

**REGISTERED CHARITY NUMBER: 227364**

**REPORT OF THE TRUSTEES AND  
FINANCIAL STATEMENTS  
FOR THE YEAR ENDED 31 DECEMBER 2023  
FOR  
W H SAUNDERS & FRANK WAREHAM CHARITY**

Carter & Coley  
Chartered Accountants  
3 Durrant Road  
Bournemouth  
Dorset  
BH2 6NE

# W H SAUNDERS & FRANK WAREHAM CHARITY

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# W H SAUNDERS & FRANK WAREHAM CHARITY

## REPORT OF THE TRUSTEES FOR THE YEAR ENDED 31 DECEMBER 2023

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The trustees present their report with the financial statements of the charity for the year ended 31 December 2023. The trustees have adopted the provisions of 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).

### **OBJECTIVES AND ACTIVITIES**

#### **Objectives and aims**

The Charitable objectives are the provision of housing accommodation for people who are in hardship, distress and are resident in Hampshire and Dorset with a preference for those who are over 60 years of age and who are unable to maintain themselves by their own exertions.

#### **Significant activities**

The charity has continued to maintain its housing stock to a high standard for the benefit of its residents.

### **FINANCIAL REVIEW**

#### **Financial position**

The Trustees are satisfied with the financial state of the Charity.

#### **Principal funding sources**

The principal source of funds is rents and service charge income.

#### **Reserves policy**

The Trustees aim to maintain a working capital of £50,000 with any surplus being applied to reduce long term loans.

### **FUTURE PLANS**

The charity is about to commence a new build at the Ringwood Road site of an office, communal meeting room and an area where mobility scooters can be safely parked and recharged.

The work is scheduled to start in March 2024 and should be completed in 6 months. The anticipated building cost is £322,000 plus VAT and will be financed from reserves and a £257,000 loan from Charity Bank.

### **STRUCTURE, GOVERNANCE AND MANAGEMENT**

#### **Governing document**

The charity is controlled by a scheme of the Charity Commissioners dated 8th April 2022.

### **REFERENCE AND ADMINISTRATIVE DETAILS**

#### **Registered Charity number**

227364

# W H SAUNDERS & FRANK WAREHAM CHARITY

## REPORT OF THE TRUSTEES FOR THE YEAR ENDED 31 DECEMBER 2023

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### **Principal address**

843a Ringwood Road  
Bournemouth  
Dorset  
BH11 8LJ

### **Trustees**

T Smith  
J Richardson  
D Rixon

### **Independent Examiner**

Carter & Coley  
Chartered Accountants  
3 Durrant Road  
Bournemouth  
Dorset  
BH2 6NE

Approved by order of the board of trustees on 26 February 2024 and signed on its behalf by:

T Smith - Trustee

# INDEPENDENT EXAMINER'S REPORT TO THE TRUSTEES OF W H SAUNDERS & FRANK WAREHAM CHARITY

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## **Independent examiner's report to the trustees of W H Saunders & Frank Wareham Charity**

I report to the charity trustees on my examination of the accounts of W H Saunders & Frank Wareham Charity (the Trust) for the year ended 31 December 2023.

## **Responsibilities and basis of report**

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

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

## **Independent examiner's statement**

I have completed my examination. I confirm that no material 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 Trust as required by Section 130 of the Act; or
2. the accounts do not accord with those records; or
3. the accounts do not comply with the applicable requirements concerning the form and content of accounts set out in the Charities (Accounts and Reports) Regulations 2008 other than any requirement that the accounts give a true and fair view which is not a matter considered as part of an independent examination.

I have no concerns and have come across no other matters in connection with the examination to which attention should be drawn in this report in order to enable a proper understanding of the accounts to be reached.

A R Cooke FCA

Carter & Coley  
Chartered Accountants  
3 Durrant Road  
Bournemouth  
Dorset  
BH2 6NE

26 February 2024

# W H SAUNDERS & FRANK WAREHAM CHARITY

## STATEMENT OF FINANCIAL ACTIVITIES FOR THE YEAR ENDED 31 DECEMBER 2023

	Notes	2023 Unrestricted funds £	2022 Total funds £
<b>INCOME AND ENDOWMENTS FROM</b>			
Donations and legacies		-	1,209,732
Other trading activities	2	137,429	134,709
Investment income	3	349	193
<b>Total</b>		<b>137,778</b>	<b>1,344,634</b>
<b>EXPENDITURE ON</b>			
Raising funds		62,753	69,971
<b>Charitable activities</b>			
Support		53,805	53,828
<b>Total</b>		<b>116,558</b>	<b>123,799</b>
<b>NET INCOME</b>		<b>21,220</b>	<b>1,220,835</b>
<b>RECONCILIATION OF FUNDS</b>			
Total funds brought forward		1,934,331	713,496
<b>TOTAL FUNDS CARRIED FORWARD</b>		<b>1,955,551</b>	<b>1,934,331</b>

The notes form part of these financial statements

# W H SAUNDERS & FRANK WAREHAM CHARITY

## BALANCE SHEET 31 DECEMBER 2023

		<b>2023</b>	2022
		<b>Unrestricted</b>	Total
		<b>funds</b>	funds
		<b>£</b>	£
<b>FIXED ASSETS</b>	Notes		
Tangible assets	7	<b>1,741,721</b>	1,743,081
Investments	8	<b>4,161</b>	4,161
		<b>1,745,882</b>	1,747,242
<b>CURRENT ASSETS</b>			
Debtors	9	<b>5,506</b>	1,501
Cash at bank		<b>207,893</b>	276,697
		<b>213,399</b>	278,198
<b>CREDITORS</b>			
Amounts falling due within one year	10	<b>(3,730)</b>	(16,131)
<b>NET CURRENT ASSETS</b>		<b>209,669</b>	262,067
<b>TOTAL ASSETS LESS CURRENT LIABILITIES</b>		<b>1,955,551</b>	2,009,309
<b>CREDITORS</b>			
Amounts falling due after more than one year	11	-	(74,978)
<b>NET ASSETS</b>		<b>1,955,551</b>	1,934,331

The notes form part of these financial statements

# W H SAUNDERS & FRANK WAREHAM CHARITY

## BALANCE SHEET - continued 31 DECEMBER 2023

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<b>FUNDS</b>	13		
Unrestricted funds		<u>1,955,551</u>	<u>1,934,331</u>
<b>TOTAL FUNDS</b>		<u><u>1,955,551</u></u>	<u><u>1,934,331</u></u>

The financial statements were approved by the Board of Trustees and authorised for issue on 26 February 2024 and were signed on its behalf by:

T Smith - Trustee

J Richardson - Trustee

The notes form part of these financial statements

# W H SAUNDERS & FRANK WAREHAM CHARITY

## NOTES TO THE FINANCIAL STATEMENTS FOR THE YEAR ENDED 31 DECEMBER 2023

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### 1. ACCOUNTING POLICIES

#### **Basis of preparing the financial statements**

The financial statements of the charity, which is a public benefit entity under FRS 102, 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)', Financial Reporting Standard 102 'The Financial Reporting Standard applicable in the UK and Republic of Ireland' and the Charities Act 2011. The financial statements have been prepared under the historical cost convention, with the exception of investments which are included at market value.

#### **Income**

All income is recognised in the Statement of Financial Activities once the charity has entitlement to the funds, it is probable that the income will be received and the amount can be measured reliably.

#### **Expenditure**

Liabilities are recognised as expenditure as soon as there is a legal or constructive obligation committing the charity to that expenditure, 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 accounted for on an accruals basis and has been classified under headings that aggregate all cost related to the category. Where costs cannot be directly attributed to particular headings they have been allocated to activities on a basis consistent with the use of resources.

#### **Tangible fixed assets**

Depreciation is provided at the following annual rates in order to write off each asset over its estimated useful life.

Freehold property - 2% on cost

#### **Taxation**

The charity is exempt from tax on its charitable activities.

#### **Fund accounting**

Unrestricted funds can be used in accordance with the charitable objectives at the discretion of the trustees.

Restricted funds can only be used for particular restricted purposes within the objects of the charity. Restrictions arise when specified by the donor or when funds are raised for particular restricted purposes.

Further explanation of the nature and purpose of each fund is included in the notes to the financial statements.

# W H SAUNDERS & FRANK WAREHAM CHARITY

## NOTES TO THE FINANCIAL STATEMENTS - continued FOR THE YEAR ENDED 31 DECEMBER 2023

### 2. OTHER TRADING ACTIVITIES

	2023	2022
	£	£
Property rents	128,391	123,769
Rent losses from voids and bad debts	(2,456)	-
Service charges	11,494	10,940
	<u>137,429</u>	<u>134,709</u>

### 3. INVESTMENT INCOME

	2023	2022
	£	£
Dividends	<u>349</u>	<u>193</u>

### 4. AUDITORS' REMUNERATION

	2023	2022
	£	£
Fees payable to the charity's auditors for the audit of the charity's financial statements	<u>-</u>	<u>2,400</u>

### 5. TRUSTEES' REMUNERATION AND BENEFITS

There were no trustees' remuneration or other benefits for the year ended 31 December 2023 nor for the year ended 31 December 2022.

#### Trustees' expenses

There were no trustees' expenses paid for the year ended 31 December 2023 nor for the year ended 31 December 2022.

# W H SAUNDERS & FRANK WAREHAM CHARITY

## NOTES TO THE FINANCIAL STATEMENTS - continued FOR THE YEAR ENDED 31 DECEMBER 2023

### 6. COMPARATIVES FOR THE STATEMENT OF FINANCIAL ACTIVITIES

	Unrestricted fund £
<b>INCOME AND ENDOWMENTS FROM</b>	
Donations and legacies	1,209,732
Other trading activities	134,709
Investment income	193
<b>Total</b>	<u>1,344,634</u>
<b>EXPENDITURE ON</b>	
Raising funds	69,971
<b>Charitable activities</b>	
Support	<u>53,828</u>
<b>Total</b>	<u>123,799</u>
<b>NET INCOME</b>	1,220,835
<b>RECONCILIATION OF FUNDS</b>	
Total funds brought forward	713,496
<b>TOTAL FUNDS CARRIED FORWARD</b>	<u><u>1,934,331</u></u>

# W H SAUNDERS & FRANK WAREHAM CHARITY

## NOTES TO THE FINANCIAL STATEMENTS - continued FOR THE YEAR ENDED 31 DECEMBER 2023

### 7. TANGIBLE FIXED ASSETS

	Freehold property £
<b>COST</b>	
At 1 January 2023	1,840,782
Additions	5,040
	<hr/>
At 31 December 2023	1,845,822
	<hr/>
<b>DEPRECIATION</b>	
At 1 January 2023	97,701
Charge for year	6,400
	<hr/>
At 31 December 2023	104,101
	<hr/>
<b>NET BOOK VALUE</b>	
At 31 December 2023	1,741,721
	<hr/> <hr/>
At 31 December 2022	1,743,081
	<hr/> <hr/>

### 8. FIXED ASSET INVESTMENTS

	Listed investments £
<b>MARKET VALUE</b>	
At 1 January 2023 and 31 December 2023	4,161
	<hr/>
<b>NET BOOK VALUE</b>	
At 31 December 2023	4,161
	<hr/> <hr/>
At 31 December 2022	4,161
	<hr/> <hr/>

There were no investment assets outside the UK.

# W H SAUNDERS & FRANK WAREHAM CHARITY

## NOTES TO THE FINANCIAL STATEMENTS - continued FOR THE YEAR ENDED 31 DECEMBER 2023

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<b>9. DEBTORS: AMOUNTS FALLING DUE WITHIN ONE YEAR</b>	<b>2023</b>	<b>2022</b>
	£	£
Prepayments and accrued income	<u>5,506</u>	<u>1,501</u>
<b>10. CREDITORS: AMOUNTS FALLING DUE WITHIN ONE YEAR</b>	<b>2023</b>	<b>2022</b>
	£	£
Bank loans and overdrafts (see note 12)	-	4,269
Other creditors	<u>3,730</u>	<u>11,862</u>
	<u>3,730</u>	<u>16,131</u>
<b>11. CREDITORS: AMOUNTS FALLING DUE AFTER MORE THAN ONE YEAR</b>	<b>2023</b>	<b>2022</b>
	£	£
Bank loans (see note 12)	<u>-</u>	<u>74,978</u>
<b>12. LOANS</b>		
An analysis of the maturity of loans is given below:		
	<b>2023</b>	<b>2022</b>
	£	£
Amounts falling due within one year on demand:		
Bank loans	<u>-</u>	<u>4,269</u>
Amounts falling due between two and five years:		
Bank loans - 2-5 years	<u>-</u>	<u>17,075</u>
Amounts falling due in more than five years:		
Repayable by instalments:		
Bank loans due in more than 5 years by instalments	-	57,903

# W H SAUNDERS & FRANK WAREHAM CHARITY

## NOTES TO THE FINANCIAL STATEMENTS - continued FOR THE YEAR ENDED 31 DECEMBER 2023

### 13. MOVEMENT IN FUNDS

	At 1/1/23 £	Net movement in funds £	Transfers between funds £	At 31/12/23 £
<b>Unrestricted funds</b>				
General fund	1,934,331	21,220	(10,000)	1,945,551
Extraordinary Repair Fund and Cyclical Maintenance Fund	-	-	10,000	10,000
	1,934,331	21,220	-	1,955,551
<b>TOTAL FUNDS</b>	1,934,331	21,220	-	1,955,551

Net movement in funds, included in the above are as follows:

	Incoming resources £	Resources expended £	Movement in funds £
<b>Unrestricted funds</b>			
General fund	137,778	(116,558)	21,220
	137,778	(116,558)	21,220
<b>TOTAL FUNDS</b>	137,778	(116,558)	21,220

### Comparatives for movement in funds

	At 1/1/22 £	Net movement in funds £	At 31/12/22 £
<b>Unrestricted funds</b>			
General fund	713,496	1,220,835	1,934,331
	713,496	1,220,835	1,934,331
<b>TOTAL FUNDS</b>	713,496	1,220,835	1,934,331

# W H SAUNDERS & FRANK WAREHAM CHARITY

## NOTES TO THE FINANCIAL STATEMENTS - continued FOR THE YEAR ENDED 31 DECEMBER 2023

### 13. MOVEMENT IN FUNDS - continued

Comparative net movement in funds, included in the above are as follows:

	Incoming resources £	Resources expended £	Movement in funds £
<b>Unrestricted funds</b>			
General fund	1,344,634	(123,799)	1,220,835
	<u>                    </u>	<u>                    </u>	<u>                    </u>
<b>TOTAL FUNDS</b>	<u><u>1,344,634</u></u>	<u><u>(123,799)</u></u>	<u><u>1,220,835</u></u>

A current year 12 months and prior year 12 months combined position is as follows:

	At 1/1/22 £	Net movement in funds £	Transfers between funds £	At 31/12/23 £
<b>Unrestricted funds</b>				
General fund	713,496	1,242,055	(10,000)	1,945,551
Extraordinary Repair Fund and Cyclical Maintenance Fund	-	-	10,000	10,000
	<u>                    </u>	<u>                    </u>	<u>                    </u>	<u>                    </u>
	713,496	1,242,055	-	1,955,551
	<u>                    </u>	<u>                    </u>	<u>                    </u>	<u>                    </u>
<b>TOTAL FUNDS</b>	<u><u>713,496</u></u>	<u><u>1,242,055</u></u>	<u><u>-</u></u>	<u><u>1,955,551</u></u>

A current year 12 months and prior year 12 months combined net movement in funds, included in the above are as follows:

	Incoming resources £	Resources expended £	Movement in funds £
<b>Unrestricted funds</b>			
General fund	1,482,412	(240,357)	1,242,055
	<u>                    </u>	<u>                    </u>	<u>                    </u>
<b>TOTAL FUNDS</b>	<u><u>1,482,412</u></u>	<u><u>(240,357)</u></u>	<u><u>1,242,055</u></u>

**W H SAUNDERS & FRANK WAREHAM CHARITY**

**NOTES TO THE FINANCIAL STATEMENTS - continued  
FOR THE YEAR ENDED 31 DECEMBER 2023**

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**14. RELATED PARTY DISCLOSURES**

There were no related party transactions for the year ended 31 December 2023.

# W H SAUNDERS & FRANK WAREHAM CHARITY

## DETAILED STATEMENT OF FINANCIAL ACTIVITIES FOR THE YEAR ENDED 31 DECEMBER 2023

	2023 £	2022 £
<b>INCOME AND ENDOWMENTS</b>		
<b>Donations and legacies</b>		
Exceptional items	-	1,209,732
<b>Other trading activities</b>		
Property rents	128,391	123,769
Rent losses from voids and bad debts	(2,456)	-
Service charges	11,494	10,940
	<u>137,429</u>	<u>134,709</u>
<b>Investment income</b>		
Dividends	349	193
	<u>137,778</u>	<u>1,344,634</u>
<b>EXPENDITURE</b>		
<b>Raising donations and legacies</b>		
Rates and water	287	271
Insurance	3,292	1,898
Communal expenses	9,211	10,366
Sundries	2,526	2,456
Routine maintenance	41,037	48,580
Depreciation of tangible fixed assets	6,400	6,400
	<u>62,753</u>	<u>69,971</u>
<b>Support costs</b>		
<b>Management</b>		
Postage and stationery	4,251	2,403
Management expenses	1,102	32,550
Support worker	35,698	1,525
Office rent	5,894	5,696
	<u>46,945</u>	<u>42,174</u>

This page does not form part of the statutory financial statements

# W H SAUNDERS & FRANK WAREHAM CHARITY

## DETAILED STATEMENT OF FINANCIAL ACTIVITIES FOR THE YEAR ENDED 31 DECEMBER 2023

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	2023 £	2022 £
<b>Management</b>		
<b>Finance</b>		
Bank charges	102	72
Bank loan interest	5,258	5,273
	<hr/>	<hr/>
	5,360	5,345
<b>Governance costs</b>		
Auditors' remuneration	-	2,400
Accountancy and legal fees	1,500	3,909
	<hr/>	<hr/>
	1,500	6,309
Total resources expended	<hr/>	<hr/>
	116,558	123,799
<b>Net income</b>	<hr/>	<hr/>
	21,220	1,220,835
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