

Charity Registration No. 224417

**THE ELLEN & DOROTHY WILSON ALMSHOUSE CHARITY  
ANNUAL REPORT AND UNAUDITED FINANCIAL STATEMENTS  
FOR THE YEAR ENDED 30 JUNE 2020**

# **The Ellen and Dorothy Wilson Almshouse Charity**

## **Trustees Report and Accounts**

**for the year ended 30 June 2020**

### **Legal and Administrative Information**

Charity Number      224417

Principal Address    19 St. Andrewgate

York YO1 6BR

Trustees              Mr N Beilby

Mr M Denbigh (Clerk)

Mr M Marsh (Chair)

Mr J D Taylor

Rev'd A J A Romanis

Independent Examiner      David Walker FCA

124 Acomb Road

Holgate

York YO24 4EY

## **Structure, Governance and Management**

The charity is constituted as a Trust under a governing document from the Charity Commission dated 12 July 2011, which amalgamated two existing charities, the Dorothy Wilson Charity and the Ellen Wilson Hospital.

The Trustees who served during the year and up to the date of the signature of the financial statements were:

Rev'd J E Natrass (resigned 15 February 2020)  
Mr J D Taylor  
Ms A K Bennett (resigned 30 October 2019)  
Mrs A Dickson (resigned 30 October 2019)  
Mr M Denbigh (from 30 October 2019)  
Mr A M Marsh (from 30 October 2019)  
Mr N Beilby (from 30 October 2019)  
Rev'd A J A Romanis (from 8 December 2020)

Trustees are appointed by the Parish Church Council of St Lawrence's Church, York on the advice of the existing trustees. There are to be five trustees, each appointed for a period of four years. A trustee must be a person residing or carrying on business in or near the area of benefit.

The Trustees aim to meet quarterly, or more frequently should the need arise. Day to day operational matters are dealt with the Chairman, Clerk and Treasurer.

The trustees formally review each year the potential risks (physical, financial and reputational) facing the charity, and the actions necessary to minimize or mitigate them.

## **Objectives and Activities**

The Charity's objectives are:

1. The provision of almshouse accommodation for persons who are in conditions of need, hardship or distress, and who are disabled or aged 55 or over, and who have connections with the City of York and its surrounding area.
2. Such other charitable purposes for the benefit of residents as the Trustees decide.
3. The land identified in part 1 of the schedule (known as The Ellen Wilson Cottages & Grounds) must be retained by the trustees for use for the objects of the almshouse charity.

The charity currently provides and maintains 6 almshouses suitable for single persons in Lawrence Street, York. They are known as the Ellen Wilson cottages.

The Trustees consider that they have complied with their duty under Section 17(5) of the Charities Act 2011 to have regard for the public benefit advice issued by the Charities Commission.

### **Achievements and Performance**

1. The accommodation was fully occupied during the year, and the residents all maintained reasonable health.
2. Residents have been regularly contacted by trustees to garner opinion on matters of concern to them.
3. Necessary maintenance and improvements to the properties were made as required.
4. The Covid 19 pandemic and consequent government restrictions have impacted the Charity in a number of ways. Trustees and management of the Charity's affairs has had to be through electronic means rather than formal meetings. Contact with residents had to be maintained by phone. And the impact of the virus on investment sentiment adversely affected the value of the Charity's investments (see below).

### **Financial Review**

The financial statements have been prepared in accordance with the accounting policies set out in note 1 to the financial statements and comply with the charity's governing document dated 12 July 2011, the Charities Act 2011, and "Accounting and Reporting by Charities: Statement of Recommended Practice applicable to charities preparing accounts in accordance with the Financial Reporting Standard applicable in the UK and Republic of Ireland (FRS 102)" (as amended for accounting periods from 1 January 2016)

It is the policy of the Charity that unrestricted funds which have not been designated for a specific use should be maintained at a level equivalent to between three and six months expenditure. The trustees consider that reserves at this level will ensure that, in the event of a significant drop in funding, they will be able to continue the Charity's current activities while consideration is given to ways in which additional funds may be raised. This level of reserves has been maintained throughout the year.

The Charity incurred a net deficit in the year of £8,680 (2019: a surplus of £5,209). This was entirely attributable to a fall of £11,738 in the value of the Charity's investments; the operating surplus was £3,058 (2019: £5,671.) The balance on the endowment fund remained unchanged at £295,000. The balance of the designated fund at the year end was £131,239 (2019: £133,223) and the balance of unrestricted funds was £249,793 (2019: £256,489). Total funds amounted £676,032 (2019: £684,712).

Residents' weekly maintenance contributions were £78 per week payable every four weeks in arrears (2019: £77). Investment income was £4,400 (2019: £4,110)

The Charity has investments valued at £97,509 (2019: £106,961) in the form of 60,432 Income Units and 599 Accumulation shares in M & G's Multi Asset Charity Fund. These were previously in a separate National Association of Almshouses Common Investment

Fund, which in the course of the year was amalgamated into the M & G Fund. Against an anticipated return of 4%, the actual return on the investments in the year was 6.07% (2019: 5.83%). The value of the portfolio saw a drop of 8.84% mainly due to the effects of the Covid 19 pandemic on world markets. In addition the charity has a cash balance at the Co-op Bank of £76,637.

### **Plans for the Future**

The trustees will continue to maintain and improve the current almshouses and assist the beneficiaries to live with independence and dignity.

The Trustees are considering how the land behind the current almshouses (whose use is restricted to purposes furthering the objectives of the Charity) might be developed to provide further almshouse dwellings. This will be a major undertaking for the Charity with substantial problems to be overcome in terms of planning consent, access, and funding. If such a development can be achieved, it will bring to fruition the aims set out when the Dorothy Wilson and Ellen Wilson charities were merged in 2011 and will provide much needed supported housing in the City.

Signed on behalf of the Trustees

Mr M Marsh (Chair)

Mr M Denigh (Clerk)

# THE ELLEN & DOROTHY WILSON ALMSHOUSE CHARITY

## INDEPENDENT EXAMINER'S REPORT

### TO THE TRUSTEES OF THE ELLEN & DOROTHY WILSON ALMSHOUSE CHARITY

---

I report to the trustees on my examination of the financial statements of The Ellen & Dorothy Wilson Almshouse Charity (the charity) for the year ended 30 June 2020.

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

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

I report in respect of my examination of the charity's financial statements carried out under section 145 of the 2011 Act. In carrying out my examination I have followed all the applicable Directions given by the Charity Commission under section 145(5)(b) of the 2011 Act.

#### **Independent examiner's statement**

Your attention is drawn to the fact that the charity has prepared financial statements in accordance with Accounting and Reporting by Charities preparing their accounts in accordance with the Financial Reporting Standard 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 now been withdrawn.

I understand that this has been done in order for financial statements to provide a true and fair view in accordance with Generally Accepted Accounting Practice effective for reporting periods beginning on or after 1 January 2015.

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 that in any material respect:

- 1 accounting records were not kept in respect of the charity as required by section 130 of the 2011 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 financial statements to be reached.

David Walker

124 Acomb Road  
Holgate  
York  
YO24 4EY

Dated: 17 February 2021

# THE ELLEN & DOROTHY WILSON ALMSHOUSE CHARITY

## STATEMENT OF FINANCIAL ACTIVITIES INCLUDING INCOME AND EXPENDITURE ACCOUNT FOR THE YEAR ENDED 30 JUNE 2020

Current financial year		Unrestricted funds general	Unrestricted funds Repair funds	Endowment funds	Total	Total
		2020	2020	2020	2020	2019
		£	£	£	£	£
	Notes					
<b><u>Income from:</u></b>						
Charitable activities	3	24,495	-	-	24,495	24,199
Investments	4	2,115	2,285	-	4,400	4,110
<b>Total income</b>		<b>26,610</b>	<b>2,285</b>	<b>-</b>	<b>28,895</b>	<b>28,309</b>
<b><u>Expenditure on:</u></b>						
<b><u>Charitable activities</u></b>						
Almshouse	5	16,147	9,690	-	25,837	22,638
<b>Total charitable expenditure</b>		<b>16,147</b>	<b>9,690</b>	<b>-</b>	<b>25,837</b>	<b>22,638</b>
Net gains/(losses) on investments	8	(5,681)	(6,057)	-	(11,738)	(462)
<b>Net incoming resources before transfers</b>		<b>4,782</b>	<b>(13,462)</b>	<b>-</b>	<b>(8,680)</b>	<b>5,209</b>
Gross transfers between funds	9	(11,478)	11,478	-	-	-
<b>Net movement in funds</b>		<b>(6,696)</b>	<b>(1,984)</b>	<b>-</b>	<b>(8,680)</b>	<b>5,209</b>
Fund balances at 1 July 2019		256,489	133,223	295,000	684,712	679,503
<b>Fund balances at 30 June 2020</b>		<b>249,793</b>	<b>131,239</b>	<b>295,000</b>	<b>676,032</b>	<b>684,712</b>

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

All income and expenditure derive from continuing activities.

# THE ELLEN & DOROTHY WILSON ALMSHOUSE CHARITY

## STATEMENT OF FINANCIAL ACTIVITIES (CONTINUED) INCLUDING INCOME AND EXPENDITURE ACCOUNT

FOR THE YEAR ENDED 30 JUNE 2020

Prior financial year	Notes	Unrestricted	Unrestricted	Endowment	Total
		funds general	funds Repair funds	funds	
		2019 £	2019 £	2019 £	2019 £
<b><u>Income from:</u></b>					
Charitable activities	3	24,199	-	-	24,199
Investments	4	2,055	2,055	-	4,110
<b>Total income</b>		<u>26,254</u>	<u>2,055</u>	<u>-</u>	<u>28,309</u>
<b><u>Expenditure on:</u></b>					
<b><u>Charitable activities</u></b>					
Almshouse	5	22,638	-	-	22,638
<b>Total charitable expenditure</b>		<u>22,638</u>	<u>-</u>	<u>-</u>	<u>22,638</u>
Net gains/(losses) on investments	8	(260)	(202)	-	(462)
<b>Net incoming resources before transfers</b>		<u>3,356</u>	<u>1,853</u>	<u>-</u>	<u>5,209</u>
Gross transfers between funds	9	(11,478)	11,478	-	-
<b>Net movement in funds</b>		<u>(8,122)</u>	<u>13,331</u>	<u>-</u>	<u>5,209</u>
Fund balances at 1 July 2018		<u>264,611</u>	<u>119,892</u>	<u>295,000</u>	<u>679,503</u>
<b>Fund balances at 30 June 2019</b>		<u><u>256,489</u></u>	<u><u>133,223</u></u>	<u><u>295,000</u></u>	<u><u>684,712</u></u>

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

All income and expenditure derive from continuing activities.



# THE ELLEN & DOROTHY WILSON ALMSHOUSE CHARITY

## BALANCE SHEET

AS AT 30 JUNE 2020

	Notes	2020		2019	
		£	£	£	£
<b>Fixed assets</b>					
Tangible assets	10		501,654		501,654
Investments	11		97,509		106,961
			<u>599,163</u>		<u>608,615</u>
<b>Current assets</b>					
Debtors	12	2,233		1,895	
Cash at bank and in hand		76,637		78,022	
		<u>78,870</u>		<u>79,917</u>	
<b>Creditors: amounts falling due within one year</b>					
Taxation and social security		240		120	
Other creditors	13	1,761		3,700	
		<u>2,001</u>		<u>3,820</u>	
Net current assets			76,869		76,097
<b>Total assets less current liabilities</b>			676,032		684,712
			<u><u>676,032</u></u>		<u><u>684,712</u></u>
<b>Capital funds</b>					
Endowment funds	14		295,000		295,000
<b>Income funds</b>					
<u>Unrestricted funds</u>					
Designated funds	15	131,239		133,223	
General unrestricted funds		249,793		256,489	
		<u>381,032</u>		<u>389,712</u>	
			676,032		684,712
			<u><u>676,032</u></u>		<u><u>684,712</u></u>

The financial statements were approved by the Trustees on 17 February 2021

Mr M Denbigh  
Trustee

Mr A M Marsh  
Trustee

# THE ELLEN & DOROTHY WILSON ALMSHOUSE CHARITY

## NOTES TO THE FINANCIAL STATEMENTS

FOR THE YEAR ENDED 30 JUNE 2020

---

### 1 Accounting policies

#### Charity information

The Ellen & Dorothy Wilson Almshouse Charity is a a charity registered with the charity commission, No. 224417.

The charity was first established by a charitable trust deed on 27th May 1963 under the name 'Dorothy Wilson's Charity'.

On 12th July 2011 a new governing document was issued under guidance from the charity commission which included the amalgamation of the charity named 'Ellen Wilson's Hospital'.

The charity's new name is 'The Ellen and Dorothy Wilson Almshouse Charity' and the two charities are to be administered in accordance with this scheme as one charity.

The Ellen & Dorothy Wilson Almshouse Charity meets the definition of a public benefit entity under FRS 102.

The principal place of business is: c/o St Lawrence's Church Hall, Lawrence Street, York, YO10 3WP.

#### 1.1 Accounting convention

The financial statements have been prepared in accordance with the charity's governing document, the Charities Act 2011 and "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 charity is a Public Benefit Entity as defined by FRS 102.

The charity has taken advantage of the provisions in the SORP for charities applying FRS 102 Update Bulletin 1 not to prepare a Statement of Cash Flows.

The financial statements 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 Statement of Recommended Practice for charities applying FRS 102 rather than the version of the Statement of Recommended Practice which is referred to in the Regulations but which has since been withdrawn.

The financial statements are prepared in sterling, which is the functional currency of the charity. Monetary amounts in these financial statements are rounded to the nearest £.

The financial statements have been prepared under the historical cost convention, modified to include certain financial instruments at fair value. The principal accounting policies adopted are set out below.

#### 1.2 Going concern

At the time of approving the financial statements, the trustees have a reasonable expectation that the charity has adequate resources to continue in operational existence for the foreseeable future. Thus the trustees continue to adopt the going concern basis of accounting in preparing the financial statements.

#### 1.3 Charitable funds

Unrestricted funds are available for use at the discretion of the trustees in furtherance of their charitable objectives.

Funds to provide for Extraordinary Repairs and Cyclical Maintenance to the Charity's property have been established by annual allocations from the Unrestricted Fund and are fully disclosed in note 15. Surplus funds are invested and realised as necessary to meet the cost of repair works.

# THE ELLEN & DOROTHY WILSON ALMSHOUSE CHARITY

## NOTES TO THE FINANCIAL STATEMENTS (CONTINUED)

FOR THE YEAR ENDED 30 JUNE 2020

---

### 1 Accounting policies

(Continued)

Restricted funds are subject to specific conditions by donors as to how they may be used. The purposes and uses of the restricted funds are set out in the notes to the financial statements.

Endowment funds are subject to specific conditions by donors that the capital must be maintained by the charity.

#### 1.4 Incoming resources

Income is recognised when the charity is legally entitled to it after any performance conditions have been met, the amounts can be measured reliably, and it is probable that income will be received.

Cash donations are recognised on receipt. Other donations are recognised once the charity has been notified of the donation, unless performance conditions require deferral of the amount. Income tax recoverable in relation to donations received under Gift Aid or deeds of covenant is recognised at the time of the donation.

Legacies are recognised on receipt or otherwise if the charity has been notified of an impending distribution, the amount is known, and receipt is expected. If the amount is not known, the legacy is treated as a contingent asset.

Contributions from residents are recognised when due to the trust.

Investment income from dividends is recognised when receivable.

#### 1.5 Resources expended

Expenditure is recognised when invoiced to the trust.

Support costs include central functions and have been allocated to activity cost categories on a basis consistent with the use of resources, eg. allocating property costs by floor areas, or per capita, staff costs by time spent and other costs by their usage.

#### 1.6 Tangible fixed assets

Tangible fixed assets are measured at cost. A depreciation charge is not considered appropriate as the Trustees are obliged to maintain the buildings in a good condition.

The gain or loss arising on the disposal of an asset is determined as the difference between the sale proceeds and the carrying value of the asset, and is recognised in net income/(expenditure) for the year.

#### 1.7 Fixed asset investments

Fixed asset investments are initially measured at transaction price excluding transaction costs, and are subsequently measured at fair value at each reporting date. Changes in fair value are recognised in net income/(expenditure) for the year. Transaction costs are expensed as incurred.

#### 1.8 Impairment of fixed assets

At each reporting end date, the charity reviews the carrying amounts of its tangible assets to determine whether there is any indication that those assets have suffered an impairment loss. If any such indication exists, the recoverable amount of the asset is estimated in order to determine the extent of the impairment loss (if any).

# THE ELLEN & DOROTHY WILSON ALMSHOUSE CHARITY

## NOTES TO THE FINANCIAL STATEMENTS (CONTINUED)

FOR THE YEAR ENDED 30 JUNE 2020

---

### 1 Accounting policies

(Continued)

#### 1.9 Cash and cash equivalents

Cash and cash equivalents include cash in hand, deposits held at call with banks, other short-term liquid investments with original maturities of three months or less, and bank overdrafts. Bank overdrafts are shown within borrowings in current liabilities.

#### 1.10 Financial instruments

The charity has elected to apply the provisions of Section 11 'Basic Financial Instruments' and Section 12 'Other Financial Instruments Issues' of FRS 102 to all of its financial instruments.

Financial instruments are recognised in the charity's balance sheet when the charity becomes party to the contractual provisions of the instrument.

Financial assets and liabilities are offset, with the net amounts presented in the financial statements, when there is a legally enforceable right to set off the recognised amounts and there is an intention to settle on a net basis or to realise the asset and settle the liability simultaneously.

##### **Basic financial assets**

Basic financial assets, which include debtors and cash and bank balances, are measured at transaction price including transaction costs.

##### **Basic financial liabilities**

Basic financial liabilities, including creditors and bank loans are recognised at transaction price.

Trade creditors are obligations to pay for goods or services that have been acquired in the ordinary course of operations from suppliers. Amounts payable are classified as current liabilities if payment is due within one year or less. If not, they are presented as non-current liabilities.

#### 1.11 Employee benefits

The cost of any unused holiday entitlement is recognised in the period in which the employee's services are received.

Termination benefits are recognised immediately as an expense when the charity is demonstrably committed to terminate the employment of an employee or to provide termination benefits.

### 2 Critical accounting estimates and judgements

In the application of the charity's accounting policies, the trustees are required to make judgements, estimates and assumptions about the carrying amount of assets and liabilities that are not readily apparent from other sources. The estimates and associated assumptions are based on historical experience and other factors that are considered to be relevant. Actual results may differ from these estimates.

The estimates and underlying assumptions are reviewed on an ongoing basis. Revisions to accounting estimates are recognised in the period in which the estimate is revised where the revision affects only that period, or in the period of the revision and future periods where the revision affects both current and future periods.

# THE ELLEN & DOROTHY WILSON ALMSHOUSE CHARITY

## NOTES TO THE FINANCIAL STATEMENTS (CONTINUED)

FOR THE YEAR ENDED 30 JUNE 2020

### 3 Charitable activities

	Residents' Contributions 2020 £	Residents' Contributions 2019 £
Residents' Contributions	24,495	24,199

### 4 Investments

	Unrestricted funds general 2020 £	Unrestricted funds Repair funds 2020 £	Total 2020 £	Unrestricted funds general 2019 £	Unrestricted funds Repair funds 2019 £	Total 2019 £
Income from listed investments	2,115	2,285	4,400	2,055	2,055	4,110

### 5 Charitable activities

	Almshouse 2020 £	Almshouse 2019 £
Staff costs	2,604	2,600
Insurances	837	805
Property repairs & maintenance	14,928	11,737
Estate upkeep	4,266	1,170
Residents' welfare	300	358
Print, stationery & office costs	88	269
Subscriptions	175	168
Legal & professional fees	780	-
Accountancy & examination	1,859	1,200
Contribution arrears written off	-	4,331
	<u>25,837</u>	<u>22,638</u>
<b>Analysis by fund</b>		
Unrestricted funds - general	16,147	22,638
Unrestricted funds - Repair funds	9,690	-
	<u>25,837</u>	<u>22,638</u>
<b>For the year ended 30 June 2019</b>		
Unrestricted funds - general	<u>22,638</u>	

# THE ELLEN & DOROTHY WILSON ALMSHOUSE CHARITY

## NOTES TO THE FINANCIAL STATEMENTS (CONTINUED)

### FOR THE YEAR ENDED 30 JUNE 2020

#### 6 Trustees

None of the trustees (or any persons connected with them) received any remuneration or benefits from the charity during the year other than those noted below.

The governing document requires consent is obtained from the Charity Commission to pay remuneration to trustees. Consent was requested and subsequently obtained on 14th January 2013 to enable remuneration to be paid to Ms A K Blythe, trustee, for her role as administrator. Ms A K Blythe resigned as a trustee on 20 October 2019.

The remuneration paid was £1,804 (2019: £1,800).

Insurance cover is taken out by the trust to cover the trustees from any liabilities in the event of any genuine mistakes made during their stewardship.

#### 7 Employees

##### Number of employees

The average monthly number of employees during the year was:

	2020 Number	2019 Number
	2	2
	<u>2</u>	<u>2</u>
<b>Employment costs</b>	<b>2020</b>	<b>2019</b>
	£	£
Wages and salaries	2,604	2,600
	<u>2,604</u>	<u>2,600</u>

No employee received emoluments in excess of £60,000 (2019: none).

The key management personnel of the Charity are the Trustees. The remuneration received by the key management personnel was £1,804 (2019: £1,800).

#### 8 Net gains/(losses) on investments

	Unrestricted funds general	Unrestricted funds Repair funds	Total	Total
	2020 £	2020 £	2020 £	2019 £
Revaluation of investments	(5,681)	(6,057)	(11,738)	(462)
	<u>(5,681)</u>	<u>(6,057)</u>	<u>(11,738)</u>	<u>(462)</u>
<b>For the year ended 30 June 2019</b>	<b>(260)</b>	<b>(202)</b>	<b>(462)</b>	<b>(462)</b>
	<u>(260)</u>	<u>(202)</u>	<u>(462)</u>	<u>(462)</u>

# THE ELLEN & DOROTHY WILSON ALMSHOUSE CHARITY

## NOTES TO THE FINANCIAL STATEMENTS (CONTINUED)

FOR THE YEAR ENDED 30 JUNE 2020

---

### 9 Transfers

Transfers represent the net transfers, ie provision over actual spend, made to designated repair & maintenance funds.

### 10 Tangible fixed assets

	Land and buildings £
<b>Cost</b>	
At 1 July 2019	501,654
	<hr/>
At 30 June 2020	501,654
	<hr/>
<b>Carrying amount</b>	
At 30 June 2020	501,654
	<hr/> <hr/>
At 30 June 2019	501,654
	<hr/> <hr/>

The buildings known as The Ellen Wilson Cottages, Lawrence Street, York and land at the same address, were bequest to the trust on the amalgamation of Dorothy Wilson's Charity and Ellen Wilson's Hospital. The cottages and land can only be used as almshouses for the accommodation of residents in furtherance of the charity's objects. The building, which comprises 6 dwellings, and grounds, valued by Hunters surveyors on 12th February 2013 in their fully refurbished state at £450,000, has no historic cost and is represented in the balance sheet by the proportion of the valuation prior to the expenditure on their subsequent refurbishment. It is the Charity's practice to maintain this asset in a continual state of sound repair and to make improvements thereto from time to time and accordingly the Trustees consider that their value is not impaired by the passage of time.

The land attaching to the grounds was valued by the Trustees at 11 July 2011.

# THE ELLEN & DOROTHY WILSON ALMSHOUSE CHARITY

## NOTES TO THE FINANCIAL STATEMENTS (CONTINUED)

FOR THE YEAR ENDED 30 JUNE 2020

### 11 Fixed asset investments

	Listed investments £
<b>Cost or valuation</b>	
At 1 July 2019	106,961
Additions	2,285
Valuation changes	(11,737)
At 30 June 2020	<u>97,509</u>
<b>Carrying amount</b>	
At 30 June 2020	<u>97,509</u>
At 30 June 2019	<u><u>106,961</u></u>

	2020 £	2019 £
Investments at fair value comprise:		
M&G Charity Multi Asset - 60,432 Income Shares	47,125	52,806
M&G Charity Multi Asset - 599 Accumulation Shares	50,384	54,155
	<u>97,509</u>	<u>106,961</u>

The 599 M & G Accumulation Shares are held as part of the Extraordinary Repair Fund.

#### Fixed asset investments revalued

The trusts investments are shown at market value. The historical cost of the investments is £74,836 (2019: £72,550)

### 12 Debtors

	2020 £	2019 £
<b>Amounts falling due within one year:</b>		
Trade debtors	1,676	1,367
Prepayments and accrued income	557	528
	<u>2,233</u>	<u>1,895</u>



# THE ELLEN & DOROTHY WILSON ALMSHOUSE CHARITY

## NOTES TO THE FINANCIAL STATEMENTS (CONTINUED)

FOR THE YEAR ENDED 30 JUNE 2020

---

13 Other creditors falling due within one year

	2020	2019
	£	£
Trade creditors	318	98
Accruals and deferred income	1,443	3,602
	<u>1,761</u>	<u>3,700</u>

# THE ELLEN & DOROTHY WILSON ALMSHOUSE CHARITY

## NOTES TO THE FINANCIAL STATEMENTS (CONTINUED)

### FOR THE YEAR ENDED 30 JUNE 2020

#### 14 Endowment funds

Endowment funds represent assets which must be held permanently by the charity. Income arising on the endowment funds can be used in accordance with the objects of the charity and is included as unrestricted income. Any capital gains or losses arising on the assets form part of the fund.

	Balance at 1 July 2018		Movement in funds				Movement in funds				Balance at 30 June 2020		
	£	£	Incoming resources	Resources expended	Transfers	Revaluations gains and losses	Balance at 1 July 2019	Incoming resources	Resources expended	Transfers	Revaluations gains and losses	£	£
<b>Permanent endowments</b>													
6 Almshouse cottages, Lawrence Street, York	270,000	-	-	-	-	-	270,000	-	-	-	-	-	270,000
Land, Lawrence Street, York	25,000	-	-	-	-	-	25,000	-	-	-	-	-	25,000
	<u>295,000</u>	<u>-</u>	<u>-</u>	<u>-</u>	<u>-</u>	<u>-</u>	<u>295,000</u>	<u>-</u>	<u>-</u>	<u>-</u>	<u>-</u>	<u>-</u>	<u>295,000</u>

The 6 cottages, known as The Ellen Wilson Cottages (formerly Ellen Wilson's Hospital) and land adjacent to the cottages were obtained by the trust on the amalgamation of Ellen Wilson's Hospital with the trust on 12 July 2011. The trustees' obtained a valuation of the cottages in their fully refurbished state, on an open market basis, undertaken by Hunters Surveyors as of 12th February 2013 of £450,000. The land attached to the cottages was valued by the trustees at £25,000. The governing document states the properties can only be used as almshouses for the accommodation of residents in furtherance of the charity's objects.

# THE ELLEN & DOROTHY WILSON ALMSHOUSE CHARITY

## NOTES TO THE FINANCIAL STATEMENTS (CONTINUED)

FOR THE YEAR ENDED 30 JUNE 2020

### 15 Designated funds

The income funds of the charity include the following designated funds which have been set aside out of unrestricted funds by the trustees for specific purposes:

	Balance at 1 July 2018		Movement in funds			Movement in funds			Balance at 30 June 2020		
	£	£	Incoming resources	Transfers	Revaluations, gains and losses	Incoming resources	Resources expended	Transfers	Revaluations, gains and losses	£	£
Cyclical & Routine Maintenance Fund	67,857	-	-	8,430	-	-	(9,690)	8,430	-	-	75,027
Extraordinary Repair Fund	52,035	2,055	2,055	3,048	(202)	2,285	-	3,048	(6,057)	(6,057)	56,212
	119,892	2,055	2,055	11,478	(202)	2,285	(9,690)	11,478	(6,057)	(6,057)	131,239

The transfers of amounts to the designated funds are in accordance with the provisions of the governing document which requires the charity to maintain an extraordinary repair fund to be used for extraordinary repairs and the improvement or rebuilding of the homes of the charity and a cyclical maintenance fund which is to be used for ordinary repairs and maintenance of the charity's properties.

The amounts transferred are in accordance with the recommendations of the National Alms House Association.

# THE ELLEN & DOROTHY WILSON ALMSHOUSE CHARITY

## NOTES TO THE FINANCIAL STATEMENTS (CONTINUED)

### FOR THE YEAR ENDED 30 JUNE 2020

16 Analysis of net assets between funds		Unrestricted		Designated		Endowment		Total		Unrestricted		Designated		Endowment		Total		
		2020		2020		2020		2020		2019		2019		2019		2019		
		£		£		£		£		£		£		£		£		
Fund balances at 30 June 2020 are represented by:																		
	Tangible assets	206,654	-	-	295,000	501,654	206,654	-	295,000	206,654	-	295,000	501,654	-	295,000	501,654	-	295,000
	Investments	-	97,509	97,509	-	97,509	52,806	54,155	-	52,806	54,155	-	-	-	106,961	-	-	
	Current assets/(liabilities)	43,139	33,730	33,730	-	76,869	(2,971)	79,068	-	(2,971)	79,068	-	-	-	76,097	-	-	
		<u>249,793</u>	<u>131,239</u>	<u>131,239</u>	<u>295,000</u>	<u>676,032</u>	<u>256,489</u>	<u>133,223</u>	<u>295,000</u>	<u>256,489</u>	<u>133,223</u>	<u>295,000</u>	<u>684,712</u>	<u>295,000</u>	<u>684,712</u>	<u>295,000</u>	<u>684,712</u>	

# THE ELLEN & DOROTHY WILSON ALMSHOUSE CHARITY

## NOTES TO THE FINANCIAL STATEMENTS (CONTINUED)

*FOR THE YEAR ENDED 30 JUNE 2020*

---

### 17 Related party transactions

There were no disclosable related party transactions during the year (2019: none).