

**ALMSHOUSE CHARITY OF SIR WILLIAM POWELL  
FINANCIAL STATEMENTS  
FOR THE YEAR ENDED 31 MARCH 2023**

Registered Charity Number: 247066  
Registered Provider Number: A1137

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**ALMSHOUSE CHARITY OF SIR WILLIAM POWELL  
LEGAL AND ADMINISTRATIVE DETAILS  
FOR THE YEAR ENDED 31 MARCH 2023**

Chairman: Rev.Penny Seabrook

Deputy Chairman: Gilly Nester-Smith JP (resigned 8/12/22)

Hon Treasurer: Philip Hedges

Other Trustees: Cllr Adronie Alford  
Sylvia Simmons (resigned 20/09/22)  
Caroline Needham (resigned 23/05/22)  
Cllr Sharon Holder  
Cllr Ann Rosenberg (resigned 23/05/22)  
Judith Graham  
Laura Auckland  
Christina Thomas (resigned 18/05/22)  
Paul Hall  
Catherine Cull Thomas (appointed 19/10/22)  
Robert Rose (appointed 19/10/22)  
Cllr Lucy Richardson (appointed 22/09/22)  
Paul Alexander (appointed 23/05/22 resigned 18/04/23)  
Rev.Peter Kettle (appointed 02/02/23)

Clerk to the Trustees: Katie Arengo-Jones

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  
11 Harwood Road  
London SW6 4QP

Independent Examiner: Beaver and Struthers  
Chartered Accountants  
One Express  
1 George Leigh Street  
Manchester  
M4 5DL

Investment advisors: Waverton Investment Management  
16 Brabmaes Street  
St James's  
London  
SW1Y 6AH

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 2023**

The Trustees present their report and unaudited accounts for the year ended 31 March 2023.

**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 20<sup>th</sup> October 2008 to allow Trustees to accept applications from persons in need over 55 years of age resident within the London Borough of Hammersmith and Fulham or elsewhere in special cases approved by the trustees.

The Trust provides and manages 12 flats at Church Gate Fulham London 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 £16,309 (2022: £16,000). The Trustees are most grateful for Lygon's management input and support.

In 2022/23 the Charity increased Weekly Maintenance Charges by 3% due to expected inflation and State pension increase. WMC rise was less than the 4.1% recommended increase by the Almshouse Association. Service charges were increased by £2 to £14 per week during the year. Budgeted costs were contained where possible due to fixed price energy contract expiring in April 2023. Service charges were increased again in July 2023 to £16 per week following a further review of energy costs and inflation. Other routine matters were as follows:

- A full risk assessment on water hygiene was carried out and the charity renewed a more comprehensive contract with Water Hygiene Management.
- Cyclical redecoration was carried out on 3 flats with new stairwell carpet in communal area.
- Insurance rebuilding valuation of Church Gate was undertaken resulting in an increase in the insurance premium
- Routine repair works and servicing of gas boilers were carried out
- 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 completed in May 2019.
- The three-year cyclical EICR electrical survey was carried out in all flats in July 2023 and certified.

**ALMSHOUSE CHARITY OF SIR WILLIAM POWELL  
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FOR THE YEAR ENDED 31 MARCH 2023**

**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. 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 is invested in the Waverton Multi-Asset Income Fund with income reinvested. Cash is held in the portfolio available to meet likely quinquennial survey works expenditure foreseen within the next financial 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 who is 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 £83,184 (2022: £73,496). A one-month void loss of income £620 for a vacant flat refurbishment was incurred (2022: £5,705). Income from investments was £29,678 (2022: £29,305). Expenditure on charitable activities was £69,561 (2022: £93,500) reduced due to non-routine repair works costs incurred in the previous year. Net expenditure for the year was £17,555 (2022: net income £35,884), the fall being due to the valuation loss provision £54,737 (2022: gain £29,649) on the investment portfolio due to market fluctuation.

Cash at bank at year end increased to £80,787 (2022: £62,979) together with cash held at Waverton investment manager £154,375 (2022: £132,240). 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 Waverton portfolio continued to perform better than cautious and balanced index benchmarks during the year to 31<sup>st</sup> March 2023. There were no fund transactions instructed by the charity during the year.

The Charity is budgeted to achieve a £13,000 surplus of income over expenditure in 2023/24 after allowing for increased energy costs on a renewed fixed priced contract.

**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 on 8<sup>th</sup> December 2022. 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  
FOR THE YEAR ENDED 31 MARCH 2023**

**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 13 to the accounts. The total reserve funds held at 31<sup>st</sup> March 2023 were £1,519,629, of which £255,230 is a restricted reserve, and £691,104 is a designated but not committed reserve which will partly be applied to 2021 quinquennial survey works budgeted to amount to £231,000 over the next two financial years. Together with cash on hand and realisable stock market investments Trustees consider the charity's reserves held are appropriate and readily available.

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

<b>Indicator</b>	<b>2023 Target</b>	<b>Actual 2023</b>	<b>Actual 2022</b>	<b>2024 Target</b>
1. Reinvestment in development and capital works	1.0%	0.0%	0.0%	10.0%
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	£6,000	£4,738	£6,576	£6,000
6. Operating margin (Social housing lettings)	1.0%	16.4%	-27.2%	8.0%
7. Operating margin (overall)	6.0%	29.1%	6.1%	12.0%
8. Return on capital employed	1.0%	2.0%	0.4%	2.0%

**ALMSHOUSE CHARITY OF SIR WILLIAM POWELL  
TRUSTEES' ANNUAL REPORT  
FOR THE YEAR ENDED 31 MARCH 2023**

**10. Value for money (continued)**

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. Quinquennial survey works planned for 2024.*
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 lower than the target due to anticipated refurbishment and repair works not being required 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 increased due to the fall in major repairs and refurbishment required during the 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. *Increased due to due to fall in refurbishment and major 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  
FOR THE YEAR ENDED 31 MARCH 2023**

**14. Trustees**

The Trustees who served during the year ended 31 March 2023 were as follows:-

Chair:	Rev.Penny Seabrook
Deputy Chair:	Gilly Nester-Smith JP (resigned 08/12/22)
Hon Treasurer:	Philip Hedges
	Cllr Adronie Alford
	Sylvia Simmons (resigned 20/09/22)
	Caroline Needham (resigned 23/05/22)
	Cllr Sharon Holder
	Cllr Ann Rosenberg (resigned 23/05/22)
	Judith Graham
	Laura Auckland
	Christina Thomas (resigned 18/05/22)
	Paul Hall
	Catherine Cull Thomas (appointed 19/10/22)
	Robert Rose (appointed 19/10/22)
	Cllr Lucy Richardson (appointed 22/09/22)
	Paul Alexander (appointed 23/05/22 resigned 18/04/23)
	Rev.Peter Kettle (appointed 02/02/23)

**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.

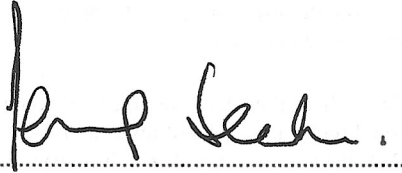
**ALMSHOUSE CHARITY OF SIR WILLIAM POWELL  
TRUSTEES' ANNUAL REPORT  
FOR THE YEAR ENDED 31 MARCH 2023**

**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: 28 . 9 . 23 .

**INDEPENDENT EXAMINER'S REPORT TO THE TRUSTEES OF  
ALMSHOUSE CHARITY OF SIR WILLIAM POWELL  
FOR YEAR ENDED 31 MARCH 2023**

I report to the charity trustees on my examination of the accounts of the Company for the year ended 31 March 2023.

**Responsibilities and basis of report**

As the charity's trustees of the Almshouse Charity of Sir William Powell you are responsible for the preparation of the accounts in accordance with the requirements of the Companies Act 2006 ('the 2006 Act').

Having satisfied myself that the accounts of the Almshouse Charity of Sir William Powell are not required to be audited under Part 16 of the 2006 Act and are eligible for independent examination, I report in respect of my examination of your charity's accounts as carried out under section 145 of the Charities Act 2011 ('the 2011 Act'). In carrying out my examination I have followed the directions given by the Charity Commission under section 145(5)(b) of the 2011 Act.

**Independent examiner's statement**

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:

1. accounting records were not kept in respect of the Almshouse Charity of Sir William Powell as required by section 386 of the 2006 Act; or
2. the accounts do not accord with those records; or
3. the accounts do not comply with the accounting requirements of section 396 of the 2006 Act 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; or
4. the accounts have not been prepared in accordance with the methods and principles of the Statement of Recommended Practice for accounting and reporting by charities [applicable to charities preparing their accounts in accordance with the Financial Reporting Standard applicable in the UK and Republic of Ireland (FRS 102)].

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.

*H. E. Binns*  
.....  
Helen Binns FCA  
Chartered Accountant

One Express  
1 George Leigh Street  
Ancoats  
Manchester  
M4 5DL

Date: *28/09/23*  
.....

**ALMSHOUSE CHARITY OF SIR WILLIAM POWELL  
STATEMENT OF FINANCIAL ACTIVITIES  
FOR THE YEAR ENDED 31 MARCH 2023**

	Note	Unrestricted Funds £	2023 Restricted Funds £	Total £	2022 Total £
<b>Income from:</b>					
Charitable activities	2	83,184	-	83,184	73,496
Investments	3	29,678	-	29,678	29,305
<b>Total income</b>		<b>112,862</b>	<b>-</b>	<b>112,862</b>	<b>102,801</b>
<b>Expenditure on:</b>					
Charitable activities	4	69,561	-	69,561	93,500
Investment management	10	6,119	-	6,119	-
Other	5	-	-	-	3,066
<b>Total expenditure</b>		<b>75,680</b>	<b>-</b>	<b>75,680</b>	<b>96,566</b>
Net Income before investments gains (losses)		37,182		37,182	6,235
Net gain / (losses) on movement of investments	10	(54,737)	-	(54,737)	29,649
<b>Net (expenditure) / income</b>		<b>(17,555)</b>	<b>-</b>	<b>(17,555)</b>	<b>35,884</b>
<b>Net movement in funds</b>		<b>(17,555)</b>	<b>-</b>	<b>(17,555)</b>	<b>35,884</b>
<b>Reconciliation of funds:</b>					
Total funds brought forward	13	1,281,954	255,230	1,537,184	1,501,300
<b>Total funds carried forward</b>	13	<b>1,264,399</b>	<b>255,230</b>	<b>1,519,629</b>	<b>1,537,184</b>

All income and expenditure derive from continuing activities.

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

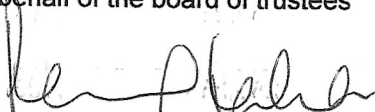
**ALMSHOUSE CHARITY OF SIR WILLIAM POWELL  
STATEMENT OF FINANCIAL POSITION  
AS AT 31 MARCH 2023**

	Note	2023 £	2022 £
<b>Fixed assets</b>			
Tangible assets	8	574,202	586,743
Investment property	9	60,000	60,000
Investments	10	810,094	842,697
		1,444,296	1,489,440
<b>Current assets</b>			
Debtors	11	3,806	2,539
Cash at bank and in hand		80,787	62,979
		84,592	65,518
<b>Creditors: amounts falling due within one year</b>	12	9,260	17,774
<b>Net current assets</b>		75,333	47,744
<b>Net assets</b>		1,519,629	1,537,184
<b>Restricted and unrestricted funds</b>			
Unrestricted funds		1,264,399	1,281,954
Restricted funds		255,230	255,230
<b>Total charity funds</b>	13	1,519,629	1,537,184

The financial statements were approved and authorised for issue by the Board on 28 September 2023

Signed on behalf of the board of trustees

Signature:



Name:

David P. SETBROOK  
Chair of Trustees

Signature:



Name:

P. HEDGES / TREASURER.

The notes on pages 13 to 20 form part of these financial statements.

**ALMSHOUSE CHARITY OF SIR WILLIAM POWELL  
NOTES TO THE FINANCIAL STATEMENTS  
FOR THE YEAR ENDED 31 MARCH 2023**

**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 2023**

**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 2023**

**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 2023**

**2 Income from charitable activities**

	2023 £	2022 £
Charges to residents net of voids	83,184	73,496
	83,184	73,496
Loss of income due to void periods	620	5,705

**3 Income from investments**

	2023 £	2022 £
Dividend income	28,253	27,582
Ground rent	1,425	1,723
	29,678	29,305

**4 Analysis of resources expended**

	Other Direct Support Costs	Total 2023	Other Direct Support Costs and Total 2022
	£	£	£
<b><u>Charitable activities</u></b>			
Management fee	16,309	16,309	16,000
Governance costs	2,962	2,962	-
Insurance	3,634	3,634	3,308
Professional fees	(1,246)	(1,246)	6,157
Legal expenses	2,779	2,779	4,800
Bank charges	162	162	129
Depreciation	12,540	12,540	14,453
Gas	4,473	4,473	5,294
Lighting	2,157	2,157	2,021
Water	1,065	1,065	1,023
Telephone	386	386	354
Gardening	4,420	4,420	5,034
Equipment Rent and maintenance	1,643	1,643	1,172
Routine maintenance	5,325	5,325	4,679
Welfare and Office costs	2,576	2,576	1,607
Major repairs	10,377	10,377	27,469
	69,561	69,561	93,500

There were no staff employed by the Almshouse Charity of Sir William Powell during the year (2022 none). Governance costs are reclassified as charitable activities expenditure (see Note 5)

**ALMSHOUSE CHARITY OF SIR WILLIAM POWELL  
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**5 Other expenditure**

	<b>2023</b>	<b>2022</b>
	<b>£</b>	<b>£</b>
Reporting Accountants' Fee (including VAT)	<b>3,100</b>	<b>3,066</b>
	<b>3,100</b>	<b>3,066</b>

The accountants' remuneration provision (excluding VAT) is reporting fee £2,000 (2022: £2,000) and other services of £638 (2022: £609). Previously classified as governance costs these are now reclassified as charitable activities expenditure (see Note 4)

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

**6 Trustee remuneration and expenses**

The trustees neither received nor waived any remuneration during the year (2022 £Nil). No expenses were reimbursed or paid for by the charity to trustees (2022: £Nil).

**7 Net income / expenditure for the year ending 31 March 2023**

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

	<b>2023</b>	<b>2022</b>
	<b>£</b>	<b>£</b>
Depreciation of tangible fixed assets	<b>12,540</b>	14,453

**8 Tangible fixed assets**

	<b>Almshouse Property</b>	<b>Almshouse Components</b>	<b>Equipment</b>	<b>Total</b>
	<b>£</b>	<b>£</b>	<b>£</b>	<b>£</b>
Cost				
At 1 April 2022	4,953	804,049	28,201	837,203
Additions	-	-	-	-
Disposals	-	-	-	-
At 31 March 2023	4,953	804,049	28,201	837,203
Depreciation:				
At 1 April 2022	-	224,636	25,824	250,460
Charge for the year	-	11,352	1,188	12,540
Disposal	-	-	-	-
At 31 March 2023	-	235,988	27,012	263,000
Net book value:				
At 31 March 2023	<b>4,953</b>	<b>568,061</b>	<b>1,188</b>	<b>574,202</b>
At 31 March 2022	4,953	579,413	2,377	586,743

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

**ALMSHOUSE CHARITY OF SIR WILLIAM POWELL  
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**9 Investment properties**

	<b>2022</b>	<b>2021</b>
	<b>£</b>	<b>£</b>
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.

**10 Investments**

	<b>Total Funds</b>
	<b>£</b>
As at 1 April 2021	785,466
Revaluations	29,649
Additions	27,582
Disposals	-
As at 1 April 2022	<u>842,697</u>
Revaluations	(54,737)
Additions	22,134
Disposals	-
Cash additions	-
<b>As at 31 March 2023</b>	<u><b>810,094</b></u>

The historical cost of listed investments held as at 31 March 2023 is £792,135 (2022: £770,001). The management fee incurred for the investments is £6,119 (2022: £8,107). This is now presented separately in the Statement of Financial Activities, being fund raising expenditure.

**11 Debtors**

	<b>2023</b>	<b>2022</b>
	<b>£</b>	<b>£</b>
Residents' arrears	<b>1,476</b>	1,246
Prepayments and accrued income	<b>2,329</b>	1,293
	<u><b>3,806</b></u>	<u>2,539</u>

**ALMSHOUSE CHARITY OF SIR WILLIAM POWELL  
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**12 Creditors: amounts falling due within one year**

	2023 £	2022 £
Prepaid Rent	-	213
Creditors	2,678	983
Accruals	6,582	16,578
	<u>9,260</u>	<u>17,774</u>

**13 Reserve funds reconciliation**

	Balance at 31 March 2022 £	Income £	Expenditure £	Gains/ (losses) £	Transfers £	Balance at 31 March 2023 £
Revenue reserve	415,107	106,743	(69,561)	(54,737)	(17,958)	379,594
Revaluation reserve	175,743	-	-	-	17,958	193,701
Designated reserve	691,104	-	-	-	-	691,104
Unrestricted Funds	1,281,954	106,743	(69,561)	(54,737)	-	1,264,399
Restricted reserve	255,230	-	-	-	-	255,230
Total	<u>1,537,184</u>	<u>102,743</u>	<u>(69,561)</u>	<u>(54,737)</u>	<u>-</u>	<u>1,519,629</u>

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

**14 Analysis of net assets between funds**

	Unrestricted funds £	Restricted funds £	Total £
Fixed assets	1,189,066	255,230	1,489,440
Current assets	84,592	-	84,592
Current liabilities	(9,260)	-	(9,260)
Total	<u>1,264,399</u>	<u>255,230</u>	<u>1,519,629</u>

**15 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 £16,309 (2022: £16,000) plus expenses of £nil (2021: £nil).

**ALMSHOUSE CHARITY OF SIR WILLIAM POWELL  
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**16 Financial instruments**

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

	<b>2023</b>	<b>2022</b>
	£	£
<i>Financial assets</i>		
Measured at fair value through net income / expenditure:		
- Fixed asset listed investments (note 10)	810,094	842,697

**17 Prior year Statement of Financial Activities**

	<b>Unrestricted Funds £</b>	<b>2022 Restricted Funds £</b>	<b>Total £</b>
<b>Income from:</b>			
Charitable activities	73,496	-	73,496
Investments	29,305	-	29,305
<b>Total income</b>	<b>102,801</b>	<b>-</b>	<b>102,801</b>
<b>Expenditure on:</b>			
Charitable activities	93,500	-	93,500
Other	3,066	-	3,066
<b>Total expenditure</b>	<b>96,566</b>	<b>-</b>	<b>96,566</b>
Net gain / (losses) on sale of investments	-	-	-
Net gain / (losses) on movement of investments	29,649	-	29,649
<b>Net income / (expenditure)</b>	<b>35,884</b>	<b>-</b>	<b>35,884</b>
<b>Reconciliation of funds:</b>			
Total funds brought forward	1,246,070	255,230	1,501,300
<b>Total funds carried forward</b>	<b>1,281,954</b>	<b>255,230</b>	<b>1,537,184</b>