

**Charity registration number 1139580**  
**Company registration number 7277557**  
**Homes and Communities Agency registration number 4695**

**Dr Spurstowe and Bishop Wood  
Almshouses Charity**

**Annual report and financial statements  
For the year ended 31 December 2015**

**DRAFT**

## Dr Spurstowe and Bishop Wood Almshouses Charity

### Legal and administrative information

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|---|--|
| <b>Charity number</b>                                   | 1139580  |
| <b>Company number</b>                                   | 07277557   |
| <b>Homes and Communities Agency registration number</b> | 4695   |
| <b>Directors and trustees</b>                           | Mr David Horder (Chairman)<br>Mrs Audrey J Seabrook (resigned 20 January 2015)<br>Councillor Geoffrey Taylor<br>Father Robert Wickham (resigned 16 July 2015)<br>Mr Peter Ottino<br>Mr Burnett Brown (resigned 29 April 2015)<br>Mr Michael Siggs<br>Councillor Margaret Gordon<br>Mr Jonathan Jarrett (appointed 22 April 2015) |
| <b>Clerk to the trustees</b>                            | Mr Robin Sorrell (to 29 February 2016)<br>The Trust Partnership (from 1 March 2016)  |
| <b>Registered office to 13 March 2016</b>               | 157 High Street<br>Chipping Ongar<br>Essex<br>CM5 9JD  |
| <b>Registered office from 14 March 2016</b>             | 6 Trull Farm<br>Buildings<br>Tetbury<br>Gloucestershire<br>GL8 8SQ   |
| <b>Independent auditors</b>                             | Dunkley's<br>Woodlands Grange<br>Woodlands Bradley<br>Stoke Bristol<br>BS32 4JY  |
| <b>Bankers</b>  | HSBC Bank Plc<br>2 Cheapside High Road<br>Wood Green<br>London<br>N22 6HJ  |
| <b>Solicitors</b>                                       | Sorrells<br>Prenhwnin<br>Trefnannau<br>Meifod<br>Powys<br>SY22 6XY   |

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## Dr Spurstowe and Bishop Wood Almshouses Charity

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## **Dr Spurstowe and Bishop Wood Almshouses Charity**

### **Trustees annual report for the year ended 31 December 2015**

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#### **History, objectives and activities of the charity**

On 8 June 2010 a new charitable company, Dr Spurstowe and Bishop Wood Almshouses Charity was formed. All the assets and activities of the Doctor Spurstowe and Bishop Wood Almshouses Charity were transferred into the charitable company on 3 March 2011.

The Charity's main objective is the provision and upkeep of almshouse accommodation in Hackney.

#### **Management and governance arrangements**

The trustees who are also directors of the charitable company, who have served during the year are set out on the legal and administrative information page. The Board of Trustees is made up of one ex-officio Trustee, four nominated Trustees and up to four co-optative Trustees. The ex-officio Trustee of the Charity shall be the Rector of the Ecclesiastical Parish of St John of Hackney. Two of the nominated Trustees shall be appointed by the London Borough of Hackney and another two nominated trustees as appointed by the Parochial Church Council of St John at Hackney. The co-optative Trustees shall be persons residing or carrying on business in or near the area of benefit.

Were there a requirement for new co-optative trustees, these would be identified and appointed by the remaining trustees. The chair of trustees and the clerk of the trustees are responsible for the induction of any new trustees which involves awareness of a trustee's responsibilities, the governing document, administrative procedures, the history and philosophical approach of the charity. All Trustees provide their services as Trustees free.

The trustees regularly review the risks that the charity faces. To date these have mainly related to the management of the almshouse as a residence for individuals. The trustees take advice from relevant professionals in the management of the property and the residents.

In looking to the future, the trustees will continue to monitor the risks associated with managing a residential property.

#### **Almshouse policy**

The Trustees are continuing to implement the recommendations of the Almshouse Association, so far as they are able. The Trustees have pursued their policy of trying to ensure that all flats are occupied. The welfare of the residents is reviewed regularly. As varied by the Charity Commission on 23 September 1997 the qualification of alms people was extended to include poor women resident in the area of benefit, husbands of women appointed to occupy Bishop Wood's Almshouse and to reside with her and if on occurrence of a vacancy there is no applicant as aforesaid the vacancy may be filled by a poor man.

#### **Achievements and performance of the charity**

Following the successful build and opening of the large modern Doctor William Spurstowe House, Bishop Wood was closed for practical reasons due to its age and condition. It had been agreed to sell Bishop Wood House and having obtained regulatory approval, Bishop Wood was sold for £1,437,500 on 23rd January 2015. The proceeds will be used to develop more almshouse provision by either build or purchase.

The development at Doctor William Spurstowe House is now established with nearly 100% occupancy rates.

## **Dr Spurstowe and Bishop Wood Almshouses Charity**

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

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#### **Financial review, investment policy and reserves**

It is the trustees' policy to periodically review the Reserves Policy in the light of current and future commitments, the matter is considered as part of the trustees regular meetings.

Unrestricted general funds are considered only sufficient to meet the continuing need to maintain the almshouse in the short term.

#### **Investment policy**

Funds liquidated prior to the development project have been retained in cash over the past few years due to the volatile nature of the stock market. It is envisaged these funds may be required for a further development project following the disposal of Bishop Wood and so will remain in cash for the short/medium term.

The proportion of the residents contributions which represents extraordinary repairs has been invested in COIF and NAACIF.

#### **Future plans**

The Trust Partnership have been appointed from 1 April 2014 to manage the almshouses and to provide continuity and structured management of Doctor William Spurstowe House.

The Trustees are currently looking for a suitable site to build or develop a new almshouse using the funds from the sale of Bishop Wood.

Discussions started in 2012 with South Hackney Parochial Charity in respect to amalgamation of their almshouses into Dr Spurstowe and Bishop Wood Almshouse Charity. The Trustees formally agreed to the amalgamation of the two almshouse charities at an Extraordinary Meeting held on the 16<sup>th</sup> September 2015.

#### **Public benefit**

As noted above, the charity's main objective is "provision and upkeep of almshouse accommodation in Hackney." This objective serves the public benefit by providing affordable housing for needy people in the area of the London Borough of Hackney.

#### **Statement of trustees' responsibilities**

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

The law applicable to charities in England & Wales requires the trustees to prepare financial statements for each financial year which give a true and fair view of the state of affairs of the charity and of the incoming resources and application of resources 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 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;
- prepare the financial statements on the going concern basis unless it is inappropriate to presume that the charity will continue in business.

The trustees are responsible for keeping proper accounting records that disclose with reasonable accuracy at any time the financial position of the company and which 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.

**Statement of disclosure to auditors**

So far as the directors are aware, there is no relevant audit information of which the company's auditors are unaware. Additionally, the trustees have taken all the necessary steps that they ought to have taken as trustees in order to make themselves aware of all relevant audit information and to establish that the company's auditors are aware of that information.

Approved by the Board of Trustees and signed on its behalf

.....  
**David Horder**  
**Chairman**

Date:

## **Dr Spurstowe and Bishop Wood Almshouses Charity**

### **Statement of financial activities For the Year Ending 31 December 2015**

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We have audited the financial statements of Dr Spurstowe and Bishop Wood Almshouses Charity for the year ended 31 December 2015 on pages six to eighteen. The financial reporting framework that has been applied in their preparation is applicable law and United Kingdom Accounting Standards (United Kingdom Generally Accepted Accounting Practice).

This report is made solely to the charitable company's trustees, as a body, in accordance with Section 144 of the Charities Act 2011 and regulations made under Section 154 of that Act. Our audit work has been undertaken so that we might state to the charitable company's trustees those matters we are required to state to them in an auditors' 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 charitable company and the charitable company's trustees as a body, for our audit work, for this report, or for the opinions we have formed.

#### **Respective responsibilities of trustees and auditors**

As explained more fully in the Statement of Trustees Responsibilities set out on pages two to three, the trustees (who are also the directors of the charitable company for the purposes of company law) are responsible for the preparation of the financial statements and for being satisfied that they give a true and fair view.

The trustees have elected for the financial statements to be audited in accordance with the Charities Act 2011 rather than the Companies Act 2006. Accordingly we have been appointed as auditors under Section 144 of the Charities Act 2011 and report in accordance with regulations made under Section 154 of that Act.

Our responsibility is to audit and express an opinion on the financial statements in accordance with applicable law and International Standards on Auditing (UK and Ireland). Those standards require us to comply with the Auditing Practices Board's Ethical Standards for Auditors.

#### **Scope of the audit of the financial statements**

An audit involves obtaining evidence about the amounts and disclosures in the financial statements sufficient to give reasonable assurance that the financial statements are free from material misstatement, whether caused by fraud or error. This includes an assessment of: whether the accounting policies are appropriate to the charitable company's circumstances and have been consistently applied and adequately disclosed; the reasonableness of significant accounting estimates made by the trustees; and the overall presentation of the financial statements. In addition, we read all the financial and non-financial information in the Report of the Trustees to identify material inconsistencies with the audited financial statements and to identify any information that is apparently materially incorrect based on, or materially inconsistent with, the knowledge acquired by us in the course of performing the audit. If we become aware of any apparent material misstatements or inconsistencies we consider the implications for our report.

#### **Opinion on financial statements**

In our opinion the financial statements:

- give a true and fair view of the state of the charitable company's affairs as at 31 December 2015 and of its incoming resources and application of resources, including its result, for the year then ended;
- have been properly prepared in accordance with United Kingdom Generally Accepted Accounting Practice; and
- have been prepared in accordance with the requirements of the Companies Act 2006.

**Dr Spurstowe and Bishop Wood Almshouses Charity**

**Statement of financial activities  
For the Year Ending 31 December 2015**

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**Matters on which we are required to report by exception**

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

- the information given in the Report of the Trustees is inconsistent in any material respect with the financial statements ; or
- the charitable company has not kept adequate accounting records; or
- the financial statements are not in agreement with the accounting records and returns; or
- we have not received all the information and explanations we require for our audit.

Dunkley's  
Chartered Accountants  
Registered Auditors  
Woodlands Grange  
Woodlands Lane  
Bradley Stoke  
Bristol  
BS32 4JY

Date: .....



## Dr Spurstowe and Bishop Wood Almshouses Charity

### Statement of financial activities For the Year Ending 31 December 2015

|  | Notes | Unrestricted<br>Funds<br>£ | Restricted<br>Funds<br>£ | Endowment<br>Funds<br>£ | Total<br>2015<br>£ | Total<br>2014<br>£ |
|--|-------|----------------------------|--------------------------|-------------------------|--------------------|--------------------|
| <b>Income &amp; expenditure</b>                              |       |                            |                          |                         |                    |                    |
| <b>Income from:</b>  |       |                            |                          |                         |                    |                    |
| Maintenance Contributions                                    |       | 182,531                    | 13,206                   | -                       | 195,737            | 191,138            |
| Investment Income  |       | 941                        | -                        | -                       | 941                | 153                |
| Interest Received  |       | 4,081                      | -                        | -                       | 4,081              | 881                |
| <b>Total</b>   |       | <b>187,553</b>             | <b>13,206</b>            | <b>-</b>                | <b>200,759</b>     | <b>192,172</b>     |
| <b>Expenditure on:</b>                                       |       |                            |                          |                         |                    |                    |
| <b>Activities in furtherance of the charities objectives</b> |       |                            |                          |                         |                    |                    |
| 10/11  |       | 105,664                    | -                        | 30,275                  | 135,939            | 166,992            |
| Loan interest  |       | -                          | -                        | 50,602                  | 50,602             | 84,758             |
| Other recognised losses/(gains)                              |       | 733                        | (3,014)                  | -                       | (2,281)            | (12,393)           |
| <b>Total</b>   |       | <b>106,397</b>             | <b>(3,014)</b>           | <b>80,877</b>           | <b>184,260</b>     | <b>239,357</b>     |
| Transfers between funds                                      |       | (85,658)                   | 250                      | 85,408                  | -                  | -                  |
| <b>Net income/(expenditure) and net movements in funds</b>   |       | <b>(4,502)</b>             | <b>16,470</b>            | <b>4,531</b>            | <b>16,499</b>      | <b>(47,185)</b>    |
| <b>Reconciliation of funds</b>                               |       |                            |                          |                         |                    |                    |
| <b>Fund balances brought forward at 31.12.2014</b>           |       |                            |                          |                         |                    |                    |
|  |       | 435,559                    | 243,593                  | 9,422,527               | 10,101,679         | 10,148,864         |
| <b>Fund balances carried forward at 31.12.2015</b>           |       |                            |                          |                         |                    |                    |
|  |       | 431,057                    | 260,063                  | 9,427,058               | 10,118,178         | 10,101,679         |

The statement of changes in equity includes all gains and losses in the year. All incomes and expenditures derive from continuing activities.

The notes on pages 10 to 18 form part of these accounts.

**Dr Spurstowe and Bishop Wood Almshouses Charity**

**Statement of financial activities  
For the Year Ending 31 December 2015**

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**Comparative Statement of Financial Activities  
For the Year Ending 31 December 2014**

|  | Notes | Unrestricted<br>Funds<br>£ | Restricted<br>Funds<br>£ | Endowment<br>Funds<br>£ | Total<br>2014<br>£ |
|--|-------|----------------------------|--------------------------|-------------------------|--------------------|
| <b>Income &amp; expenditure</b>                                  |       |                            |                          |                         |                    |
| <b>Income from:</b>  |       |                            |                          |                         |                    |
| Maintenance Contributions  |       | 177,932                    | 13,206                   | -                       | 191,138            |
| Investment Income  |       | 153                        | -                        | -                       | 153                |
| Interest Received  |       | 881                        | -                        | -                       | 881                |
| <b>Total</b>   |       | <b>178,966</b>             | <b>13,206</b>            | <b>-</b>                | <b>192,172</b>     |
| <b>Expenditure on:</b>   |       |                            |                          |                         |                    |
| <b>Activities in furtherance of<br/>the charities objectives</b> |       |                            |                          |                         |                    |
|  | 10/11 | 166,992                    | -                        | -                       | 166,992            |
| Loan interest  |       | -                          | -                        | 84,758                  | 84,758             |
| Other recognised (gains)   |       | -                          | (12,393)                 | -                       | (12,393)           |
| <b>Total</b>   |       | <b>166,992</b>             | <b>(12,393)</b>          | <b>84,758</b>           | <b>239,357</b>     |
| Transfers between funds  |       | (109,280)                  | 250                      | 109,030                 | -                  |
| <b>Net income/(expenditure) and net movements in funds</b>       |       | <b>(97,306)</b>            | <b>25,849</b>            | <b>24,272</b>           | <b>(47,185)</b>    |
| <b>Reconciliation of funds</b>                                   |       |                            |                          |                         |                    |
| <b>Fund balances brought forward at<br/>31.12.2013</b>           |       |                            |                          |                         |                    |
|  |       | 532,865                    | 217,744                  | 9,398,255               | 10,148,864         |
| <b>Fund balances carried forward at<br/>31.12.2014</b>           |       |                            |                          |                         |                    |
|  |       | 435,559                    | 243,593                  | 9,422,527               | 10,101,679         |

The statement of changes in equity includes all gains and losses in the year. All incomes and expenditures derive from continuing activities.

The notes on pages 10 to 18 form part of these accounts.

**Dr Spurstowe and Bishop Wood Almshouses Charity**

**Balance Sheet  
As at 31 December 2015**

**Company number: 07277557**

|  | Notes | 2015              | 2014              |
|--|-------|-------------------|-------------------|
|  |       | £                 | £                 |
| <b>Fixed Assets</b>                          |       |                   |                   |
| Tangible assets                              | 2     | 9,276,033         | 10,713,407        |
| Investments                                  | 3     | <u>2,092,189</u>  | <u>464,224</u>    |
|  |       | <u>11,368,222</u> | <u>11,177,631</u> |
| <b>Current assets</b>                        |       |                   |                   |
| Debtors                                      | 4     | 14,997            | 9,573             |
| Bank balances                                |       | <u>25,606</u>     | <u>235,231</u>    |
|  |       | 40,603            | 244,804           |
| <b>Current liabilities</b>                   |       |                   |                   |
| Creditors                                    | 5     | <u>71,192</u>     | <u>65,588</u>     |
|  |       | 71,192            | 65,588            |
| <b>Net current assets</b>                    |       | (30,589)          | 179,216           |
| Long term creditor                           | 6     | <u>1,219,455</u>  | <u>1,255,168</u>  |
| <b>Total assets less current liabilities</b> |       | <u>10,118,178</u> | <u>10,101,679</u> |
| <b>Capital and reserves</b>                  |       |                   |                   |
| Unrestricted funds                           | 8     | 431,057           | 435,559           |
| Restricted funds                             |       | 260,063           | 243,593           |
| Endowment funds                              |       | <u>9,427,058</u>  | <u>9,422,527</u>  |
|  |       | <u>10,118,178</u> | <u>10,101,679</u> |

These financial statements have been prepared in accordance with the special provisions relating to small companies within Part 15 of the Companies Act 2006.

Approved by the directors on \_\_\_\_\_ and signed on its behalf by:

.....  
**Geoffrey Taylor (Trustee)**

.....  
**Michael Siggs (Trustee)**

The notes on pages 10 to 18 form part of these accounts.

**Statement of Cashflows**  
**For the Year Ending 31 December 2015**

|  | Note | 2015<br>£        | 2014<br>£        |
|--|------|------------------|------------------|
| <b>CASH FLOWS FROM OPERATING ACTIVITIES:</b>                 |      |                  |                  |
| <b>Net cash used in operating activities</b>                 | 7    | <u>(30,244)</u>  | <u>(54,177)</u>  |
| <b>Cash flows from investing activities:</b>                 |      |                  |                  |
| Dividends and interest from investments                      |      | 5,022            | 1,034            |
| Purchase of equipment  |      | (298)            | (400)            |
| Proceeds from sale of investments                            |      | 1,437,500        | -                |
| Purchase of investments                                      |      | (1,621,605)      | (143,884)        |
| <b>Net cash used in investing activities:</b>                |      | <u>(179,381)</u> | <u>(143,250)</u> |
| Change in cash and cash equivalents in the reporting period  |      | (209,625)        | (197,427)        |
| Cash equivalents at the beginning of the reporting period    |      | <u>235,231</u>   | <u>432,658</u>   |
| Cash and cash equivalents at the end of the reporting period |      | <u>25,606</u>    | <u>235,231</u>   |

The notes on pages 10 to 18 form part of these accounts.

## Dr Spurstowe and Bishop Wood Almshouses Charity

### Notes to the accounts

For the year ended 31 December 2015

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#### 1. Accounting policies

##### 1.1 Accounting convention

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)), the Financial Reporting Standard applicable in the UK and Republic of Ireland (FRS 102) and the Companies Act 2006. The Dr Spurstowe and Bishop Wood Almshouses Charity constitutes a public benefit entity as defined by FRS 102. The Trustees consider that there are no material uncertainties about the charity's ability to operate as a going concern.

##### 1.2 Reconciliation with previous Generally Accepted Accounting Practice

In preparing the accounts, the Trustees have considered whether in applying the accounting policies required by FRS102 and the Charities SORP FRS 102 the restatement of comparative items was required. No restatements were required. In accordance with the requirements of FRS 102 a reconciliation of opening balances and net income/(expenditure) for the year is provided with the net income/(expenditure) under previous GAAP adjusted for the presentation of investment gains/(losses) as a component of reported income.

##### Reconciliation of reported net income

|   |                  |
|---|------------------|
| Reported net income before transfers as previously stated                             | £(59,578)        |
| Adjustment for gains/(losses) on investments not treated as a component of net income | £ 12,393         |
| 2014 net income as restated   | <b>£(47,185)</b> |

These adjustments did not affect funds at the transition date, 1 January 2014, to FRS 102.

##### 1.3 Income

All income is included when it is probable that it will be received.

##### 1.4 Expenditure

Expenditure is recognised in the period in which they are incurred. They are analysed between costs of maintaining the properties and governance of the charity. Expenditure includes attributable VAT, which cannot be recovered.

**Notes to the accounts**

**For the year ended 31 December 2015**

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**1.5 Tangible fixed assets, freehold property and depreciation**

Tangible fixed assets are stated at cost less depreciation. Depreciation is provided on all fixed assets, other than freehold property, at rates calculated to write off the cost, less estimated residual value, of each asset over its expected useful life, as follows:-

Furniture - at 25% of the reducing balance

Freehold property is shown at deemed historic cost. The cost of the rebuild of Dr William Spurstowe House as included within the accounts to 31 December 2013 was £3,871,068 less the grant received from HCA of £2,190,000. This was restated in the accounts on transition to FRS 102 (see note 15) to its fair value as deemed cost per section 35.10 (c) of FRS 102. Bishop Wood was sold on 23 January 2015 for £1,437,500. No depreciation has been provided on the property on the basis that the estimated residual value would be higher than the current cost.

**1.6 Investments**

Investments are stated at mid market value at the balance sheet date. Any unrealised profit/(loss) arising is disclosed in the SOFA as part of the movement in funds.

**1.7 Cyclical repairs and maintenance**

The Charity has established a regular programme of cyclical repairs and maintenance. Costs are charged to the revenue account in the year in which they are incurred.

**1.8 Extraordinary repairs reserve and routine repairs service**

An amount from the weekly maintenance contribution is allocated to the extraordinary repairs reserve (Restricted fund). Costs of extraordinary repairs, unless representing improvements to the properties, are charged to the restricted fund in the year in which they are incurred.

**1.9 Financial instruments**

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

**Dr Spurstowe and Bishop Wood Almshouses Charity**

**Notes to the financial statements (continued)  
For the year ended 31 December 2015**

**2. Tangible Fixed Assets**

|                                     | Furniture    | Bishop Wood<br>House | Dr William<br>Spurstowe<br>House | Total<br>31.12.2015 |
|-------------------------------------|--------------|----------------------|----------------------------------|---------------------|
|                                     | £            | £                    | £                                | £                   |
| <b>Cost or revaluation</b>          |              |                      |                                  |                     |
| At 1 Jan 2015                       | 1,300        | 1,437,500            | 9,275,000                        | 10,713,800          |
| Additions in year                   | 298          | -                    | -                                | 298                 |
| Disposals in year                   | -            | (1,437,500)          | -                                | (1,437,500)         |
| Revaluation                         |              | -                    |                                  | -                   |
|                                     | <u>1,598</u> | <u>-</u>             | <u>9,275,000</u>                 | <u>9,276,598</u>    |
| <b>Depreciation</b>                 |              |                      |                                  |                     |
| At 1 Jan 2015                       | 393          | -                    | -                                | 393                 |
| Charge in year                      | 172          | -                    | -                                | 172                 |
|                                     | <u>565</u>   | <u>-</u>             | <u>-</u>                         | <u>565</u>          |
| Net cost/valuation at<br>31.12.2015 | <u>1,033</u> | <u>-</u>             | <u>9,275,000</u>                 | <u>9,276,033</u>    |
| Net cost/valuation at<br>31.12.2014 | <u>907</u>   | <u>1,437,500</u>     | <u>9,275,000</u>                 | <u>10,713,407</u>   |

The charity owned two almshouses which were appointed to the charity in the trust deeds dated 10 March 1824, however one was sold during the year. See 1.5 for details.

Repair costs to the properties have been included in the income and expenditure account in the year in which these were incurred.

Under the terms of the grant received from Homes and Communities Agency of £2,190,000, some or all of the grant may become repayable in the future if certain terms are not adhered to.

As at 31 December 2015 no liability has been included within these accounts in relation to this as it is understood all terms have been adhered to as at the date of approval.

**Dr Spurstowe and Bishop Wood Almshouses Charity**

**Notes to the financial statements (continued)  
For the year ended 31 December 2015**

**3. Investments**

|                                | NAACIF<br>fund<br>£ | COIF<br>fund<br>£ | 2015<br>Total<br>£ | 2014<br>Total<br>£ |
|--------------------------------|---------------------|-------------------|--------------------|--------------------|
| Market value 31.12.2014        | 256,270             | 207,954           | 464,224            | 307,072            |
| Purchases                      | 29,605              | 1,592,000         | 1,621,605          | 143,884            |
| Movements in year              | -                   | -                 | -                  | 877                |
|                                | 285,875             | 1,799,954         | 2,085,829          | 451,833            |
| Sales                          | -                   | -                 | -                  | -                  |
| Net investments gains/(losses) | 2,281               | 4,079             | 6,360              | 12,391             |
| Market value 31.12.2015        | 288,156             | 1,804,033         | 2,092,189          | 464,224            |
| Cost 31.12.2015                | 273,489             | 1,804,033         | 2,077,522          | 451,838            |

**4. Debtors**

|                                      | 31.12.2015<br>£ | 31.12.2014<br>£ |
|--------------------------------------|-----------------|-----------------|
| Maintenance contributions in arrears | 10,305          | 6,491           |
| Prepayments                          | 4,692           | 3,082           |
| Other debtors                        | -               | -               |
|                                      | 14,997          | 9,573           |

**5. Creditors: amounts falling due within one year**

|                                      | 31.12.2015<br>£ | 31.12.2014<br>£ |
|--------------------------------------|-----------------|-----------------|
| Amounts falling due within one year: |                 |                 |
| Creditors and accruals               | 35,480          | 29,876          |
| Bank loan (secured)                  | 35,712          | 35,712          |
|                                      | 71,192          | 65,588          |

The average number of days taken to pay purchase invoices in the year ended 31 December 2015 was 38 days (2014: 42 days).



**Dr Spurstowe and Bishop Wood Almshouses Charity**

**Notes to the financial statements (continued)  
For the year ended 31 December 2015**

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**6. Creditors: amounts falling due after more than one year**

|                     | <b>31.12.2015</b> | <b>31.12.2014</b> |
|---------------------|-------------------|-------------------|
| Bank loan (secured) | <u>1,219,455</u>  | <u>1,255,168</u>  |

The bank loan is payable by monthly instalments and is charged at 3% interest above the base rate. The bank loan is secured against Doctor William Spurstowe House (34-40 Navarino Road, London, E8 1AF).

**7. Reconciliation of net income/(expenditure) to net cash flow from operating activities**

|  | <b>2015</b>     | <b>2014</b>     |
|--|-----------------|-----------------|
|  | <b>£</b>        | <b>£</b>        |
| <b>Net Income/(expenditure) for the reporting period<br/>per the statement of financial activities</b> | 16,499          | (47,185)        |
| Adjustments for:   |                 |                 |
| Depreciation charges   | 172             | 168             |
| (Gains)/losses on investments  | (6,360)         | (13,268)        |
| Dividends and interest from investments  | (5,022)         | (1,034)         |
| (Increase)/decrease in debtors   | (5,424)         | 11,515          |
| Increase/(decrease) in creditors   | (30,109)        | (4,373)         |
| <b>Net cash used in operating activities</b>   | <u>(30,244)</u> | <u>(54,177)</u> |

Notes to the financial statements (continued)  
For the year ended 31 December 2015

8. Funds

|  | 2014              | Property<br>expenditure | Admin<br>expenditure | Sale/<br>Revaluation of<br>investments | Income         | Transfers | 2015              |
|--|-------------------|-------------------------|----------------------|--|----------------|-----------|-------------------|
|  | £                 | £                       | £                    | £                                      | £              | £         | £                 |
| Unrestricted funds - accumulated             | 435,559           | (50,903)                | (54,761)             | (733)                                  | 187,553        | (85,658)  | 431,057           |
| Restricted funds - extraordinary repair fund | 243,593           | -                       | -                    | 3,014                                  | 13,206         | 250       | 260,063           |
| Endowment fund - capital                     | 9,422,527         | (30,275)                | (50,602)             | -                                      | -              | 85,408    | 9,427,058         |
|  | <u>10,101,679</u> | <u>(81,178)</u>         | <u>(105,363)</u>     | <u>2,281</u>                           | <u>200,759</u> | <u>-</u>  | <u>10,118,178</u> |

**Unrestricted funds – accumulated**

The income funds to be used in respect of repairs and insurance and all other charges and outgoings payable in respect of the property of the charity. All charges incidental to the administration and management to be met by the income account.

**Restricted funds – extraordinary repair fund**

The fund to be used for the extraordinary repair, improvement or rebuilding of the almshouses and other property belonging to the Charity. A transfer of not less than £250 out of the income of the charity to be invested annually in the fund.

**Endowment funds – capital**

The fund to be used for the cost or provision of new almshouses. The Charity Commission agreed in 2010 that the fund may be used for the rebuild of the current almshouses. Transfers to be out of income account from time to time in such amounts as the Trustees see fit.

Notes to the financial statements (continued)  
For the year ended 31 December 2015

9. Analysis of fund assets and liabilities

|                         | Unrestricted<br>funds<br>Accumulated<br>£ | Restricted<br>funds<br>Extraordinary<br>£ | Endowment<br>funds<br>Capital<br>£ | 31.12.2015<br>Total<br>£ |
|-------------------------|---|---|------------------------------------|--------------------------|
| Tangible fixed assets   | 1,033                                     | -   | 9,275,000                          | 9,276,033                |
| Fixed asset investments | 428,901                                   | 256,063                                   | 1,407,225                          | 2,092,189                |
| Current assets          | 40,603                                    | -   | -                                  | 40,603                   |
| Current liabilities     | (39,480)                                  | 4,000                                     | (35,712)                           | (71,192)                 |
| Long term liabilities   | -   | -   | (1,219,455)                        | (1,219,455)              |
|                         | 431,057                                   | 260,063                                   | 9,427,058                          | 10,118,178               |

10. Property Costs

|                                   | Unrestricted fund<br>Accumulated<br>£ | Restricted funds<br>Extraordinary<br>£ | Endowment funds<br>Capital<br>£ | 31.12.2015<br>Total costs<br>£ |
|-----------------------------------|---------------------------------------|--|---------------------------------|--------------------------------|
| Security                          | 2,965                                 | -                                      | -                               | 2,965                          |
| Council Tax and<br>Water rates    | 341                                   | -                                      | -                               | 341                            |
| Light and Heat                    | 10,026                                | -                                      | -                               | 10,026                         |
| Repairs and<br>maintenance        | 13,941                                | -                                      | -                               | 13,941                         |
| Warden, cleaning<br>and gardening | 19,380                                | -                                      | -                               | 19,380                         |
| Sale of Bishop<br>Wood            | -                                     | -                                      | 30,275                          | 30,275                         |
| Insurance                         | 3,072                                 | -                                      | -                               | 3,072                          |
| Depreciation                      | 172                                   | -                                      | -                               | 172                            |
| Bad Debt Write off                | 1,006                                 | -                                      | -                               | 1,006                          |
|                                   | 50,903                                | -                                      | 30,275                          | 81,178                         |

|                                   | Unrestricted fund<br>Accumulated<br>£ | Restricted funds<br>Extraordinary<br>£ | Endowment funds<br>Capital<br>£ | 31.12.2014<br>Total costs<br>£ |
|-----------------------------------|---------------------------------------|--|---------------------------------|--------------------------------|
| Security                          | 33,075                                | -                                      | -                               | 33,075                         |
| Council Tax and<br>Water rates    | 5,333                                 | -                                      | -                               | 5,333                          |
| Light and Heat                    | 8,963                                 | -                                      | -                               | 8,963                          |
| Repairs and<br>maintenance        | 17,070                                | -                                      | -                               | 17,070                         |
| Warden, cleaning<br>and gardening | 19,202                                | -                                      | -                               | 19,202                         |
| Sale of Bishop<br>Wood            | 11,839                                | -                                      | -                               | 11,839                         |
| Insurance                         | 3,549                                 | -                                      | -                               | 3,549                          |
| Depreciation                      | 168                                   | -                                      | -                               | 168                            |
| Bad Debt Write off                | -                                     | -                                      | -                               | -                              |
|                                   | 99,199                                | -                                      | -                               | 99,199                         |

Notes to the financial statements (continued)  
For the year ended 31 December 2015

**11. Governance Costs**

|   | Unrestricted<br>funds<br>Accumulated<br>£ | Restricted<br>funds<br>Extraordinary<br>£ | Endowment<br>funds<br>Capital<br>£ | 31.12.2015<br>Total<br>costs<br>£ |
|---|---|---|------------------------------------|-----------------------------------|
| Almshouse management Clerk's remuneration | 11,695                                    | -   | -                                  | 11,695                            |
| Accountancy Audit/Year End Accounts       | 17,055                                    | -   | -                                  | 17,055                            |
| Legal and professional                    | 14,895                                    | -   | -                                  | 14,895                            |
| Sundry expenses                           | 5,400                                     | -   | -                                  | 5,400                             |
| Bank charges                              | 3,067                                     | -   | -                                  | 3,067                             |
| Subscriptions                             | 2,156                                     | -   | -                                  | 2,156                             |
|   | 458                                       | -   | -                                  | 458                               |
|   | 35  | -   | -                                  | 35                                |
|   | 54,761                                    | -   | -                                  | 54,761                            |

  

|   | Unrestricted<br>funds<br>Accumulated<br>£ | Restricted<br>funds<br>Extraordinary<br>£ | Endowment<br>funds<br>Capital<br>£ | 31.12.2014<br>Total<br>costs<br>£ |
|---|---|---|------------------------------------|-----------------------------------|
| Almshouse management Clerk's remuneration | 19,425                                    | -   | -                                  | 19,425                            |
| Accountancy Audit/Year End Accounts       | 7,916                                     | -   | -                                  | 7,916                             |
| Legal and professional                    | 12,611                                    | -   | -                                  | 12,611                            |
| Sundry expenses                           | 7,200                                     | -   | -                                  | 7,200                             |
| Bank charges                              | 18,955                                    | -   | -                                  | 18,955                            |
| Subscriptions                             | 887                                       | -   | -                                  | 887                               |
|   | 462                                       | -   | -                                  | 462                               |
|   | 337                                       | -   | -                                  | 337                               |
|   | 67,793                                    | -   | -                                  | 67,793                            |

**12. Payments to trustees**

No trustees received any remuneration from the charity during the year (2014: Nil). Travel expenses amounting to £221 (2014: £Nil) were reimbursed to 1 (2014: 0) trustee.

The Charity considers its key management personnel comprise the Trustees. The total employment benefits, including employer pension costs of key management personnel were £nil (2014: £nil). There were no employees in this charity in 2015 (2014 – 2).

Notes to the financial statements (continued)  
For the year ended 31 December 2015

**13. Contingent liabilities**

During the year ended 31 December 2013 the second capital grant of £1,095,000 was received from Homes and Communities Agency (HCA), taking the total grant to £2,190,000. This was a contribution towards the redevelopment of Dr William Spurstowe House.

Under the terms of the grant some or all of the grant may become repayable in the future if certain terms are not adhered to.

As at 31 December 2015 no liability has been included within these accounts in relation to this as it is understood all terms have been adhered to as at the date of approval.

**14. Share capital**

Dr Spurstowe and Bishop Wood Almshouses Charity is a company limited by guarantee and does not have any share capital. The company currently has 6 members and their individual liability towards the company's debts is limited to £1 in the event of the company being wound up within 12 months of ceasing to be a member.

**15. Transition to FRS 102**

The charity has adopted FRS 102 for the year ended 31 December 2015 and has restated the comparative prior year amounts.

Changes for FRS 102 adoption

1. The charity has adopted s35.10(c) of FRS 102 to use fair value as deemed cost for Dr William Spurstowe House within Freehold Property, using an external valuation from around that time as suitable fair value. The charity has adopted s35.10(d) of FRS 102 to use a previous GAAP valuation as deemed cost for Bishop Wood within Freehold Property.

**Transition to FRS 102 – reconciliations**

| Reconciliation of capital and reserves          | See point | At 31 Dec 2014 | At 1 Jan 2014 |
|---|-----------|----------------|---------------|
| Capital and reserves (as previous stated)       |           | 3,976,679      | 1,332,432     |
| Restatement of freehold property at deemed cost | 1         | 6,125,000      | 8,816,432     |
| Capital and reserves (as restated)              |           | 10,101,679     | 10,148,864    |

The comparative profit is not amended through the restatement.

| Reconciliation of profit for the year   | See point | At 31 Dec 2014 |
|---|-----------|----------------|
| Net movement in fund (as previously stated)   |           | 2,644,247      |
| Change in valuation movement due to restatement of freehold property at deemed cost | 1         | (2,691,432)    |
| Net movement in fund (as restated)  |           | (47,185)       |