

Charity number: 201460

Merton United Charities

Trustees' report and financial statements

for the year ended 31 March 2020

Merton United Charities

Contents

	Page
Reference and administrative details of the Charity, its Trustees and advisers	1
Trustees' report	2 - 5
Independent auditor's report on the financial statements	6 - 9
Statement of financial activities	10
Balance sheet	11
Notes to the financial statements	12 - 21

Merton United Charities

Reference and administrative details of the Charity, its Trustees and advisers for the year ended 31 March 2020

Trustees

Rev John Hayward¹
Derek Cox, Treasurer²
Bridget Smith³
Stephanie Hitchins³
Ronald Dominy²
Derek Cox²
Ed Foley³

¹ Ex Officio

² Co-opted Trustee

³ Nominated Trustee

Charity registered number

201460

Principal office

The Vicarage
St Mary the Virgin
Church Path
London
SW19 3HJ

Principal operating office

49 Tybenham Road
London
SW19 3LB

Independent auditor

Kreston Reeves LLP
Chartered Accountants
Statutory Auditor
Montague Place
Quayside
Chatham Maritime
Chatham
Kent
ME4 4QU

Merton United Charities

Trustees' report for the year ended 31 March 2020

The Trustees present their annual report together with the audited financial statements of the Charity for the year from 1 April 2019 to 31 March 2020.

Objectives and activities

a. Policies and objectives

The Charity owns an almshouse containing six one bedroom flats providing accommodation restricted by the governing document to "poor women who have resided in the area of benefit (London Borough of Merton) for not less than two years preceding the time of their appointment", preference given to women who live in the former Parish of Merton.

The Trustees are required to apply the income of the Charity firstly to maintaining the almshouse and secondly to reduce the need, hardship of, in the order of priority:

1. For the benefit of Residents of the Almshouse;
2. For the benefit of the poor of the former Parish of Merton;
3. For the benefit of the poor of the London Borough of Merton.

The Trustees' primary aim in the short term is to continue to improve the financial position of the Charity.

Once on a sound financial footing further improvements will be made to the Almshouse to ensure that the building complies with the latest standards and is suitable for continuing use by Residents who are capable of living without twenty four hour support.

In setting objectives and planning for activities, the Trustees have given due consideration to general guidance published by the Charity Commission relating to public benefit, including the guidance 'Public benefit: running a charity (PB2)'.

Achievements and performance

a. Review of activities

As previously noted, the Almshouse was extensively refurbished and modernised in the mid 1990s and the Trustees have not undertaken an expansion in business activities since that time but have continued to concentrate on setting up new and improving existing policies and procedures in line with the Charity's changed situation.

The Charity has been able to meet all its financial commitments over the year including gardening and maintenance works throughout the Almshouse, whilst continuing to establish healthy designated reserves.

The Trustees continue to meet a minimum of four times per year and undertake pastoral and other duties in addition.

Merton United Charities

Trustees' report (continued) for the year ended 31 March 2020

Financial review

a. Going concern

After making appropriate enquiries, the Trustees have a reasonable expectation that the Charity has adequate resources to continue in operational existence for the foreseeable future. For this reason, they continue to adopt the going concern basis in preparing the financial statements. Further details regarding the adoption of the going concern basis can be found in the accounting policies.

b. Reserves policy

After a period of economic stagnation and the resulting minimal maintenance, the Almshouse was extensively refurbished and modernised in the mid 1990s at considerable expense.

Since then the Trustees have endeavoured to improve the Charity's financial position, setting up sinking funds to cover the routine, cyclical and planned maintenance and improvement needs of the eighteenth and twentieth century buildings and grounds.

The Trustees in agreement with the residents have completed a modernisation of all six kitchens and bathrooms and where necessary refurbishment and redecoration of all six flats.

The Trustees have considered the level of reserves they need to hold to enable them to meet their objectives. In view of work required on modernisation and roof maintenance, funds are being built up to cover this cost.

At the Balance sheet date, after taking into consideration the tangible fixed assets and the fixed asset investments, the Charity has free reserves amounting to £8,930 (2019: £3,737).

Structure, governance and management

a. Constitution

The Charity is constituted under a trust deed made in 1907, amended and sealed by Order of the Charity Commissioners dated 27 April 1995, and is a registered charity number 201460 and is registered with the Almshouse Association.

b. Methods of appointment or election of Trustees

The Body of Trustees consists of:

One Ex Officio Trustee being the current incumbent of St Mary the Virgin.

Four Nominated and two Co opted Trustees who are either resident or work in the area of benefit.

Trustees are nominated by the London Borough of Merton

Trustees are co opted by the Body of Trustees and are usually Church members.

c. Risk management

The Trustees have assessed the major risks to which the Charity is exposed and are satisfied that systems and procedures are in place to mitigate exposure to the major risks.

Merton United Charities

Trustees' report (continued) for the year ended 31 March 2020

Plans for future periods

The Trustees will continue to support the objectives of the Charity for the foreseeable future.

Covid-19

At the time of signing the accounts the Trustees are aware of the potential economic and social effects of the Covid-19 virus outbreak.

At present our 6 residents are continuing to meet their financial obligations and we are seeing a build up in the Funds of the Charity. The only current financial effect is the fall in the value of our investments held with M&G, but since this a long-term investment we can await the upturn in the market.

We have and shall continue to maintain close contact with our residents, who continue to keep fit and well.

The full impact of the pandemic on the UK economy is still evolving, but the Charity will continue to seek to mitigate this risk by following the UK Government's guidelines and adapting/developing its own internal strategy.

Statement of Trustees' responsibilities

The Trustees are responsible for preparing the Trustees' report and the financial statements in accordance with applicable law and United Kingdom Accounting Standards (United Kingdom Generally Accepted Accounting Practice).

The law applicable to charities in England & Wales requires the Trustees to prepare financial statements for each financial year which give a true and fair view of the state of affairs of the Charity and of its incoming resources and application of resources, including its income and expenditure, for that period. In preparing these financial statements, the Trustees are required to:

- select suitable accounting policies and then apply them consistently;
- observe the methods and principles of the Charities SORP (FRS 102);
- make judgements and accounting estimates that are reasonable and prudent;
- state whether applicable UK Accounting Standards (FRS 102) have been followed, subject to any material departures disclosed and explained in the financial statements;
- prepare the financial statements on the going concern basis unless it is inappropriate to presume that the Charity will continue in business.

The Trustees are responsible for keeping adequate accounting records that are sufficient to show and explain the Charity's transactions and disclose with reasonable accuracy at any time the financial position of the Charity and enable them to ensure that the financial statements comply with the Charities Act 2011, the Charity (Accounts and Reports) Regulations 2008 and the provisions of the Trust deed. They are also responsible for safeguarding the assets of the Charity and hence for taking reasonable steps for the prevention and detection of fraud and other irregularities.

Merton United Charities

Trustees' report (continued) for the year ended 31 March 2020

Disclosure of information to auditor

Each of the persons who are Trustees at the time when this Trustees' report is approved has confirmed that:

- so far as that Trustee is aware, there is no relevant audit information of which the Charity's auditor is unaware, and
- that Trustee has taken all the steps that ought to have been taken as a Trustee in order to be aware of any relevant audit information and to establish that the charity's auditor is aware of that information.

Approved by order of the members of the Board of Trustees on
on their behalf by:

and signed

Rev John Hayward
Trustee

Derek Cox
Trustee

Merton United Charities

Independent auditor's report to the Members of Merton United Charities

Opinion

We have audited the financial statements of Merton United Charities (the 'Charity') for the year ended 31 March 2020 which comprise the Statement of financial activities, the Balance sheet, the Statement of cash flows and the related notes, including a summary of significant accounting policies. The financial reporting framework that has been applied in their preparation is applicable law and United Kingdom Accounting Standards, including Financial Reporting Standard 102 'The Financial Reporting Standard applicable in the UK and Republic of Ireland' (United Kingdom Generally Accepted Accounting Practice).

The financial statements have been prepared in accordance with Accounting and Reporting by Charities preparing their accounts in accordance with the Financial Reporting Standards applicable in the UK and Republic of Ireland (FRS 102) in preference to the Accounting and Reporting by Charities: Statement of Recommended Practice issued on 1 April 2005 which is referred to in the extant regulations but has been withdrawn.

This has been done in order for the accounts to provide a true and fair view in accordance with the Generally Accepted Accounting Practice effective for reporting periods beginning on or after 1 January 2019.

In our opinion the financial statements:

- give a true and fair view of the state of the Charity's affairs as at 31 March 2020 and of its incoming resources and application of resources for the year then ended;
- have been properly prepared in accordance with United Kingdom Generally Accepted Accounting Practice; and
- have been prepared in accordance with the requirements of the Charities Act 2011.

Basis for opinion

We conducted our audit in accordance with International Standards on Auditing (UK) (ISAs (UK)) and applicable law. Our responsibilities under those standards are further described in the Auditor's responsibilities for the audit of the financial statements section of our report. We are independent of the Charity in accordance with the ethical requirements that are relevant to our audit of the financial statements in the United Kingdom, including the Financial Reporting Council's Ethical Standard, and we have fulfilled our other ethical responsibilities in accordance with these requirements. We believe that the audit evidence we have obtained is sufficient and appropriate to provide a basis for our opinion.

Conclusions relating to going concern

We have nothing to report in respect of the following matters in relation to which the ISAs (UK) require us to report to you where:

- the Trustees' use of the going concern basis of accounting in the preparation of the financial statements is not appropriate; or
- the Trustees have not disclosed in the financial statements any identified material uncertainties that may cast significant doubt about the Charity's ability to continue to adopt the going concern basis of accounting for a period of at least twelve months from the date when the financial statements are authorised for issue.

Merton United Charities

Independent auditor's report to the Members of Merton United Charities (continued)

Other information

The Trustees are responsible for the other information. The other information comprises the information included in the Annual report, other than the financial statements and our Auditor's report thereon. Our opinion on the financial statements does not cover the other information and we do not express any form of assurance conclusion thereon.

In connection with our audit of the financial statements, our responsibility is to read the other information and, in doing so, consider whether the other information is materially inconsistent with the financial statements or our knowledge obtained in the audit or otherwise appears to be materially misstated. If we identify such material inconsistencies or apparent material misstatements, we are required to determine whether there is a material misstatement in the financial statements or a material misstatement of the other information. If, based on the work we have performed, we conclude that there is a material misstatement of this other information, we are required to report that fact.

We have nothing to report in this regard.

Matters on which we are required to report by exception

We have nothing to report in respect of the following matters where the Charities (Accounts and Reports) Regulations 2008 requires us to report to you if, in our opinion:

- the information given in the Trustees' report is inconsistent in any material respect with the financial statements; or
- sufficient accounting records have not been kept; or
- the financial statements are not in agreement with the accounting records and returns; or
- we have not received all the information and explanations we require for our audit.

Responsibilities of trustees

As explained more fully in the Trustees' responsibilities statement, the Trustees are responsible for the preparation of the financial statements which give a true and fair view, and for such internal control as the Trustees determine is necessary to enable the preparation of financial statements that are free from material misstatement, whether due to fraud or error.

In preparing the financial statements, the Trustees are responsible for assessing the Charity's ability to continue as a going concern, disclosing, as applicable, matters related to going concern and using the going concern basis of accounting unless the Trustees either intend to liquidate the Charity or to cease operations, or have no realistic alternative but to do so.

Independent auditor's report to the Members of Merton United Charities (continued)

Auditor's responsibilities for the audit of the financial statements

We have been appointed as auditor under section 144 of the Charities Act 2011 and report in accordance with the Act and relevant regulations made or having effect thereunder.

Our objectives are to obtain reasonable assurance about whether the financial statements as a whole are free from material misstatement, whether due to fraud or error, and to issue an Auditor's report that includes our opinion. Reasonable assurance is a high level of assurance, but is not a guarantee that an audit conducted in accordance with ISAs (UK) will always detect a material misstatement when it exists. Misstatements can arise from fraud or error and are considered material if, individually or in the aggregate, they could reasonably be expected to influence the economic decisions of users taken on the basis of these financial statements.

As part of an audit in accordance with ISAs (UK), we exercise professional judgement and maintain professional scepticism throughout the audit. We also:

- Identify and assess the risks of material misstatement of the financial statements, whether due to fraud or error, design and perform audit procedures responsive to those risks, and obtain audit evidence that is sufficient and appropriate to provide a basis for our opinion. The risk of not detecting a material misstatement resulting from fraud is higher than for one resulting from error, as fraud may involve collusion, forgery, intentional omissions, misrepresentations, or the override of internal control.
- Obtain an understanding of internal control relevant to the audit in order to design audit procedures that are appropriate in the circumstances, but not for the purpose of expressing an opinion of the effectiveness of the Charity's internal control.
- Evaluate the appropriateness of accounting policies used and the reasonableness of accounting estimates and related disclosures made by the Trustees.
- Conclude on the appropriateness of the Trustees' use of the going concern basis of accounting and, based on the audit evidence obtained, whether a material uncertainty exists related to events or conditions that may cast significant doubt on the Charity's ability to continue as a going concern. If we conclude that a material uncertainty exists, we are required to draw attention in my Auditor's report to the related disclosures in the financial statements or, if such disclosures are inadequate, to modify our opinion. Our conclusions are based on the audit evidence obtained up to the date of my Auditor's report. However, future events or conditions may cause the charity to cease to continue as a going concern.
- Evaluate the overall presentation, structure and content of the financial statements, including the disclosures, and whether the financial statements represent the underlying transactions and events in a manner that achieves fair presentation.

We communicate with those charged with governance regarding, among other matters, the planned scope and timing of the audit and significant audit findings, including any significant deficiencies in internal control that we identify during our audit.

Merton United Charities

Independent auditor's report to the Members of Merton United Charities (continued)

Use of our report

This report is made solely to the Charity's Trustees, as a body, in accordance with Part 4 of the Charities (Accounts and Reports) Regulations 2008. Our audit work has been undertaken so that we might state to the Charity's Trustees those matters we are required to state to them in an Auditor's report and for no other purpose. To the fullest extent permitted by law, we do not accept or assume responsibility to anyone other than the Charity and its Trustees, as a body, for our audit work, for this report, or for the opinions we have formed.

Kreston Reeves LLP
Chartered Accountants
Statutory Auditor

Chatham Maritime

Date:

Kreston Reeves LLP are eligible to act as auditors in terms of section 1212 of the Companies Act 2006.

Merton United Charities

Statement of financial activities for the year ended 31 March 2020

	Note	Unrestricted funds 2020 £	Total funds 2020 £	Total funds 2019 £
Income from:				
Donations and legacies	3	2,000	2,000	2,000
Charitable activities	4	35,115	35,115	30,922
Investments	5	3,587	3,587	3,482
Total income		40,702	40,702	36,404
Expenditure on:				
Charitable activities	6	35,509	35,509	54,930
Total expenditure		35,509	35,509	54,930
Net (losses)/gains on investments		(15,513)	(15,513)	2,232
Net movement in funds		(10,320)	(10,320)	(16,294)
Reconciliation of funds:				
Total funds brought forward		176,130	176,130	192,424
Net movement in funds		(10,320)	(10,320)	(16,294)
Total funds carried forward		165,810	165,810	176,130

The notes on pages 12 to 21 form part of these financial statements.

Merton United Charities

Balance sheet as at 31 March 2020

	Note	2020 £	2019 £
Fixed assets			
Tangible assets	8	85,213	85,213
Investments	9	71,667	87,180
		<u>156,880</u>	<u>172,393</u>
Current assets			
Debtors	10	1,566	2,740
Cash at bank and in hand		9,506	3,037
		<u>11,072</u>	<u>5,777</u>
Creditors: amounts falling due within one year	11	(2,142)	(2,040)
Net current assets		<u>8,930</u>	<u>3,737</u>
Total net assets		<u><u>165,810</u></u>	<u><u>176,130</u></u>
Charity funds			
Unrestricted funds	13	165,810	176,130
Total funds		<u><u>165,810</u></u>	<u><u>176,130</u></u>

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

and

Rev John Hayward
Trustee

Derek Cox
Trustee

The notes on pages 12 to 21 form part of these financial statements.

Merton United Charities

Notes to the financial statements for the year ended 31 March 2020

1. General information

Merton United Charities is an unincorporated charity in England and Wales. The registered office is The Vicarage, St Mary the Virgin, Church Path, London, SW19 3HJ. The principal objective of the Charity is the provision of accommodation to "poor women who have resided in the area of benefit (London Borough of Merton) for not less than two years preceding the time of their appointment", preference given to women who live in the former Parish of Merton. This is as stated in the Charity's governing document.

2. Accounting policies

2.1 Basis of preparation of financial statements

The financial statements 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), the Financial Reporting Standard applicable in the UK and Republic of Ireland (FRS 102) and the Charities Act 2011.

The financial statements have been prepared to give a 'true and fair' view and have departed from the Charities (Accounts and Reports) Regulations 2008 only to the extent required to provide a 'true and fair' view. This departure has involved following the Charities SORP (FRS 102) published on 16 July 2014 rather than the Accounting and Reporting by Charities: Statement of Recommended Practice effective from 1 April 2005 which has since been withdrawn.

Merton United Charities meets the definition of a public benefit entity under FRS 102. Assets and liabilities are initially recognised at historical cost or transaction value unless otherwise stated in the relevant accounting policy.

2.2 Going concern

The Trustees assess whether the use of going concern is appropriate i.e. whether there are any material uncertainties related to events or conditions that may cast significant doubt on the ability of the Charity to continue as a going concern. The Trustees make this assessment in respect of a period of at least one year from the date of authorisation for issue of the financial statements and have concluded that the Charity has adequate resources to continue in operational existence for the foreseeable future and there are no material uncertainties about the Charity's ability to continue as a going concern, thus they continue to adopt the going concern basis of accounting in preparing the financial statements.

Whilst the impact of the COVID-19 pandemic has been assessed by the Trustees, so far as is reasonably possible, due to its unprecedented impact on the worldwide economy it is difficult to evaluate with any certainty the potential outcomes on the Charity's future activities. However, taking into consideration the Charity's level of reserves, the Trustees believe that the Charity will be able to continue in operational existence for the foreseeable future.

2.3 Income

All income is recognised once the Charity has entitlement to the income, it is probable that the income will be received and the amount of income receivable can be measured reliably.

Income tax recoverable in relation to donations received under Gift Aid or deeds of covenant is recognised at the time of the donation.

Income tax recoverable in relation to investment income is recognised at the time the investment income is receivable.

**Notes to the financial statements
for the year ended 31 March 2020**

2. Accounting policies (continued)

2.4 Expenditure

Expenditure is recognised once there is a legal or constructive obligation to transfer economic benefit to a third party, 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 on charitable activities is incurred on directly undertaking the activities which further the Charity's objectives, as well as any associated support costs.

All expenditure is inclusive of irrecoverable VAT.

2.5 Social Housing Grant

Where developments have been financed wholly or partly by Social Housing Grant (SHG), the cost of these developments has been reduced by the amount of the grant received.

SHG can be recycled by the Charity under certain conditions, if a property is sold, or if another relevant event takes place. In these cases, the SHG can be used for projects approved by the Homes and Communities Agency. However, SHG may have to be repaid if certain conditions are not met.

The SHG relating to the freehold property of Merton United Charities amounted to £215,695.

2.6 Interest receivable

Interest on funds held on deposit is included when receivable and the amount can be measured reliably by the Charity; this is normally upon notification of the interest paid or payable by the institution with whom the funds are deposited.

2.7 Fixed assets - housing properties

Housing properties are stated at cost less the related SHG.

Depreciation is charged on housing properties excluding freehold land, on a straight line basis over the expected economic useful life of the property. The Trustees believe that the properties will have a life of 100 years.

The Trustees have not accounted for depreciation on the housing properties because the depreciation charge and accumulated depreciation are immaterial using the rates and basis above. The Trustees annually review the materiality of the housing properties depreciation.

When housing properties have suffered a permanent diminution in value, the fall in value is recognised after taking account of any related SHG.

**Notes to the financial statements
for the year ended 31 March 2020**

2. Accounting policies (continued)

2.8 Investments

Fixed asset investments are a form of financial instrument and are initially recognised at their transaction cost and subsequently measured at fair value at the Balance sheet date, unless the value cannot be measured reliably in which case it is measured at cost less impairment. Investment gains and losses, whether realised or unrealised, are combined and presented as 'Gains/(Losses) on investments' in the Statement of financial activities.

2.9 Debtors

Trade and other debtors are recognised at the settlement amount after any trade discount offered. Prepayments are valued at the amount prepaid net of any trade discounts due.

2.10 Cash at bank and in hand

Cash at bank and in hand includes cash and short-term highly liquid investments with a short maturity of three months or less from the date of acquisition or opening of the deposit or similar account.

2.11 Liabilities and provisions

Liabilities are recognised when there is an obligation at the Balance sheet date as a result of a past event, it is probable that a transfer of economic benefit will be required in settlement, and the amount of the settlement can be estimated reliably.

Liabilities are recognised at the amount that the Charity anticipates it will pay to settle the debt or the amount it has received as advanced payments for the goods or services it must provide.

Provisions are measured at the best estimate of the amounts required to settle the obligation. Where the effect of the time value of money is material, the provision is based on the present value of those amounts, discounted at the pre-tax discount rate that reflects the risks specific to the liability. The unwinding of the discount is recognised in the Statement of financial activities as a finance cost.

2.12 Financial instruments

The Charity only has financial assets and financial liabilities of a kind that qualify as basic financial instruments. Basic financial instruments are initially recognised at transaction value and subsequently measured at their settlement value.

2.13 Fund accounting

General funds are unrestricted funds which are available for use at the discretion of the Trustees in furtherance of the general objectives of the Charity and which have not been designated for other purposes.

Designated funds comprise unrestricted funds that have been set aside by the Trustees for particular purposes. The aim and use of each designated fund is set out in the notes to the financial statements.

Investment income, gains and losses are allocated to the appropriate fund.

Merton United Charities

Notes to the financial statements for the year ended 31 March 2020

3. Income from donations and legacies

	Unrestricted funds 2020 £	Total funds 2020 £	Total funds 2019 £
Donations	2,000	2,000	2,000
	<u>2,000</u>	<u>2,000</u>	<u>2,000</u>
Total 2019	2,000	2,000	
	<u>2,000</u>	<u>2,000</u>	

4. Income from charitable activities

	Unrestricted funds 2020 £	Total funds 2020 £	Total funds 2019 £
Social housing lettings	35,115	35,115	30,922
	<u>35,115</u>	<u>35,115</u>	<u>30,922</u>
Total 2019	30,922	30,922	
	<u>30,922</u>	<u>30,922</u>	

5. Investment income

	Unrestricted funds 2020 £	Total funds 2020 £	Total funds 2019 £
Income from local listed investments	3,584	3,584	3,481
Interest receivable from cash investment	3	3	1
	<u>3,587</u>	<u>3,587</u>	<u>3,482</u>
Total 2019	3,482	3,482	
	<u>3,482</u>	<u>3,482</u>	

Merton United Charities

Notes to the financial statements for the year ended 31 March 2020

6. Analysis of expenditure by activities

	Support costs 2020 £	Total funds 2020 £	Total funds 2019 £
Charitable activities	35,509	35,509	54,930
	<u>35,509</u>	<u>35,509</u>	<u>54,930</u>
Total 2019	54,930	54,930	
	<u>54,930</u>	<u>54,930</u>	

Analysis of support costs

	Unrestricted funds 2020 £	Total funds 2020 £	Total funds 2019 £
Telephone	624	624	838
Sundry expenses	1,634	1,634	1,875
Maintenance	25,139	25,139	44,640
Cleaning	1,118	1,118	932
Clerk's remuneration	3,000	3,000	3,000
Heat and light	394	394	1,143
Insurance	766	766	-
Auditors' remuneration	2,142	2,142	2,040
Legal and professional fees	692	692	462
	<u>35,509</u>	<u>35,509</u>	<u>54,930</u>
	<u>35,509</u>	<u>35,509</u>	<u>54,930</u>
Total 2019	54,930	54,930	
	<u>54,930</u>	<u>54,930</u>	

7. Trustees' remuneration and expenses

During the year, no Trustees received any remuneration or other benefits (2019: £Nil).

During the year ended 31 March 2020, no Trustee expenses have been incurred (2019: £Nil).

Merton United Charities

Notes to the financial statements for the year ended 31 March 2020

8. Tangible fixed assets

	Freehold property £
Cost less social housing grant	
At 1 April 2019	85,213
At 31 March 2020	<u>85,213</u>
Net book value	
At 31 March 2020	<u>85,213</u>
At 31 March 2019	<u>85,213</u>

As mentioned in the accounting policies, the Charity's freehold property is stated at cost less the Social Housing Grant received of £215,695.

9. Fixed asset investments

	Listed investments £
Cost or valuation	
At 1 April 2019	87,180
Revaluations	(15,513)
At 31 March 2020	<u>71,667</u>
Net book value	
At 31 March 2020	<u>71,667</u>
<i>At 31 March 2019</i>	<u>87,180</u>

Fixed asset investments, at market value, comprise listed investments held in the M&G charity multi asset fund GBP Inc. At the Balance sheet date the Charity holds 102,396.743 income shares, which are all held in the UK.

Merton United Charities

Notes to the financial statements for the year ended 31 March 2020

10. Debtors

	2020 £	2019 £
Due within one year		
Other debtors	1,566	2,740
	<u>1,566</u>	<u>2,740</u>

11. Creditors: Amounts falling due within one year

	2020 £	2019 £
Accruals	2,142	2,040
	<u>2,142</u>	<u>2,040</u>

12. Financial instruments

	2020 £	2019 £
Financial assets		
Financial assets measured at fair value through income and expenditure	71,667	87,180
Financial assets measured at amortised cost	9,506	3,037
	<u>81,173</u>	<u>90,217</u>
	2020 £	2019 £
Financial liabilities		
Financial liabilities measured at amortised cost	(2,142)	(2,040)
	<u>(2,142)</u>	<u>(2,040)</u>

Financial assets measured at fair value through income and expenditure comprise listed investments.

Financial assets measured at amortised cost comprise cash at bank.

Financial liabilities measured at amortised cost comprise accruals.

Notes to the financial statements
for the year ended 31 March 2020

13. Statement of funds

Statement of funds - current year

	Balance at 1 April 2019 £	Income £	Expenditure £	Gains/ (Losses) £	Balance at 31 March 2020 £
Unrestricted funds					
Designated funds					
Routine maintenance fund	11,380	-	-	-	11,380
Extraordinary repairs fund	55,000	-	-	-	55,000
Cyclical maintenance fund	22,106	-	(19,811)	-	2,295
	<u>88,486</u>	<u>-</u>	<u>(19,811)</u>	<u>-</u>	<u>68,675</u>
General funds					
Reserves	<u>87,644</u>	<u>40,702</u>	<u>(15,698)</u>	<u>(15,513)</u>	<u>97,135</u>
Total Unrestricted funds	<u><u>176,130</u></u>	<u><u>40,702</u></u>	<u><u>(35,509)</u></u>	<u><u>(15,513)</u></u>	<u><u>165,810</u></u>

Designated funds

Routine maintenance fund

Established to provide for the maintenance and repairs of the buildings.

Extraordinary repair fund

Established to provide for the extraordinary repair, improvement or rebuilding of the almshouses.

Cyclical maintenance fund

Established to provide for items of ordinary maintenance of the almshouses, which recur at infrequent intervals.

Notes to the financial statements
for the year ended 31 March 2020

13. Statement of funds (continued)

Statement of funds - prior year

	Balance at 1 April 2018 £	Income £	Expenditure £	Transfers in/out £	Gains/ (Losses) £	Balance at 31 March 2019 £
Unrestricted funds						
Designated funds						
Routine maintenance fund	11,380	-	-	-	-	11,380
Extraordinary repairs fund	55,000	-	-	-	-	55,000
Cyclical maintenance fund	21,382	-	(39,276)	40,000	-	22,106
	<u>87,762</u>	<u>-</u>	<u>(39,276)</u>	<u>40,000</u>	<u>-</u>	<u>88,486</u>
General funds						
Reserves	<u>104,662</u>	<u>36,404</u>	<u>(15,654)</u>	<u>(40,000)</u>	<u>2,232</u>	<u>87,644</u>
Total Unrestricted funds	<u>192,424</u>	<u>36,404</u>	<u>(54,930)</u>	<u>-</u>	<u>2,232</u>	<u>176,130</u>

14. Summary of funds

Summary of funds - current year

	Balance at 1 April 2019 £	Income £	Expenditure £	Gains/ (Losses) £	Balance at 31 March 2020 £
Designated funds	88,486	-	(19,811)	-	68,675
General funds	87,644	40,702	(15,698)	(15,513)	97,135
	<u>176,130</u>	<u>40,702</u>	<u>(35,509)</u>	<u>(15,513)</u>	<u>165,810</u>

**Notes to the financial statements
for the year ended 31 March 2020**

14. Summary of funds (continued)

Summary of funds - prior year

	Balance at 1 April 2018 £	Income £	Expenditure £	Transfers in/out £	Gains/ (Losses) £	Balance at 31 March 2019 £
Designated funds	87,762	-	(39,276)	40,000	-	88,486
General funds	104,662	36,404	(15,654)	(40,000)	2,232	87,644
	<u>192,424</u>	<u>36,404</u>	<u>(54,930)</u>	<u>-</u>	<u>2,232</u>	<u>176,130</u>

15. Analysis of net assets between funds

Analysis of net assets between funds - current period

	Unrestricted funds 2020 £	Total funds 2020 £
Tangible fixed assets	85,213	85,213
Fixed asset investments	71,667	71,667
Current assets	11,072	11,072
Creditors due within one year	(2,142)	(2,142)
Total	<u>165,810</u>	<u>165,810</u>

Analysis of net assets between funds - prior period

	Unrestricted funds 2019 £	Total funds 2019 £
Tangible fixed assets	85,213	85,213
Fixed asset investments	87,180	87,180
Current assets	5,777	5,777
Creditors due within one year	(2,040)	(2,040)
Total	<u>176,130</u>	<u>176,130</u>

16. Related party transactions

The Charity has not undertaken any related party transactions during the financial year and there are no balances outstanding with them at the Balance sheet date.