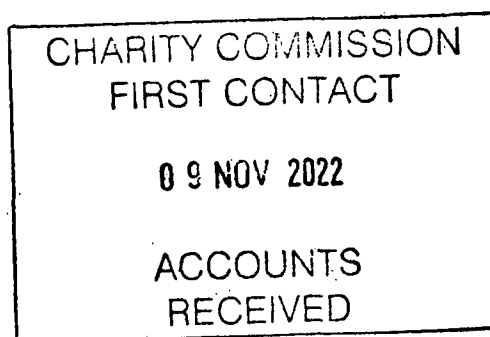


**ALMSHOUSE CHARITY OF SIR WILLIAM POWELL
FINANCIAL STATEMENTS
FOR THE YEAR ENDED 31 MARCH 2022**

Registered Charity Number: 247066
Registered Provider Number: A1137



ALMSHOUSE CHARITY OF SIR WILLIAM POWELL

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**ALMSHOUSE CHARITY OF SIR WILLIAM POWELL
LEGAL AND ADMINISTRATIVE DETAILS
FOR THE YEAR ENDED 31 MARCH 2022**

Chairman:	Rev. Penny Seabrook
Deputy Chairman:	Gilly Nester-Smith JP
Hon Treasurer:	Philip Hedges
Other Trustees:	Adronie Alford Sylvia Simmons Peter Fane (deceased 10/12/2021) Caroline Needham Cllr Sharon Holder Cllr Ann Rosenberg Judy Graham Basil Henley (resigned 02/12/2021) Laura Auckland Christina Thomas Paul Hall (appointed 18/05/2021)
Clerk to the Trustees:	Katie Arengo-Jones
Assistant Clerk to the Trustees:	Deborah Prescott
Registered office:	C/O The Lygon Almshouses 313-321 Fulham Palace Road Fulham London SW6 6TH
Bankers:	NatWest Bank 45 Fulham Broadway London SW6 1AG
Solicitors:	Woodfords Fulham High Street London SW6
Reporting accountant:	Beever and Struthers Chartered Accountants 15 Bunhill Row London EC1Y 8LP
Investment advisors:	Waverton Investment Management 21 St James's Square London SW1Y 4HB
Statutory registrations:	Registered Charity Number: L2 247066 Registered Provider Number A1137

**ALMSHOUSE CHARITY OF SIR WILLIAM POWELL
TRUSTEES' ANNUAL REPORT
FOR THE YEAR ENDED 31 MARCH 2022**

The Trustees present their report and unaudited accounts for the year ended 31 March 2022.

1. Constitution, objects and policies

The Charity is constituted by Trust Deed.

The Almshouse Charity of Sir William Powell was founded in 1680 for older women over 60 of the Parish of Fulham who were poor and of "good character". This scheme was amended on 23rd April 2003 to allow Trustees to accept applications from women over 55 living outside the London Borough of Hammersmith and Fulham but only in exceptional circumstances.

The Trust provides and manages 12 flats and is assisted in this task by The Lygon Almshouses who undertake administration management and maintenance functions for the Almshouses.

2. Governing document

The Governing Document of the Almshouse Charity is its "Scheme" or Trust Deed, the last amended version of which was sealed by the Charities Commissioner in October 2008.

3. Activities and achievements

The almshouses are managed by the Lygon Almshouses under the terms of a management agreement dated 22 March 2013 which includes the Clerk applying her time exclusively to managing the charity's almshouses. The Lygon Management fee charged for the year was £16,000 the same as the prior year. The Trustees are most grateful for Lygon's management input and support.

In 2021/22 the Charity increased Weekly Maintenance Charges by 1.5% in line with expected inflation and maintained the service charge at £12 per week the same level as the previous year. Trustees were entitled to increase WMC by a higher amount according to the Almshouse Association. However budgeted costs have been contained where possible.

There were ten months of a flat void during the year following the death of a resident and refurbishment

Two flats were refurbished during the year as part of a rolling programme covering all residences.

Water hygiene overall level of risk was reported as tolerable, and Trustees have acted upon further recommendations in an updated survey. Trustees appointed Water Hygiene Management to ensure compliance with regulations.

A full EICR electrical survey satisfactory report with certificate was issued dated 20th August 2020. The next is due in August 2023.

The fire alarms fire equipment and emergency lighting are tested regularly each year by contractors in all flats and communal areas. A fire safety survey certificate was issued in August 2018. Alarm upgrade was carried out and completed in May 2019.

The Charity policies booklet was reviewed and updated during the year to cover the updated model policies recently recommended by the Almshouses Association.

Page 10 of 17

**ALMSHOUSE CHARITY OF SIR WILLIAM POWELL
TRUSTEES' ANNUAL REPORT (continued)
FOR THE YEAR ENDED 31 MARCH 2022**

3. Activities and achievements (continued)

The Charity owns the freehold of Hurlingham Mansions subject to long leases on 23 flats and commercial property. The Charity continues to receive ground rent in respect of this property. There were no lease extensions sold during the year. The Trustees met with the Managing Agent for the property during the year to review the status of this property. Recovery of outstanding service charges and losses due to breaches of a lease are being pursued with one leaseholder.

4. Investment powers and policy

The Trust Deed authorises the Trustees to invest cash not required for the immediate working purposes of the Charity and Waverton Investment Management is appointed to manage the portfolio.

The Trustees have a limited appetite for risk and have instructed the investment manager that the investment mandate should be cautious, with the long-term objective to outperform the Consumer Price Inflation by 2.5% per annum. To achieve this the portfolio was switched into the Waverton Multi-Asset Income Fund during the previous year with income reinvested. The portfolio performed better than CPI and cautious and balanced index benchmarks during the year to 31st March 2022. There were no fund transactions instructed by the charity during the year.

5. Organisation and administrative information

The Charity is organised under the direction of the Trustees with the day-to-day administration, management and maintenance activities delegated to the Clerk of the Trustees, Katie Arengo-Jones and the Assistant Clerk, Deborah Prescott, who are both employed by The Lygon Almshouses.

The Trust appoints property agent Acland & Lensam to manage its freehold investment property let on leases and receives regular reports from the agent who attends Trustee meetings upon request.

The administrative information on page three forms part of this report.

6. Financial review

Income from charitable activities, principally charges to residents, amounted to £73,496 (2021: £77,761). There was a loss of income due to void periods £5,705 (2021: £2,759). This was supplemented by increased income from investments to £29,305 (2021: £20,066). Expenditure on charitable activities increased to £93,500 (2021: £76,848) due to non-routine repairs and costs resulting from quinquennial survey. Net income for the year was £35,884 (2021: £122,307), the fall being due to the exceptional valuation gain on investment portfolio in the previous year. Net cash inflow from operating activities was £4,921 (2021: £8,674). Cash at bank at year end increased to £62,979 (2021: £56,333) together with cash held at Waverton £132,240 (2021: £104,658). Cash is held in reserve for building maintenance in the light of volatile stock markets and quinquennial and stone restoration survey works being planned. The Charity is budgeted to achieve a £23,000 surplus of income over expenditure in 2022/23.

7. Risks

The Trustees have overall responsibility for ensuring that the Charity has appropriate systems of controls, financial and otherwise. The systems of financial controls at the Charity are designed to provide reasonable, but not absolute, assurance against material misstatement or loss. They include an annual budget, approved by the Trustees, regular review of actual results and variances from budget, and delegation of authority and segregation of duties as far as possible. The Trust has Financial Standing Orders and controls and a risk map both reviewed annually by Trustees, most recently reviewed in December 2021. This risk map covers all areas of risk management, viz. residents, property, safety and financial governance. The Charity has no employees. The Charity remains cash generative before exceptional repairs or expenditure and has adequate reserves to meet expenditure commitments.

**ALMSHOUSE CHARITY OF SIR WILLIAM POWELL
TRUSTEES' ANNUAL REPORT (*continued*)
FOR THE YEAR ENDED 31 MARCH 2022**

8. Reserves

The Charity's designated and revenue reserves are held to ensure its sustainability. A planned maintenance Reserve is set aside to fund extraordinary repairs, which arise principally out of quinquennial surveys. The most recent such survey took place during the 2021 year. Annual surpluses are accumulated in the Income and Expenditure Account and the Revaluation Reserve reflects the unrealised gains and losses on revaluation of investments and investment properties. The social housing grant is a restricted reserve. The levels of these reserves are shown in Note 12 to the accounts.

9. Public benefit

The Trustees have due regard to guidance published by the Charity Commission on public benefit and confirm they have complied with the duty in section 17 of the Charities Act 2011.

The Trustees consider that the Charity delivers public benefit through the provision of social housing in the Almshouse flats. When flats become vacant new residents are found by public advertisement or nominations from Hammersmith and Fulham Council or, failing this, other referral agencies.

10. Value for money

The Trustees are mindful of the need to obtain value for money in all transactions entered into on behalf of the Charity. When major works are undertaken a competitive tender is carried out whenever practical. The Charity reviewed its utility supply arrangements during the year.

The regulator has recently issued value for money metrics to ensure performance is measured consistently for each Registered Provider. We have adopted these which are reported below:

Indicator	2022 Target	Actual 2022	Actual 2021	2023 Target
1. Reinvestment in development and capital works	1.0%	0.0%	1.3%	1.0%
2a. New supply delivered (Social housing units)	0.0%	0.0%	0.0%	0.0%
2b. New supply delivered (Non-social housing units)	0.0%	0.0%	0.0%	0.0%
3. Gearing	-	-	-	-
4. Interest cover including capitalised repairs (EBITDA-MRI)	-	-	-	-
5. Social housing cost per unit	£5,000	£6,576	£5,334	£6,000
6. Operating margin (Social housing lettings)	2.0%	-27.2%	1.2%	1.0%
7. Operating margin (overall)	24.0%	6.1%	17.9%	6.0%
8. Return on capital employed	2.0%	0.4%	1.3%	1%

1. **Reinvestment** – looks at the investment in properties (existing stock as well as new supply) as a percentage of the value of total properties held. *No capital works were carried out on the Almshouses this year.*

**ALMSHOUSE CHARITY OF SIR WILLIAM POWELL
TRUSTEES' ANNUAL REPORT (continued)
FOR THE YEAR ENDED 31 MARCH 2022**

10. Value for money (continued)

2. **New supply social housing units** – sets out the number of new social housing and non-social housing units that have been acquired or developed in the year as a proportion of total social housing units and non-social housing units owned at period end. *The Charity is not developing any new properties.*
3. **Gearing** – assesses how much of the adjusted assets are made up of debt and the degree of dependence on debt finance. *The Charity does not have any loans.*
4. **Earnings before interest, tax, depreciation, amortisation, major repairs included** – interest cover measure is a key indicator for liquidity and investment capacity. It seeks to measure the level of surplus that a registered provider generates compared to interest payable; avoiding any distortions arising from depreciation. *The Charity does not have any loans.*
5. **Headline social housing cost per unit** – assesses the headline social housing cost per unit as defined by the Regulator of Social Housing. *The Charity's headline costs per unit are higher than the target due to refurbishment and repair works needed during the year.*
6. **Operating margin for social housing lettings and overall** – demonstrates the profitability of operating assets before exceptional expenses are taken into account. Increasing margins are one way to improve the financial efficiency of a business. *Social housing margins were eroded due to repairs and refurbishment works required. Overall margin was achieved due to increased investment income this year.*
7. **Return on capital employed** – compares the operating surplus to total assets less current liabilities and is a common measure in the commercial sector to assess the efficient investment of capital resources. The ROCE metric would support registered providers with capital investment programmes. *Decreased due to due to refurbishment and repair works needed during the year.*

11. Related parties

Four of the Trustees who served during the year were also Trustees of The Lygon Almshouses. On all matters affecting the Charity's dealings with The Lygon Almshouses, these four Trustees abstain from voting at Trustees' meetings on related party matters

12. Going concern

The Trustees have reviewed the financial position of the Charity and considered its financial forecasts and commitments for the following year and concluded that there are no material uncertainties that cast doubt on the Charity's ability to continue as a going concern for the immediate future.

13. Corporate governance

The Trustees have reviewed the National Housing Federation's (NHF) Code of Governance 2015 and comply with its provisions as appropriate to the relative size of the Almshouse as a small non-developing organisation.

The Trustees are committed to integrity and accountability in the stewardship of the Almshouse's affairs and consider that the Trustees have complied throughout the period under review with the provisions of the NHF's Code of Governance 2015 except as follows:

The Trustees do not consider it appropriate to appoint an audit committee for a small organisation. The Governing Document provides for trustees to serve for terms of four years and does not require a maximum length of service. The Governing Document also provides that certain trustees must be appointed in ex-officio capacity and for others to be nominated by the Council of the London Borough of Hammersmith and Fulham.

**ALMSHOUSE CHARITY OF SIR WILLIAM POWELL
TRUSTEES' ANNUAL REPORT (*continued*)
FOR THE YEAR ENDED 31 MARCH 2022**

14. Trustees

The Trustees who served during the year ended 31 March 2022 were as follows:-

Chair:	Rev.Penny Seabrook
Deputy Chair:	Gilly Nester-Smith JP
Hon Treasurer	Philip Hedges
	Adronie Alford
	Sylvia Simmons
	Peter Fane (deceased 10/12/2021)
	Caroline Needham
	Cllr Sharon Holder
	Cllr Ann Rosenberg
	Judy Graham
	Basil Henley (resigned 02/12/2021)
	Laura Auckland
	Christina Thomas
	Paul Hall (appointed 18/05/2021)

15. Statement of disclosure of information to reporting accountant

We, the Trustees of the Almshouse who held office at the date of approval of these Financial Statements, as set out above, each confirm so far as we are aware, that:

- there is no relevant examination information of which the Almshouse's reporting accountant is unaware; and we have taken all the steps that we ought to have taken as Trustees in order to make ourselves aware of any relevant examination information and to establish that the Almshouse's reporting accountant is aware of that information.

16. Trustees responsibilities

The Charities Act 2011 and the Housing and Regeneration Act 2008 require the Board of Trustees to prepare financial statements for each financial year which give a true and fair view of the state of affairs of the Almshouse and of its income and expenditure for that period.

In preparing these financial statements, the Board is required to:

- select suitable accounting policies and then apply them consistently;
- 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 Almshouse will continue in business.

The Board is responsible for keeping proper accounting records which disclose with reasonable accuracy at any time the financial position of the Almshouse and enable it to ensure that the financial statements comply with the Charities Act 2011, and the Housing and Regeneration Act 2008. It has general responsibility for taking reasonable steps to safeguard the assets of the Almshouse and to prevent and detect fraud and other irregularities.

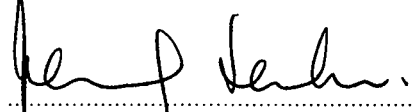
**ALMSHOUSE CHARITY OF SIR WILLIAM POWELL
TRUSTEES' ANNUAL REPORT (*continued*)
FOR THE YEAR ENDED 31 MARCH 2022**

17. Independent Accountant

A resolution to appoint the reporting accountants', Beever and Struthers, has been approved by the Trustees.

18. Approval

This Report and the Accounts were approved by the Trustees and signed on their behalf by:



.....
Rev. Penny Seabrook
Chairperson

Date: 25 . 10 . 2022

**ACCOUNTANTS' REPORT TO THE TRUSTEES OF
ALMSHOUSE CHARITY OF SIR WILLIAM POWELL
YEAR ENDED 31 MARCH 2022**

Accountants' report to the Trustees on the unaudited accounts of The Almshouse Charity of Sir William Powell

We report on the accounts for the year ended 31 March 2022 set out on pages 11 to 24.

Respective responsibilities of the Board and reporting accountants

The Board of the Registered Social Housing Provider is responsible for the preparation of the accounts, and they consider that the Registered Social Housing Provider is exempt from an audit. It is our responsibility to carry out procedures designed to enable us to report our opinion.

Basis of opinion

Our procedures consisted of comparing the accounts with the accounting records kept by the Registered Social Housing Provider and making such enquiries of the officers of the Registered Social Housing Provider as we considered necessary for the purpose of this report. These procedures provide the only assurance expressed in our opinion.

Opinion

In our opinion:

- the accounts for year ended 31 March 2022 are in accordance with the accounting records kept by the Registered Social Housing Provider under paragraph 135(2)(a) of the Housing and Regeneration Act 2008;
- having regard only to, and on the basis of the information contained in the accounting records:
- the accounts comply with the requirements of the Charities Act 2011;
- the Registered Social Housing Provider has satisfied the conditions for exemption from an audit of the accounts for the year ended 31 March 2022 specified in section 136(3) of the Housing and Regeneration Act 2008;
- the accounts comply with the requirements of the Housing and Regeneration Act 2008 and the Accounting Direction for private registered providers of social housing in England 2019.

*Beever and Struthers
Reporting Accountant
15 Bunhill Row
London
EC1Y 8LP*

Date

**ALMSHOUSE CHARITY OF SIR WILLIAM POWELL
STATEMENT OF FINANCIAL ACTIVITIES
FOR THE YEAR ENDED 31 MARCH 2022**

	Note	Unrestricted Funds £	2022 Restricted Funds £	Total £	2021 Total £
Income from:					
Charitable activities	2	73,496	-	73,496	77,761
Investments	3	29,305	-	29,305	20,066
Total income		102,801	-	102,801	97,827
Expenditure on:					
Charitable activities	4	93,500	-	93,500	76,848
Other	5	3,066	-	3,066	3,480
Total expenditure		96,566	-	96,566	80,328
Net gain / (losses) on sale of investments		-	-	-	11,221
Net gain / (losses) on movement of investments	9	29,649	-	29,649	93,587
Net income / (expenditure)		35,884	-	35,884	122,307
Transfers between funds		-	-	-	-
Net movement in funds		35,884	-	35,884	122,307
Reconciliation of funds:					
Total funds brought forward	12	1,246,070	255,230	1,501,300	1,378,993
Total funds carried forward	12	1,281,954	255,230	1,537,184	1,501,300

All income and expenditure derive from continuing activities.

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

**ALMSHOUSE CHARITY OF SIR WILLIAM POWELL
STATEMENT OF FINANCIAL POSITION
AS AT 31 MARCH 2022**

	Note	2022 £	2021 £
Fixed assets			
Tangible assets	7	586,743	601,196
Investment property	8	60,000	60,000
Investments	9	842,697	785,466
		1,489,440	1,446,662
Current assets			
Debtors	10	2,539	3,567
Cash at bank and in hand		62,979	56,333
		65,518	59,900
Creditors: amounts falling due within one year	11	17,774	5,262
Net current assets		47,744	54,638
Net assets/(liabilities)		1,537,184	1,501,300
Restricted and unrestricted funds			
Unrestricted funds		1,281,954	1,246,070
Restricted funds		255,230	255,230
Total charity funds	13	1,537,184	1,501,300

The financial statements were approved and authorised for issue by the Board on 22nd September 2022

Signed on behalf of the board of trustees

Signature: 

Name: REVD. PENNY SEABROOK

25. 10. 2022

Signature: 

Name: P. HEDGES

The notes on pages 14 to 24 form part of these financial statements.

**ALMSHOUSE CHARITY OF SIR WILLIAM POWELL
STATEMENT OF CASHFLOWS
FOR THE YEAR ENDED 31 MARCH 2022**

	Note	2022 £	2021 £
Cash flow from operating activities	14	4,921	8,674
Net cash flow from operating activities		4,921	8,674
Cash flow from investing activities			
Purchase of tangible fixed assets		-	(7,980)
Payments to acquire investments		(27,581)	(30,000)
Proceeds/(loss) from sale of investments		-	(18,767)
Dividends received		27,582	18,766
Ground rent received from investment property		1,724	1,300
Net cash flow from investing activities		1,725	(36,681)
Cash flow from financing activities			
Repayment of borrowings		-	-
Net increase in cash and cash equivalents		6,646	(28,007)
Cash and cash equivalents at 1 April 2021		56,333	84,340
Cash and cash equivalents at 31 March 2022		62,979	56,333
Cash and cash equivalents consists of:			
Cash at bank and in hand		62,979	56,333
Cash and cash equivalents at 31 March 2022		62,979	56,333

The notes on pages 14 to 24 form part of these financial statements.

**ALMSHOUSE CHARITY OF SIR WILLIAM POWELL
NOTES TO THE FINANCIAL STATEMENTS
FOR THE YEAR ENDED 31 MARCH 2022**

Legal Form

The Almshouse Charity of Sir William Powell is a registered charity in England with the Charity Commission. The address of its registered office is The Lygon Almshouses, 313-321 Fulham Palace Road, Fulham, London SW6 6TH. Its place of business is The Sir William Powell Almshouses, Church Gate, Fulham, London, SW6 3LD.

1. PRINCIPAL ACCOUNTING POLICIES

Basis of accounting

The financial statements have been prepared in accordance with the Financial Reporting Standard applicable in the United Kingdom and Republic of Ireland (FRS 102), 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) issued in October 2019 (SORP 2019), the Charities Act 2011, the Accounting Direction for private registered providers of social housing in England 2019, the Housing and Regeneration Act 2008 and UK Generally Accepted Accounting Practice.

The charity constitutes a public benefit entity as defined by FRS 102. The financial statements have been prepared under the historical cost convention on an accruals basis. The financial statements are presented in sterling which is the functional currency of the charity and rounded to the nearest £.

Incoming resources/income recognition

All incoming resources are included in the Statement of Financial Activities (SoFA) when the charity is legally entitled to the income after any performance conditions have been met, the amount can be measured reliably and it is probable that the income will be received.

Outgoing resources (expenditure)

Liabilities are recognised as resources expended as soon as there is a legal or constructive obligation committing the charity to the expenditure. All expenditure is accounted for on an accruals basis and has been classified under the headings that aggregate all costs related to the category.

Costs of charitable activities include all costs relating to the maintenance of the housing properties as well as the support and welfare of the residents.

Other expenditure includes the cost of governance arrangements which relate to the general running of the charity. Support costs are those that assist the work of the charity but do not directly represent charitable activities and include office costs, governance costs, and administrative costs.

Tangible fixed assets

Tangible fixed assets are stated at cost (or deemed cost) less accumulated depreciation and accumulated impairment losses. Cost includes costs directly attributable to making the asset capable of operating as intended.

Depreciation is provided on all tangible fixed assets, at rates calculated to write off the cost, less estimated residual value, of each asset on a systematic basis over its expected useful life as follows:

Kitchens	20 years	Boilers	15 years
Bathrooms	30 years	Equipment	5 years
Plumbing	30 years	Structure (shell) including stonework	100 years
Electrics	40 years	Land	Indefinite

**ALMSHOUSE CHARITY OF SIR WILLIAM POWELL
NOTES TO THE FINANCIAL STATEMENTS
FOR THE YEAR ENDED 31 MARCH 2022**

1. PRINCIPAL ACCOUNTING POLICIES (continued)

Debtors

Amounts receivable (or paid in advance) at the end of the period are included in the accounts under debtors. These include invoiced services and prepaid expenditure.

Liabilities

Amounts payable at the end of the period are included in the accounts under amounts payable within or after one year as appropriate. This includes amounts due to suppliers and accrued expenditure (due but not invoiced and income received in advance).

Investments

Investments are recognised initially at fair value which is normally the transaction price excluding transaction costs. Subsequently, they are measured at fair value with changes recognised in 'net gains / (losses) on investments' in the SoFA if the shares are publicly traded or their fair value can otherwise be measured reliably. Other investments are measured at cost less impairment.

Investment Property

The Almshouse owns the freehold and reversionary interest of Hurlingham Mansions, New Kings Road, SW6 4PA, which comprises 23 flats and commercial property sold on long leases. This interest is valued on the basis of the current open market value discounted by the period of the unexpired leases.

Improvements to properties

The Charity capitalises expenditure on housing properties which adds to the value of the property or extends its useful life. Improvements to property that relate to assets that have a separately identifiable life to the property concerned are also capitalised but under a category separate from the property.

Provisions

Provisions are recognised when the Charity has an obligation at the balance sheet date as a result of a past event, it is probable that an outflow of economic benefits will be required in settlement and the amount can be reliably estimated.

Going concern

The financial statements have been prepared on a going concern basis as the trustees believe that no material uncertainties exist. The trustees have considered the level of funds held and the expected level of income and expenditure for 12 months from authorising these financial statements. The budgeted income and expenditure is sufficient with the level of reserves for the Charity to be able to continue as a going concern.

Judgements and key sources of estimation uncertainty

The preparation of the financial statements requires management to make judgements, estimates and assumptions that affect the amounts reported for assets and liabilities as at the balance sheet date and the amounts reported for revenues and expenses during the year.

**ALMSHOUSE CHARITY OF SIR WILLIAM POWELL
NOTES TO THE FINANCIAL STATEMENTS
FOR THE YEAR ENDED 31 MARCH 2022**

1. PRINCIPAL ACCOUNTING POLICIES (*continued*)

However, the nature of estimation means that actual outcomes could differ from those estimates. The following judgements (apart from those involving estimates) have had an effect on amounts recognised in the financial statements:

Tangible fixed assets are depreciated over their useful lives taking into account residual values, where appropriate. The actual lives of the assets and residual values are assessed annually and may vary depending on a number of factors. In re-assessing asset lives, factors such as technological innovation, product life cycles and maintenance programmes are taken into account. Residual value assessments consider issues such as future market conditions, the remaining life of the asset and projected disposal values.

Reserves

Designated reserves

Designated reserves are part of unrestricted reserves which have been earmarked by the Trustees for a particular purpose. Such designations may be reversed by future Trustee decisions. Expenditure cannot be directly set against designated reserves but is taken through the income and expenditure account. A transfer is then made from designated reserves as appropriate.

The Almshouse designates those reserves set aside for future major repairs on all of its housing properties. The amounts set aside are based on a stock condition survey of the Almshouse's housing properties and represents the expenditure that cannot be met from the Almshouse's future rental income stream. The designated reserve is the amount that the Trustees estimate is required for future major repairs.

Restricted reserves

Restricted reserves represent the social housing grant. If the Almshouse's housing properties were to be sold this would be repayable.

Revaluation reserves

Revaluation reserves represents the revaluation value of the investment property and the difference between the market value and cost of the current asset investments.

Taxation

The Charity has charitable status with HM Revenue and Customs and is exempt from UK tax on its primary purpose trading income and investment income.

Financial instruments

Financial instruments such as loans, accounts payables, accounts receivables and cash are classified either as basic or complex. All financial instruments are initially measured at their fair values at the time the transactions occur. Subsequently all basic instruments are measured at amortised cost and all complex financial instruments are measured at a fair value through the comprehensive income.

Financial instruments held by the Charity are classified as follows:

- Cash is held at cost,
- Fixed asset investments are held at fair value
- Other financial assets such as current asset investments and receivables are classified as loans and receivables and held at amortised cost using the effective interest method,
- Financial liabilities such as bonds and loans are held at amortised cost using the effective interest method.

**ALMSHOUSE CHARITY OF SIR WILLIAM POWELL
NOTES TO THE FINANCIAL STATEMENTS
FOR THE YEAR ENDED 31 MARCH 2022**

2 Income from charitable activities

	2022	2021
	£	£
Charges to residents net of voids	73,496	76,261
Donations	-	1,500
	<u>73,496</u>	<u>77,761</u>
Loss of income due to void periods	5,705	2,759

3 Income from investments

	2022	2021
	£	£
Dividend income	27,582	18,766
Ground rent	1,723	1,300
Lease Extension	-	-
	<u>29,305</u>	<u>20,066</u>

**ALMSHOUSE CHARITY OF SIR WILLIAM POWELL
NOTES TO THE FINANCIAL STATEMENTS
FOR THE YEAR ENDED 31 MARCH 2022**

4 Analysis of resources expended

	Other Direct Support Costs	Total 2022	Other Direct Support Costs and Total 2021
	£	£	£
<u>Charitable activities</u>			
Management fee	16,000	16,000	16,000
Insurance	3,308	3,308	3,033
Professional fees	6,157	6,157	1,884
Legal expenses	4,800	4,800	-
Bank charges	129	129	134
Depreciation	14,453	14,453	12,698
Gas	5,294	5,294	4,583
Lighting	2,021	2,021	2,517
Water	1,023	1,023	978
Telephone	354	354	323
Gardening	5,034	5,034	4,398
Equipment Rent and maintenance	1,172	1,172	13,042
Routine maintenance	4,679	4,679	5,574
Welfare and Office costs	1,607	1,607	3,338
Bad debts	-	-	-
Major repairs	27,469	27,469	8,346
	<hr/> 93,500	<hr/> 93,500	<hr/> 76,848

There were no staff employed by the Almshouse Charity of Sir William Powell during the year (2021: none).

5 Other expenditure

	2022	2021
	£	£
Reporting Accountants' Fee (including VAT)	3,066	3,480
	<hr/> 3,066 <hr/>	<hr/> 3,480 <hr/>

The accountants' remuneration excluding VAT amounts to an examination fee £2,440 excluding VAT (2021: £1,865) and other services of £600 (2021: £1,035).

In common with many other organisations of our size and nature we use our accountants to assist with the preparation of the financial statements.

The trustees neither received nor waived any remuneration during the year (2021: £Nil). No expenses were reimbursed or paid for by the charity to trustees (2021: £Nil).

**ALMSHOUSE CHARITY OF SIR WILLIAM POWELL
NOTES TO THE FINANCIAL STATEMENTS
FOR THE YEAR ENDED 31 MARCH 2022**

6 Net income / expenditure for the year ending 31 March

Net income / expenditure is stated after charging / (crediting):

	2022 £	2021 £
Depreciation of tangible fixed assets	14,453	12,698

7 Tangible fixed assets

	Almshouse Property £	Almshouse Components £	Equipment £	Total £
Cost				
At 1 April 2021	4,953	804,049	28,201	837,203
Additions	-	-	-	-
Disposals	-	-	-	-
At 31 March 2022	<u>4,953</u>	<u>804,049</u>	<u>28,201</u>	<u>837,203</u>
Depreciation:				
At 1 April 2021	-	211,640	24,367	236,007
Charge for the year	-	12,996	1,457	14,453
Disposal	-	-	-	-
At 31 March 2022	<u>-</u>	<u>224,636</u>	<u>25,824</u>	<u>250,460</u>
Net book value:				
At 31 March 2022	<u>4,953</u>	<u>579,413</u>	<u>2,377</u>	<u>586,743</u>
At 31 March 2021	<u>4,953</u>	<u>592,409</u>	<u>3,834</u>	<u>601,196</u>

The net book value of land and buildings comprise of freehold property.

8 Investment properties

	2022 £	2021 £
Freehold property	60,000	60,000

No records are available of the cost of the investment property. In the opinion of the Trustees the market value of the freehold reversion of the investment properties is £60,000. The freehold is subject to long leases on 23 flats and commercial property and the reversionary interest for leases in this area of London, together with ground rent is estimated to be not less than £60,000. This valuation is based on informal advice from a chartered surveyor.

**ALMSHOUSE CHARITY OF SIR WILLIAM POWELL
NOTES TO THE FINANCIAL STATEMENTS
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9 Investments

	Total Funds £
As at 1 April 2020	631,891
Revaluations	93,587
Additions	59,988
Disposals	-
 As at 1 April 2021	 785,466
Revaluations	29,649
Additions	27,582
Disposals	-
Cash additions	-
As at 31 March 2022	842,697

The historical cost of listed investments held as at 31 March 2022 is £770,001 (2021: £742,419). The management fee incurred for the investments is £8,107 (2021: £8,635).

10 Debtors

	2022 £	2021 £
Residents' arrears	1,246	1,892
Prepayments and accrued income	1,293	1,675
	2,539	3,567
	2,539	3,567

11 Creditors: amounts falling due within one year

	2022 £	2021 £
Prepaid Rent	213	159
Creditors	983	303
Accruals	16,578	4,800
	17,774	5,262
	17,774	5,262

**ALMSHOUSE CHARITY OF SIR WILLIAM POWELL
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12 Reserve funds reconciliation

	Balance at 31 March 2021	Income	Expenditure	Gains/ (losses)	Transfers	Balance at 31 March 2022
	£	£	£	£	£	£
Revenue reserve	451,919	102,801	(96,566)	29,649	(72,696)	415,107
Revaluation reserve	103,047	-	-	-	72,696	175,743
Designated reserve	691,104	-	-	-	-	691,104
Restricted reserve	255,230	-	-	-	-	255,230
Total	1,501,300	102,801	(96,566)	29,649	-	1,537,184

Information on individual reserve balances and purposes held is included in note 1.

13 Analysis of net assets between funds

	Unrestricted funds £	Restricted funds £	Total £
Fixed assets	1,234,210	255,230	1,489,440
Current assets	65,518	-	65,518
Current liabilities	(17,774)	-	(17,774)
Total	1,281,954	255,230	1,537,184

**ALMSHOUSE CHARITY OF SIR WILLIAM POWELL
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14 Reconciliation of net income / (expenditure) to net cash flow from operating activities

	2022	2021
	£	£
Net income for year	35,884	122,307
Dividends received	(27,583)	(18,766)
Gain on sale of investment	-	(11,221)
Depreciation and impairment of tangible fixed assets	14,453	12,698
(Gains) / losses on investments	(29,649)	(93,587)
Ground rents from investment property	(1,723)	(1,300)
(Increase) / decrease in debtors	1,027	(711)
Increase / (decrease) in creditors	12,512	(746)
Net cash flow from operating activities	<u>4,921</u>	<u>8,674</u>

15 Analysis of changes in net debt

	2021	Cash flows	2022
	£	£	£
Short and long term loan liabilities	-	-	-
Total liabilities	-	-	-
Cash and cash equivalents	(56,333)	(6,646)	(62,979)
Total net debt	<u>(56,333)</u>	<u>(6,646)</u>	<u>(62,979)</u>

16 Related party transactions

The Lygon Almshouses is a related party they manage the Almshouse Charity of Sir William Powell and have several trustees in common. There were four other Trustees in common between the two charities during the year; Mrs A Allford, Reverend P Seabrook, Cllr A Rosenberg, and Ms C Needham. During the year Lygon Almshouses has provided management services to Almshouse Charity of Sir William Powell for which it charged a fee of £16,000 (2021: £16,000) plus expenses of £nil (2021: £nil).

17 Capital Commitments

	2022	2021
	£	£
Capital expenditure contracted for and not provided for in the accounts	<u>-</u>	<u>-</u>

**ALMSHOUSE CHARITY OF SIR WILLIAM POWELL
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18 Financial instruments

The carrying amounts of the charity's financial instruments are as follows:

	2022	2021
	£	£
<i>Financial assets</i>		
Measured at fair value through net income / expenditure:		
- Fixed asset listed investments (note 10)	842,697	785,466
Measured at cost:		
- Cash at bank and in hand	62,979	56,333
Debt instruments measured at amortised cost:		
- Debtors (note 11)	1,246	1,892
Total financial assets	906,922	843,691
<i>Financial liabilities</i>		
Measured at amortised cost		
- Trade and other creditors (note 12)	983	462
Total financial liabilities	983	462

**ALMSHOUSE CHARITY OF SIR WILLIAM POWELL
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19 Prior year Statement of Financial Activities

	Unrestricted Funds £	2021 Restricted Funds £	Total £
Income from:			
Charitable activities	77,761	-	77,761
Investments	20,066	-	20,066
Total income	97,827	-	97,827
Expenditure on:			
Charitable activities	76,848	-	76,848
Other	3,480	-	3,480
Total expenditure	80,328	-	80,328
Net gain / (losses) on sale of investments	11,221	-	11,221
Net gain / (losses) on movement of investments	93,587	-	93,587
Net income / (expenditure)	122,307	-	122,307
Reconciliation of funds:			
Total funds brought forward	1,123,763	255,230	1,378,933
Total funds carried forward	1,246,070	255,230	1,501,300