

**Registered Charity Number: 1159083**

**The Sheffield Firth Almshouses**

**FINANCIAL STATEMENTS**

**For the period ended 31 December 2015**

# **The Sheffield Firth Almshouses**

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## **The Sheffield Firth Almshouses**

### **Administrative Information for the period ended 31 December 2015**

#### **Full name**

The Sheffield Firth Almshouses

#### **Other names by which the charity is known**

The Firth Almshouses  
Firth's Homes

#### **Charity number**

1159083

#### **Trustees**

John Gaunt	Chairman & Governance Group	
Clyde Binfield	Governance Group	
Louise Shield	Health, Safety and Welfare Group	
Bernard Webster	Estate Group	
Patricia Nollent (nee Whitham)	Housing Allocation Group	
Margaret Stoddard	Housing Allocation Group	
Barbara Doyle	Health, Safety and Welfare Group	(appointed April 2015)
Richard Lomas	Estate Group	(appointed June 2015)
Shirley Everingham		(retired November 2015)
Paul Crow		(resigned May 2015)

#### **Principal address**

No 1 Firths Homes  
Nethergreen Road  
Sheffield  
S11 7EG

#### **Independent Examiner**

Sarah Lightfoot, ACA DChA

Voluntary Action Sheffield  
Community Accounting Service  
The Circle  
33 Rockingham Lane  
Sheffield  
S1 4FW

## **The Sheffield Firth Almshouses**

### **Trustees' annual report For the period ended 31 December 2015**

The trustees submit their annual report and the financial statements for the period ended 31 December 2015.

#### **Structure Governance & Management**

The organisation was registered as a Charitable Incorporated Organisation (CIO) with the Charity Commission on 5 November 2014.

The charity was originally founded in July 1869. Previously the organisation was governed under a Trust Deed dated 9 July 1869 as amended by the Charity Commission Scheme dated 27 November 2007, charity number 219116.

Formal documents provided for the transfer to the CIO of all the responsibilities, assets and liabilities of the former charity, which was removed from the Charity Commission register on 24th November 2014. These accounts show the funds transferred to the CIO on that date.

The Board met quarterly to monitor and plan charity business and to make financial and strategic decisions and keep operational planning under review. Trustees are satisfied with the controls and organisation which includes four operational sub-groups (see above). A chairman is elected every January in accordance with the constitution. The Trust employs a salaried Clerk and a Resident Warden through competitive recruitment and their wage is reviewed at the Annual Budget Planning meeting.

#### **Objects and activities of the charity**

The charitable objects are:

- a) To provide housing accommodation for men and women, resident in Sheffield who are over 60 years and are in need, hardship or distress; and
- b) such other charitable purposes for the benefit of the residents as the trustees decide.

This charity owns an estate of sheltered accommodation for elderly people who are able live independently. The almshouse trust was founded in 1869. In 1970 the homes were rebuilt with twenty eight flats and four bungalows. The Trust aims to provide its residents with a secure, comfortable and happy environment. Facilities on the estate include a laundry and community hall. The morale of residents is also important to the Trustees and therefore a range of social activities are organised and encouraged. Firth Homes is popular and has a good reputation.

The Trustees confirm that they have complied with section 4 of the Charities Act 2006 by having regard to the guidance and to the exercise of their duty to public benefit under the objects of this charity. The priority for Trustees is the provision of affordable, well maintained accommodation with communal facilities, overseen by a Warden, to enable residents to lead independent happy lives.

#### **Summary of the main activities and achievements during the year**

The occupancy rate for the year was 97.3%. This means that for a total of forty five weeks there was a home that was between letting, without a resident. This figure is lower than previous years due to a new programme in 2015 which delayed new occupation while the home is upgraded. Two residents left because of failing health. At the year-end, thirty-one homes were occupied by thirty-six residents (five are couples). The average age of residents at the end of the period remained 79 years of age.

Maintaining a strong Board of Trustees is a core objective and we are pleased to appoint two new committed Trustees, enabling each sub group to now comprise two Trustees, often adding relevant experience and professional skill. All Trustees complete the relevant Charity Commission Declaration.

## **The Sheffield Firth Almshouses**

### **Trustees' annual report (continued) For the period ended 31 December 2015**

#### **Summary of the main activities and achievements during the year - continued**

They are supported by the resources provided by the National Almshouse Association. Two Trustees retired with the thanks of the Board. No payments were made to Trustees.

The recently appointed Resident Warden, aided by his wife, settled in quickly and have made a huge contribution to the support for residents and to the maintenance of the estate. Residents have the opportunity to participate in a range of social activity. There is also a resident-run social committee. A social calendar is circulated regularly by the warden that often includes a party to celebrate a seasonal or topical event. The Warden's family hosted a meal on Christmas day for residents who are alone.

In addition to normal maintenance, significant repairs were successfully completed to two areas of roofing. A large array of solar panels was installed. The electricity generated has reduced consumption and the scheme is registered for government subsidy during the next twenty years. In addition, surplus energy fed into the national grid also qualifies for regular payments. To lessen the risk of injury, single glazing within the home and around the estate was coated with an impact resistant film applied by a specialist contractor. Due to increasing leaks and water appliance failures the Trustees were obliged to fit pressure-reduction valves to incoming mains pipes (£6,500). Attempts to hold the supplier liable resulted in a goodwill payment of £1,000. Despite appeals there is no further redress. As the homes become vacant, improvements are being made that include a lower-entry shower within a re-fitted low maintenance bathroom, with enclosed pipe-work; replacing the more expensive immersion heating by an instant hot water device; more efficient storage heaters; comprehensive re-decoration; plus wear and tear renewals.

In April the council terminated its grant-aided contract to support elderly people to live independently and so far these non-housing costs have had to be absorbed by the Trust. In January the accommodation charge to residents was increased by £2 per week. However, the Trust continues to provide accommodation below the Local Housing Rate indicator for Sheffield, but with added services for independent living. All expenditure was met without drawing on the investments in reserve. Income derives almost exclusively from the maintenance charge paid monthly by residents. Surplus income is held in a cash account. Long term reserves are invested in the funds designed for almshouse charities by the Almshouse Association and these performed to the satisfaction of the Trustees.

#### **Serious Incidents**

In accordance with the guidance on the subject, Trustees declare that during the year there have been no "serious incidents" or other matters that must be notified to the Charity Commission.

#### **Insurance**

Relevant insurances are maintained which include the property; trustee liability; employer's indemnity and public liability. The estate was revalued in 2012. In 2015 all related property assets were itemised to demonstrate the adequacy of all the insured sums.

## **The Sheffield Firth Almshouses**

### **Trustees' annual report (continued) for the period ended 31 December 2015**

#### **Financial review and reserves policy**

Free reserves at 31 December 2015 were £61,757 (unrestricted reserves not held as tangible fixed assets, associated mortgage or fixed asset investments).

Investments held were valued at £714,172 at the year end, of which £145,857 were held as designated funds, whilst the remaining balance of £568,315 were used to generate income for these designated funds.

The reserves are reviewed quarterly and maintained in accordance with the guidelines and investments recommended by the National Almshouse Association. The sums held considered proportional to the projected cost of maintaining and developing the estate in the foreseeable future.

In setting a level of reserves the Trustees have regard to the significant cost of on-going property maintenance. In addition, Re-developments in the foreseeable future will include the renewal of the roofs and the windows. Maintenance and Re-development costs in the foreseeable future are together expected to range between £250,000 and £1,250,000, therefore the minimum reserves required are £250,000.

These costs would be funded from the following sources, in this order, as required:

	£
1. Free reserves	61,757
2. The designated "Extraordinary Repairs Fund"	99,906
3. The sale of additional fixed asset investments if required	88,337
4. A loan against the property	

Minimum reserves	250,000
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#### **Plans for future periods**

Current development plans include upgrading homes as they become vacant. This involves re-decorating the home; refurbishing the bathroom and shower and replacing the water heating system. Plans also include refreshing the communal areas and stairways. Externally the Trustees want to create more amenities within the grounds and to improve the landscaping.

The Trustees have a strategy day planned for later in 2016 to review the future of Firth Homes. This may include the development of additional homes, as well as the on-going management of the current buildings.

The trustees declare that they have approved the trustees' report above on 14 July 2016.

Signed on behalf of the trustees:

J Gaunt  
Chairman

## **The Sheffield Firth Almshouses**

### **Independent Examiner's report on the Financial Statements for the period ended 31 December 2015**

I report on the accounts of The Sheffield Firth Almshouses for the period ended 31 December 2015 which are set out on pages 6 to 14.

#### **Respective responsibilities of the Trustees and the examiner**

The Trustees (who are also the directors of the company for the purposes of company law) are responsible for the preparation of the accounts. The Trustees consider that an audit is not required for this period under section 144 of the Charities Act 2011 (the 2011 Act) and that an independent examination is needed.

Having satisfied myself that the charity is not subject to audit under company law and is eligible for independent examination, it is my responsibility to:

- examine the accounts under section 145 of the 2011 Act;
- to follow the procedures laid down in the General Directions given by the Charity Commissioners (under section 145 (5) (b) of the 2011 Act); and
- to state whether particular matters have come to my attention.

#### **Basis of independent examiner's report**

My examination was carried out in accordance with the general directions given by the Charity Commission. An examination includes a review of the accounting records kept by the charity and a comparison of the accounts presented with those records. It also includes consideration of any unusual items or disclosures in the accounts, and seeking explanations from you as trustees concerning any such matters. The procedures undertaken do not provide all the evidence that would be required in an audit, and consequently no opinion is given as to whether the accounts present a 'true and fair view' and the report is limited to those matters set out in the statement below.

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

In connection with my examination, no matter has come to my attention:

- 1) which gives me reasonable cause to believe that in any material respect the requirements:
  - to keep appropriate accounting records in accordance with section 130 of the 2011 Act; and
  - to prepare accounts which accord with the accounting records and to comply with the accounting requirements of the 2011 Acthave not been met; or
- 2) to which, in my opinion, attention should be drawn in order to enable a proper understanding of the accounts to be reached.

Signed: S Lightfoot

*Sarah Lightfoot, ACA, DChA*

Voluntary Action Sheffield  
Community Accountancy Service  
The Circle  
33, Rockingham Lane  
Sheffield  
S1 4FW

Date: 1 August 2016

# The Sheffield Firth Almshouses

## Statement of Financial Activities

For the period from 24 November 2014 to 31 December 2015

		Unrestricted funds	Designated funds	Restricted funds	Total from 24/11/14 to 31/12/15	<i>Restated</i> Total from 1/01/14 to 24/11/14
	Notes	£	£	£	£	£
<b>Income from:</b>						
Charitable Activities	2	146,186	-	-	146,186	128,558
Investments	3	109	41,337	-	41,446	21,890
<b>Total income</b>		<b>146,295</b>	<b>41,337</b>	<b>-</b>	<b>187,632</b>	<b>150,448</b>
<b>Expenditure on:</b>						
Charitable Activities	4	76,345	68,197	-	144,542	149,923
<b>Total expenditure</b>		<b>76,345</b>	<b>68,197</b>	<b>-</b>	<b>144,542</b>	<b>149,923</b>
<b>Net income/(expenditure) before net gains/(losses) on investments</b>		<b>69,950</b>	<b>(26,860)</b>	<b>-</b>	<b>43,090</b>	<b>525</b>
Net gains/(losses) on investments		(39,925)	-	-	(39,925)	22,661
<b>Net income/(expenditure)</b>		<b>30,025</b>	<b>(26,860)</b>	<b>-</b>	<b>3,165</b>	<b>23,186</b>
<b>Transfers between funds</b>						
Transfers from the previous charity	16	-	34,624	(34,624)	-	-
Transfers	13	1,468	(1,468)	-	-	-
<b>Net movement in funds</b>		<b>31,493</b>	<b>6,296</b>	<b>(34,624)</b>	<b>3,165</b>	<b>23,186</b>
Total funds brought forward		625,489	139,561	34,624	799,674	434,334
Prior year adjustment	17	-	-	-	-	342,154
		625,489	139,561	34,624	799,674	776,488
<b>Total funds carried forward</b>		<b>656,982</b>	<b>145,857</b>	<b>-</b>	<b>802,839</b>	<b>799,674</b>

These accounts are prepared on the basis of merger accounting. The prior year figures relate to the previously unincorporated charity, number 219116. Assets and liabilities of the former charity were transferred to the CIO on 24 November 2014.



# The Sheffield Firth Almshouses

## Balance Sheet As at 31 December 2015

	Notes	£	As at 31/12/2015 £	<i>Restated</i> As at 24/11/2014 £
<b>Fixed Assets</b>				
Tangible Assets	8		62,418	63,647
Investments	9		714,172	714,298
			<u>776,590</u>	<u>777,945</u>
<b>Current assets</b>				
Debtors	10	-		210
Cash at bank and in hand		62,981		59,485
<b>Total current assets</b>		<u>62,981</u>		<u>59,695</u>
Creditors: amounts falling due within one year	11	<u>(5,311)</u>		<u>(2,383)</u>
<b>Net current assets</b>			57,670	57,312
<b>Total assets less current liabilities</b>			<u>834,260</u>	<u>835,257</u>
Creditors: amounts falling due after more than one year	12		(31,421)	(35,583)
<b>Total net assets</b>			<u><u>802,839</u></u>	<u><u>799,674</u></u>
<b>Funds of the Charity</b>				
Unrestricted funds			656,982	625,489
Designated Funds	13		145,857	139,561
Permanent endowment funds	14		-	34,624
			<u><u>802,839</u></u>	<u><u>799,674</u></u>

These accounts are prepared on the basis of merger accounting. The prior year figures relate to the previously unincorporated charity, number 219116. Assets and liabilities of the former charity were transferred to the CIO on 24 November 2014.

The Trustees declare that they have approved the accounts above on 14 July 2016.

Signed on behalf of the Charity's trustees:

Name: John Gaunt

Name: Marie Louise Sheild

Position: Trustee and Chair

Position: Trustee

# The Sheffield Firth Almshouses

## Notes to the Accounts

For the period from 24 November 2014 to 31 December 2015

### 1 Accounting Policies

#### (a) Basis of preparation

The financial statements have been prepared in accordance with 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 2015) - (Charities SORP (FRS 102)), and the Financial Reporting Standard applicable in the UK and Republic of Ireland (FRS 102).

The charity 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 notes. This is the first year that accounts have been prepared under FRS 102. A restatement of comparatives has taken place due in applying the accounting policies required by FRS102 and the Charities SORP FRS 102, detailed in note 17.

These accounts are prepared on the basis of merger accounting. The prior year figures relate to the previously unincorporated charity, number 219116. Assets and liabilities of the former charity were transferred to the CIO on 24 November 2014. Prior year adjustments also include transfers and restatements made due to the transition to the CIO (see notes 16 and 17).

#### (b) Income

Income is recognised when the charity has entitlement to the funds, any performance conditions attached to the item(s) of income have been met, it is probable that the income will be received and the amount can be measured

Residents contributions are accounted for during the year in which they were owed.

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 bank. Dividends are recognised once the dividend has been declared and notification has been received of the dividend due. This is normally upon notification by our investment advisor of the dividend yield of the investment portfolio.

#### (c) Expenditure and liabilities

Expenditure is recognised once there is a legal or constructive obligation to make a payment to a third party, it is probable that settlement will be required and the amount of the obligation can be measured reliably. Irrecoverable VAT is charged as a cost against the activity for which the expenditure was incurred.

Cyclical repairs and routine maintenance: Firth's Homes has established a regular programme of cyclical repairs and maintenance. Costs are charged to the Statement of Financial Activities in the year in which they are incurred.

#### (d) Tangible fixed assets

Housing properties: Firth's Almshouses were constructed in the latter part of the nineteenth century and there is no record of the original cost and no value is attributed thereto. The housing properties cost relates to the construction in 1970 of replacement units. This was funded by a Housing Association grant, a mortgage loan from Sheffield City Council and from Firth's Homes' own resources.

Depreciation is provided to write down the cost of housing properties in equal instalments over their expected useful life of 100 years.

#### (e) Fixed asset investments

Investments are a form of basic financial instrument and are initially recognised at their transaction value and subsequently measured at their fair value as at the balance sheet date using the closing quoted market price. The statement of financial activities includes the net gains and losses arising on revaluation and disposals throughout the year.

# The Sheffield Firth Almshouses

## Notes to the Accounts (continued)

for the period from 24 November 2014 to 31 December 2015

### 1 Accounting Policies (continued)

#### (f) Realised gains and losses

All gains and losses are taken to the Statement of Financial Activities as they arise. Realised gains and losses on investments are calculated as the difference between sales proceeds and their opening carrying value or their purchase value if acquired subsequent to the first day of the financial year. Unrealised gains and losses are calculated as the difference between the fair value at the year end and their carrying value. Realised and unrealised investment gains and losses are combined in the Statement of Financial Activities.

#### (g) Fund accounting

Unrestricted funds are donations and other income receivable or generated for the objects of the organisation without further specified purpose and are available as general funds.

Restricted funds are to be used for specific purposes as laid down by the donor.

Designated funds are set aside by the charity's trustees for a specific purpose.

### 2 Income from Charitable Activities

	Unrestricted funds £	Designated funds £	Restricted funds £	Total from 24/11/14 to 31/12/15 £	Total from 1/01/14 to 24/11/14 £
Residents contributions	141,653	-	-	141,653	114,380
Supporting People grant	831	-	-	831	3,606
Housing benefit	2,029	-	-	2,029	-
Ground rents receivable	136	-	-	136	10
Insurance receipts	-	-	-	-	9,759
Sundry receipts	1,537	-	-	1,537	803
	<b>146,186</b>	<b>-</b>	<b>-</b>	<b>146,186</b>	<b>128,558</b>
Split for total from 1/01/14 to 24/11/14	128,558	-	-		<b>128,558</b>

### 3 Income from investments

	Unrestricted funds £	Designated funds £	Restricted funds £	Total from 24/11/14 to 31/12/15 £	Total from 1/01/14 to 24/11/14 £
Bank deposit interest	86	-	-	86	113
COIF interest received	23	-	-	23	76
NAACIF income shares distributed received	-	1,539	-	1,539	847
NAACIF accumulation shares income accumulated	-	39,798	-	39,798	20,854
	<b>109</b>	<b>41,337</b>	<b>-</b>	<b>41,446</b>	<b>21,890</b>
Split for total from 1/01/14 to 24/11/14	189	19,679	2,022		<b>21,890</b>

## The Sheffield Firth Almshouses

### Notes to the Accounts (continued)

for the period from 24 November 2014 to 31 December 2015

#### 4 Expenditure on charitable activities

	Unrestricted funds	Designated funds	Restricted funds	Total from 24/11/14 to 31/12/15	<i>Restated</i> Total from 1/01/14 to 24/11/14
	£	£	£	£	£
Premises Costs	24,785	-	-	24,785	19,812
Salary costs - see note 7	43,137	-	-	43,137	34,361
Administrative Costs	1,635	-	-	1,635	4,010
Financial Costs	1,679	-	-	1,679	1,562
Depreciation	1,229	-	-	1,229	1,040
Maintenance Costs	-	68,197	-	68,197	85,394
Other Costs	2,864	-	-	2,864	1,074
Support costs - see note 5	1,016	-	-	1,016	2,670
	<b>76,345</b>	<b>68,197</b>	<b>-</b>	<b>144,542</b>	<b>149,923</b>
Split for total from 1/01/14 to 24/11/14	<b>77,702</b>	<b>72,221</b>	<b>-</b>		<b>149,923</b>

#### 5 Support costs

	Unrestricted funds	Designated funds	Restricted funds	Total from 24/11/14 to 31/12/15	Total from 1/01/14 to 24/11/14
	£	£	£	£	£
Independent examiner's costs	990	-	-	990	990
Legal and professional fees	-	-	-	-	1,680
Trustee expenses	26	-	-	26	-
	<b>1,016</b>	<b>-</b>	<b>-</b>	<b>1,016</b>	<b>2,670</b>

In addition to the independent examination fees, £163 was paid to Voluntary Action Sheffield for payroll services, included within administrative costs, note 3.

#### 6 Trustees remuneration, benefits and expenses

Trustees received no remuneration in this period. £26 was spent on a gift for a Trustee.

#### 7 Staff Costs and Numbers

	Total from 24/11/14 to 31/12/15	Total from 1/01/14 to 24/11/14
	£	£
Salaries	43,137	34,305
Employer's National Insurance	-	-
Recruitment fees	-	56
	<b>43,137</b>	<b>34,361</b>

No employee received emoluments of more than £60,000. The average number of employees during the year was 2.

## The Sheffield Firth Almshouses

### Notes to the Accounts (continued)

for the period from 24 November 2014 to 31 December 2015

#### 8 Tangible Fixed Assets

*Restated*  
**Housing**  
**properties**  
**£**

##### Cost or Valuation

As at 25 November 2014

113,486

**As at 31 December 2015**

**113,486**

##### Depreciation

As at 25 November 2014

49,839

Charge this period

1,229

**As at 31 December 2015**

**51,068**

##### Net Book Value

**As at 31 December 2015**

**62,418**

As at 24 November 2014

63,647

Firth's Almshouses were constructed in the latter part of the nineteenth century and there is no record of the original cost and no value is attributed thereto. The housing properties cost relates to the construction in 1970 of replacement units comprising of 33 flats and bungalows. This was funded by a Housing Association grant of £15,000, a mortgage loan from Sheffield City Council and from Firth's Homes' own resources.

#### 9 Fixed asset Investments

*Restated*

**As at**  
**31/12/2015**  
**£**

**As at**  
**24/11/2014**  
**£**

##### Movement in fixed asset listed investments

Market value b/fwd at 25 November 2014

714,298

670,783

Add: reinvested dividends

39,799

20,854

Add/(less): net gain/(loss) on revaluation

(39,925)

22,661

Market value as at 31 December 2015

**714,172**

**714,298**

The investments comprise the following at valuation:

10,324 (2014 - 10,324) NAACIF Accumulation shares

688,449

687,935

34,574 (2014 - 34,574) NAACIF Income shares

25,723

26,363

**714,172**

**714,298**

#### 10 Debtors

**As at**  
**31/12/2015**  
**£**

**As at**  
**24/11/2014**  
**£**

Trade debtors

-

210

## The Sheffield Firth Almshouses

### Notes to the Accounts (continued)

for the period from 24 November 2014 to 31 December 2015

#### 11 Creditors: amounts falling due within one year

	As at 31/12/2015 £	As at 24/11/2014 £
Refunds due to tenants	234	-
Mortgage (including arrears)	4,087	1,393
Accruals	990	990
	<u>5,311</u>	<u>2,383</u>

#### 12 Creditors: amounts falling due more than one year

	As at 31/12/2015 £	As at 24/11/2014 £
<b>Mortgage falling due :</b>		
in more than 1 year but less than 5 years	6,440	5,572
in more than 5 years (payable by instalments)	24,981	30,011
	<u>31,421</u>	<u>35,583</u>

The mortgage loan due to Sheffield City Council is secured by a charge on the housing properties. The mortgage loan of £49,000 is repayable over 60 years from 1971 with variable annual instalments of principal and interest, the final instalment falling due in 2031.

#### 13 Designated funds

	<i>Restated</i> Balance at 24/11/2014 £	Transfer on incorporation £	Incoming resources £	Resources expended £	Transfers £	Balance at 31-Dec-15 £
Cyclical Maintenance Fund	1,952	28,946	4,102	(26,064)	-	8,936
Ordinary Repairs Fund	28,946	(28,946)	-	-	-	-
Extraordinary Repairs Fund	108,663	-	33,376	(42,133)	-	99,906
Mortgage fund	-	34,624	3,859	-	(1,468)	37,015
	<u>139,561</u>	<u>34,624</u>	<u>41,337</u>	<u>(68,197)</u>	<u>(1,468)</u>	<u>145,857</u>

Cyclical Maintenance Funds - to be used for the ordinary repair and maintenance of the almshouses. By nature cyclical maintenance and ordinary repairs are often difficult to distinguish, therefore this fund will subsume the majority of ordinary repairs.

Ordinary Repairs Funds - to be used for the ordinary repair and maintenance of the almshouses. See note 16 for details of the transfer to the Cyclical maintenance fund.

Extraordinary Repairs Funds - to be used for the extraordinary repair, improvement or rebuilding of the almshouses.

Mortgage Fund - set aside to assist in covering the capital costs of the mortgage repayments on the properties. This fund was designated on transfer from the old charity - see note 16. £1,468 has been transferred from the unrestricted fund, representing capital and arrears repayments on the mortgage during the period.

## The Sheffield Firth Almshouses

### Notes to the Accounts (continued)

for the period from 24 November 2014 to 31 December 2015

#### 14 Restricted funds

	<i>Restated</i> Balance at 24/11/2014	Transfer on incorporation	Incoming resources	Resources expended	Balance at 31/12/2015
	£	£	£	£	£
Recoupment of capital	34,624	(34,624)	-	-	-

During 1970 the Charity Commissioners sanctioned the part disposal of assets representing the Charity's Endowment Fund to finance construction works. By an order dated 6 April 1970, the Charity Commissioners directed that by way of recoupment the sum of £67.98 to be invested annually for 60 years with income to accumulate.

See note 16 for detail of the transfer on incorporation.

#### 15 Net assets by fund

	Unrestricted funds	Designated funds	Total at 31/12/15	Total at 24/11/14
	£	£	£	£
Tangible assets	62,418	-	62,418	63,647
Investments	568,315	145,857	714,172	714,298
Net current assets	57,670	-	57,670	57,312
Long term liabilities	(31,421)	-	(31,421)	(35,583)
	<u>656,982</u>	<u>145,857</u>	<u>802,839</u>	<u>799,674</u>

#### 16 Transfers between funds due to the transfer from the CIO

	Transfer to/ (from) funds	Designated funds	Restricted funds
	£	£	£
<b>Designated funds</b>			
Cyclical Maintenance Fund	28,946		
Ordinary Repairs Fund	(28,946)		
Mortgage fund	34,624		
	<u>34,624</u>	<u>34,624</u>	<u>-</u>
Extraordinary Repairs Fund	(34,624)	-	(34,624)
Net transfer to/(from) fund	<u>-</u>	<u>34,624</u>	<u>(34,624)</u>

#### Recoupment of capital/Mortgage Fund

On transferring the assets to the CIO, the previous Trust Deed became redundant and the trustees decided not to carry over the "recoupment of capital" fund to the new charity. This was done in consultation with a specialist charity solicitor, and following Charity Commission guidance on such mergers.

#### Cyclical Maintenance Fund/ Ordinary Repairs Fund

On transferring the assets to the CIO, the previous Trust Deed became redundant and the trustees decided not to include the Ordinary Repairs fund in the constitution of the new charity. In practise it is difficult to distinguish cyclical maintenance from ordinary repairs, as the work often overlaps, therefore the trustees have decided to transfer the Ordinary Repairs fund into the Cyclical Maintenance fund.

## The Sheffield Firth Almshouses

### Notes to the Accounts (continued)

for the period from 24 November 2014 to 31 December 2015

#### 17 Prior year adjustment

##### Investments held at valuation

In previous years, listed investments have been held at cost and held as current assets. These investments are now held at valuation, and classified as Fixed asset investments, as they are primarily held for income generation.

The investments held to generate the designated income are themselves held in a separate designated fund. The investment valuation movement is reflected in this fund.

##### Housing properties

A housing association grant has been netted off the cost of housing property. This has been adjusted to recognised the grant as income. Deprecation of the housing properties have been restated to write off the cost of £113,486 over 100 years, on a straight line basis, to better reflect the properties' estimated useful life. Previously depreciation was provided over a 50 year estimated useful life.

Finally, the restricted "recoupment of capital" fund has been reclassified as a "Permanent Endowment" fund. These funds are held separately within the investments, and so the cost held in the accounts has been adjusted to match the investment cost held.

##### Recoupment of Capital Funds

The "recoupment of capital" fund has been restated to tie in to the underlying investment cost.

		Unrestricted funds	Designated funds	Restricted funds	Total 2014
		£	£	£	£
<b>Balance sheet</b>					
Fund balances as at 1 January 2014		216,056	192,103	26,175	434,334
Investments now held at valuation	Valuation	670,783			670,783
	less: cost	(349,229)			(349,229)
		321,554			321,554
Housing association grant treated as income		15,000			15,000
Depreciation adjustment		5,600			5,600
"Recoupment of Capital" fund reallocation		(6,427)		6,427	-
<b>Restated fund balances as at 1 January 2014</b>		<b>551,783</b>	<b>192,103</b>	<b>32,602</b>	<b>776,488</b>
<b>Statement of Financial Activities</b>					
Net income/(expenditure) for the period ended 24 November 2014 as previously stated		50,589	(52,542)	2,022	69
Depreciation adjustment		456			456
Revaluation of investments		22,661			-
		73,706	(52,542)	2,022	525
<b>Restated fund balances as at 24 November 2014</b>		<b>625,489</b>	<b>139,561</b>	<b>34,624</b>	<b>777,013</b>

#### 18 Related Party Transactions

There were no related party transactions during the period.