

REPORT OF THE TRUSTEES AND
UNAUDITED FINANCIAL STATEMENTS FOR THE YEAR ENDED 31 MARCH 2020
FOR
THE JOHN HOWARD NURSES HOMES

Chariot House Limited
Chartered Accountants
44 Grand Parade
Brighton
East Sussex
BN2 9QA

THE JOHN HOWARD NURSES HOMES

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FOR THE YEAR ENDED 31 MARCH 2020

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THE JOHN HOWARD NURSES HOMES

REPORT OF THE TRUSTEES **FOR THE YEAR ENDED 31 MARCH 2020**

The trustees present their report with the financial statements of the charity for the year ended 31 March 2020. The trustees have adopted the provisions of Accounting and Reporting by Charities: Statement of Recommended Practice applicable to charities preparing their accounts in accordance with the Financial Reporting Standard applicable in the UK and Republic of Ireland (FRS 102) (effective 1 January 2019).

OBJECTIVES AND ACTIVITIES

Objectives and aims

The Charity owns 24 cottages in Brighton. Average occupancy during the year was 86% (2019: 96%). Graves Son and Pilcher provide a managing service to the Charity.

ACHIEVEMENT AND PERFORMANCE

Charitable activities

A sub group of the Trustees meets regularly with the managing agents, Graves Son and Pilcher, which helps to ensure the continued smooth running of the cottages as well as adhering to all the regulatory requirements.

Three cottages were completely refurbished and are now let to new residents.

Scaffold towers had to be erected to enable the roof tiles to be cut, to gain access to the lead valleys which were blocked and causing leaks. Apart from this there has been the usual day to day maintenance of the 24 cottages and the Lodge. Six monthly checks on all drains, gulleys, hoppers etc. are still ongoing.

The cost of the gardening continues to increase as more residents have become unable to maintain their plots. The Trustees are therefore paying for the gardener to do them in addition to the general maintenance of the grounds.

An insurance revaluation was commissioned, as the Royal Institute of Chartered Surveyors now recommends that such assessments are undertaken roughly every three years. The new declared value of the property is about £172k higher than the previous value.

Covid-19 has impacted the lives of the residents as it has for everyone. The gardener and cleaners continued to work on site, whilst maintaining social distancing, but only emergency maintenance issues were addressed. No viewings of empty properties took place but, since lockdown measures were eased, there has been renewed interest in applications from potential residents and viewings and refurbishments have recommenced.

FINANCIAL REVIEW

Financial position

Rental income totalled £92,946 in the year ended 31 March 2020 (2019: £100,541), an 8% decrease compared to the previous year.

Expenditure on maintenance and other running costs was £108,312. This included expenditure of £93,648 (2019: £110,423) in respect of high maintenance costs due to the age and state of the properties. The total outgoing resources for the year were £109,764 (2019: £124,498). At 31 March 2020, total reserves were £433,011 (2019: £432,260) including unrestricted reserves of £316,268 (2019: £315,517).

During the year donations of £15,000 (2019: £15,000) were received, and this is included in other income.

The freehold properties are included in the accounts at cost, which is considered to be substantially below their current market value.

Excess cash funds are held in interest bearing accounts.

Reserves policy

The trustee has reviewed the charity's reserves and is satisfied that they are adequate to meet both ongoing regular expenditure and to provide for periodic significant property maintenance costs which arise from time to time.

The trustee continues to refurbish the cottages as they become vacant to bring them up to a modern and consistent standard. Advertising is ongoing to attract new residents with the aim of achieving 100% occupancy.

THE JOHN HOWARD NURSES HOMES

REPORT OF THE TRUSTEES **FOR THE YEAR ENDED 31 MARCH 2020**

STRUCTURE, GOVERNANCE AND MANAGEMENT

Governing document

The John Howard Nurses Homes ("the Charity") was founded as a charity under the terms of the will (the "governing document") of Sir John Howard, who died on 20 April 1917, to provide accommodation for nurses whose health has broken down or who otherwise are not able to follow their profession and whose means are limited.

When reviewing our aims and objectives we have referred to the Charity Commission's general guidance on public benefit. All of our activities are undertaken to further our charitable purposes for the public benefit.

The John Howard Nurses Homes is registered as a charity, number 212584.

REFERENCE AND ADMINISTRATIVE DETAILS

Registered Charity number

212584

Principal address

Parish Office
St George's Church
St George's Road
Brighton
East Sussex
BN2 1ED

Trustees

Rev Dr A Manson-Brailsford
Miss M Ellis
Miss S Clough
Mr D Smith (resigned 7/4/2019)
Mr R Newing
Miss A Moulson
Mr M Ryan
Mr B Moyle Rosser (appointed 7/4/2019)
Rev M Samuel (appointed 7/4/2019)
Mrs S Spackman (appointed 7/4/2019)
Mr D Virgo (appointed 7/4/2019) (resigned 30/3/2020)

Independent Examiner

John Thacker FCA DChA
Chariot House Limited
Chartered Accountants
44 Grand Parade
Brighton
East Sussex
BN2 9QA

Bankers

Barclays Bank plc
139/140 North Street
Brighton
BN2 1ED

THE JOHN HOWARD NURSES HOMES

REPORT OF THE TRUSTEES
FOR THE YEAR ENDED 31 MARCH 2020

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

.....
Rev Dr A Manson-Brailsford - Trustee

**INDEPENDENT EXAMINER'S REPORT TO THE TRUSTEES OF
THE JOHN HOWARD NURSES HOMES**

Independent examiner's report to the trustees of The John Howard Nurses Homes

I report to the charity trustees on my examination of the accounts of The John Howard Nurses Homes (the Trust) for the year ended 31 March 2020.

Responsibilities and basis of report

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

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

Independent examiner's statement

I have completed my examination. I confirm that no material matters have come to my attention in connection with the examination giving me cause to believe that in any material respect:

1. accounting records were not kept in respect of the Trust as required by section 130 of the Act; or
2. the accounts do not accord with those records; or
3. the accounts do not comply with the applicable requirements concerning the form and content of accounts set out in the Charities (Accounts and Reports) Regulations 2008 other than any requirement that the accounts give a true and fair view which is not a matter considered as part of an independent examination.

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

John Thacker FCA DChA
Chariot House Limited
Chartered Accountants
44 Grand Parade
Brighton
East Sussex
BN2 9QA

Date:

THE JOHN HOWARD NURSES HOMES

STATEMENT OF FINANCIAL ACTIVITIES
FOR THE YEAR ENDED 31 MARCH 2020

	Notes	Unrestricted fund £	Endowment fund £	2020 Total funds £	2019 Total funds £
INCOME AND ENDOWMENTS FROM					
Charitable activities					
Rent receivable		92,946	-	92,946	100,541
Donations		15,000	-	15,000	15,000
Investment income	2	2,569	-	2,569	2,168
Total		<u>110,515</u>	<u>-</u>	<u>110,515</u>	<u>117,709</u>
EXPENDITURE ON					
Charitable activities					
Charitable expenditure		109,764	-	109,764	124,498
NET INCOME/(EXPENDITURE)		<u>751</u>	<u>-</u>	<u>751</u>	<u>(6,789)</u>
RECONCILIATION OF FUNDS					
Total funds brought forward		<u>315,517</u>	<u>116,743</u>	<u>432,260</u>	<u>439,049</u>
TOTAL FUNDS CARRIED FORWARD		<u><u>316,268</u></u>	<u><u>116,743</u></u>	<u><u>433,011</u></u>	<u><u>432,260</u></u>

The notes form part of these financial statements

THE JOHN HOWARD NURSES HOMES

BALANCE SHEET
31 MARCH 2020

	Notes	Unrestricted fund £	Endowment fund £	2020 Total funds £	2019 Total funds £
FIXED ASSETS					
Tangible assets	5	62,083	-	62,083	62,083
CURRENT ASSETS					
Debtors	6	6,176	-	6,176	5,850
Cash at bank		256,753	116,743	373,496	370,087
		<u>262,929</u>	<u>116,743</u>	<u>379,672</u>	<u>375,937</u>
CREDITORS					
Amounts falling due within one year	7	(8,744)	-	(8,744)	(5,760)
NET CURRENT ASSETS		<u>254,185</u>	<u>116,743</u>	<u>370,928</u>	<u>370,177</u>
TOTAL ASSETS LESS CURRENT LIABILITIES		316,268	116,743	433,011	432,260
NET ASSETS		<u>316,268</u>	<u>116,743</u>	<u>433,011</u>	<u>432,260</u>
FUNDS	8				
Unrestricted funds				316,268	315,517
Endowment funds				116,743	116,743
TOTAL FUNDS				<u>433,011</u>	<u>432,260</u>

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

.....
Rev Dr A Manson-Brailsford - Trustee

The notes form part of these financial statements

1. ACCOUNTING POLICIES

Basis of preparing the financial statements

The financial statements of the charity, which is a public benefit entity under FRS 102, have been prepared in accordance with the Charities SORP (FRS 102) 'Accounting and Reporting by Charities: Statement of Recommended Practice applicable to charities preparing their accounts in accordance with the Financial Reporting Standard applicable in the UK and Republic of Ireland (FRS 102) (effective 1 January 2019)', Financial Reporting Standard 102 'The Financial Reporting Standard applicable in the UK and Republic of Ireland' and the Charities Act 2011. The financial statements have been prepared under the historical cost convention.

Financial reporting standard 102 - reduced disclosure exemptions

The charity has taken advantage of the following disclosure exemptions in preparing these financial statements, as permitted by FRS 102 'The Financial Reporting Standard applicable in the UK and Republic of Ireland':

- the requirements of Section 7 Statement of Cash Flows.

Income

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

Expenditure

Liabilities are recognised as expenditure as soon as there is a legal or constructive obligation committing the charity to that expenditure, it is probable that a transfer of economic benefits will be required in settlement and the amount of the obligation can be measured reliably. Expenditure is accounted for on an accruals basis and has been classified under headings that aggregate all cost related to the category. Where costs cannot be directly attributed to particular headings they have been allocated to activities on a basis consistent with the use of resources.

Tangible fixed assets

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

Freehold property	- not provided
Fixtures and fittings	- 25% on cost

Taxation

The charity is exempt from tax on its charitable activities.

Fund accounting

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

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

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

Fixed assets

Fixed Assets comprise Freehold Property which is stated at cost, and Furniture and Fittings which are stated at cost less depreciation. No depreciation is charged on freehold buildings as any such charge is not considered to be material. Depreciation of Furniture and Fittings is calculated on a straight line basis over 4 years. Assets costing less than £1,000 are not capitalised but are charged to the statement of financial activities at the date of purchase.

THE JOHN HOWARD NURSES HOMES

NOTES TO THE FINANCIAL STATEMENTS - continued
FOR THE YEAR ENDED 31 MARCH 2020

2. INVESTMENT INCOME

	2020	2019
	£	£
Investment income	<u>2,569</u>	<u>2,168</u>

3. TRUSTEES' REMUNERATION AND BENEFITS

There were no trustees' remuneration or other benefits for the year ended 31 March 2020 nor for the year ended 31 March 2019.

Trustees' expenses

There were no trustees' expenses paid for the year ended 31 March 2020 nor for the year ended 31 March 2019.

4. COMPARATIVES FOR THE STATEMENT OF FINANCIAL ACTIVITIES

	Unrestricted fund £	Endowment fund £	Total funds £
INCOME AND ENDOWMENTS FROM			
Charitable activities			
Rent receivable	100,541	-	100,541
Donations	15,000	-	15,000
Investment income	<u>2,168</u>	<u>-</u>	<u>2,168</u>
Total	117,709	-	117,709
EXPENDITURE ON			
Charitable activities			
Charitable expenditure	<u>124,498</u>	<u>-</u>	<u>124,498</u>
NET INCOME/(EXPENDITURE)	(6,789)	-	(6,789)
RECONCILIATION OF FUNDS			
Total funds brought forward	322,306	116,743	439,049
TOTAL FUNDS CARRIED FORWARD	<u>315,517</u>	<u>116,743</u>	<u>432,260</u>

THE JOHN HOWARD NURSES HOMES

**NOTES TO THE FINANCIAL STATEMENTS - continued
FOR THE YEAR ENDED 31 MARCH 2020**

5. TANGIBLE FIXED ASSETS

	Freehold property £	Fixtures and fittings £	Totals £
COST			
At 1 April 2019 and 31 March 2020	62,083	3,796	65,879
DEPRECIATION			
At 1 April 2019 and 31 March 2020	-	3,796	3,796
NET BOOK VALUE			
At 31 March 2020	62,083	-	62,083
At 31 March 2019	62,083	-	62,083

6. DEBTORS: AMOUNTS FALLING DUE WITHIN ONE YEAR

	2020 £	2019 £
Prepayments	6,176	5,850

7. CREDITORS: AMOUNTS FALLING DUE WITHIN ONE YEAR

	2020 £	2019 £
Accruals and deferred income	8,744	5,760

8. MOVEMENT IN FUNDS

	At 1/4/19 £	Net movement in funds £	At 31/3/20 £
Unrestricted funds			
General fund	315,517	751	316,268
Endowment funds			
Endowment fund	116,743	-	116,743
TOTAL FUNDS	432,260	751	433,011

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

	Incoming resources £	Resources expended £	Movement in funds £
Unrestricted funds			
General fund	110,515	(109,764)	751
TOTAL FUNDS	110,515	(109,764)	751

THE JOHN HOWARD NURSES HOMES

NOTES TO THE FINANCIAL STATEMENTS - continued
FOR THE YEAR ENDED 31 MARCH 2020

8. MOVEMENT IN FUNDS - continued

Comparatives for movement in funds

	At 1/4/18 £	Net movement in funds £	At 31/3/19 £
Unrestricted funds			
General fund	322,306	(6,789)	315,517
Endowment funds			
Endowment fund	116,743	-	116,743
TOTAL FUNDS	<u>439,049</u>	<u>(6,789)</u>	<u>432,260</u>

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

	Incoming resources £	Resources expended £	Movement in funds £
Unrestricted funds			
General fund	117,709	(124,498)	(6,789)
TOTAL FUNDS	<u>117,709</u>	<u>(124,498)</u>	<u>(6,789)</u>

9. RELATED PARTY DISCLOSURES

There were no related party transactions for the year ended 31 March 2020.

THE JOHN HOWARD NURSES HOMES

DETAILED STATEMENT OF FINANCIAL ACTIVITIES
FOR THE YEAR ENDED 31 MARCH 2020

	31/3/20 £	31/3/19 £
INCOME AND ENDOWMENTS		
Investment income		
Investment income	2,569	2,168
Charitable activities		
Rent received	92,946	100,541
Donations	15,000	15,000
	<hr/>	<hr/>
	107,946	115,541
Total incoming resources	<hr/>	<hr/>
	110,515	117,709
EXPENDITURE		
Charitable activities		
Property costs	93,648	110,423
Managing agent costs	12,000	12,000
Other costs	2,664	599
	<hr/>	<hr/>
	108,312	123,022
Support costs		
Governance costs		
Independent examination	1,452	1,476
	<hr/>	<hr/>
Total resources expended	109,764	124,498
Net income/(expenditure)	<hr/>	<hr/>
	751	(6,789)
	<hr/> <hr/>	<hr/> <hr/>

This page does not form part of the statutory financial statements