

THE ROYAL ALBERT & ST SWITHUN'S HOMES
ANNUAL REPORT AND UNAUDITED FINANCIAL STATEMENTS
FOR THE YEAR ENDED 31 DECEMBER 2020

THE ROYAL ALBERT & ST SWITHUN'S HOMES

LEGAL AND ADMINISTRATIVE INFORMATION

| | |
|------------------------------|--|
| Trustees | Mr H Burton Mr M Ellison Mr B Thompson Mrs B Thompson Mr W Simpson MBE Mr M A Thomas Councillor L Denham Councillor S MacKay Mrs C G Gardner |
| Clerk to the Trustees | Mr J I Wagstaff |
| Charity number | 201687 |
| Principal address | 17 Royal Albert Close Fort Royal Worcester WR5 1BX |
| Independent examiner | T. C. P. Calder FCA Kendall Wadley LLP Merevale House 27 Sansome Walk Worcester WR1 1NU |
| Bankers | Lloyds Bank plc 4 The Cross Worcester WR1 3PY |
| Investment advisors | M&G Securities Limited PO Box 9038 Chelmsford CM99 2XF |

THE ROYAL ALBERT & ST SWITHUN'S HOMES

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THE ROYAL ALBERT & ST SWITHUN'S HOMES

TRUSTEES' REPORT

FOR THE YEAR ENDED 31 DECEMBER 2020

The Trustees present their report and financial statements for the year ended 31 December 2020.

The financial statements have been prepared in accordance with the accounting policies set out in note 1 to the financial statements and comply with the charity's governing document, the Charities Act 2011 and "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)" (as amended for accounting periods commencing from 1 January 2019)

Objectives and activities

Objects of charity

The objects of the charity are:

- the provision of housing accommodation for beneficiaries
- such charitable purpose for the benefit of the residents as the trustees decide; and
- the relief of persons under the age of 18 who are in need, hardship or distress in accordance with clause 28 (2) of the charity's Scheme.

Activities of the organisation

The Almshouses belonging to the charity shall be appropriated and used for the residence of Almspersons in accordance with the Scheme.

The Trustees shall charge the Almspersons a weekly sum towards the cost of maintaining the Almshouses and essential services. There have been no changes in the stated objects during the year.

Public benefit

As a charity, The Royal Albert and St Swithun's Homes provides a public benefit to the local community providing housing for the elderly and providing grants to young persons under the age of 18, who are in need, hardship or distress.

The Trustees have paid due regard to guidance issued by the Charity Commission in deciding what activities the charity should undertake.

Achievements and performance

Organisation review and results

With the break out of the Coronavirus pandemic early in the year we have had to adapt to a different way of managing the charity. We were fortunate that we could hold the February 2020 meeting but then had to change to "virtual" type meetings.

We have had only one vacancy and with the refurbishment of this bungalow unit being completed quickly the new residents could move in. However some of the major maintenance work could not proceed and this has now been rescheduled for 2021.

The Charity's investments held in the M & G Charity Multi Asset Funds also suffered losses due to the pandemic and it is hoped these will recover during 2021.

Our thanks go out to our Warden who has, during this most difficult year, provided an excellent service of care to our residents in looking out for their mental and physical welfare. She has also kept the trustees fully informed, complied with government guidelines and dealt promptly with maintenance issues as they have arisen.

As usual the ongoing schedule of work to both improve the Residents facilities and to maintain the property to a high standard continues and the Trustees set their forward Budget Plan to cover this.

THE ROYAL ALBERT & ST SWITHUN'S HOMES

TRUSTEES' REPORT (CONTINUED)

FOR THE YEAR ENDED 31 DECEMBER 2020

Financial review

Reserves Policy

It is the policy of the charity to maintain unrestricted funds, which are the free reserves of the charity, at a level which provides sufficient funds to cover resources expended for approximately two to three years, which equates to between £300,000 and £400,000, to ensure the continuity of the provision of Almshouses to the residents.

Total reserves stand at £1,238,707 (2019 - £1,236,793) of which £231,979 (2019 - £231,979) is permanently endowed. Restricted Funds total £121,334 (2019 - £125,090) further details are provided on the use of these funds in the notes to the financial statements. Of the remaining funds £352,872 (2019 - £333,192) is designated to ensure that the programme of cyclical and other maintenance of the properties can be undertaken, leaving unrestricted funds at £532,522 (2019 - £546,532).

Investment policy

The Trustees have considered the most appropriate policy for investing funds and have found that specialised unit trusts, designed for the charity sector, meet their requirements to generate both income and capital growth. The Trustees consider the return on investments in the year to be satisfactory.

Risk review

The Trustees have assessed the major risks to which the charity is exposed, and are satisfied that systems are in place to mitigate exposure to the major risks.

Structure, governance and management

Organisation status

The Organisation is an unincorporated charity regulated by a Charity Scheme dated 19 December 2000 and as approved by the Charity Commission for England and Wales. The board of trustees is responsible for the decisions taken concerning the management of the charity.

THE ROYAL ALBERT & ST SWITHUN'S HOMES

TRUSTEES' REPORT (CONTINUED)

FOR THE YEAR ENDED 31 DECEMBER 2020

Trustees

The Trustees who served during the year were:

Mr H Burton

Mr M Ellison

Mr B Thompson

Mrs B Thompson

Mr W Simpson MBE

Mr M A Thomas

Councillor L Denham

Councillor S MacKay

Mrs C G Gardner

Recruitment and appointment of new Trustees

Trustees are appointed either by nomination or co-option, in accordance with clauses 7 and 8 of the Charity Scheme of 19 December 2000, for a term of four years.

Trustee Training

Trustees must give each new Trustee, on their first appointment, a copy of the Scheme and any amendments made to it and a copy of the charity's latest report and statement of accounts. Trustees receive any additional training as is necessary during Trustee meetings.

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



Mrs B Thompson

Trustee

Dated: 17 February 2021

THE ROYAL ALBERT & ST SWITHUN'S HOMES

INDEPENDENT EXAMINER'S REPORT

TO THE TRUSTEES OF THE ROYAL ALBERT & ST SWITHUN'S HOMES

I report to the Trustees on my examination of the financial statements of The Royal Albert & St Swithun's Homes (the charity) for the year ended 31 December 2020.

Responsibilities and basis of report

As the Trustees of the charity you are responsible for the preparation of the financial statements in accordance with the requirements of the Charities Act 2011 (the 2011 Act).

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

Independent examiner's statement

Your attention is drawn to the fact that the charity has prepared financial statements in accordance with 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) 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 now been withdrawn.

I understand that this has been done in order for financial statements to provide a true and fair view in accordance with 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 financial statements do not accord with those records; or
- 3 the financial statements 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 financial statements to be reached.

T. C. P. Calder FCA
Kendall Wadley LLP



Merevale House
27 Sansome Walk
Worcester
WR1 1NU

Dated: 9 April 2021

THE ROYAL ALBERT & ST SWITHUN'S HOMES

STATEMENT OF FINANCIAL ACTIVITIES INCLUDING INCOME AND EXPENDITURE ACCOUNT

FOR THE YEAR ENDED 31 DECEMBER 2020

| | Notes | Unrestricted funds general 2020 | Unrestricted funds designated 2020 | Restricted funds 2020 | Endowment funds 2020 | Total 2020 | Unrestricted funds general 2019 | Unrestricted funds designated 2019 | Restricted funds 2019 | Endowment funds 2019 | Total 2019 |
|---|-------|---------------------------------|------------------------------------|-----------------------|----------------------|------------|---------------------------------|------------------------------------|-----------------------|----------------------|------------|
| | | £ | £ | £ | £ | £ | £ | £ | £ | £ | £ |
| Income from: | | | | | | | | | | | |
| Charitable activities | 3 | 151,738 | - | - | - | 151,738 | 147,881 | - | - | - | 147,881 |
| Investments | 4 | 5,619 | - | 250 | - | 5,869 | 5,596 | - | 250 | - | 5,846 |
| Total income | | 157,357 | - | 250 | - | 157,607 | 153,477 | - | 250 | - | 153,727 |
| Expenditure on: | | | | | | | | | | | |
| Charitable activities | 5 | 103,971 | 14,668 | 500 | - | 119,139 | 96,340 | 54,589 | 1,047 | - | 151,976 |
| Net gains/(losses) on investments | 9 | (20,531) | (12,517) | (3,506) | - | (36,554) | 75,886 | 50,057 | 16,995 | - | 142,938 |
| Net incoming/(outgoing) resources before transfers | | 32,855 | (27,185) | (3,756) | - | 1,914 | 133,023 | (4,532) | 16,198 | - | 144,689 |

THE ROYAL ALBERT & ST SWITHUN'S HOMES

**STATEMENT OF FINANCIAL ACTIVITIES (CONTINUED)
INCLUDING INCOME AND EXPENDITURE ACCOUNT**

FOR THE YEAR ENDED 31 DECEMBER 2020

| | | | | | | | | | | |
|--|--------|----------|---------|---------|---------|-----------|---------|---------|---------|-----------|
| Net incoming/(outgoing) resources before transfers | 32,855 | (27,185) | (3,756) | - | 1,914 | 133,023 | (4,532) | 16,198 | - | 144,689 |
| Gross transfers between funds | 10 | (46,865) | 46,865 | - | - | (45,220) | 45,220 | - | - | - |
| Net movement in funds | | (14,010) | 19,680 | (3,756) | - | 1,914 | 87,803 | 40,688 | 16,198 | 144,689 |
| Fund balances at 1 January 2020 | | 546,532 | 333,192 | 125,090 | 231,979 | 1,236,793 | 458,729 | 292,504 | 108,892 | 231,979 |
| Fund balances at 31 December 2020 | | 532,522 | 352,872 | 121,334 | 231,979 | 1,238,707 | 546,532 | 333,192 | 125,090 | 1,236,793 |

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

All income and expenditure derive from continuing activities.

THE ROYAL ALBERT & ST SWITHUN'S HOMES

BALANCE SHEET

AS AT 31 DECEMBER 2020


| | Notes | 2020 | | 2019 | |
|---|-------|-----------------|------------------|-----------------|------------------|
| | | £ | £ | £ | £ |
| Fixed assets | | | | | |
| Tangible assets | 11 | | 231,979 | | 231,979 |
| Investments | 12 | | 925,614 | | 960,724 |
| | | | <u>1,157,593</u> | | <u>1,192,703</u> |
| Current assets | | | | | |
| Debtors | 14 | 4,215 | | 4,540 | |
| Cash at bank and in hand | | 93,942 | | 65,085 | |
| | | <u>98,157</u> | | <u>69,625</u> | |
| Creditors: amounts falling due within one year | 15 | <u>(17,043)</u> | | <u>(25,535)</u> | |
| Net current assets | | | 81,114 | | 44,090 |
| Total assets less current liabilities | | | <u>1,238,707</u> | | <u>1,236,793</u> |
| Capital funds | | | | | |
| Endowment funds | 16 | | 231,979 | | 231,979 |
| Income funds | | | | | |
| Restricted funds | 17 | | 121,334 | | 125,090 |
| Unrestricted funds - designated | 18 | | 352,872 | | 333,192 |
| Unrestricted funds - general | | | 532,522 | | 546,532 |
| | | | <u>1,238,707</u> | | <u>1,236,793</u> |

The financial statements were approved by the Trustees on 17 February 2021



 Mrs B Thompson

Trustee



Trustee

THE ROYAL ALBERT & ST SWITHUN'S HOMES

NOTES TO THE FINANCIAL STATEMENTS

FOR THE YEAR ENDED 31 DECEMBER 2020

1 Accounting policies

Charity information

The Royal Albert & St Swithun's Homes is a charity registered in England and Wales. The principal address is 17 Royal Albert Close, Fort Royal, Worcester, WR5 1BX.

1.1 Accounting convention

The financial statements have been prepared in accordance with the charity's governing document, the Charities Act 2011 and "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)" (as amended for accounting periods commencing from 1 January 2019). The charity is a Public Benefit Entity as defined by FRS 102.

The charity has taken advantage of the provisions in the SORP for charities applying FRS 102 Update Bulletin 1 not to prepare a Statement of Cash Flows.

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 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 £.

The accounts have been prepared under the historical cost convention, modified to include certain financial instruments at fair value. The principal accounting policies adopted are set out below.

1.2 Going concern

At the time of approving the financial statements, the Trustees have a reasonable expectation that the charity has adequate resources to continue in operational existence for the foreseeable future. Thus the Trustees continue to adopt the going concern basis of accounting in preparing the financial statements.

1.3 Charitable funds

Unrestricted funds are available for use at the discretion of the Trustees in furtherance of their charitable objectives.

Restricted funds are subject to specific conditions by donors as to how they may be used. The purpose and uses of the restricted funds are set out in the notes to the accounts.

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

1.4 Incoming resources

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.

THE ROYAL ALBERT & ST SWITHUN'S HOMES

NOTES TO THE FINANCIAL STATEMENTS (CONTINUED)

FOR THE YEAR ENDED 31 DECEMBER 2020

1 Accounting policies

(Continued)

1.5 Resources expended

Governance costs include costs associated with meeting the constitutional and statutory requirements of the charity and include the independent examiners fees and costs linked to the strategic management of the charity.

All expenditure is accounted for on an accruals basis and is allocated to the activity to which it relates.

Royal Albert and St Swithun's Homes has established a regular programme of cyclical repairs and maintenance. Costs are charged to the revenue account in the year in which they are incurred.

Costs of extraordinary repairs, unless representing improvements to the properties, are charged to the revenue account in the year in which they are incurred.

The Royal Albert and St Swithun's Homes are not registered for value added tax (VAT).

1.6 Tangible fixed assets

Housing properties are stated at cost. The development cost of housing properties includes the following:

- 1) cost of acquiring land and buildings, and
- 2) development expenditure.

As the properties are maintained in a state of repair such that their estimated residual value is not less than their improvement cost or carrying amount, no depreciation charge is made on the grounds that it would be immaterial.

Housing Association Grant (HAG) is paid by the Housing Corporation to reduce the cost of development and is, therefore, shown as a deduction from the cost of housing the properties on the balance sheet.

1.7 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.

1.8 Impairment of fixed assets

At each reporting end date, the charity reviews the carrying amounts of its tangible 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).

THE ROYAL ALBERT & ST SWITHUN'S HOMES

NOTES TO THE FINANCIAL STATEMENTS (CONTINUED)

FOR THE YEAR ENDED 31 DECEMBER 2020

1 Accounting policies

(Continued)

Recoverable amount is the higher of fair value less costs to sell and value in use. In assessing value in use, the estimated future cash flows are discounted to their present value using a pre-tax discount rate that reflects current market assessments of the time value of money and the risks specific to the asset for which the estimates of future cash flows have not been adjusted.

If the recoverable amount of an asset is estimated to be less than its carrying amount, the carrying amount of the asset is reduced to its recoverable amount. An impairment loss is recognised immediately in income/ (expenditure) for the year, unless the relevant asset is carried at a revalued amount, in which case the impairment loss is treated as a revaluation decrease.

Recognised impairment losses are reversed if, and only if, the reasons for the impairment loss have ceased to apply. Where an impairment loss subsequently reverses, the carrying amount of the asset is increased to the revised estimate of its recoverable amount, but so that the increased carrying amount does not exceed the carrying amount that would have been determined had no impairment loss been recognised for the asset in prior years. A reversal of an impairment loss is recognised immediately, unless the relevant asset is carried in at a revalued amount, in which case the reversal of the impairment loss is treated as a revaluation increase.

1.9 Cash and cash equivalents

Cash and cash equivalents include cash in hand, deposits held at call with banks, other short-term liquid investments with original maturities of three months or less.

1.10 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 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 unless the arrangement constitutes a financing transaction, where the transaction is measured at the present value of the future receipts discounted at a market rate of interest. Financial assets classified as receivable within one year are not amortised.

Basic financial liabilities

Basic financial liabilities, including creditors are initially recognised at transaction price unless the arrangement constitutes a financing transaction, where the debt instrument is measured at the present value of the future receipts discounted at a market rate of interest. Financial liabilities classified as payable within one year are not amortised.

Debt instruments are subsequently carried at amortised cost, using the effective interest rate method.

Trade creditors are obligations to pay for goods or services that have been acquired in the ordinary course of operations from suppliers. Amounts payable are classified as current liabilities if payment is due within one year or less. If not, they are presented as non-current liabilities. Trade creditors are recognised initially at transaction price and subsequently measured at amortised cost using the effective interest method.

THE ROYAL ALBERT & ST SWITHUN'S HOMES

NOTES TO THE FINANCIAL STATEMENTS (CONTINUED)

FOR THE YEAR ENDED 31 DECEMBER 2020

1 Accounting policies

(Continued)

Derecognition of financial liabilities

Financial liabilities are derecognised when the charity's contractual obligations expire or are discharged or cancelled.

1.11 Employee benefits

The cost of any unused holiday entitlement is recognised in the period in which the employee's services are received.

Termination benefits are recognised immediately as an expense when the charity is demonstrably committed to terminate the employment of an employee or to provide termination benefits.

1.12 Retirement benefits

Payments to defined contribution retirement benefit schemes are charged as an expense as they fall due.

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 ROYAL ALBERT & ST SWITHUN'S HOMES
NOTES TO THE FINANCIAL STATEMENTS (CONTINUED)
FOR THE YEAR ENDED 31 DECEMBER 2020

| 3 | Charitable activities | Notional receipts from occupants | Voids | Rent receivable | Total 2020 | Notional receipts from occupants | Voids | Rent receivable | Total 2019 |
|---|------------------------------------|----------------------------------|-------|-----------------|------------|----------------------------------|-------|-----------------|------------|
| | | 2020 | 2020 | 2020 | 2020 | 2019 | 2019 | 2019 | 2019 |
| | | £ | £ | £ | £ | £ | £ | £ | £ |
| | Sales within charitable activities | 144,897 | (395) | 7,236 | 151,738 | 141,465 | (661) | 7,077 | 147,881 |

THE ROYAL ALBERT & ST SWITHUN'S HOMES

NOTES TO THE FINANCIAL STATEMENTS (CONTINUED)

FOR THE YEAR ENDED 31 DECEMBER 2020

4 Investments

| | Unrestricted funds general 2020 £ | Restricted funds 2020 £ | Total 2020 £ | Unrestricted funds general 2019 £ | Restricted funds 2019 £ | Total 2019 £ |
|--------------------------------|---|----------------------------------|--------------------|---|----------------------------------|--------------------|
| Income from listed investments | 5,393 | 250 | 5,643 | 5,392 | 250 | 5,642 |
| Interest receivable | 226 | - | 226 | 204 | - | 204 |
| | <u>5,619</u> | <u>250</u> | <u>5,869</u> | <u>5,596</u> | <u>250</u> | <u>5,846</u> |

5 Charitable activities

| | House services costs £ | Housing maintenance and repairs £ | Social costs £ | Total 2020 £ | Total 2019 £ |
|---|---------------------------------|--|----------------------|--------------------|--------------------|
| Staff costs | 18,485 | - | - | 18,485 | 17,933 |
| Water | 7,646 | - | - | 7,646 | 2,032 |
| Heat and light | 24,399 | - | - | 24,399 | 27,522 |
| Insurance | 4,865 | - | - | 4,865 | 4,850 |
| Clerk to the Trustees' fees | 3,425 | - | - | 3,425 | 3,325 |
| Telephone | 3,910 | - | - | 3,910 | 3,846 |
| Subscriptions | 281 | - | - | 281 | 309 |
| Sundry | 3,792 | - | - | 3,792 | 3,951 |
| Gardening | 10,057 | - | - | 10,057 | 8,009 |
| Housing maintenance and repairs (unrestricted fund) | - | 16,950 | - | 16,950 | 14,547 |
| Large non-recurring repairs (extraordinary repairs fund) | - | 5,487 | - | 5,487 | 16,648 |
| Recurring maintenance costs (cyclical maintenance fund) | - | 9,181 | - | 9,181 | 37,941 |
| Social event costs | - | - | - | - | 1,090 |
| Grants from Children's Fund | - | - | 500 | 500 | - |
| | <u>76,860</u> | <u>31,618</u> | <u>500</u> | <u>108,978</u> | <u>142,003</u> |
| Share of governance costs (see note 6) | 10,161 | - | - | 10,161 | 9,973 |
| | <u>87,021</u> | <u>31,618</u> | <u>500</u> | <u>119,139</u> | <u>151,976</u> |

THE ROYAL ALBERT & ST SWITHUN'S HOMES

NOTES TO THE FINANCIAL STATEMENTS (CONTINUED)

FOR THE YEAR ENDED 31 DECEMBER 2020

| 6 Governance costs | 2020 | 2019 |
|-----------------------------|---------------|--------------|
| | £ | £ |
| Clerk to the Trustees' fees | 6,850 | 6,650 |
| Independent examiner's fees | 1,680 | 1,744 |
| Sundry | 1,631 | 1,579 |
| | <u>10,161</u> | <u>9,973</u> |
| Analysed between | | |
| Charitable activities | <u>10,161</u> | <u>9,973</u> |

7 Trustees

None of the Trustees (or any persons connected with them) received any remuneration or benefits from the charity during the year.

Liability insurance has been taken out by the charity for its trustees. The cost of £484 (2019 £484) is included in governance costs sundry expenses.

8 Employees

Number of employees

The average monthly number of employees during the year was:

| | 2020 | 2019 |
|--------|----------|----------|
| | Number | Number |
| Warden | <u>1</u> | <u>1</u> |

Employment costs

| | 2020 | 2019 |
|---------------------|---------------|---------------|
| | £ | £ |
| Wages and salaries | 18,124 | 17,601 |
| Other pension costs | 361 | 332 |
| | <u>18,485</u> | <u>17,933</u> |

In addition to employees' wages paid during the year, the Clerk to the Trustees received remuneration of £10,275 (2019 £9,975).

There were no employees whose annual remuneration was £60,000 or more.

THE ROYAL ALBERT & ST SWITHUN'S HOMES
NOTES TO THE FINANCIAL STATEMENTS (CONTINUED)
FOR THE YEAR ENDED 31 DECEMBER 2020

| 9 Net gains/(losses) on investments | Unrestricted funds general | | Unrestricted funds designated | | Restricted funds | | Total | | Total |
|-------------------------------------|----------------------------|---|-------------------------------|---|------------------|---|----------|--------|---------|
| | 2020 | £ | 2020 | £ | 2020 | £ | 2020 | £ | |
| Revaluation of investments | (20,531) | £ | (12,517) | £ | (3,506) | £ | (36,554) | £ | 142,938 |
| | | | | | | | 75,886 | £ | 16,995 |
| | | | | | | | | £ | £ |
| | | | | | | | | 2019 | 2019 |
| | | | | | | | | £ | £ |
| | | | | | | | | 50,057 | 50,057 |
| | | | | | | | | 2019 | 2019 |
| | | | | | | | | £ | £ |

THE ROYAL ALBERT & ST SWITHUN'S HOMES

NOTES TO THE FINANCIAL STATEMENTS (CONTINUED)

FOR THE YEAR ENDED 31 DECEMBER 2020

10 Transfers

At the year end transfers were made from unrestricted funds to designated funds to increase the amounts set aside to cover future costs of cyclical maintenance to housing and extraordinary repairs to housing. These transfers amounted to £29,085 transferred to the Cyclical Repairs and Maintenance Fund and £17,780 transferred to the Extraordinary Repairs to Housing Fund from unrestricted funds.

11 Tangible fixed assets

| | Land and buildings £ |
|--|-------------------------|
| Cost | |
| At 1 January 2020 | 231,979 |
| At 31 December 2020 | <u>231,979</u> |
| Carrying amount | |
| At 31 December 2020 | <u>231,979</u> |
| At 31 December 2019 | <u>231,979</u> |
| Net book value of fixed assets at 31 December 2020 represents: | |
| Freehold property, Fort Royal Worcester | 121,344 |
| Less: Housing Association grants | <u>(19,790)</u> |
| | 101,554 |
| Freehold property, St Swithun's Close Worcester | <u>130,425</u> |
| | <u>231,979</u> |

The current value for insurance purposes of the Freehold Property is £7,488,005 (2019 - £7,326,815)

THE ROYAL ALBERT & ST SWITHUN'S HOMES

NOTES TO THE FINANCIAL STATEMENTS (CONTINUED)

FOR THE YEAR ENDED 31 DECEMBER 2020

12 Fixed asset investments

| | Income investments | Accumulation investments | Total |
|--------------------------|-----------------------|-----------------------------|----------------|
| | £ | £ | £ |
| Cost or valuation | | | |
| At 31 December 2020 | 145,691 | 815,033 | 960,724 |
| Additions | - | 1,445 | 1,445 |
| Valuation changes | (10,882) | (25,673) | (36,555) |
| | <u>134,809</u> | <u>790,805</u> | <u>925,614</u> |
| At 31 December 2020 | 134,809 | 790,805 | 925,614 |
| Carrying amount | | | |
| At 31 December 2020 | <u>134,809</u> | <u>790,805</u> | <u>925,614</u> |
| At 31 December 2019 | <u>145,691</u> | <u>815,033</u> | <u>960,724</u> |

The historical cost as at 31 December 2020 for the M&GCMAF Income Investments was £83,000 (2019 £83,000) and for the M&GCMAF Accumulation Investments was £203,520 (2019 £202,075).

| | | |
|---|----------------|----------------|
| 13 Financial instruments | 2020 | 2019 |
| | £ | £ |
| Carrying amount of financial assets | | |
| Instruments measured at fair value through profit or loss | 925,614 | 960,724 |
| | <u>925,614</u> | <u>960,724</u> |
| Carrying amount of financial liabilities | | |
| Measured at amortised cost | 17,043 | 25,535 |
| | <u>17,043</u> | <u>25,535</u> |
| 14 Debtors | 2020 | 2019 |
| | £ | £ |
| Amounts falling due within one year: | | |
| Prepayments and accrued income | 4,215 | 4,540 |
| | <u>4,215</u> | <u>4,540</u> |
| 15 Creditors: amounts falling due within one year | 2020 | 2019 |
| | £ | £ |
| Other creditors | 13,092 | 20,836 |
| Accruals and deferred income | 3,951 | 4,699 |
| | <u>17,043</u> | <u>25,535</u> |

THE ROYAL ALBERT & ST SWITHUN'S HOMES
NOTES TO THE FINANCIAL STATEMENTS (CONTINUED)
FOR THE YEAR ENDED 31 DECEMBER 2020

16 Endowment funds

The income funds of the charity include endowment funds comprising the following unexpended balances of donations and grants held on trust for specific purposes:

| | Balance at 1 January 2019 | Movement in funds | | | Balance at January 2020 | Movement in funds | | | Balance at 31 December 2020 |
|-----------------------------|------------------------------|-----------------------|-----------------------|-----------|----------------------------|-----------------------|-----------------------|-----------|-----------------------------------|
| | | Incoming resources | Resources expended | Transfers | | Incoming resources | Resources expended | Transfers | |
| | £ | £ | £ | £ | £ | £ | £ | £ | £ |
| Permanent endowments | | | | | | | | | |
| Property fund | 231,979 | - | - | - | 231,979 | - | - | - | 231,979 |
| | 231,979 | - | - | - | 231,979 | - | - | - | 231,979 |

The property fund represents the cost of the freehold land and buildings held by the charity on the condition that such property is maintained by the charity.

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NOTES TO THE FINANCIAL STATEMENTS (CONTINUED)
FOR THE YEAR ENDED 31 DECEMBER 2020

17 Restricted funds

The income funds of the charity include restricted funds comprising the following unexpended balances of donations and grants held on trust for specific purposes:

| | Balance at 1 January 2019 | | Movement in funds | | | Movement in funds | | | Balance at 31 December 2020 | |
|---------------------------|------------------------------|-----|-----------------------|-----------------------|--|-----------------------|-----------------------|-----------------------------|-----------------------------------|---------|
| | £ | £ | Incoming resources | Resources expended | Investments gains/losses ¹ | Incoming resources | Resources expended | Investments gains/losses | £ | £ |
| Social Fund | 9,968 | - | - | (1,047) | - | - | - | - | 8,921 | 8,921 |
| Children's Fund - Capital | 4,692 | - | - | - | - | - | - | - | 4,692 | 4,692 |
| Children's Fund - Income | 1,050 | 250 | 250 | - | - | 250 | (500) | - | 1,050 | 1,050 |
| Capital Redemption | 93,182 | - | - | - | 16,995 | - | - | (3,506) | 110,177 | 106,671 |
| | 108,892 | 250 | 250 | (1,047) | 16,995 | 250 | (500) | (3,506) | 125,090 | 121,334 |

Social Fund - This fund is held for use by the Social Committee in providing and promoting social events, outings and activities for the benefit of the Residents.

Children's Fund - The trustees allocate amounts of £250, or as agreed, to the relief of persons under the age of 18, living in the city of Worcester, who are in need, hardship or distress.

Capital Redemption Fund - This reserve is for the future development and/or rebuilding costs.

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NOTES TO THE FINANCIAL STATEMENTS (CONTINUED)
FOR THE YEAR ENDED 31 DECEMBER 2020

18 Unrestricted funds - designated

These are unrestricted funds which are material to the charity's activities made up as follows:

| | Balance at 1 January 2019 | Movement in funds | | | | Balance at 1 January 2020 | Movement in funds | | | | Balance at 31 December 2020 |
|---|------------------------------|-----------------------|-----------------------|-----------|-------------------------------|------------------------------|-----------------------|-----------------------|-----------|-------------------------------|-----------------------------------|
| | | Incoming resources | Resources expended | Transfers | Investments gains/(losses) | | Incoming resources | Resources expended | Transfers | Investments gains/(losses) | |
| | £ | £ | £ | £ | £ | £ | £ | £ | £ | £ | £ |
| Cyclical Repairs and Maintenance Repairs Fund | 114,693 | - | (37,941) | 28,070 | 22,909 | 127,731 | - | (9,181) | 29,085 | (4,798) | 142,837 |
| Extraordinary Repairs to Housing Fund | 177,811 | - | (16,648) | 17,150 | 27,148 | 205,461 | - | (5,487) | 17,780 | (7,719) | 210,035 |
| | 292,504 | - | (54,589) | 45,220 | 50,057 | 333,192 | - | (14,668) | 46,865 | (12,517) | 352,872 |

Cyclical Repairs and Maintenance Repairs Fund - This reserve represents amounts set aside for the cyclical maintenance to meet costs in excess of budgeted expenditure for any year.

Extraordinary Repairs To Housing Fund - This reserve represents amounts set aside for the extraordinary repair, improvement or rebuilding of the homes.

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**NOTES TO THE FINANCIAL STATEMENTS (CONTINUED)
FOR THE YEAR ENDED 31 DECEMBER 2020**

| 19 Analysis of net assets between funds | Unrestricted funds | | Designated funds | | Restricted Endowment funds | | Total | | Unrestricted funds | | Designated funds | | Restricted funds | | Endowment funds | | Total | |
|---|--------------------|---|------------------|---|----------------------------|---|---------|---|--------------------|---|------------------|---|------------------|---|-----------------|---|-----------|---|
| | 2020 | £ | 2020 | £ | 2020 | £ | 2020 | £ | 2020 | £ | 2020 | £ | 2020 | £ | 2020 | £ | 2020 | £ |
| Fund balances at 31 December 2020 are represented by: | | | | | | | | | | | | | | | | | | |
| Tangible assets | - | | - | | - | | 231,979 | | - | | - | | - | | 231,979 | | 231,979 | |
| Investments | 526,000 | | 292,943 | | 106,671 | | - | | 511,615 | | 338,932 | | 110,177 | | - | | 960,724 | |
| Current assets/(liabilities) | 6,522 | | 59,929 | | 14,663 | | - | | 34,917 | | (5,740) | | 14,913 | | - | | 44,090 | |
| | 532,522 | | 352,872 | | 121,334 | | 231,979 | | 546,532 | | 333,192 | | 125,090 | | 231,979 | | 1,236,793 | |

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NOTES TO THE FINANCIAL STATEMENTS (CONTINUED)

FOR THE YEAR ENDED 31 DECEMBER 2020

20 Related party transactions

There were no disclosable related party transactions during the year (2019 - none).

