

# Bethany Homes Trust

Charity No. 228506

## Annual Report and Accounts

## Introduction and Governance Details

The trustees present the Annual Report and Accounts for the year to 31 December 2020.

Bethany Homes Trust was established in 1935 following the erection of eight almshouses in Camborne by Charles Vivian Thomas who was a prominent figure in the town. Members of the Thomas family have been trustees since inception ensuring continuity and support for the residents, thus maintaining the ethos of the charity.

The charity is governed under a Conveyance and Trust Deed dated 31 December 1938.

The current trustees of the charity are as follows:

Lavinia Thomas (Chair)  
Nicholas Donald Thomas (Patron)  
Sarah Kind  
Emily Thomas

The charity's principal address is 48 Second Avenue, Bath, BA2 3NN.

## Annual Report on Activities

The original aim of the charity was to provide housing to retired Methodist ministers and their wives or to widows of ministers, but, in due course, older lay members of Camborne Wesley Church and people of Camborne who met the trust criteria have been offered a home at Bethany for a minimal contribution.

Rental income for the year has remained steady, although one property had a period with no tenants. Repayments continue to be made, on schedule, against the property development loans taken out in previous years and the trustees are confident the charity is financially secure and able to meet annual outgoings, including loan repayments, in future years.

Lavinia Thomas  
Chair of the Board of Trustees

## Examiner's Report

I report on the accounts of the Trust for the year ended 31 December 2020, set out on page 3.

The charity's trustees are responsible for the preparation of the accounts. The charity's trustees consider that an audit is not required for this year under section 144(2) of the Charities Act 2011 (the 2011 Act) and that an independent examination is needed.

It is my responsibility to:

- examine the accounts under section 145 of the 2011 Act
- to follow the procedures laid down in the general Directions given by the Charity Commission under section 145(5)(b) of the 2011 Act
- to state whether particular matters have come to my attention

My examination was carried out in accordance with the general Directions given by the Charity Commission. An examination includes a review of the accounting records kept by the charity and a comparison of the accounts presented with those records. The procedures undertaken do not provide all the evidence that would be required in a full audit and consequently no opinion is given as to whether the accounts present a 'true and fair view' and the report is limited to those matters set out in the statement below.

## Independent Examiner's Statement

In connection with my examination, no matter has come to my attention which gives me reasonable cause to believe that in any material respect the following requirements have not been met:

- to keep accounting records in accordance with section 130 of the 2011 Act
- to prepare accounts which accord with the accounting records and comply with the accounting requirements of the 2011 Act

Nor, in my opinion, need attention be drawn to any other matter in order to enable a proper understanding of the accounts to be reached.

Approved by:

Date:

John Beck

25 October 2021

Beck & Co., 89 Ack Lane East, Bramhall, Stockport, Cheshire, SK7 2BH

## Financial Report and Accounts

### *Basis of Preparation*

The accounts have been prepared under the receipts and payment basis. All receipts, payments and balances represent unrestricted funds.

### *Statement of Receipts and Payments*

	£	£
<b>Receipts</b>		
Contributions		33,690
Other income		3,980
<b>Total receipts</b>		<b>37,670</b>
<b>Payments</b>		
Bank charges	60	
Insurance and subscriptions	1,976	
Maintenance costs	16,032	
Professional Fees	2,361	
Council tax and utilities	263	
Sundry costs	204	
Loan repayments	12,363	
Total costs		33,259
<b>Net income for the year</b>		<b>4,411</b>

### *Statement of Assets and Liabilities*

<b>Cash Funds</b>	£	£
Cash funds last year		40,516
Net income for the year		4,411
<b>Cash funds at end of year</b>		<b>44,927</b>

### **Property Assets**

All properties have been owned by the charity since inception. The last time an independent review was carried out, in 2016, the properties were valued at £825,000.