

DR & MRS CHADWICK'S REGISTERED CHARITY
TRUSTEES' REPORT AND ACCOUNTS
FOR THE YEAR ENDED 31 DECEMBER 2022

DR & MRS CHADWICK'S REGISTERED CHARITY

LEGAL AND ADMINISTRATIVE INFORMATION

Trustees

Mrs D P Abbott
Canon Dr C Bracegirdle
Miss E Gelling
Mrs K Hodgkiss
Mr P d'A Liptrott
Mr I Tomkin

Chairman

Mrs D P Abbott

Secretary

Mr S J Worswick

Charity Number

254012

Auditors

Barlow Andrews LLP
Carlyle House
78 Chorley New Road
Bolton
BL1 4BY

Bankers

The Royal Bank of Scotland Plc
24 Deansgate
Bolton
BL1 1BN

Solicitors

Fieldings Porter
Silverwell House
Silverwell Street
Bolton
BL1 1PT

Accountants/Agents

RPS Housing Limited
Hamill House
112-116 Chorley New Road
Bolton
BL1 4DH

DR & MRS CHADWICK'S REGISTERED CHARITY

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DR & MRS CHADWICK'S REGISTERED CHARITY

TRUSTEES' REPORT

FOR THE YEAR ENDED 31 DECEMBER 2022

The Trustees present their report and accounts for the year ended 31 December 2022.

The accounts have been prepared in accordance with the accounting policies set out in note 1 to the financial statements and comply with the Charity's Trust deed, 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)".

Structure, governance and management

The Charity was founded by Dr & Mrs Chadwick by a Deed dated 1 June 1868 and is subject to a Scheme dated 12 May 1977 approved and established by the Charity Commission.

The object of the Charity is the provision of houses for letting on weekly tenancies to persons of good character who are in conditions of need, hardship or distress.

The Scheme dated 12 May 1977 directed that the Trustees shall establish and maintain an Extraordinary Repair Fund for the purpose of providing for the extraordinary repair, improvement or re-building of property. This is the Designated Fund referred to in the accounts and is unrestricted.

On 5 January 1994 the Charity Commissioners directed that the Extraordinary Repair Fund shall be maintained by the transfer to it, out of the Charity's income, of such annual sum sufficient for the purposes of the Fund.

On 23 January 1990 permission was granted by the Charity Commissioners to sell the Peabody Street properties. The Trustees have used the proceeds to purchase houses in Dorset Street in order to increase the stock of family houses nearer to the majority of the existing housing stock.

On 28 May 2002 the Charity Commissioners approved a Scheme which enables the Trustees to apply residual income for the benefit of the objects of The Chadwick Educational Foundation.

The Trustees who served during the year were:

Mrs D P Abbott
Canon Dr C Bracegirdle
Miss E Gelling
Mrs K Hodgkiss
Mr P d'A Liptrott
Mr I Tomkin

The skill requirements for the Trust Body are reviewed and any vacancy arising is filled by consensus amongst the remaining Trustees to meet the necessary criteria. The induction process for any newly appointed Trustee comprises an initial meeting with the Chair followed by meetings with the Secretary to the Trustees who provides a history of the Trust, a copy of the Deed, Trustees minutes and explanations as to the day to day organisation of the secretarial function. The new Trustee is given copies of the relevant Charity Commission Guidance.

All the Trustees of Dr & Mrs Chadwick's Registered Charity are also Trustees of the Chadwick Educational Foundation, a grant making charity for the benefit of Bolton schools, school children and students. Meetings take place at least twice a year to review the Charity's financial matters and general operating management.

The freehold endowment housing stock comprising 43 properties is registered at the Land Registry in the name of The Official Custodian of Charities on behalf of Dr & Mrs Chadwick's Charity.

The remaining 67 endowment properties and 12 unrestricted fund properties are leasehold and are also registered at the Land Registry in the name of The Official Custodian of Charities on behalf of Dr & Mrs Chadwick's Charity.

The Charity's investments are held in the names of Mrs D P Abbott and Mrs K Hodgkiss as nominees.

RPS Housing Limited has been delegated by the Trustees to deal with the day to day management of the Charity. The principal office of the Charity is Hamill House, 112-116 Chorley New Road, Bolton, BL1 4DH.

Risk Factors

The Trustees have assessed the major risks to which the Charity is exposed and have taken steps to mitigate them, with public liability and property insurance.

DR & MRS CHADWICK'S REGISTERED CHARITY

TRUSTEES' REPORT (CONTINUED)

FOR THE YEAR ENDED 31 DECEMBER 2022

Related Parties

Canon Dr C Bracegirdle was elected to the Diocesan Board of Education with effect from 18 April 2018. He is a Trustee in his role of Vicar of The Parish Church of St Peter Bolton Le Moors.

All the Trustees of Dr & Mrs Chadwick's Registered Charity are also Co-optative Trustees of The Chadwick Educational Foundation, a grant making charity for the benefit of Bolton schools, school children and students.

Objectives and activities

The object of the Trust is the provision of housing for the poor of Bolton. The Trust owns 122 houses in The Haulgh area of Bolton on which it charges rents between £88.00 and £106.88 per week based on the size of the property. Prospective tenants complete an application form and are interviewed by a sub-committee. Suitable tenants are then placed on a waiting list. The tenants generally remain for many years and vacancies are therefore not numerous. The Trustees buy suitable properties using surplus income to add to the housing stock in the immediate area of the existing houses.

Public benefit statement

The Charity's activities focus on the objective to provide disadvantaged people in Bolton with housing to improve their living conditions and are undertaken to further the charitable purpose for the public benefit.

The Trustees have paid due regard to guidance issued by the Charity Commission in relation to activities for the public benefit in deciding what activities the Charity should undertake.

Achievements and performance

The Trustees held five meetings during the year.

During 2021 the Trustees enquired into the new regulations coming into force in 2025 regarding the EPC rating of rented accommodations which led to the replacement of the wooden front doors with composite doors in Portugal Street. In 2022 EPC surveys were taken of most of the properties. In most cases the properties achieved a C rating. Action was taken in respect of the D rated properties by adding loft insulation and in some cases replacing the boiler. However, further action was required with the even numbered properties in Portugal Street. A surveyor was instructed and it was recommended that the roofs should be replaced to incorporate solar panels and a layer of insulation below, together with external wall insulation for the end houses. The project was put out to tender and the work started in March 2023.

During the year 4 new kitchens were installed in the properties. The cost of EPC rating reports, surveys and tender applications and planning applications came to £41,706 and was funded by the Extraordinary Repair Fund.

At a meeting on 25 March 2022 it was decided that 11 Gloster Street would be put up for sale. The property sale was finally completed in February 2023.

Monitoring achievement

The Trustees consider that rental arrears are well controlled. At 31 December 2022 the arrears were 3.82% of the total rents collectable (2021 – 4.23%).

The void periods are controlled and kept to a minimum.

The demand for properties from prospective tenants remains buoyant.

Financial review

The Trustees agreed to not give a donation to The Chadwick Educational Foundation, a grant making charity, due to the ongoing renovation project.

Rental income for the year was £563,740. The rent arrears at 31 December 2022 were £21,498 which is a decrease of £661 on those at 31 December 2021. Rents are due every four weeks resulting in 13 rent periods during the year. Rents paid in advance at 31 December 2022 were £7,817 which is an increase of £1,529 on last year. Some tenants prefer to make payment of rent monthly rather than four-weekly which results in payments being in advance at the year end. There will be two rent days in October 2023 after which time it is envisaged the rent in advance will be considerably reduced.

The Trustees transferred £42,656 from Unrestricted Funds to the Extraordinary Repair Fund in order to maintain the balance of the Extraordinary Repair Fund at a level which the Trustees consider to be appropriate to deal with future expenditure levels.

DR & MRS CHADWICK'S REGISTERED CHARITY
TRUSTEES' REPORT (CONTINUED)
FOR THE YEAR ENDED 31 DECEMBER 2022

The free reserves of the Charity at 31 December 2022 were £810,094 (2021: £578,668).

Reserves policy

The Trustees consider the amount of reserves necessary to maintain the housing stock in good order. An amount of approximately one year's ordinary expenditure and the Extraordinary Repair Fund are considered adequate to satisfy this requirement. Cash reserves are also needed to purchase any suitable houses which come for sale in The Haulgh.

There are no restrictions in the Charity's power to invest. The Trustees are therefore governed by the Trustee Act 2000 which is enshrined in law a statutory duty of care.

Ethical considerations form part of the Trustees investment management process. This policy is applied to all classes of asset under management including securities, land and real estate.

Plans for the future

The Trustees intend to continue to maintain the houses to a high standard and to look to acquire further properties in the immediate vicinity of the existing housing stock.

Statement of Trustees responsibilities

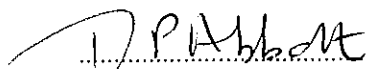
The Trustees are responsible for preparing the Trustees' Report and the financial statements in accordance with applicable law and United Kingdom Accounting Standards including Financial Reporting Standard 102: The Financial Reporting Standard applicable in the UK and Republic of Ireland (United Kingdom 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 the income and expenditure of the Charity 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 in the Charities SORP;
- make judgments and accounting estimates that are reasonable and prudent;
- state whether applicable accounting standards have been followed, subject to any material departures disclosed and explained in the financial statements, and
- prepare the financial statements on the going concern basis unless it is inappropriate to presume that the Charity will continue in business.

The Trustees are responsible for maintaining proper accounting records which 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/constitution. 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.

I declare. In my capacity of Charity Trustee that:
the Trustees have approved the report above: and
have authorised me to sign it on their behalf.


.....
Mrs D P Abbott
Chairman

Dated 03/10/23

DR & MRS CHADWICK'S REGISTERED CHARITY

INDEPENDENT AUDITOR'S REPORT

TO THE TRUSTEES OF DR & MRS CHADWICK'S REGISTERED CHARITY

Opinion

We have audited the financial statements of Dr & Mrs Chadwick's Registered Charity for the year ended 31 December 2022 which comprise the statement of financial activities, the balance sheet, the statement of cash flows and notes to the financial statements, 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).

In our opinion the financial statements:

- give a true and fair view of the state of the charity's affairs as at 31 December 2022 and of its incoming resources and application of resources, for the year then ended;
- have been properly prepared in accordance with the 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 UK, including the FRC'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

In auditing the financial statements, we have concluded that the trustees' use of the going concern basis of accounting in the preparation of the financial statements is appropriate.

Based on the work we have performed, we have not identified any material uncertainties relating to events or conditions that, individually or collectively, may cast significant doubt on the company's ability to continue as a going concern for a period of at least twelve months from when the financial statements are authorised for issue.

Our responsibilities and responsibilities of the trustees with respect to going concern are described in the relevant sections of this report.

Other information

The other information comprises the information included in the annual report, other than the financial statements and our auditor's report thereon. The trustees are responsible for the other information contained within the annual report. Our opinion on the financial statements does not cover the other information and, except to the extent otherwise explicitly stated in our report, we do not express any form of assurance conclusion thereon.

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 course of 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 this gives rise to a material misstatement in the financial statements themselves. 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

In light of the knowledge and understanding of the charity and its environment obtained in the course of the audit, we have not identified material misstatements in the trustees' report.

We have nothing to report in respect of the following matters in relation to which the Charities Act 2011 requires us to report to you if, in our opinion:

- adequate accounting records have not been kept, or returns adequate for our audit have not been received from branches not visited by us; or
- the financial statements are not in agreement with the accounting records and returns; or
- certain disclosures of trustees' remuneration specified by law are not made; or
- we have not received all the information and explanations we require for our audit.

DR & MRS CHADWICK'S REGISTERED CHARITY

INDEPENDENT AUDITOR'S REPORT

TO THE TRUSTEES OF DR & MRS CHADWICK'S REGISTERED CHARITY

Responsibilities of the Trustees

As explained more fully in the statement of trustees' responsibilities, the trustees are responsible for the preparation of the financial statements and for being satisfied that they 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.

Auditor's responsibilities for the audit of the financial statements

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.

Irregularities, including fraud, are instances of non-compliance with laws and regulations. We design procedures in line with our responsibilities, outlined above, to detect material misstatements in respect of irregularities including fraud. Our approach to identifying and assessing the risks of material misstatement in respect of irregularities, including fraud and non-compliance with laws and regulations, was as follows:

- the engagement partner ensured that the engagement team collectively had the appropriate competence, capabilities and skills to identify or recognise non-compliance with applicable laws and regulations;
- we identified the laws and regulations applicable to the charity through discussions with trustees and other management, and from our commercial knowledge and experience of the charity sector;
- we focused on specific laws and regulations which we considered may have a direct material effect on the financial statements or the operations of the charity, including data protection, employment, environmental and health and safety legislation.
- we assessed the extent of compliance with the laws and regulations identified above through making enquiries of management and inspecting legal correspondence; and
- identified laws and regulations were communicated within the audit team regularly and the team remained alert to instances of non-compliance throughout the audit.

We assessed the susceptibility of the charity's financial statements to material misstatement, including obtaining an understanding of how fraud might occur, by:

- making enquiries of management as to where they considered there was susceptibility to fraud, their knowledge of actual, suspected and alleged fraud; and
- considering the internal controls in place to mitigate risks of fraud and non-compliance with laws and regulations.

To address the risk of fraud through management bias and override of controls, we:

- performed analytical procedures to identify any unusual or unexpected relationships;
- tested journal entries to identify unusual transactions; and
- assessed whether judgements and assumptions made in determining the accounting estimates were indicative or potential bias.

In response to the risk of irregularities and non-compliance with laws and regulations, we designed procedures which included, but were not limited to:

- agreeing financial statement disclosures to underlying supporting documentation;
- reading the minutes of meetings of those charged with governance;
- enquiring of management as to actual and potential litigation and claims; and
- reviewing correspondence with relevant regulators and the company's legal advisors.

There are inherent limitations in our audit procedures described above. The more removed that laws and regulations are from financial transactions, the less likely it is that we would become aware of non-compliance.

**DR & MRS CHADWICK'S REGISTERED CHARITY
INDEPENDENT AUDITOR'S REPORT
TO THE TRUSTEES OF DR & MRS CHADWICK'S REGISTERED CHARITY**


Auditing standards also limit the audit procedures required to identify non-compliance with laws and regulations to enquiry of the trustees and other management and the inspection of regulatory and legal correspondence, if any.

Material misstatements that arise due to fraud can be harder to detect than those that arise from error as they may involve deliberate concealment or collusion.

A further description of our responsibilities for the audit of the financial statements is located on the Financial Reporting Council's website at: www.frc.org.uk/auditorsresponsibilities. This description forms part of our auditor's report.

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 the charity's trustees as a body, for our audit work, for this report, or for the opinions we have formed.



David Kay (Senior Statutory Auditor)
for and on behalf of Barlow Andrews LLP
Chartered Accountants & Statutory Auditor
Carlisle House
78 Chorley New Road
Bolton
BL1 4BY

Date 6/10/23

Barlow Andrews LLP is eligible to act as an auditor in terms of section 1212 of the Companies Act 2006

DR & MRS CHADWICK'S REGISTERED CHARITY
STATEMENT OF FINANCIAL ACTIVITIES
FOR THE YEAR ENDED 31 DECEMBER 2022

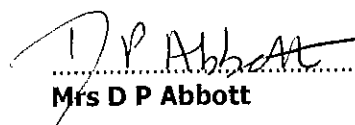
	Notes	Unrestricted Funds £	Designated Funds £	Endowment Funds £	Total 2022 £	Total 2021 £
Income and endowments from:						
Income from investments	2	2,204	-	-	2,204	332
Charitable activities	3	563,740	-	-	563,740	521,027
Total income		565,944	-	-	565,944	521,359
Expenditure on:						
Charitable activities	4	276,597	42,656	-	319,253	363,917
Donation	7	-	-	-	-	200,000
Total expenditure		276,597	42,656	-	319,253	563,917
Net income / expenditure		289,347	(42,656)	-	246,691	(42,558)
Unrealised Gains (Losses) on investments		-	(15,265)	-	(15,265)	25,125
Revaluation of tangible fixed assets		120,150	-	1,211,250	1,331,400	1,277,889
Transfers between funds		(42,656)	42,656	-	-	-
Net movement in funds		366,841	(15,265)	1,211,250	1,562,826	1,260,456
Fund balances at 1 January 2022		1,604,828	169,640	11,742,750	13,517,218	12,256,762
Fund balances at 31 December 2022		1,971,669	154,375	12,954,000	15,080,044	13,517,218

The breakdown of the 2021 figures between the unrestricted and endowment funds are in note 17 on pages 17-20.

DR & MRS CHADWICK'S REGISTERED CHARITY
BALANCE SHEET
AS AT 31 DECEMBER 2022

		2022		2021	
	Notes	£	£	£	£
Fixed Assets					
Tangible assets	13	14,269,950		12,938,550	
Investments	11	154,375		169,640	
		<u>14,424,325</u>		<u>13,108,190</u>	
Current Assets					
Debtors	9	14,973		13,746	
Cash at Bank and in Hand	12	688,918		470,059	
		<u>703,891</u>		<u>483,805</u>	
Current Liabilities					
Creditors	10	(48,172)		(74,777)	
Net Current Assets		<u>655,719</u>		<u>409,028</u>	
Total Net Assets		<u>15,080,044</u>		<u>13,517,218</u>	
The Funds of the Charity					
Endowment Funds	15	660,570		660,570	
Endowment Funds Revaluation Reserve		12,293,430		11,082,180	
		<u>12,954,000</u>		<u>11,742,750</u>	
Designated Funds	15	74,443		74,443	
Designated Funds Revaluation Reserve		79,932		95,197	
		<u>154,375</u>		<u>169,640</u>	
Unrestricted Funds	15	1,316,160		1,069,469	
Unrestricted Funds Revaluation Reserve		655,509		535,359	
		<u>1,971,669</u>		<u>1,604,828</u>	
Total Charity Funds		<u>15,080,044</u>		<u>13,517,218</u>	

The accounts were approved by the Trustees on 03/10/23.....


 Mrs D P Abbott

DR & MRS CHADWICK'S REGISTERED CHARITY
STATEMENT OF CASH FLOWS
AS AT 31 DECEMBER 2022

		2022		2021	
	Notes	£	£	£	£
Cash flows from operating activities					
Cash generated from operations	16		216,655		1,991
Investing activities					
Proceeds from sale of investment		-		-	
Purchase of investments		-		-	
Investment interest received		2,204		332	
Net cash (used in)/ generated from investing activities			<u>2,204</u>		<u>332</u>
Net Increase/(decrease) in cash and cash equivalents			218,859		2,323
Cash and cash equivalent brought forward			470,059		467,736
Cash and cash equivalent carried forward			<u>688,918</u>		<u>470,059</u>

DR & MRS CHADWICK'S REGISTERED CHARITY

NOTES TO THE ACCOUNTS

AS AT 31 DECEMBER 2022

1 Accounting policies

1.1 Basis of preparation

The accounts have been prepared in accordance with the Charity's Trust deed, 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 accounts 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 issued in October 2019 rather than the Accounting and Reporting by Charities: Statement of Recommended Practice effective from 1 April 2005 which has since been withdrawn.

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

The accounts have been prepared under the historical cost convention modified to include the revaluation of certain fixed assets, which are shown at market value. The accounts include all transactions, assets and liabilities for which the Charity is responsible in law.

1.2 Going concern

At the time of approving the accounts, 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 accounts. There are no material uncertainties about the Charity's ability to continue.

1.3 Funds

Endowment funds are funds which the capital must be maintained; only income arising from investment of the endowment may be used either as restricted or unrestricted funds depending upon the purpose for which the endowment was established. The Endowment Fund is the original monies given for the construction of the properties, together with the surplus on the disposals of the Peabody Street properties which has been reinvested in properties in Dorset Street, monies expended on the conversions/major alterations of a permanent nature, and unrealised gains/(losses) on properties.

The Designated Fund is the Extraordinary Repair Fund and is unrestricted. It was established by the Scheme dated 12 May 1977 to provide for the extraordinary repair, improvement and re-building of property. The Trustees consider the balance of the fund to be adequate at this time.

Unrestricted funds are funds which are expendable at the discretion of the Co-optative Trustees in furtherance of the objects of the Charity and is the sum of the Charity's surplus income over the past 154 years.

Unrealised gains/(losses) on investments including properties purchased with surplus income are added to (subtracted from) the fund which held the asset.

1.4 Incoming resources

These are included in the Statement of Financial Activities (SOFA) when:

1. the Charity becomes legally entitled to the benefit of use of the resources;
2. an inflow of economic benefit is probable; and
3. the monetary value can be measured with sufficient reliability.

Rents are included on the basis of receipts during the year. To comply with the Charities Act 2011 rents receivable should be included. The Trustees do not consider this to be prudent. Rent paid in advance amounted to £7,817 (2021 - £6,288), which has been included and deferred accordingly in the accounts. At 31 December 2022 rent arrears amounted to £21,498 (2021 - £22,159).

Investment income is included on the basis of interest receivable in the year.

DR & MRS CHADWICK'S REGISTERED CHARITY
NOTES TO THE ACCOUNTS (CONTINUED)
AS AT 31 DECEMBER 2022

1.5 Resources expended

Liabilities are recognised as soon as an outflow of economic benefit is probable.

Governance costs include costs of the preparation and examination of statutory accounts, the costs of Trustees meetings and cost of any legal advice to trustees on governance or constitutional matters. All the governance costs have been included in Charitable Activities as a whole rather than be apportioned.

1.6 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.

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 recognized in net income/(expenditure) for the year. Transaction costs are expensed as incurred.

1.8 Property

The properties are valued annually. Properties subject to a Protected Tenancy are stated at 60% of vacant market value. Properties subject to a Shorthold Tenancy are stated at 90% of vacant market value.

Properties are maintained primarily from current income. Extraordinary repairs and improvements are funded firstly from current income and where necessary from the Extraordinary Repair Fund. The properties are maintained at a high standard and have a useful life of at least 100 years. The properties are held at fair value at the reporting end date. Any surplus or deficit on revaluation is recognised in the Statement of Financial Activities.

1.9 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 initially measured at transaction price including transaction costs and are subsequently carried at amortised cost using the effective interest method unless the arrangement constitutes a financing transaction, where the transaction is measured at the present value of the future receipts discounted at a market rate of interest. Financial assets classified as receivable within one year are not amortised.

Basic financial liabilities

Basic financial liabilities, including creditors and bank loans are initially recognised at transaction price unless the arrangement constitutes a financing transaction, where the debt instrument is measured at the present value of the future payments discounted at a market rate of interest. Financial liabilities classified as payable within one year are not amortised.

Debt instruments are subsequently carried at amortised cost, using the effective interest rate method.

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. Trade creditors are recognised initially at transaction price and subsequently measured at amortised cost using the effective interest method.

Derecognition of financial liabilities

Financial liabilities are derecognised when the Charity's contractual obligations expire or are discharged or cancelled.

DR & MRS CHADWICK'S REGISTERED CHARITY
NOTES TO THE ACCOUNTS (CONTINUED)
AS AT 31 DECEMBER 2022

2 Investment income

	Total 2022	Total 2021
	£	£
Interest receivable	2,204	332

3 Income from charitable activities

	Total 2022	Total 2021
	£	£
Rents	563,740	521,027

4 Expenditure on charitable activities

	2022	2021
	£	£
Costs relating to charitable activities comprise:		
Legal and professional fees	3,586	1,899
Structural survey reports (Unrestricted Fund)	3,785	1,423
Structural survey reports (Designated Fund)	41,706	-
Ground rent	196	142
Property valuation fee	400	350
Insurance	35,359	32,426
Unoccupied house expenses	2,194	1,986
Agent commission	70,659	65,183
Repair and maintenance (Unrestricted Fund)	145,852	193,037
Repair and maintenance (Designated Fund)	950	54,157
Postage and stationery	264	474
Secretary's fee	10,278	9,336
Auditor's remuneration	3,732	3,504
Sundry expenses	292	-
	319,253	363,917

Governance costs includes payments to the auditors of £3,732 (2021 - £3,504) for audit fees and £0 (2021 - £0) for other services.

5 Trustees

None of the Trustees (or any persons connected with them) received any remuneration or benefits from the Charity during the year.

6 Employees / Key Personnel

RPS Housing Limited has been delegated by the Trustees to deal with the day to day management of the Charity.

DR & MRS CHADWICK'S REGISTERED CHARITY
NOTES TO THE ACCOUNTS (CONTINUED)
AS AT 31 DECEMBER 2022

7 Donations payable

	2022	2021
	£	£
Donations to institutions:		
The Chadwick Educational Foundation	-	200,000

8 Related parties

Canon Dr C Bracegirdle was elected to the Diocesan Board of Education with effect from 18 April 2018. He is a Trustee in his role of Vicar of The Parish Church of St Peter Bolton Le Moors.

All the Trustees of Dr & Mrs Chadwick's Registered Charity are also Co-optative Trustees of The Chadwick Educational Foundation, a grant making charity for the benefit of Bolton schools, school children and students. Due to the extensive renovation program which is planned for 2023, the Trustees of Dr & Mrs Chadwick's Registered Charity decided not to give a donation to Chadwick Educational Foundation in 2022.

9 Debtors

	2022	2021
	£	£
Prepayments and accrued income	14,973	13,746

10 Creditors

	2022	2021
	£	£
Trade creditors	257	12,704
Accruals and deferred income	47,915	62,073
	48,172	74,777

11 Fixed asset investments

	Designated Income Investments £
COIf Accumulation Shares	
Market value at 1 January 2022	169,640
Disposals at opening book value	-
Acquisitions at cost	-
Change in value in the year	(15,265)
Market value at 31 December 2022	154,375
Historical cost:	
At 31 December 2022	74,443
At 31 December 2021	74,443

The Charity's investments are held in the names of Mrs D P Abbott and Mrs K Hodgkiss as nominees.

DR & MRS CHADWICK'S REGISTERED CHARITY
NOTES TO THE ACCOUNTS (CONTINUED)
AS AT 31 DECEMBER 2022

12 Cash at bank and in hand

	Unrestricted funds	Designated funds	Endowment funds	Total
	£	£	£	£
Royal Bank of Scotland Plc	484,965	-	-	484,965
Furness Building Society	203,945	-	-	203,945
Cash	8	-	-	8
	688,918	-	-	688,918

13 Tangible fixed assets
Freehold land & buildings

	Shorthold Tenancies Endowment Fund	Protected Tenancies Endowment Fund	Shorthold Tenancies Unrestricted Fund	Protected Tenancies Unrestricted Fund	Total
	£	£	£	£	£
Cost & valuation					
At 1 January 2022	4,675,950	150,600	-	-	4,826,550
Additions	-	-	-	-	-
Revaluation	464,400	15,000	-	-	479,400
Transfers	-	-	-	-	-
At 31 December 2022	5,140,350	165,600	-	-	5,305,950
At 31 December 2021	4,675,950	150,600	-	-	4,826,550

Leasehold land & buildings

	Shorthold Tenancies Endowment Fund	Protected Tenancies Endowment Fund	Shorthold Tenancies Unrestricted Fund	Protected Tenancies Unrestricted Fund	Total
	£	£	£	£	£
Cost & valuation					
At 1 January 2022	5,314,500	1,601,700	1,132,200	63,600	8,112,000
Additions	-	-	-	-	-
Revaluation	573,150	158,700	113,850	6,300	852,000
Transfers	87,000	(87,000)	-	-	-
At 31 December 2022	5,974,650	1,673,400	1,246,050	69,900	8,964,000
At 31 December 2021	5,314,500	1,601,700	1,132,200	63,600	8,112,000

DR & MRS CHADWICK'S REGISTERED CHARITY
NOTES TO THE ACCOUNTS (CONTINUED)
AS AT 31 DECEMBER 2022

The historical cost of the Endowment Fund properties at 31 December 2022 was £660,570 (2021 - £660,570). The historical cost of the Unrestricted Fund properties at 31 December 2022 was £660,441 (2021 - £660,441).

The properties were valued at their market values of £12,954,000 for the Endowment Fund properties and £1,315,950 for the Unrestricted Fund properties at 31 December 2022 by Messrs Joseph Jackson & Sons Chartered Surveyors giving a total value of £14,269,950. The valuations reflect the different types of tenancy and was 84.36% of the open market valuations.

At 31 December 2022, there were twenty-two Endowment Fund houses and one Unrestricted Fund house occupied by tenants who enjoy protected tenancies (2021 – twenty-three Endowment, one Unrestricted).

After 6 May 1997, new tenants have been housed on shorthold tenancies. At 31 December 2022 there were eighty-six Endowment Fund houses and ten Unrestricted Fund houses occupied by such tenants, (2021 – eighty-seven Endowment, ten Unrestricted) and these houses have been valued at a percentage of open market value.

At 31 December 2022 there were two unoccupied Endowment houses and one Unrestricted house which has been valued at a percentage of open market value (2021 – none Endowment, one Unrestricted).

The freehold endowment housing stock comprising 43 properties is registered at the Land Registry in the name of The Official Custodian of Charities on behalf of Dr & Mrs Chadwick's Charity.

The remaining 67 endowment properties and 12 unrestricted fund properties are leasehold and are also registered at the Land Registry in the name of The Official Custodian of Charities on behalf of Dr & Mrs Chadwick's Charity.

14 Analysis of net assets between funds

	Unrestricted funds	Designated funds	Endowment funds	Total
Fund balances at 31 December 2022 are represented by:	£	£	£	£
Tangible fixed assets	1,315,950	-	12,954,000	14,269,950
Investments	-	154,375	-	154,375
Current assets	703,891	-	-	703,891
Creditors: amounts falling due within one year	(48,172)	-	-	(48,172)
	<u>1,971,669</u>	<u>154,375</u>	<u>12,954,000</u>	<u>15,080,044</u>
Unrealised gains included above:				
On tangible fixed assets	655,509	-	12,293,430	12,948,939
On investments	-	79,932	-	79,932
	<u>655,509</u>	<u>79,932</u>	<u>12,293,430</u>	<u>13,028,871</u>
Reconciliation of movements in unrealised gains				
Unrealised gains at 1 January 2022	535,359	95,197	11,082,180	11,712,736
Net gains on revaluations in year	120,150	(15,265)	1,211,250	1,316,135
Unrealised gains at 31 December 2022	<u>655,509</u>	<u>79,932</u>	<u>12,293,430</u>	<u>13,028,871</u>

DR & MRS CHADWICK'S REGISTERED CHARITY
NOTES TO THE ACCOUNTS (CONTINUED)
AS AT 31 DECEMBER 2022

15 Movement in funds

Funds	Balance at 1 January 2022	Movement in funds				Balance at 31 December 2022
		Income	Expenditure	Revaluation	Transfers	
Endowment Fund	11,742,750	-	-	1,211,250	-	12,954,000
Designated Fund	169,640	-	(42,656)	(15,265)	42,656	154,375
Unrestricted Fund	1,604,828	565,944	(276,597)	120,150	(42,656)	1,971,669
Total Funds	13,517,218	565,944	(319,253)	1,316,135	-	15,080,044

16 Cash generated from operations

	2022	2021
	£	£
Net movement in funds	1,562,826	1,260,456
Deduct investment income	(2,204)	(332)
Deduct gains/add back losses on investments	15,265	(25,125)
Deduct revaluation of fixed assets	(1,331,400)	(1,277,889)
Movement in working capital:		
(Increase)/decrease in debtors	(1,227)	(488)
(Decrease)/increase in creditors	(26,605)	45,369
	<u>216,655</u>	<u>1,991</u>

DR & MRS CHADWICK'S REGISTERED CHARITY
NOTES TO THE ACCOUNTS (CONTINUED)
AS AT 31 DECEMBER 2022

17 Comparatives for 2021
Statement of Financial Activities

	Unrestricted Funds £	Designated Funds £	Endowment Funds £	Total 2021 £
Income and endowments from:				
Income from investments	332	-	-	332
Charitable activities	521,027	-	-	521,027
Total income	521,359	-	-	521,359
Expenditure on:				
Charitable activities	309,760	54,157	-	363,917
Donation	200,000	-	-	200,000
Total expenditure	509,760	54,157	-	563,917
Net income / expenditure	11,599	(54,157)	-	(42,558)
Unrealised Gains (Losses) on investments	-	25,125	-	25,125
Revaluation of tangible fixed assets	142,398	-	1,135,491	1,277,889
Transfers between funds	(54,157)	54,157	-	-
Net movement in funds	99,840	25,125	1,135,491	1,260,456
Fund balances at 1 January 2021	1,504,988	144,515	10,607,259	12,256,762
Fund balances at 31 December 2021	1,604,828	169,640	11,742,750	13,517,218

Cash at bank and in hand

	Unrestricted funds £	Designated funds £	Endowment funds £	Total £
Royal Bank of Scotland Plc	267,379	-	-	267,379
Furness Building Society	202,672	-	-	202,672
Cash	8	-	-	8
	470,059	-	-	470,059

DR & MRS CHADWICK'S REGISTERED CHARITY
NOTES TO THE ACCOUNTS (CONTINUED)
AS AT 31 DECEMBER 2022

17 Comparatives for 2021 continued

Tangible fixed assets

Freehold land & buildings

	Shorthold Tenancies Endowment Fund	Protected Tenancies Endowment Fund	Shorthold Tenancies Unrestricted Fund	Protected Tenancies Unrestricted Fund	Total
Cost & valuation	£		£	£	£
At 1 January 2021	4,229,325	144,120	-	-	4,373,445
Additions	-	-	-	-	-
Revaluation	446,625	6,480	-	-	453,105
Transfers	-	-	-	-	-
At 31 December 2021	<u>4,675,950</u>	<u>150,600</u>	<u>-</u>	<u>-</u>	<u>4,826,550</u>
At 31 December 2020	<u>4,229,325</u>	<u>144,120</u>	<u>-</u>	<u>-</u>	<u>4,373,445</u>

Leasehold land & buildings

	Shorthold Tenancies Endowment Fund	Protected Tenancies Endowment Fund	Shorthold Tenancies Unrestricted Fund	Protected Tenancies Unrestricted Fund	Total
Cost & valuation	£		£	£	£
At 1 January 2021	4,691,754	1,542,060	930,852	122,550	7,287,216
Additions	-	-	-	-	-
Revaluation	532,746	149,640	136,458	5,940	824,784
Transfers	90,000	(90,000)	64,890	(64,890)	-
At 31 December 2021	<u>5,314,500</u>	<u>1,601,700</u>	<u>1,132,200</u>	<u>63,600</u>	<u>8,112,000</u>
At 31 December 2020	<u>4,691,754</u>	<u>1,542,060</u>	<u>930,852</u>	<u>122,550</u>	<u>7,287,216</u>

The historical cost of the Endowment Fund properties at 31 December 2021 was £660,570 (2020 - £660,570). The historical cost of the Unrestricted Fund properties at 31 December 2021 was £660,441 (2020 - £660,441).

The properties were valued at their market values of £11,742,750 for the Endowment Fund properties and £1,195,800 for the Unrestricted Fund properties at 31 December 2021 by Messrs Joseph Jackson & Sons Chartered Surveyors giving a total value of £12,938,550. The valuations reflect the different types of tenancy and was 84.10% of the open market valuations.

DR & MRS CHADWICK'S REGISTERED CHARITY
NOTES TO THE ACCOUNTS (CONTINUED)
AS AT 31 DECEMBER 2022

17 Comparatives for 2021 continued
Analysis of net assets between funds

	Unrestricted funds	Designated funds	Endowment funds	Total
	£	£	£	£
Fund balances at 31 December 2021 are represented by:				
Tangible fixed assets	1,195,800	-	11,742,750	12,938,550
Investments	-	169,640	-	169,640
Current assets	483,805	-	-	483,805
Creditors: amounts falling due within one year	(74,777)	-	-	(74,777)
	<u>1,604,828</u>	<u>169,640</u>	<u>11,742,750</u>	<u>13,517,218</u>
Unrealised gains included above:				
On tangible fixed assets	535,359	-	11,082,180	11,617,539
On investments	-	95,197	-	95,197
	<u>535,359</u>	<u>95,197</u>	<u>11,082,180</u>	<u>11,712,736</u>
Reconciliation of movements in unrealised gains				
Unrealised gains at 1 January 2021	392,961	70,072	9,946,689	10,409,722
Net gains on revaluations in year	142,398	25,125	1,135,491	1,303,014
Unrealised gains at 31 December 2021	<u>535,359</u>	<u>95,197</u>	<u>11,082,180</u>	<u>11,712,736</u>

Movement in funds

Funds	Balance at 1 January 2021	Movement in funds				Balance at 31 December 2021
		Income	Expenditure	Revaluation	Transfers	
Endowment Fund	10,607,259	-	-	1,135,491	-	11,742,750
Designated Fund	144,515	-	(54,157)	25,125	54,157	169,640
Unrestricted Fund	1,504,988	521,359	(509,760)	142,398	(54,157)	1,604,828
Total Funds	<u>12,256,762</u>	<u>521,359</u>	<u>(563,917)</u>	<u>1,303,014</u>	<u>-</u>	<u>13,517,218</u>

DR & MRS CHADWICK'S REGISTERED CHARITY
NOTES TO THE ACCOUNTS (CONTINUED)
AS AT 31 DECEMBER 2022

17 Comparatives for 2021 continued
Statement of Cash Flows

	Notes	2021 £	£
Cash flows from operating activities			
Cash generated from operations			1,991
Investing activities			
Proceeds from sale of investment		-	
Purchase of investments		-	
Investment interest received		332	
Net cash (used in)/ generated from investing activities			332
Net increase/(decrease) in cash and cash equivalents			2,323
Cash and cash equivalent brought forward			467,736
Cash and cash equivalent carried forward			470,059

Cash generated from operations

	2021 £
Net movement in funds	1,260,456
Deduct investment income	(332)
Deduct gains/add back losses on investments	(25,125)
Deduct revaluation of fixed assets	(1,277,889)
Movement in working capital:	
(Increase)/decrease in debtors	(488)
(Decrease)/increase in creditors	45,369
	1,991