured at fair value at the Balance sheet date, unless the value cannot be measured reliably in which case it is measured at cost less impairment. Investment gains and losses, whether realised or unrealised, are combined and presented as 'Gains/(Losses) on investments' in the Statement of financial activities.

Investments held as fixed assets are shown at cost less provision for impairment.

NOTES TO THE FINANCIAL STATEMENTS
FOR THE YEAR ENDED 31 MARCH 2021

2. Accounting policies (continued)

2.7 Financial instruments

The Charity 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 exception of bank loans which are subsequently measured at amortised cost using the effective interest method.

2.8 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. The aim and use of each designated fund is set out in the notes to the financial statements.

Investment income, gains and losses are allocated to the appropriate fund.

3. Income from donations and legacies

	Unrestricted funds 2021 £	Total funds 2021 £
Grants from Shaftoe Educational Foundation	1,720	1,720
	<u>1,720</u>	<u>1,720</u>
	<i>Unrestricted funds 2020 £</i>	<i>Total funds 2020 £</i>
Grants from Shaftoe Educational Foundation	1,720	1,720
	<u>1,720</u>	<u>1,720</u>

ALMSHOUSE CHARITY OF JOHN SHAFTOE

NOTES TO THE FINANCIAL STATEMENTS
FOR THE YEAR ENDED 31 MARCH 2021

4. Income from charitable activities

	Unrestricted funds 2021 £	Total funds 2021 £
Maintenance contributions from residents	28,368	28,368
	<u>28,368</u>	<u>28,368</u>
	<i>Unrestricted funds 2020 £</i>	<i>Total funds 2020 £</i>
Maintenance contributions from residents	24,437	24,437
	<u>24,437</u>	<u>24,437</u>

5. Investment income

	Unrestricted funds 2021 £	Total funds 2021 £
UK investment income and interest	5,013	5,013
	<u>5,013</u>	<u>5,013</u>
	<i>Unrestricted funds 2020 £</i>	<i>Total funds 2020 £</i>
UK investment income and interest	5,737	5,737
	<u>5,737</u>	<u>5,737</u>

ALMSHOUSE CHARITY OF JOHN SHAFTOE

NOTES TO THE FINANCIAL STATEMENTS
FOR THE YEAR ENDED 31 MARCH 2021

6. Analysis of expenditure by activities

	Support costs 2021 £	Total funds 2021 £
Almshouse Support	20,378	20,378

	<i>Support costs 2020 £</i>	<i>Total funds 2020 £</i>
Almshouse Support	31,319	31,319

Analysis of support costs

	Total funds 2021 £	<i>Total funds 2020 £</i>
Resident support costs	1,270	1,271
Repairs and maintenance	4,794	7,484
Heat and light	1,599	1,679
Water and insurance	2,901	7,711
Subscriptions	361	-
Clerk's fees and expenses	2,146	2,155
Sundry expenses	50	69
Major repairs	3,371	7,613
Property valuation fees	650	-
Governance costs	3,236	3,337
	20,378	31,319

ALMSHOUSE CHARITY OF JOHN SHAFTOE

NOTES TO THE FINANCIAL STATEMENTS
FOR THE YEAR ENDED 31 MARCH 2021

. **Governance costs above comprise:**

	2021	<i>2020</i>
	£	£
Independent examination	1,920	<i>1,752</i>
Investment management	1,316	<i>1,585</i>
	<u>3,236</u>	<u><i>3,337</i></u>

7. Independent examiner's remuneration

	2021	<i>2020</i>
	£	£
Fees payable to the Charity's independent examiner for the independent examination and preparation of the Charity's annual accounts	1,920	<i>1,752</i>

8. Trustees' remuneration and expenses

During the year, no Trustees received any remuneration or other benefits (*2020 - £NIL*).

During the year ended 31 March 2021, no Trustee expenses have been incurred (*2020 - £NIL*).

9. Tangible fixed assets

	Freehold property £
Cost or valuation	
At 1 April 2020	900,000
At 31 March 2021	<u>900,000</u>
Net book value	
At 31 March 2021	<u>900,000</u>
At 31 March 2020	<u><i>900,000</i></u>

ALMSHOUSE CHARITY OF JOHN SHAFTOE

NOTES TO THE FINANCIAL STATEMENTS FOR THE YEAR ENDED 31 MARCH 2021

9. Tangible fixed assets (continued)

Included in land and buildings is freehold property at valuation of £900,000 (2020 - £900,000), which is not depreciated. The original cost is not known.

The freehold property was revalued as at 31 March 2015 by the Trustees on the basis of open market value for existing use.

The property is used for direct charitable purposes except for the office which is used for the administration of the charity. The property is considered to be an inalienable asset as it is to be retained indefinitely for the charity's own use and benefit (see also note 16).

10. Fixed asset investments

	Listed investments £	Cash held for re- investment £	Total £
Cost or valuation			
At 1 April 2020	160,633	5,611	166,244
Additions	38,526	38,406	76,932
Disposals	(33,737)	(39,526)	(73,263)
Revaluations	39,961	-	39,961
At 31 March 2021	<u>205,383</u>	<u>4,491</u>	<u>209,874</u>
Net book value			
At 31 March 2021	<u>205,383</u>	<u>4,491</u>	<u>209,874</u>
At 31 March 2020	<u>160,633</u>	<u>5,611</u>	<u>166,244</u>

All of the fixed asset investments are held in the UK.

ALMSHOUSE CHARITY OF JOHN SHAFTOE

**NOTES TO THE FINANCIAL STATEMENTS
FOR THE YEAR ENDED 31 MARCH 2021**

11. Listed investments at market value comprise:

	2021	2020
	£	£
M & G Securities Limited NAACIF	-	8,213
Charishare	9,996	8,030
First Sentier Investments	8,770	7,998
Project Finance IN	-	3,626
SSGA S&P US Dividend	13,520	10,269
Invesco Fund Managers Corporate Bond fund	-	6,086
Muzinich Funds Tactical Cred	10,152	9,272
Blackrock EURP Inc D units	14,820	11,552
Investec Fund UK Alpha J Net	10,176	8,449
Link Fund Sol Trojan income	9,072	8,429
Old Mutual Inv Mgt UK mid	11,655	6,858
MAN FD Mgt UK Ltd	8,001	6,325
Tritax Big Box REI ORD	5,170	7,495
Personal Assets TR Ord	4,520	4,140
BNY Mellon	5,926	4,497
JPM EM INC C	3,311	2,356
Vanguard Inc SERV UK	5,987	6,434
First State Asia PAC	7,071	5,060
Twenty Four Global Corporate Bond	7,779	7,424
Jupiter UT managers Japan Income	6,335	4,981
Fund Smith LLP Equity	6,589	9,816
I Shares S&P	13,515	6,323
J P Morgan US Equity Inc	14,125	7,000
Fil Inv SCS UK Money Builder	7,119	-
Robecco Lux SA Global	6,976	-
Xtrackers (IE)	14,798	-
	205,383	160,633

ALMSHOUSE CHARITY OF JOHN SHAFTOE

**NOTES TO THE FINANCIAL STATEMENTS
FOR THE YEAR ENDED 31 MARCH 2021**

12. Debtors

	2021 £	2020 £
Due within one year		
Owed by Shaftoe Educational Foundation	20,583	10,469
Prepayments and accrued income	1,484	1,042
	<u>22,067</u>	<u>11,511</u>

13. Creditors: Amounts falling due within one year

	2021 £	2020 £
Accruals and deferred income	1,920	2,418
	<u>1,920</u>	<u>2,418</u>

14. Statement of funds

Statement of funds - current year

	Balance at 1 April 2020 £	Income £	Expenditure £	Gains/ (Losses) £	Balance at 31 March 2021 £
Unrestricted funds					
Designated funds					
Cyclical maintenance fund	8,565	-	(1,943)	-	6,622
	<u>8,565</u>	<u>-</u>	<u>(1,943)</u>	<u>-</u>	<u>6,622</u>
General funds					
General funds	165,992	35,101	(18,435)	39,961	222,619
	<u>165,992</u>	<u>35,101</u>	<u>(18,435)</u>	<u>39,961</u>	<u>222,619</u>
Total Unrestricted funds	<u>174,557</u>	<u>35,101</u>	<u>(20,378)</u>	<u>39,961</u>	<u>229,241</u>
Endowment funds					
Endowment funds	900,780	-	-	-	900,780
	<u>900,780</u>	<u>-</u>	<u>-</u>	<u>-</u>	<u>900,780</u>
Total of funds	<u>1,075,337</u>	<u>35,101</u>	<u>(20,378)</u>	<u>39,961</u>	<u>1,130,021</u>

ALMSHOUSE CHARITY OF JOHN SHAFTOE

**NOTES TO THE FINANCIAL STATEMENTS
FOR THE YEAR ENDED 31 MARCH 2021**

14. Statement of funds (continued)**Statement of funds - prior year**

	<i>Balance at 1 April 2019</i>	<i>Income</i>	<i>Expenditure</i>	<i>Gains/ (Losses)</i>	<i>Balance at 31 March 2020</i>
	£	£	£	£	£
Unrestricted funds					
Designated funds					
Cyclical maintenance fund	8,565	-	(2,375)	-	6,190
	<hr/>	<hr/>	<hr/>	<hr/>	<hr/>
General funds					
General funds	189,306	31,894	(28,944)	(23,889)	168,367
	<hr/>	<hr/>	<hr/>	<hr/>	<hr/>
Total Unrestricted funds	197,871	-	(31,319)	(23,889)	174,557
	<hr/>	<hr/>	<hr/>	<hr/>	<hr/>
Endowment funds					
Endowment funds	900,780	-	-	-	900,780
	<hr/>	<hr/>	<hr/>	<hr/>	<hr/>
Total of funds	1,098,651	-	(31,319)	(23,889)	1,075,337
	<hr/> <hr/>	<hr/> <hr/>	<hr/> <hr/>	<hr/> <hr/>	<hr/> <hr/>

The Cyclical maintenance fund was established to provide for the ordinary maintenance and repair of the almshouses.

Unrestricted funds comprise those funds which the Trustees are free to use in accordance with the charitable objectives.

Endowment funds represent the original endowment of the charity.

ALMSHOUSE CHARITY OF JOHN SHAFTOE

**NOTES TO THE FINANCIAL STATEMENTS
FOR THE YEAR ENDED 31 MARCH 2021**

15. Analysis of net assets between funds**Analysis of net assets between funds - current year**

	Endowment funds 2021 £	Unrestricted funds 2021 £	Total funds 2021 £
Tangible fixed assets	900,000	-	900,000
Fixed asset investments	-	209,874	209,874
Current assets	780	21,287	22,067
Creditors due within one year	-	(1,920)	(1,920)
Total	900,780	229,241	1,130,021

Analysis of net assets between funds - prior year

	<i>Endowment funds 2020 £</i>	<i>Unrestricted funds 2020 £</i>	<i>Total funds 2020 £</i>
Tangible fixed assets	900,000	-	900,000
Fixed asset investments	-	166,244	166,244
Current assets	780	10,731	11,511
Creditors due within one year	-	(2,418)	(2,418)
Total	900,780	174,557	1,075,337

16. Connected Charities

The Shaftoe Educational Foundation (The Foundation) is a connected charity. The two organisations have a common board of Trustees and were originally one charity, founded in 1685.

Balances due to the Foundation are disclosed in note 12. In addition:

- 1) the charity shares its office (see note 9) with the Foundation, at no charge; and
- 2) the charity uses the services of the Foundation's clerk, which are recharged at £2,146 (2020: £2,155).
- 3) the charity received a grant of £1,720 from Shaftoe Educational Foundation (see note 3).

The principal address of the Shaftoe Educational Foundation is Shaftoe Terrace, Haydon Bridge, Northumberland, NE47 6BW.