

Signed
A/Cs

SOUTH WARWICKSHIRE PLATO TRUST
(A Company Limited by Guarantee)

FINANCIAL STATEMENTS

FOR THE YEAR ENDED 31st JANUARY 2019

Company No: 06669078 (England and Wales)

Charity No: 1126506

SOUTH WARWICKSHIRE PLATO TRUST

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LEGAL AND ADMINISTRATIVE INFORMATION**Registered Numbers:**

Charity	1126506
Company	06669078 (England and Wales)

Directors and Trustees

P Law (Chairman)
G Haseldine
A Marsden

Company Secretary

P Liggins

General Manager

P Liggins

Registered Office

Clarence House
Clarence Street
Leamington Spa
CV31 2AD

Independent Examiner

Michael Harwood FCA
Michael Harwood & Co
Chartered Accountants
Greville House
10 Jury Street
Warwick
Warwickshire

Bankers

Lloyds Bank plc.
The Parade
Leamington Spa
Warwickshire

NatWest Bank
1 Market Place
Nuneaton

Triodos Bank
Deanery Road
Bristol

The Trustees who are also the directors present their report along with the financial statements of the Charity for the year ended 31st January 2019. The financial statements have been prepared in accordance with the accounting policies set out on page 12 and comply with the Charitable Company's Memorandum and Articles of Association and applicable company and charity law.

Director's Report for the year ended 31st January 2019**Chairman's Statement**

Welcome to the 37th Annual General Meeting of the South Warwickshire Plato Trust. As I look back over my past Annual Reports there is a conscious effort to show that we, as a long standing Trust, have a system or method of working which over this period has been quietly successful: we know the client group whom we serve and how to provide that caring service.

That is not to say that the client group is static in its requirements. I first was asked to be involved in the early 1980's as South Warwickshire Group Homes (founded in 1971) had become too large a task to administer alone by the Chaplin of the mental institution known as the Central Hospital Hatton as an adjunct to his daily ministry. It was thought that a sister organisation was needed to take on the additional houses required to satisfy the demands of the patients being removed from the Hospital. Thus Plato Trust was planned and formed. The client group then consisted entirely of patients who had been long term residents of the mental hospital. Many very clearly had mental health problems, but also some did not and had been wrongly diagnosed initially, but after decades of being separated from their families, and not living in the 'real' world had become institutionalised and needed a safe and caring environment away from the Hospital. The old hospital was closing: the new St Michael's was opening, but it served very different core purposes than the long term treatment and accommodation often provided by the Hatton mental hospital.

Initially, the new committee took on two ex-staff houses within the grounds of the hospital where they were close to the attentive psychiatric nurses and others who delivered the medical services that were needed and were further supported very closely and conscientiously by volunteers from St Mary's Roman Catholic Church in Warwick. The 'care' element of our service became enshrined in what we did for a long time with volunteers eventually being replaced by Care Workers employed by us.

In due course there was a change of Government Policy: housing providers were discouraged from also providing 'Care' which we had so successfully provided for decades before. This element was taken over by 'Care Agencies' whose headquarters were far distant from our client residents and supervised by layers of bureaucracy to ensure that the 'Care' was being economically and efficiently provided. Provisions were set in place for those who qualified for care, (in the mind of civil servants in central government London). The "care" provided by those agencies cost the government about twice what it had cost us. Further the time that was spent with each client was halved, or quartered or in some cases removed altogether. Also the new care workers are more transient: they come and go and there is not the continuity of client/care contact and client knowledge that grows from that close long term contact, that there had been. This creates a further hidden cost.

The modern client group of 2018 whilst clearly suffering from mental health difficulties is far more closely identified with those who have become addicted to (illegal) drugs. The task of caring for our client group now, more than ever, depends upon close co-operation between the various outreach mental health teams, the General Medical Practitioners who administer their prescription drugs as well as the Support Agencies. Sadly over the last couple of years there have been serious deficiencies in communicating failures to attend at the GP practices early enough to prevent consequential difficulties. These difficulties range from ensuring those who are late for their depot injections actually attend before their illness becomes more manifest and critical, to readmission to Hospital, to death threats and placement in a secure mental health provision. Further there is failure to communicate with us as to who is temporarily in hospital for treatment and thus not in our accommodation. There can be repercussions for this lack of information.

Director's Report for the year ended 31st January 2019

An apparently small lack of communication can have exponentially harmful consequences for the patient and sadly for the wider community. In an age when communication through phones, email and the likes of WhatsApp etc. can be instantaneous it is so disappointing that communication can be slow, or non-existent. There are of course examples of excellent practice.

As ever, since we were founded, our client group sits between those persons for whom wholly independent living is too difficult, and those who have a need for more intensive nursing care. The causes of the mentally ill that we accommodate have become more closely related, but not wholly, to addiction to illegal drugs: this has posed greater difficulties on our staff than before.

In the last year occupancy in our properties has averaged 90%. This amounts to about 18,500 nights accommodation each year. This costs out at about £15.50 per person per night which includes all the rents, power, repairs, refurnishing and administration as set out in our accounts. (It is interesting to compare the costs of 'Crisis' the homeless charity that have been estimated the cost of homelessness including health, court and prison costs, according to their 2015 report, at about £53 per person per night.) However should we fail to provide this accommodation, alternative accommodation could easily be homelessness (£53.00 per night) prison at around £120 per night or hospital which is currently around £400 per person per night.

We continue to look to see how we can increase both the occupancy levels and the types of accommodation we offer to suit the changing needs of the client group. An additional one bedroomed flat in the Sydenham was purchased this year bringing the number of properties owned by the Trust to 5. We further have 22 other leasehold properties being 10 houses and 12 flats within the District Councils of Warwick and Leamington, Kenilworth, and Stratford upon Avon. The total number of properties managed by Plato is 27. We are looking to add a further flat in the near future.

In the past year there have been 8 referrals for new residents of which 6 were accepted. 9 individuals left our accommodation during this time.

The usage of our premises is intensive, continual and demanding and so refurbishments are constantly being made:

Completed refurbishment work in 2018/2019 has included:

- Installation of level access shower/wet room at 33 Prince Regent Court, Leamington Spa
- Refurbishment and creation of wet room at 38 Southway, Leamington Spa
- Replacement of vinyl flooring to kitchen and bathroom/w.c at 47 Charles Gardner, Leamington Spa
- Redecoration and re-carpeting at 23 Hampton Street, Warwick
- Redecoration of bedroom at 33 Grove Street, Leamington Spa
- Redecoration and re-carpeting of two bedrooms at 34 Southway, Leamington Spa

Director's Report for the year ended 31st January 2019

- Redecoration and re-carpeting of 4 bedrooms at 38 Southway
- Boiler replacement at 33 Grove Street.
Proposed work for 2019/2020
- Refurbishment of bathroom to create wet room at 34 Southway
- New bathroom at 33 Webster Avenue, Kenilworth. (Priority)
- Redecoration of all communal areas at 23 Hampton Street
- Replacements of carpets to living room, hallway, stairs and Landing at 23 Hampton Street
- Full redecoration of Flat 2 18 Binswood Avenue, Leamington Spa.

In addition, there is the day to day maintenance of all our properties, the maintenance and where required replacement of household equipment and soft furnishings. The Trust further has to ensure compliance with all statutory requirements relating to health and safety, gas safety certificates, fire safety, and portable appliance testing etc.

Donations: We have been very fortunate to have received a donation of £2,400 from Playground Games: it is generous of them to take the time to recognise the work that we do and further to support that recognition with a valuable monetary donation. Thank you Playground Games.

My thanks, as ever go to my fellow trustees/directors for the time that they give and particularly to Caroline and to Phil for working so hard and often in difficult (and dangerous) circumstances for the benefit of the most vulnerable peoples of South Warwickshire.

Finally as I write this we, both in this country and worldwide, are living through disturbing and difficult times where forecasting what the future may hold is harder than ever. All I can say is that as a Trust we have asset and cash reserves that should ensure that, with care, prudence and good husbandry, we can continue to provide security for our client group into the reasonably foreseeable future.

Trustees

The Directors, who are also the Trustees of the charitable company, as named on page 3 have served throughout the period. Appointment of Trustees is governed by the Articles of Association of the charitable company. The Board of Trustees is authorised to appoint new Trustees to fill vacancies arising through resignation or death of an existing Director. Only members of the charitable company are eligible for appointment as Director. The induction of a new Trustee involves being made aware of a Trustee's responsibilities, the governing document, the administrative procedures, the history and philosophical approach of the charity.

Objectives and Activities

South Warwickshire Plato Trust continues with its core purpose of providing accommodation for people with recovering mental health issues within South Warwickshire.

Director's Report for the year ended 31st January 2019

Structure, Governance and Management

The charity has an executive committee of 3 Trustees who meet six times a year and are responsible for the strategic direction and policy of the charity.

The Trustees have delegated day to day responsibility for administration of the charity with the General Manager.

South Warwickshire Plato Trust is a charitable company limited by guarantee and without a share capital. The governing documents are the Memorandum and Articles of Association. The company was incorporated on 11th August 2008 and commenced activities on 1st December 2008. These activities were formerly carried out by the unincorporated charity South Warwickshire Plato Trust. The entire assets and undertaking of the trust were transferred to the company on 1st December 2008.

The Memorandum of Association authorises the Directors to make and hold investments using the general funds of the charitable company and as such four long leasehold properties were purchased over the years.

Achievements and Performance

The charitable company would not be able to provide such a wide service to our beneficiaries without the continued support of a number of willing staff who give their services voluntarily.

Income generated has been applied to the objectives of the charity.

The charity has increased its property portfolio by the purchase of a leasehold property in Leamington Spa.

Public Benefit

The Trustees have had due regard to the guidance published by The Charity Commissioners on public benefit, and consider that the objectives and activities of the charity fulfil their requirement.

Financial Review

The Directors consider that the performance of the charitable company this year has been most satisfactory, with a surplus of £107,230 (2018: £85,705). The increase in funds ensures the stability of the charity and the upkeep of its houses to meet its objectives.

Funds available are sufficient to permit the charitable company to continue in operation in the medium term, given that the continued support of the local councils has already been promised for a further year. Should this support not continue in the longer term, further financial support would need to be sought to replace it.

Risk Review

The Directors actively review the major risk which the Charity faces on a regular basis and believe that maintaining reserves at current levels, combined with an annual review of the controls over key financial systems, will provide sufficient resources in the event of adverse conditions. The Directors have also examined other operational and business risks faced by the Charity and confirm that they have established systems to mitigate the significant risks.

Director's Report for the year ended 31st January 2019

Reserves Policy

It is the policy of the charitable company to maintain unrestricted funds at a level which equate to approximately 9 months unrestricted expenditure. This provides sufficient funds to cover

management and administration and support costs. Unrestricted funds are maintained at least at this level throughout the year.

Future Developments

The charitable company will continue to provide suitable homes for people with disability or special needs, and will continue to upgrade the accommodation provided as well as seeking to add to its property portfolio if opportunity arises.

The Trustees have authorised the purchase of a leasehold property which will be completed in 2019/2020.

Statement of Directors' Responsibilities

Company Law requires the Directors to prepare financial statements for each financial period that gives a true and fair view of the state of affairs of the charitable company and the surplus or deficit for that period. In preparing these statements, the Directors are required to:

Select suitable accounting policies and then apply them consistently;

Observe the methods and principles in the Charities SORP 2015 (FRS 102);

Make judgements and 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 company will continue in operation.

The Directors are responsible for maintaining proper accounting records that disclose with reasonable accuracy at any time the financial position of the charitable company and enable them to ensure that the financial statements comply with the Companies Act 2006. They are also responsible for safeguarding the assets of the company and hence for taking reasonable steps for the prevention and detection of fraud and other irregularities.

Approval

This report was approved by the Directors on 29th April 2019 and signed on their behalf.



.....
Peter Law

Director



South Warwickshire Plato Trust
Charity Number: 1126506

I report on the accounts of the company for the year ended 31st January 2019 which are set out on pages 10 to 16.

Respective responsibilities of trustees and 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 year under section 144(2) of the Charities Act 2011 (the 2011 Act) and that an independent examination is needed. I am qualified to undertake the examination by being a qualified member of The Institute of Chartered Accountants in England and Wales.

Having satisfied myself that the charity is not subject to an 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;
- follow the procedures laid down in the general Directions given by the Charity Commission (under section 145(5)(b) of the 2011 Act; and
- state whether particular matters have come to my attention.

Basis of independent examiner's report

My examination was carried out in accordance with 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 accounting records in accordance with section 386 of the Companies Act 2006; and
 - to prepare accounts which accord with the accounting records, comply with the accounting requirements of section 396 of the Companies Act 2006 and with the methods and principles of the Statement of Recommended Practice: Accounting and Reporting by Charitieshave 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.


Michael Harwood FCA
Michael Harwood & Co
Chartered Accountants
Greville House
10 Jury Street
Warwick
CV34 4EW

29th April 2019

Statement of financial activities for the year ended 31st January 2019

	Notes	Unrestricted Funds	Total 2019	Total 2018
		£	£	£
Income from:				
Rent and Rent Allowance		379,792	379,792	362,060
Telephone Income		2,033	2,033	1,892
Council Tax re-imbursement		868	868	852
Damages from tenant		-	-	650
Interest Receivable	3	770	770	796
Donations received		2,400	2,400	-
Total Income		£385,863	£385,863	£366,250
		=====	=====	=====
Expenditure on:				
Charitable Activities	4/5	281,987	281,987	276,633
Other Costs	6	4,146	4,146	3,912
Total Expenditure		£286,133	£286,133	£280,545
		=====	=====	=====
Net movement in funds		99,730	99,730	85,705
Reconciliation of funds:				
Total funds brought forward		790,300	790,300	704,595
Total funds carried forward		£890,030	£890,030	£790,300
		=====	=====	=====

All income and expenditure derive from continuing activities.

Balance Sheet as at 31st January 2019
Company No: 06669078 (England and Wales)

	Notes	Unrestricted Funds £	Total 2019 £	Total 2018 £
Fixed Assets				
Tangible assets	7	566,750	566,750	433,750
Current Assets				
Debtors amount falling due within One year	8	34,543	34,543	36,792
Cash at bank and in hand	9	301,799	301,799	341,483
		-----	-----	-----
		336,342	336,342	378,275
Creditors amount falling due within one year	10	(13,062)	(5,562)	(21,725)
		-----	-----	-----
Net current assets		323,280	330,780	356,550
Total assets less current liabilities		£890,030	£897,530	£790,300
		=====	=====	=====
Funds:				
Unrestricted Funds		890,030	897,530	790,300
		-----	-----	-----
Total charity funds		£890,030	£897,530	£790,300
		=====	=====	=====

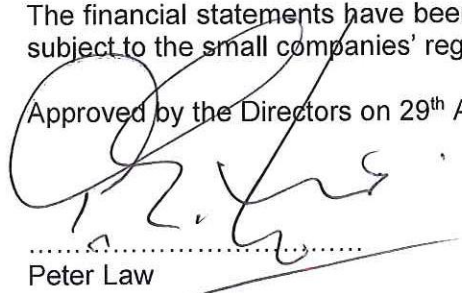
For the year ending 31st January 2019 the company was entitled to exemption from audit under section 477 of the Companies Act 2006 relating to small companies.

Directors' responsibilities:

- The members have not required the company to obtain an audit of its accounts for the period in question in accordance with section 476;
- The directors acknowledge their responsibilities for complying with the requirements of the Act with respect to accounting records and the preparation of accounts.

The financial statements have been prepared in accordance with the provisions applicable to companies subject to the small companies' regime.

Approved by the Directors on 29th April 2019 and signed on their behalf.



Peter Law

Director / Chairman

Notes to the Accounts for the year ended 31st January 2019

1. Basis of Preparation**1.1. Basis of Accounting**

These accounts have been prepared on the basis of historic costs in accordance with:

- The Financial Reporting Standard applicable in the UK and Republic of Ireland (FRS102) issued on 16th July 2014 (as updated through Bulletin 1 published on 2nd February 2016).
- Update Bulletin 1 as published on 2nd February 2016 has been applied and so does not include a cash flow statement.
- Accounting and Reporting by Charities – Statement of Recommended Practice (SORP – FRS102);
- The Companies Act 2006 and the Charities Act 2011.
- The Charity constitutes a public benefit entity as defined by FRS102.
- The charity has applied the update Bulletin 2 as published on 5th October 2018

2. Accounting Policies**2.1 Income**

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

- the Charity becomes entitled to the resources;
- the Trustees are virtually certain they will receive the resources; and
- the monetary value can be measured with sufficient reliability.

2.2 Unrestricted funds

Funds from incoming resources, investment rental income and allowances are available for the objectives of the charity without further specific purpose and are available as general funds.

2.3 Interest Receivable and Other Income

This is included in the accounts when receivable.

2.4 Investment

The Trust owns five long leasehold properties as follows:

- 33 Prince Regent Court has a lease of 100 years from 1st May 1989.
- 33 Webster Avenue has a lease of 125 years from 2nd May 1988.
- 6 Kilby Court has a lease of 990 years from 24th June 1981.
- 6 Governors Court has a lease of 120 years from 25th March 1999.
- 18 Ryland Court has a lease of 125 years from 3rd July 1989

As they are investment properties, no depreciation is provided on these properties costs and in the opinion of the directors they have been included at “a fair valuation” given their rental income and current use.

No professional property valuations have been undertaken as such costs are not considered necessary as the properties are regularly maintained at a level suitable for their use.

The purchase costs are written off to revenue when incurred.

Notes to the Accounts for the year ended 31st January 2019

- 2.5 **Liability Recognition**
Liabilities are recognised as soon as there is a legal or constructive obligation committing the Charity to pay our resources.
- 2.6 **Support Costs**
All costs are allocated to charitable activities on a basis consistent with use of resources.
- 2.7 **Pension Costs**
The Trust makes a 3% employer's contribution towards the employees' pension scheme starting from April 2014.
- 2.8 **Direct Charitable Expenditure**
These are only recognised in the accounts when a commitment has been made and there are no conditions to be met relating to the expenditure which remain in the control of the Charity.
- 2.9 **Taxation**
The Charity is exempt from Corporation Tax on its charitable activities and VAT where applicable is included in the Charity's expenditure.
- 2.10 **Going Concern**
The financial statements have been prepared on a going concern basis as the trustees believe that no material uncertainties exist. The Trustees have considered the level of funds held and the expected level of income and expenditure for 12 months from authorising these financial statements. The budgeted income and expenditure is sufficient with the level of reserves for the charity to be able to continue as a going concern.
- 2.11 **Charity Status**
The Charity is registered with the Charity Commission for England & Wales, Registered No: 1126506 and is regulated by the Trust Deed dated 24th November 1981.

	2019 £	2018 £
3. Interest receivable		
Bank interest	£770 =====	£796 =====

Notes to the Accounts for the year ended 31st January 2019

	2019 House and Management Fund £	Total 2019 £	Total 2018 £
4. Direct Charitable expenditure			
Staff salaries	65,604	65,604	61,509
Pension	9,371	9,371	7,983
Rent	78,427	78,427	81,957
Rates	7,631	7,631	8,630
Insurance	8,528	8,528	7,633
Electricity	14,785	14,785	12,372
Gas	9,989	9,989	9,452
TV licences	3,705	3,705	3,517
Heating and appliance repairs	3,318	3,318	2,886
Decorating	3,637	3,637	6,640
Building repairs	17,247	17,247	8,508
Telephone	4,850	4,850	6,744
Cleaning	17,455	17,455	14,447
Gardening	2,280	2,280	3,139
Renewal of household equipment	8,098	8,098	11,958
Council tax	953	953	834
Travel and expenses	4,363	4,363	4,142
Legal and professional	429	429	3,052
Management charge	4,429	4,429	3,612
Support costs (Note 5)	16,888	16,888	17,618
	£281,987	£281,987	£276,633
	=====	=====	=====

	2019 House and Management Fund £	Total 2019 £	Total 2018 £
5. Support Costs			
Bookkeeping services	4,684	4,684	4,895
Office equipment repairs and servicing	89	89	27
Stationery and postage	1,045	1,045	1,372
Bank charges	694	694	695
Website maintenance and computer support	1,500	1,500	2,213
Office rent/management charge	6,120	6,120	6,120
Office telephone	2,232	2,232	1,912
Sundry costs	524	524	384
	£16,888	£16,888	£17,618
	=====	=====	=====

Notes to the Accounts for the year ended 31st January 2019

6. Other costs	2019	2018
	£	£
Independent Examiner's fee	2,410	2,280
Accountancy fees	1,736	1,632
	-----	-----
	£4,146	£3,912
	=====	=====
7. Tangible Assets	2019	2018
	£	£
Leasehold investment properties		
Cost at 1 st February 2018	433,750	329,000
Acquisition at cost in the year	133,000	104,750
	-----	-----
Cost at 31 st January 2019	£566,750	£433,750
	=====	=====
The valuations of the above properties have been considered by the Trustees at the year end and in their opinion they still reflect a fair market value given their rental income and current use. They do not consider the cost of a professional valuation would form a useful purpose at this time, as there is no intention to sell the properties.		
8. Debtors amounts falling due within one year	2019	2018
	£	£
Rent receivable	15,207	15,200
Prepayments and accrued income	13,154	12,702
Other debtors	6,182	8,890
	-----	-----
	£34,543	£36,792
	=====	=====
9. Cash at bank and in hand	2019	
	Unrestricted Funds	Total 2019
	£	£
Lloyds TSB plc	101,222	101,222
NatWest Direct Reserve account	93,087	93,087
Lloyds Business account	19,625	19,625
Triodos Charity Deposit	15	15
Triodos Fixed Term Deposit (1 year)	32,510	32,510
Triodos Fixed Term Deposit (1 year)	55,040	55,040
Cash in hand	300	300
	-----	-----
	£301,799	£301,799
	=====	=====
10. Creditors amounts falling due within one year	2019	2018
	£	£
Trade creditors	1,360	1,356
Accrued expenses	3,740	4,072
Other creditors	7,962	16,297
	-----	-----
	£13,062	£21,752
	=====	=====

Notes to the Accounts for the year ended 31st January 2019

11. Trustees remuneration and expenses

None of the Trustees were paid any remuneration during the year (2018 - £NIL.)

A total sum of £17.55 was reimbursed to the Trustee, Mr G Haseldine in respect of business mileage for undertaken volunteering work. (2018 - £NIL).

Only one trustee had expenses reimbursed by the charity during the year.

12. Staff salaries	2019 £	2018 £
Salaries	62,387	58,594
Social security	3,217	2,915
	-----	-----
	£65,604	£61,509
	=====	=====
 Pension	 £9,371	 £7,983
	=====	=====
 The number of full and part-time employees was as follows:		
Administration	2	2
	==	==

No employee received emoluments over £60,000 in the year

13. Related Party Transactions

There were no related party transactions during the year (2018: None).

14. Limited By Guarantee

The company was incorporated under the Companies Acts 1985 to 2006 and not having a share capital is limited by guarantee. The guarantee of each member is limited to a maximum of £1 and is for a maximum period of one year after ceasing to be a member.

15. Contingent Liability

A tenant of the trust has incorrectly claimed for housing benefit which has been paid by the benefits agency. The amount overpaid amounts to approximately £15,000, which if not repaid by the tenant the benefit agency may seek reimbursement from the trust. The tenant is now repaying £11.40 per week to the trust due to the trust itself being charged £11.40 per week by the housing benefit agency.

16. Financial Commitments

The Trustees authorised the purchase of a leasehold property for £117,000 plus costs. The completion will be after the year end.