

THE JOHN AND EMMA GALE HOME

UNAUDITED

TRUSTEE'S REPORT AND FINANCIAL STATEMENTS

FOR THE YEAR ENDED 9 SEPTEMBER 2022

THE JOHN AND EMMA GALE HOME

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THE JOHN AND EMMA GALE HOME

REFERENCE AND ADMINISTRATIVE DETAILS OF THE CHARITY, ITS TRUSTEES AND ADVISERS FOR THE YEAR ENDED 9 SEPTEMBER 2022

Trustees	Zedra Trust Company (UK) Limited
Charity registered number	516791
Principal office	Zedra Trust Company (UK) Limited Booths Hall, Booths Park 3 Chelford Road Knutsford Cheshire WA16 8GS
Independent examiner	David Pumfrey FCA Simmons Gainsford LLP Chartered Accountants 14th Floor 33 Cavendish Square London W1G 0PW
Bankers	Barclays Bank PLC 6th Floor, Aurora Building 120 Bothwell Street Glasgow G2 7JS

THE JOHN AND EMMA GALE HOME

TRUSTEE'S REPORT FOR THE YEAR ENDED 9 SEPTEMBER 2022

The Trustee present their annual report together with the financial statements of the The John and Emma Gale Home for the year ended 9th September 2022.

Objectives and activities

a. Epitome of governing document

The provision of accommodation to be made available rent free or at such rent or other charge and in such place or places and in such manner and upon such conditions as may the Trustee in their discretion think fit for poor, aged or infirm persons of either sex who shall have been born in the County of Nottinghamshire.

b. Significant activities

The Trust owns a portfolio of properties that are let to poor, elderly and infirm people born in Nottinghamshire.

The Trustee has not identified any major risks – the properties are managed by suitably qualified Agents and all legislative safety checks maintained.

All the properties remain occupied for the full year with the exception of 48 Kingfisher Court which was void from 7/2/21 to 5/4/22, 21A Ridgeway Close which was void from 21/7/22 and is still void today and 44 Kingfisher Court which was void on 25/7/22 and is still void today. Whilst the Trustees would like a greater occupancy rate they still consider that the properties are meeting the Trust's objectives. The portfolio of stocks and shares, representing approximately 11.2% of the charity's value has performed in line with stock market conditions.

The Trustee confirms that it has referred to the guidance contained in the Charity Commission's general guidance on public benefit when reviewing the Charity's aims, objectives and activities.

Achievements and performance

a. Financial review and future plans

The Charity's long term aim is to add further properties to the portfolio but the managing agents are not currently actively seeking new properties. The current objective is to return to 100% occupancy levels and the managing agents are confident that tenants that meet the Charity's criteria will be found quickly.

The Trustee have noted that the rents received on each property have not been increased for many years. Therefore, the Charity is in the early stages of asking the managing agent to start the rent consultation process with a view to the rents being increased where they can be. Furthermore, the Charity holds 3 larger semi detached properties which they may look to sell to raise funds for the purchase of more suitable rental properties.

The existing John and Emma Gale Homes continue to be modernised and maintained to a high standard.

b. Public benefit

The Trustee is aware of the Charity Commission's guidance on Public Benefit. It considers that the funds distributed have been applied in furthering the Objects for the public benefit which include the provision of accommodation to be made available rent free or at such rent or other charge and in such place or places and in such manner and upon such conditions as may the Trustee in their discretion think fit for poor, aged or infirm persons of either sex who shall have been born in the County of Nottinghamshire. The trustee is therefore meeting its obligations under the Public benefit guidance.

THE JOHN AND EMMA GALE HOME

TRUSTEE'S REPORT (CONTINUED) FOR THE YEAR ENDED 9 SEPTEMBER 2022

Achievements and performance (continued)

c. Taxation

The charity has no liability to Corporation Tax or Capital Gains Tax on its charitable activities.

Financial review

a. Going concern

After making appropriate enquiries, the Trustee 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. Further details regarding the adoption of the going concern basis can be found in the accounting policies.

b. Reserves policy

Surplus income arising each year is transferred to the Capital Fund where it is available to purchase properties for charitable purposes. The balance held in the Income Fund at 9 September 2022 amounted to £63,979 and in the Capital Fund £4,735,658. The Capital Fund is not restricted and therefore the total level of free reserves is £4,799,637.

c. Investment policy

The charity holds a mixture of UK listed stocks and shares and bank deposits, which are held with the intention of increasing reserves in order to purchase further properties.

Structure, governance and management

a. Constitution

The John and Emma Gale Home is a registered charity, number 516791, and is constituted under a Trust deed.

b. Methods of appointment or election of Trustee

The management of the Charity is the responsibility of the Trustee who are elected and co-opted under the terms of the Trust deed.

THE JOHN AND EMMA GALE HOME

TRUSTEE'S REPORT (CONTINUED)
FOR THE YEAR ENDED 9 SEPTEMBER 2022

Statement of Trustee's responsibilities

The Trustee are responsible for preparing the Trustee's 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 Trustee 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 Trustee 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 Trustee 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 Trustee and signed on their behalf by:

swakefield

Zedra Trust Company (UK) Limited

Date: *5/7/2023*

THE JOHN AND EMMA GALE HOME

INDEPENDENT EXAMINER'S REPORT FOR THE YEAR ENDED 9 SEPTEMBER 2022

Independent examiner's report to the Trustee of The John and Emma Gale Home ('the Charity')

I report to the charity Trustee on my examination of the accounts of the Charity for the year ended 9 September 2022.

Responsibilities and basis of report

As the Trustee 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 accounts in accordance with Accounting and Reporting by Charities: Statement of Recommended Practice applicable to charities preparing their accounts in accordance with the Financial Reporting Standard applicable in the UK and Republic of Ireland (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 accounts to provide a true and fair view in accordance with the Generally Accepted Accounting Practice effective for reporting periods beginning on or after 1 January 2015.

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.

Signed:

Dated:

David Pumfrey FCA
Simmons Gainsford LLP
Chartered Accountants
14th Floor
33 Cavendish Square
London
W1G 0PW

THE JOHN AND EMMA GALE HOME

STATEMENT OF FINANCIAL ACTIVITIES
FOR THE YEAR ENDED 9 SEPTEMBER 2022

	Note	Capital fund 2022 £	Income fund 2022 £	Total funds 2022 £	Total funds 2021 £
Income from:					
Investments	3	-	113,494	113,494	111,839
Expenditure on:					
Charitable activities	4	213,530	110,056	323,586	268,795
Total expenditure		213,530	110,056	323,586	268,795
Net (expenditure)/income before net (losses)/gains on investments		(213,530)	3,438	(210,092)	(156,956)
Net (losses)/gains on investments		(35,488)	-	(35,488)	80,440
Net (expenditure)/income		(249,018)	3,438	(245,580)	(76,516)
Transfers between funds		24,167	(24,167)	-	-
Net movement in funds		(224,851)	(20,729)	(245,580)	(76,516)
Reconciliation of funds:					
Total funds brought forward		4,960,509	84,708	5,045,217	5,121,733
Total funds carried forward		4,735,658	63,979	4,799,637	5,045,217

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

The notes on pages 8 to 15 form part of these financial statements.

THE JOHN AND EMMA GALE HOME

**BALANCE SHEET
AS AT 9 SEPTEMBER 2022**

	Note	2022 £	2021 £
Fixed assets			
Tangible assets	7	3,807,420	3,890,190
Investments	8	539,293	575,777
		<u>4,346,713</u>	<u>4,465,967</u>
Current assets			
Debtors	9	46,150	50,099
Cash at bank and in hand		474,943	554,173
		<u>521,093</u>	<u>604,272</u>
Creditors: amounts falling due within one year	10	(68,169)	(25,022)
Net current assets		<u>452,924</u>	<u>579,250</u>
Total net assets		<u><u>4,799,637</u></u>	<u><u>5,045,217</u></u>
Charity funds			
Capital fund		4,735,658	4,960,509
Income fund		63,979	84,708
Total funds		<u><u>4,799,637</u></u>	<u><u>5,045,217</u></u>

The financial statements were approved and authorised for issue by the Trustee and signed on their behalf by:

SWakefield

Zedra Trust Company (UK) Limited

Date: *5/7/2023*

The notes on pages 8 to 15 form part of these financial statements.

THE JOHN AND EMMA GALE HOME

NOTES TO THE FINANCIAL STATEMENTS FOR THE YEAR ENDED 9 SEPTEMBER 2022

1. General information

The John and Emma Gale Home is a registered charity in England and Wales, registration number 516791. The address of the registered office is Booths Hall Booths Park 3, Chelford Road, Knutsford, WA16 8GS.

2. Accounting policies

2.1 Basis of preparation of financial statements

The financial statements have been prepared in accordance with the Charities SORP (FRS 102) - Accounting and Reporting by Charities: Statement of Recommended Practice applicable to charities preparing their accounts in accordance with the Financial Reporting Standard applicable in the UK and Republic of Ireland (FRS 102) (effective 1 January 2019), the Financial Reporting Standard applicable in the UK and Republic of Ireland (FRS 102) and the Charities Act 2011.

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 Charities SORP (FRS 102) published in October 2019 rather than the Accounting and Reporting by Charities: Statement of Recommended Practice effective from 1 April 2005 which has since been withdrawn.

The John and Emma Gale Home 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

The financial statements have been prepared on a going concern basis.

The current economic conditions present increased risks for all charities. In response to such conditions, the trustees have carefully considered those risks, including an assessment of uncertainty on future trading projection for a period of at least 12 months from the date of signing the financial statements, and the extent to which they might affect the preparation of the financial statements on a going concern basis.

Based on this assessment, the trustee considers that the Charity maintains an appropriate level of liquidity, sufficient to meet the demands of the business including any capital and servicing obligations of external debt liabilities.

In addition, the Charity's assets are assessed for recoverability on a regular basis, and the trustee considers that the Charity is not exposed to losses on these assets which would affect their decision to adopt a going concern basis.

The trustee has a reasonable expectation that the Charity has adequate resources to continue in operational existence for the foreseeable future and that there are no material uncertainties that lead to significant doubt upon the Charity's ability to continue as a going concern. Thus the trustee has continued to adopt the going concern basis of accounting in preparing these financial statements.

THE JOHN AND EMMA GALE HOME

NOTES TO THE FINANCIAL STATEMENTS FOR THE YEAR ENDED 9 SEPTEMBER 2022

2. Accounting policies (continued)

2.3 Income

Rental income

Rental income is accounted for in the period in which the relevant services are provided.

Investment income

Investment income is accounted for when receivable.

2.4 Expenditure

Expenditure is accounted for on an accruals basis.

Investment management costs comprise those costs directly attributable to managing the investment portfolio and raising investment income. These costs are allocated to the capital account.

Charitable expenditure represents expenditure incurred on activities in the furtherance of the charity's objectives (which includes Trustees' management fees). All expenditure on charitable activities is allocated to the income account except for Trustees' management fees which are allocated between the capital and income accounts.

Charitable expenditure also includes support costs which represent expenditure incurred in the general running of the charity and includes legal, secretarial and audit costs.

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. Shared costs which contribute to more than one activity and support costs which are not attributable to a single activity are apportioned between those activities on a basis consistent with the use of resources. Central staff costs are allocated on the basis of time spent, and depreciation charges allocated on the portion of the asset's use.

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

2.5 Tangible fixed assets and depreciation

Tangible fixed assets are initially recognised at cost. After recognition, under the cost model, tangible fixed assets are measured at cost less accumulated depreciation and any accumulated impairment losses. All costs incurred to bring a tangible fixed asset into its intended working condition should be included in the measurement of cost.

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

Depreciation is provided on the following basis:

Freehold property	-	2%
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**NOTES TO THE FINANCIAL STATEMENTS
FOR THE YEAR ENDED 9 SEPTEMBER 2022**

2. Accounting policies (continued)

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.

2.7 Debtors

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

2.8 Cash at bank and in hand

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

2.9 Liabilities and provisions

Liabilities are recognised when there is an obligation at the Balance sheet date as a result of a past event, it is probable that a transfer of economic benefit will be required in settlement, and the amount of the settlement can be estimated reliably.

Liabilities are recognised at the amount that the Charity anticipates it will pay to settle the debt or the amount it has received as advanced payments for the goods or services it must provide.

Provisions are measured at the best estimate of the amounts required to settle the obligation. Where the effect of the time value of money is material, the provision is based on the present value of those amounts, discounted at the pre-tax discount rate that reflects the risks specific to the liability. The unwinding of the discount is recognised in the Statement of financial activities as a finance cost.

2.10 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.

2.11 Fund accounting

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

THE JOHN AND EMMA GALE HOME

NOTES TO THE FINANCIAL STATEMENTS
FOR THE YEAR ENDED 9 SEPTEMBER 2022

3. Investment income

	Income fund 2022 £	Total funds 2022 £	Total funds 2021 £
Rental income	97,926	97,926	98,367
Income from listed investments	15,568	15,568	13,472
	<u>113,494</u>	<u>113,494</u>	<u>111,839</u>

4. Charitable activities - costs incurred

	Capital fund 2022 £	Income fund 2022 £	Total funds 2022 £	Total funds 2021 £
Management fees	130,760	12,887	143,647	101,336
Property maintenance	-	88,163	88,163	76,526
Depreciation	82,770	-	82,770	82,770
Insurance	-	5,766	5,766	4,923
Support costs (note 5)	-	3,240	3,240	3,240
Total	<u>213,530</u>	<u>110,056</u>	<u>323,586</u>	<u>268,795</u>

5. Analysis of support costs

	Income fund 2022 £	Total funds 2022 £	Total funds 2021 £
Accountancy fees	3,240	3,240	3,240
Total	<u>3,240</u>	<u>3,240</u>	<u>3,240</u>

THE JOHN AND EMMA GALE HOME

NOTES TO THE FINANCIAL STATEMENTS
FOR THE YEAR ENDED 9 SEPTEMBER 2022

6. Independent examiner's remuneration

	2022 £	2021 £
Fees payable to the Charity's independent examiner for the independent examination of the Charity's annual accounts	1,200	1,200

7. Tangible fixed assets

	Freehold property £
Cost	
At 10 September 2021	4,138,500
At 9 September 2022	4,138,500
Depreciation	
At 10 September 2021	248,310
Charge for the year	82,770
At 9 September 2022	331,080
Net book value	
At 9 September 2022	3,807,420
At 9 September 2021	3,890,190

THE JOHN AND EMMA GALE HOME

NOTES TO THE FINANCIAL STATEMENTS
FOR THE YEAR ENDED 9 SEPTEMBER 2022

8. Fixed asset investments

	Listed investments £
Cost or valuation	
At 10 September 2021	575,777
Disposals	(722)
Revaluations	(35,762)
At 9 September 2022	<u>539,293</u>
Net book value	
At 9 September 2022	539,293
At 9 September 2021	<u>575,777</u>

9. Debtors

	2022 £	2021 £
Due within one year		
Other debtors	<u>46,150</u>	<u>50,099</u>

10. Creditors: Amounts falling due within one year

	2022 £	2021 £
Accruals and deferred income	<u>68,169</u>	<u>25,022</u>

THE JOHN AND EMMA GALE HOME

**NOTES TO THE FINANCIAL STATEMENTS
FOR THE YEAR ENDED 9 SEPTEMBER 2022**

11. Summary of funds

Summary of funds - current year

	Balance at 10 September 2021 £	Income £	Expenditure £	Transfers in/out £	Gains/ (Losses) £	Balance at 9 September 2022 £
Income fund	84,708	113,494	(110,056)	(24,167)	-	63,979
Capital fund	4,960,509	-	(213,530)	24,167	(35,488)	4,735,658
	<u>5,045,217</u>	<u>113,494</u>	<u>(323,586)</u>	<u>-</u>	<u>(35,488)</u>	<u>4,799,637</u>

Summary of funds - prior year

	Balance at 10 September 2020 £	Income £	Expenditure £	Transfers in/out £	Gains/ (Losses) £	Balance at 9 September 2021 £
Income fund	85,772	111,839	(94,811)	(18,092)	-	84,708
Capital fund	5,035,961	-	(173,984)	18,092	80,440	4,960,509
	<u>5,121,733</u>	<u>111,839</u>	<u>(268,795)</u>	<u>-</u>	<u>80,440</u>	<u>5,045,217</u>

12. Analysis of net assets between funds

Analysis of net assets between funds - current year

	Capital fund 2022 £	Income fund 2022 £	Total funds 2022 £
Tangible fixed assets	3,807,420	-	3,807,420
Fixed asset investments	539,293	-	539,293
Current assets	394,699	126,394	521,093
Creditors due within one year	(5,754)	(62,415)	(68,169)
Total	<u>4,735,658</u>	<u>63,979</u>	<u>4,799,637</u>

THE JOHN AND EMMA GALE HOME

NOTES TO THE FINANCIAL STATEMENTS
FOR THE YEAR ENDED 9 SEPTEMBER 2022

12. Analysis of net assets between funds (continued)

Analysis of net assets between funds - prior year

	Capital fund 2021 £	Income fund 2021 £	Total funds 2021 £
Tangible fixed assets	3,890,190	-	3,890,190
Fixed asset investments	575,777	-	575,777
Current assets	503,417	100,855	604,272
Creditors due within one year	(8,875)	(16,147)	(25,022)
Total	4,960,509	84,708	5,045,217