

**CHARITY REGISTRATION NUMBER: 512195**

**Earsdon, Newburn and Shilbottle Almshouse Charity**  
**Unaudited Financial Statements**  
**31 December 2022**

# Earsdon, Newburn and Shilbottle Almshouse Charity

## Financial Statements

Year ended 31 December 2022

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# Earsdon, Newburn and Shilbottle Almshouse Charity

## Trustee's Annual Report *(continued)*

Year ended 31 December 2022

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### Structure, governance and management

#### *Governing Document*

The organisation is governed by a trust deed dated 7 January 1982.

#### *Recruitment and Appointment of Trustees*

The charity aims to maintain its functions by recruiting local business people and appropriate individuals from the locality who have the necessary skills and local knowledge to monitor the financial position of the charity, and to make the necessary provision of accommodation to the residents. The recruitment of new Trustees is a matter for the Board of Trustees, and when vacancies arise, in either numbers or skill coverage, the Chairman will be asked to approach suitable candidates from the combined contacts of all current Trustees. Such appointments will bear in mind the need to have a knowledge of the region, an understanding of and empathy with the charitable sector, coupled with a general recognition of the needs of the residents. None of the Trustees are entitled to, nor received, any remuneration for their services to the charity during the year. Additionally, no expenses have been paid to any Trustee.

#### *Trustee Induction and Training*

The Trustees are all familiar with the work of the charity, and new Trustees are encouraged to attend at the charity's registered office where they are briefed on the aims, objectives and other operational matters, in addition to their roles and responsibilities.

#### *Risk Management*

The Trustees actively review the major risks which the charity faces on a regular basis and believe that maintaining reserves at current levels, combined with an annual review of the controls over key financial systems, will provide sufficient resources in the event of adverse conditions. The Trustees have also examined other operational and business risks faced by the charity and confirm that they have established systems to mitigate the significant risks.

### Objectives and activities

#### *Activities*

Earsdon, Newburn and Shilbottle Almshouse Charity meets the definition of a public benefit entity under FRS 102. The principal activity of the Charity is to provide residential accommodation for the poor and needy residing in or near Earsdon, Newburn and Shilbottle. The Charity owns and maintains 12 adjacent properties in Newburn for which the residents contribute a nominal weekly sum to cover maintenance and running costs.

#### *Achievements and performance*

During the year, the charity achieved full occupancy, with no voids being experienced. Maintenance contributions have steadily increased in line with best practice and now represent adequate cover for ongoing and routine costs.

#### *Financial review*

The Statement of Financial Activities shows net incoming resources for the year (before movements in the market value of investments) of £7,319 and cumulative reserves to carry forward of £431,356. The Trustees have considered any major risks to which the charity might be exposed in the near future, and consider that the present level of funding is adequate to support the charity's current operations. The Trustees consider the current financial position of the charity to be good and continue to monitor the position to ensure the future financial position remains secure.

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# Earsdon, Newburn and Shilbottle Almshouse Charity

## Trustee's Annual Report *(continued)*

Year ended 31 December 2022

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### *Reserves Policy*

The charity's sole purpose is to provide accommodation to qualifying Almshouse residents, and as such maintains sufficient liquid funds to defray routine maintenance and other running costs; whilst maintaining sufficient longer term investments in approved funds to cover any major capital expenditure. The Trustees consider that operating reserves sufficient to cover these administrative costs for up to 9 months are sufficient in the context of the charity's current objectives.

### **Plans for future periods**

There are no plans to expand the activities of the charity.

### **Independent Examiner**

J E Freeman, Chartered Certified Accountant, who was appointed to carry out an independent examination, offers herself, and is recommended for, re-appointment.

The trustee's annual report was approved on 30/08/2023.... and signed on behalf of the board of trustees by:

*Julia F. Robson*

J Robson  
Trustee

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# **Earsdon, Newburn and Shilbottle Almshouse Charity**

## **Independent Examiner's Report to the Trustee of Earsdon, Newburn and Shilbottle Almshouse Charity**

**Year ended 31 December 2022**

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I report to the trustee on my examination of the financial statements of Earsdon, Newburn and Shilbottle Almshouse Charity ('the association') for the year ended 31 December 2022.

### **Responsibilities and basis of report**

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

I report in respect of my examination of the association's financial statements carried out under section 145 of the 2011 Act and in carrying out my examination I have followed all the 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 association as required by section 130 of the Act; or
2. the financial statements do not accord with those records; or
3. the financial statements do not comply with the applicable requirements concerning the form and content of accounts set out in the Charities (Accounts and Reports) Regulations 2008 other than any requirement that the accounts give a 'true and fair' view which is not a matter considered as part of an independent examination.

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

**J E Freeman**  
FCCA  
**Independent Examiner**  
58 Durham Road  
Birtley  
Co Durham  
DH3 2QJ

# Earsdon, Newburn and Shilbottle Almshouse Charity

## Statement of Financial Activities

Year ended 31 December 2022

		2022		2021
	Note	Unrestricted funds £	Total funds £	Total funds £
<b>Income</b>				
Maintenance contributions from residents		40,161	40,161	37,415
Investment income	4	<u>4,677</u>	<u>4,677</u>	<u>4,524</u>
<b>Total income</b>		<u>44,838</u>	<u>44,838</u>	<u>41,939</u>
<b>Expenditure</b>				
Expenditure on raising funds:				
Property management expenses	5	36,889	36,889	18,502
Expenditure on charitable activities	6	<u>630</u>	<u>630</u>	<u>600</u>
<b>Total expenditure</b>		<u>37,519</u>	<u>37,519</u>	<u>19,102</u>
<b>Net income</b>		<u>7,319</u>	<u>7,319</u>	<u>22,837</u>
<b>Other recognised gains and losses</b>				
Growth/(diminution) in value of investments		(38,782)	(38,782)	17,763
<b>Net movement in funds</b>		<u>(31,463)</u>	<u>(31,463)</u>	<u>40,600</u>
<b>Reconciliation of funds</b>				
Total funds brought forward		462,819	462,819	422,219
<b>Total funds carried forward</b>		<u>431,356</u>	<u>431,356</u>	<u>462,819</u>
<b>Fund balances are analysed:</b>				
Revenue Reserve			163,724	168,405
Revaluation Reserve			98,888	86,888
Capital Reserve			<u>168,744</u>	<u>207,526</u>
			<u>431,356</u>	<u>462,819</u>

The statement of financial activities includes all gains and losses recognised in the year. All income and expenditure derive from continuing activities.

The notes on pages 7 to 11 form part of these financial statements.

# Earsdon, Newburn and Shilbottle Almshouse Charity

## Statement of Financial Position

31 December 2022

	Note	2022 £	2021 £
<b>Fixed assets</b>			
Tangible fixed assets	9	111,162	112,431
Investments	10	243,391	282,173
		<u>354,553</u>	<u>394,604</u>
<b>Current assets</b>			
Debtors	11	1,751	935
Cash at bank and in hand		79,138	70,995
		<u>80,889</u>	<u>71,930</u>
<b>Creditors: amounts falling due within one year</b>	12	<u>(4,086)</u>	<u>(3,715)</u>
<b>Net current assets</b>		<u>76,803</u>	<u>68,215</u>
<b>Total assets less current liabilities</b>		<u>431,356</u>	<u>462,819</u>
<b>Net assets</b>		<u>431,356</u>	<u>462,819</u>
<b>Funds of the charity</b>			
Unrestricted funds:			
Revenue reserve		163,724	168,405
Revaluation reserve		98,888	86,888
Other unrestricted income funds		168,744	207,526
<b>Total unrestricted funds</b>		<u>431,356</u>	<u>462,819</u>
<b>Total charity funds</b>	13	<u>431,356</u>	<u>462,819</u>

These financial statements were approved by the board of trustees and authorised for issue on 30.09.23, and are signed on behalf of the board by:

*Julia F. Robson*

**J Robson**  
Trustee

The notes on pages 7 to 11 form part of these financial statements.

# Earsdon, Newburn and Shilbottle Almshouse Charity

## Notes to the Financial Statements

Year ended 31 December 2022

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### 1. General information

The association is a public benefit entity and a registered charity in England and Wales and is unincorporated. The format of the financial statement complies with the Accounting Requirements of the Housing SORP 2014: Statement of Recommended Practice for Registered Social Housing Providers and in Accounting Direction for Private Registered Providers of Social Housing 2015.

### 2. Statement of compliance

These financial statements have been prepared in compliance with FRS 102, 'The Financial Reporting Standard applicable in the UK and the Republic of Ireland', 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) (Charities SORP (FRS 102)) and the Charities Act 2011.

### 3. Accounting policies

#### Basis of preparation

The financial statements have been prepared on the historical cost basis, as modified by the revaluation of certain financial assets and liabilities and investment properties measured at fair value through income or expenditure.

The financial statements are prepared in sterling, which is the functional currency of the entity.

#### Going concern

There are no material uncertainties about the charity's ability to continue.

#### Disclosure exemptions

The entity satisfies the criteria of being a qualifying entity as defined in FRS 102. As such, advantage has been taken of the following disclosure exemptions available under paragraph 1.12 of FRS 102:

- (a) No cash flow statement has been presented for the company.
- (b) Disclosures in respect of financial instruments have not been presented.

#### Fund accounting

Unrestricted funds are available for use at the discretion of the trustees to further any of the charity's purposes.

Designated funds are unrestricted funds earmarked by the trustee for particular future project or commitment.

#### Incoming resources

Maintenance contributions and investment income are shown when receivable.

# Earsdon, Newburn and Shilbottle Almshouse Charity

## Notes to the Financial Statements *(continued)*

### Year ended 31 December 2022

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#### 3. Accounting policies *(continued)*

##### Resources expended

Expenditure is recognised on an accrual basis as a liability is incurred. Expenditure includes any VAT which cannot be fully recovered, and is classified under headings of the statement of financial activities to which it relates.

Charitable expenditure comprises those costs incurred by the charity in relation to the properties. It includes both costs that can be allocated directly and those costs of an indirect nature necessary to support them. All repairs are charged to revenue unless they represent a significant improvement to the property.

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

##### Depreciation

Depreciation is calculated so as to write off the cost or valuation of an asset, less its residual value, over the useful economic life of that asset as follows:

Freehold property - 1% straight line

##### Investments

Unlisted equity investments are initially recorded at cost, and subsequently measured at fair value. If fair value cannot be reliably measured, assets are measured at cost less impairment.

Listed investments are measured at fair value with changes in fair value being recognised in income or expenditure.

##### Housing properties

The Almshouses were constructed in the late Nineteenth Century and there is no record of the original cost and no value is attributed thereto. The Housing Property costs relate to improvements carried out since 1960 which were funded by a Housing Corporation Grant, a mortgage loan from Housing Corporation secured by a charge on housing, land and buildings and from the Almshouses own resources. Whilst the properties are maintained in a state of repair such that their estimated residual value is not less than their improvement cost or carrying amount, an annual charge for depreciation of 1% straight line has been provided in line with the previous year.

##### Housing association grant

Housing Association Grant (HAG) is paid by the Housing Corporation to reduce the cost of development and is, therefore, shown as a deduction from the cost of Housing Properties on the Balance sheet. HAG is repayable under certain circumstances, primarily following the sale of the property, but will normally be restricted to net proceeds of sale.

# Earsdon, Newburn and Shilbottle Almshouse Charity

## Notes to the Financial Statements *(continued)*

Year ended 31 December 2022

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### 4. Investment income

	Unrestricted Funds	Total Funds 2022	Unrestricted Funds	Total Funds 2021
	£	£	£	£
Income from listed investments	4,639	4,639	4,520	4,520
Bank interest receivable	38	38	4	4
	<u>4,677</u>	<u>4,677</u>	<u>4,524</u>	<u>4,524</u>

### 5. Property management expenses

	Unrestricted Funds	Total Funds 2022	Unrestricted Funds	Total Funds 2021
	£	£	£	£
Water rates	2,358	2,358	3,232	3,232
Professional charges	7,632	7,632	7,334	7,334
Repairs and renovations	23,284	23,284	3,718	3,718
Building insurance	1,955	1,955	1,844	1,844
Property depreciation	1,269	1,269	1,269	1,269
Subscriptions	381	381	768	768
Printing, postage & stationery	10	10	337	337
	<u>36,889</u>	<u>36,889</u>	<u>18,502</u>	<u>18,502</u>

### 6. Governance costs

	Unrestricted Funds	Total Funds 2022	Unrestricted Funds	Total Funds 2021
	£	£	£	£
Independent examiner's fee	630	630	600	600

### 7. Taxation

The Almshouse is a registered Charity and is therefore exempt from liability to taxation on its Income and Capital Gains.

### 8. Staff costs

The charity has no employees and no payments have been made to any of the trustees during the year

# Earsdon, Newburn and Shilbottle Almshouse Charity

## Notes to the Financial Statements *(continued)*

Year ended 31 December 2022

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### 9. Tangible fixed assets

	Freehold property £
<b>Cost</b>	
At 1 January 2022	882,035
Transfers	(255,137)
Other movements	(500,000)
<b>At 31 December 2022</b>	<u>126,898</u>
<b>Depreciation</b>	
At 1 January 2022	14,467
Charge for the year	1,269
<b>At 31 December 2022</b>	<u>15,736</u>
<b>Carrying amount</b>	
<b>At 31 December 2022</b>	<u>111,162</u>
At 31 December 2021	<u>867,568</u>

### 10. Investments

	2022 £	2021 £
<b>Trust Fund</b>		
The Charity's Official Investment Fund (COIF) 8,548.050 Income Shares (2021 - 8,548.050 shares)	155,360	175,803
<b>Extra-Ordinary Repair Fund</b>		
Chairnco Common Investment Fund 2,008.505 Accumulation Shares (2021 - 2,008.505 shares)	<u>88,031</u>	<u>110,448</u>
	<u>243,391</u>	<u>282,173</u>

The decrease in fixed asset investments is due to the unrealised diminution on revaluation of £38,782 (2021 - £17,763 profit).

### 11. Debtors

	2022 £	2021 £
Trade debtors	731	-
Prepayments and accrued income	1,020	935
	<u>1,751</u>	<u>935</u>

# Earsdon, Newburn and Shilbottle Almshouse Charity

## Notes to the Financial Statements *(continued)*

Year ended 31 December 2022

### 12. Creditors: amounts falling due within one year

	2022 £	2021 £
Trade creditors	315	–
Accruals and deferred income	3,771	3,715
	<u>4,086</u>	<u>3,715</u>

### 13. Analysis of charitable funds

#### Unrestricted funds

	At 1 Jan 2022 £	Income £	Expenditure £	Transfers £	Gains and losses £	At 31 Dec 2022 £
General funds	168,405	44,838	(37,519)	(12,000)	–	163,724
Revaluation reserve	207,526	–	–	–	(38,782)	168,744
Revaluation reserve	86,888	–	–	12,000	–	98,888
	<u>462,819</u>	<u>44,838</u>	<u>(37,519)</u>	<u>–</u>	<u>(38,782)</u>	<u>431,356</u>

	At 1 Jan 2021 £	Income £	Expenditure £	Transfers £	Gains and losses £	At 31 Dec 2021 £
General funds	157,568	41,939	(19,102)	(12,000)	–	168,405
Revaluation reserve	189,763	–	–	–	17,763	207,526
Revaluation reserve	74,888	–	–	12,000	–	86,888
	<u>422,219</u>	<u>41,939</u>	<u>(19,102)</u>	<u>–</u>	<u>17,763</u>	<u>462,819</u>

### 14. Analysis of net assets between funds

	Unrestricted Funds £	Total Funds 2022 £
Tangible fixed assets	111,162	111,162
Investments	243,391	243,391
Current Assets	80,889	80,889
Creditors less than 1 year	(4,086)	(4,086)
<b>Net assets</b>	<u>431,356</u>	<u>431,356</u>
	Unrestricted Funds £	Total Funds 2021 £
Tangible fixed assets	112,431	112,431
Investments	282,173	282,173
Current Assets	71,930	71,930
Creditors less than 1 year	(3,715)	(3,715)
<b>Net assets</b>	<u>462,819</u>	<u>462,819</u>

**Earsdon, Newburn and Shilbottle Almshouse Charity**

**Management Information**

**Year ended 31 December 2022**

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**The following pages do not form part of the financial statements.**

# Earsdon, Newburn and Shilbottle Almshouse Charity

## Detailed Statement of Financial Activities

Year ended 31 December 2022

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	2022	2021
	£	£
<b>Income</b>		
<b>Maintenance contributions from residents</b>		
Net income from rents and service charges	40,161	37,415
	<u>40,161</u>	<u>37,415</u>
<b>Investment income</b>		
Income from listed investments	4,639	4,520
Bank interest receivable	38	4
	<u>4,677</u>	<u>4,524</u>
	<u>44,838</u>	<u>41,939</u>
<b>Total income</b>	<u>44,838</u>	<u>41,939</u>
<b>Expenditure</b>		
<b>Costs of raising maintenance contributions</b>		
Rates and water	2,358	3,232
Property management	7,632	7,334
Repairs and maintenance	23,284	3,718
Insurance	1,955	1,844
Printing, postage & stationery	10	337
Depreciation of property	1,269	1,269
Subscriptions	381	768
	<u>36,889</u>	<u>18,502</u>
<b>Expenditure on charitable activities</b>		
Independent examiner's fee	630	600
	<u>630</u>	<u>600</u>
	<u>37,519</u>	<u>19,102</u>
<b>Total expenditure</b>	<u>37,519</u>	<u>19,102</u>
<b>Net income</b>	<u>7,319</u>	<u>22,837</u>

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