

**Charity Registration No. 233695**

**LASLETT'S ALMSHOUSES**  
**ANNUAL REPORT AND FINANCIAL STATEMENTS**  
**FOR THE YEAR ENDED 31 DECEMBER 2022**

# LASLETT'S ALMSHOUSES

## LEGAL AND ADMINISTRATIVE INFORMATION

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<b>Trustees</b>	Mr C R Anstey Mrs L C Baxter Mr T J Bridges Mr D B Dale Mr P W Hughes Mrs A T King Mrs G T Newman Mr J V Panter Mrs L A Preece Mrs N J Rogers Mr M J Tarver Mrs K M Vincent	(Appointed 1 April 2023)          (Retired 31 January 2023)
<b>Chairman</b>	Mrs L C Baxter	
<b>Finance &amp; Investment Committee</b>	Mr C R Anstey Mrs L C Baxter Mr D B Dale Mr P W Hughes Mr J V Panter Mrs L A Preece Mr M J Tarver	(Retired 31 January 2023)
<b>Almshouse Committee</b>	Mrs L C Baxter Mr P W Hughes Mrs G T Newman Mrs N J Rogers Mrs K M Vincent	

Each Committee meeting is attended by the Clerk and/or the Agent as appropriate

**Clerk to the Trustees** Mr S P Inman  
Kateryn Heywood House  
Berkeley Court  
The Foregate  
Worcester  
WR1 3QG

**Agent to the Trustees** Mr A L Robinson MRICS  
ARC Surveyors Limited  
The Cedar Office  
5 Thackholme  
Worcester  
WR4 0RZ

**Charity number** 233695

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# LASLETT'S ALMSHOUSES

## LEGAL AND ADMINISTRATIVE INFORMATION

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<b>Registered office</b>	Kateryn Heywood House Berkeley Court The Foregate Worcester WR1 3QG
<b>Independent Examiner</b>	Sarah Morley ACA Kendall Wadley LLP Chartered Accountants Merevale House 27 Sansome Walk Worcester WR1 1NU
<b>Bankers</b>	HSBC Plc 6 Broad Street Worcester WR1 3PL
<b>Investment Advisors</b>	Quilter Cheviot Investment Management Senator House 85 Queen Victoria Street London EC4V 4AB

By a Resolution passed at a duly constituted meeting of the Trustees of Laslett's Almshouses Charity on the 30th day of October 1962 there was conferred upon any three or more of the Trustees the power to execute Deeds or instruments in the names and on behalf of the Trustees in accordance with the provisions of Section 34 of the Charities Act 1960.

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# LASLETT'S ALMSHOUSES

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# LASLETT'S ALMSHOUSES

## TRUSTEES' REPORT

### FOR THE YEAR ENDED 31 DECEMBER 2022

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

The accounts have been prepared in accordance with the accounting policies set out in note 1 of the accounts and comply with the Charity's Trust Deed, the Charities Act 2011 and "Accounting and Reporting by Charities: Statement of Recommended Practice applicable to charities preparing their accounts in accordance with the Financial Reporting Standard applicable in the UK and Republic of Ireland (FRS 102)" (as amended for accounting periods commencing from 1 January 2019).

#### **Objectives and activities**

##### **Objective**

The principal object of the Charity is to provide and maintain the almshouses in Union Street, Worcester for aged poor people in the City of Worcester.

The Trustees' aim is to administer the almshouses in the most efficient and effective way by maintaining the buildings and accommodation in good and substantial repair thus ensuring a full level of occupancy throughout the year and thereby obtain a steady level of income from the weekly maintenance charge levied on the residents.

##### **Public benefit**

The Trustees confirm that they have had regard to the Charity Commission's guidance on public benefit. The activities set out are consistent with achieving the object of the Charity for the benefit of the public. Specifically the programme of refurbishment, the discounted rents and the provision of the good quality accommodation are consistent with the Charity's aims and objects.

##### **Activities**

The main activities carried out by the Charity relate to the management of the flats within the almshouse complex together with the chapel, the community room and the gardens. In ensuring the residents have up-to-date, clean and safe accommodation and environment, there is regular contact with them primarily via the Warden who attends the almshouses most weekdays but also by the Agent and Trustees.

#### **Achievements and performance**

Overall the rate of occupation of the 16 almshouses for the year has been close to 100%.

During the course of the year one of the residents who had occupied a ground floor flat moved away to live with family. The opportunity was then taken to transfer one resident from an upstairs flat to overcome problems of access. The flat was then occupied by an individual who had been on the waiting list. In accordance with our standard practice the opportunity was taken to redecorate and carry out minor repairs to the flat.

It was in anticipation of that vacancy that the Charity reviewed its procedures for selecting applicants from the waiting list to fill such vacancies. As part of that review arrangements were put in hand for existing applicants to be subject of a home visit (as recommended by the Almshouse Association) so that trustees could form an impression of their suitability for community living. This process worked well for the selection of the new resident and will be applied in future to all new applicants.

The former Chaplain's house situated within the almshouse complex which had previously been occupied by the Chaplain remains let by way of a shorthold letting agreement to a tenant who would otherwise have qualified for almshouse accommodation.

During 2022 the separate modern property at 10 Union Street continues to be let by way of a shorthold letting agreement at a market rent to private tenants.

The Warden keeps in close contact with the Agent and also a nominated Trustee (the Chairman in 2022) who in turn reports to the Committee/Board. Her reports have highlighted that with the easing and removal of all restrictions relating to the pandemic, the residents have reverted to open gatherings and social events in the community room. These are mainly organised by the Warden to whom in this report the trustees would like to express sincere thanks for her enthusiastic help and contribution.

# LASLETT'S ALMSHOUSES

## TRUSTEES' REPORT (CONTINUED)

### FOR THE YEAR ENDED 31 DECEMBER 2022

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In terms of property repairs to the almshouses, the sum of £29,265 has been treated as the cost of general repairs and £16,888 as refurbishments.

The major refurbishment of the flats, notably upgrading of kitchens and bathrooms was completed in 2015. There is a general feeling that the flats are now of a high standard and that the residents are pleased overall with the facilities including the standard of decoration. There is a programme of planned general maintenance in place. Internal redecoration is carried out to flats as and when they become vacant. The planned and phased programme to upgrade the central heating boilers in all of the flats is now well under way and is due to be completed in 2023.

The gardens situated at the front of the property continue to be extremely colourful with a wide range and variety of shrubs and flowers and are maintained to a high standard through the year. Some of the residents like to participate and assist the gardener in his work under his supervision which is encouraged.

The administration of rental income has been smooth during the last year with there being few void periods. There are no current rent arrears and liaison with the Council as to the provision of housing benefits to those who qualify has been good.

The Trustees will continue to support the residents of the almshouses to the best of their ability by improving the properties occupied and the services offered in accordance with the recommendations made by the Agent.

In addition to the almshouses the Charity has traditionally held some investments from which income can be derived to help to swell the funds available when required. The Trustees regularly consult with their investment advisers and pay due regard to any recommendations and investments made.

#### Financial review

During 2022 the income for the Charity was £135,641 and the expenditure was £134,070, being an immediate surplus of £1,571. With losses in the value of investments of £37,211 and a revaluation of tangible fixed assets (being the almshouses) of £85,000, the overall value of the charity increased by £49,360 from £2,964,404 to £3,013,764.

The majority of the income (£130,465) was derived from the charges levied on the residents for their accommodation and was received regularly and consistently. The income derived from investments was £4,219 which represented a small increase of £268 over the previous year. The rest of the income was sundry in nature.

Investment Advisors Quilter Cheviot were appointed to manage the charity's investments in 2019. Following their appointment Quilter Cheviot drafted a statement of investment policy which was approved by the Trustees. Although it was reviewed in 2022, no changes were made to it. The key features of this are:

- a) Investment objective - Longer-term assets (reserves and endowment) will be invested with the aim of at least maintaining the value or purchasing power in real terms (i.e. against inflation).
- b) Total return target - The Total return target for the investment portfolios has been set at inflation (CPI) plus 3.5% p.a. net of fees. This implies a nominal target of 5.5% p.a. assuming the Bank of England's original 2% target for CPI inflation.
- c) Income requirement - Income target has been set at a minimum of 3% per annum.
- d) Time horizon - The time horizon for the investment portfolio is considered to be long term (i.e. more than five years).

It is clear that with the rise in the rate of inflation and with relatively poor performance of the stock market in 2022, the capital value of investments fell and the income return could not meet the target. The Board is aware of this situation which is common to many charities with investment portfolios of this kind and keeps the matter under review with their advisors.

# LASLETT'S ALMSHOUSES

## TRUSTEES' REPORT (CONTINUED)

### FOR THE YEAR ENDED 31 DECEMBER 2022

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#### **Reserves policy**

The balance sheet shows that the overall value of the charity as at 31st December 2022 as compared with the position as at 31st December 2021 was as follows:

<b>Description</b>	<b>2021</b>	<b>Gain/(Loss)</b>	<b>2022</b>
<u>Capital (Restricted) Fund</u>			
Endowed Fund	£2,857,112	£47,789	£2,904,901
<u>Income (Unrestricted) Funds</u>			
Designated (Sinking/Refurbishment) Fund	£94,791	£4,072	£98,863
General Fund	£12,501	(£2,501)	£10,000
<b>Total</b>	<b>£2,964,404</b>	<b>£49,360</b>	<b>£3,013,764</b>

The Trustees have taken the decision that it should be the ultimate aim to have a sum available for refurbishments of £100,000 that being the most likely call on any reserve fund. Consequently to make greater provision for that "sinking" fund there was a net transfer of funds from general reserves to the refurbishment reserve which now stands at £98,863.

The Trustees have aimed to retain a level of unrestricted reserves equivalent to the running costs of the Charity for at least six months and if possible for one year. The unrestricted reserves (including that designated for refurbishment) now amount to £108,863 which represents close to 10 months of last year's expenditure of £134,070.

The Trustees are aware of the requirements to distribute any surplus income under the terms of the Trust but believe this should be balanced with the need to have adequate reserves to maintain almshouses provision which is its primary objective. The Trustees also take the view that given the nature of the housing accommodation and the level of charges which can be levied (which is linked to the provision of housing benefit) it is not proper to create a surplus over and above what is needed to maintain the almshouses in good order with associated support and administrative costs.

#### **Investment powers**

The Trustees will invest the funds in accordance with the Trustee Act 2000. Within the Act the Trustees:-

- shall exercise such power with the care that a prudent person of business would in making investments for a person for whom they felt morally obliged to provide;
- shall not make any speculative or hazardous investment (and for avoidance of doubt this power to invest does not extend to laying out money on the acquisition of futures and or trading options);
- shall have regard to the need for diversification of investments in the circumstances of the Charity and to the suitability of the proposed investments;
- do not impose any ethical or geographical restrictions.

Trustees additionally have a duty to review their investments at regular intervals. The Trustees reviewed their policy during 2022 - see above under Financial Review. The Trustees may change any part of the policy at any time having taken the necessary professional advice.

The Investment Manager must be an authorised person who is entitled to carry out investment business under the provisions of the Financial Services Act 1986.

The Trustees have delegated the powers of investment management to Quilter Cheviot.

# LASLETT'S ALMSHOUSES

## TRUSTEES' REPORT (CONTINUED)

**FOR THE YEAR ENDED 31 DECEMBER 2022**

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### **Performance**

The Charity's financial investments are held primarily with Quilter Cheviot in their bespoke Global Income & Growth Fund for Charities and, to a much smaller extent with the CCLA.

The overall value of investments fell during the year by £37,212 from £335,797 to £298,585 being a decrease of 11.08% but which mirrored to some extent the rise during 2021 of £40,960.

The income (including interest) derived from investments increased during 2022 as compared with the previous year from £3,933 to £4,219.

### **Cash Deposits**

Cash deposits are placed with approved banks with suitable credit ratings. Cash deposits may be also retained by the investment advisors as part of the investment portfolio.

### **Risk management**

The Trustees have considered the major risks to which they consider the Charity has been exposed and concluded that these lie in the inherent risks of maintaining the fabric of an historic property in a city centre location and the welfare of the elderly residents and investing in the Stock Market. The Trustees are well aware of the potential volatility in the Stock Market (which has proved to be the case during this last year) generally but view their investments as being of a long term nature which should iron out sudden changes in their value. Notwithstanding that, they will take whatever steps they think necessary after taking professional advice to mitigate and reduce any risks.

Risk identification and management are specifically discussed and minuted at all Board meetings.

The Trustees confirm that no serious incident has taken place which they should have reported to the Charity Commission but have not.

### **Plans for the future**

The Trustees have no major plans to alter the level of almshouse provision. It is the intention to continue to utilise the almshouses as directed by the Trust Deeds upon which the Charity was formed. In practice this will entail maintaining the almshouse complex in good and substantial repair and condition and having plans in place for such to be carried out on a periodic basis. A key item of planned expenditure based on a rolling programme has been the replacement of the gas boilers in all of the flats with more modern and efficient ones. This process remains on schedule and is due to be completed later this year. By operating in this way, the finances remain sound and the element of public benefit is fulfilled.

During the course of this last year the Trustees have carefully considered the value and benefit of converting the charity from its current legal status of being unincorporated to that of a Charitable incorporated Organisation (CIO). Although the charity has functioned perfectly well in its present form and despite its reasonably simple structure and sphere of operations, the Trustees were conscious of the theoretical potential for personal liability to fall upon them which might not appear attractive to potential new trustees in the future. The Clerk has, therefore, embarked on the process of engaging solicitors to carry out the necessary work.

### **Structure, governance and management**

The Charity was established by William Laslett (1799-1884), a Worcester member of parliament, mayor, civic dignitary and philanthropist. It operates under the terms of two Trust Deeds dated 19 September 1868 and 9 April 1875. Its registered Charity number is 233695.

The Charity owns and manages almshouses built in 1912 in Union Street, Worcester together with one more modern end terraced house situated opposite the almshouses.

# LASLETT'S ALMSHOUSES

## TRUSTEES' REPORT (CONTINUED)

### FOR THE YEAR ENDED 31 DECEMBER 2022

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

Mr C R Anstey  
Mrs L C Baxter  
Mr T J Bridges  
Mr D B Dale  
Mr P W Hughes  
Mrs A T King (Appointed 1 April 2023)  
Mrs G T Newman  
Mr J V Panter  
Mrs L A Preece  
Mrs N J Rogers  
Mr M J Tarver (Retired 31 January 2023)  
Mrs K M Vincent

The Trustees of this Charity also serve as Trustees of Laslett's (Hinton) Charity and have been appointed by a long series of Deeds of Appointment since 1868. There is no provision as to the length of service or requirement for re-appointment after a specified period of time.

All Trustees give their time freely and no remuneration was paid to any of them during the year. Trustees are required to disclose all relevant interests and to register them with the Clerk. The Trustees are also required to give details of any interest that may relate to an agenda item in which event if there is a conflict or perceived conflict of interest, they will withdraw from the meeting.

#### **Appointment of Trustees**

The Trustees have a wide range of professional and commercial experience including agriculture, charitable bodies, church architecture, estate management, social work, care for the elderly, and accountancy. The Charity seeks to appoint Trustees who have skills and expertise which are relevant to the areas in which the Charity operates.

At the time of appointment, new Trustees are provided with an induction pack within which are notes setting out the history and background of the charity including its original objectives, current policies and copies of Board and Committee minutes for the preceding twelve months or longer period if necessary. Prior to formal appointment, potential new Trustees who have been interviewed and accepted the role in principle are provided with the opportunity to have some one-to-one discussion with the Clerk and Agent and with the Chairman. In addition they are invited in an observer and confidential capacity to the Board meeting prior to the date of their intended appointment to gain first-hand experience of the Board and its workings.

# LASLETT'S ALMSHOUSES

## TRUSTEES' REPORT (CONTINUED)

**FOR THE YEAR ENDED 31 DECEMBER 2022**

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### **Organisational Structure**

The Board of Trustees meets on a regular quarterly basis. Usually the venue for those meetings is the community room in Laslett's Almshouses, Union Street, Worcester. However, during the period of the pandemic, as from March 2020, given the restricted space at Laslett's all meetings have been held remotely via Zoom and hosted by the Clerk or held in larger premises close by at Tudor House Museum. Notwithstanding the easing of restrictions during 2022 the Board has decided to continue to meet at Tudor House Museum other than for the July quarterly meeting when it meets at Elmley Castle Village Hall close to the Hinton Estate properties belonging to the related Laslett's Hinton Charity. With the input of the Agent, Clerk and Investment Advisor by way of written reports and/or attendance at the meetings, they initiate, review and adopt policies which further the objects of the Charity as set out in the Trust Deed and ensure compliance with current legislation and recommended good practice.

The Board of Trustees are also responsible for setting the remuneration levels of staff appointed by the Charity.

To enable the more expeditious conduct of business the Trustees have created two Committees which may examine relevant issues in more detail and which may make recommendations to the Trustee Board to make a formal decision.

The Finance and Investment Committee meets with the Charity's Investment Managers, Quilter Cheviot periodically to review the Charity's stock exchange investments and to consider their recommendations. The Committee also considers and approves the six monthly and year-end management accounts drawn up by the Agent and sets the budget for the forthcoming year.

The Almshouse Committee meets on an ad hoc basis to give preliminary and detailed consideration to any new policy or initiative required for the overall management of the almshouses prior to discussion and decision at the main Trustee Board.

The Agent to the Charity is Mr Adrian Robinson of ARC Surveyors Limited, The Cedar Office, 5 Thackholme, Worcester, WR4 0RZ. The duties and responsibilities of the Agent include the following:

- The general day-to-day management of the Almshouses;
- Reporting to each quarterly meeting of the Trustees;
- All aspects of financial administration including the Charity's needs and cash flow position and the preparation of half yearly management accounts.

The Clerk to the Charity is Mr Stephen Inman whose duties and responsibilities include the following:

- Preparation of agendas for quarterly Trustee Board meetings, Committee meetings and drafting of minutes;
- Provision of guidance on legal and governance issues at meetings and generally;
- Liaison with the Agent, Accountants, Investment Manager and Trustees as to administrative matters.

### **Related charities**

The Charity has a close relationship with the Laslett's (Hinton) Charity and its professional advisers, as well as its Trustees, being the same. Both Charities have a common benefactor and founding philosophy.

The main object of Laslett's (Hinton) Charity is to manage its land and agricultural holdings together with associated residential properties situated at Hinton on the Green near Evesham, Worcestershire and to create a return of income which can be applied for charitable purposes including when necessary the support of Laslett's Almshouses.

The Trustees' report was approved by the Board of Trustees.

**Mrs L C Baxter**

Chairman

Dated: 25 July 2023

# **LASLETT'S ALMSHOUSES**

## **STATEMENT OF TRUSTEES' RESPONSIBILITIES**

***FOR THE YEAR ENDED 31 DECEMBER 2022***

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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 and 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 year.

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; and
- prepare the financial statements on the going concern basis unless it is inappropriate to presume that the charity will continue in operation.

The Trustees are responsible for keeping sufficient accounting records that disclose with reasonable accuracy at any time the financial position of the Charity and enable them to ensure that the financial statements comply with the Charities Act 2011, the Charity (Accounts and Reports) Regulations 2008 and the provisions of the trust deed. They are also responsible for safeguarding the assets of the Charity and hence for taking reasonable steps for the prevention and detection of fraud and other irregularities.

# LASLETT'S ALMSHOUSES

## INDEPENDENT EXAMINER'S REPORT TO THE TRUSTEES OF LASLETT'S ALMSHOUSES

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I report to the Trustees on my examination of the financial statements of Laslett's Almshouses (the Charity) for the year ended 31 December 2022.

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

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

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

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

Your attention is drawn to the fact that the charity has prepared financial statements in accordance with Accounting and Reporting by Charities preparing their accounts in accordance with the Financial Reporting Standard applicable in the UK and Republic of Ireland (FRS 102) in preference to the Accounting and Reporting by Charities: Statement of Recommended Practice issued on 1 April 2005 which is referred to in the extant regulations but has now been withdrawn.

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

I have completed my examination. I confirm that no matters have come to my attention in connection with the examination giving me cause to believe that in any material respect:

- 1 accounting records were not kept in respect of the Charity as required by section 130 of the 2011 Act; or
- 2 the financial statements do not accord with those records; or
- 3 the financial statements do not comply with the applicable requirements concerning the form and content of accounts set out in the Charities (Accounts and Reports) Regulations 2008 other than any requirement that the accounts give a true and fair view which is not a matter considered as part of an independent examination.

I have no concerns and have come across no other matters in connection with the examination to which attention should be drawn in this report in order to enable a proper understanding of the financial statements to be reached.

### **Sarah Morley ACA**

for and on behalf of Kendall Wadley LLP  
Merevale House  
27 Sansome Walk  
Worcester  
WR1 1NU

Dated: 25 July 2023

# LASLETT'S ALMSHOUSES

## STATEMENT OF FINANCIAL ACTIVITIES

FOR THE YEAR ENDED 31 DECEMBER 2022

### Current financial year

	Notes	Unrestricted funds general 2022 £	Unrestricted funds designated 2022 £	Endowment funds 2022 £	Total 2022 £	Total 2021 £
<b>Income and endowments from:</b>						
Charitable activities	3	130,465	-	-	130,465	126,374
Investments	4	4,219	-	-	4,219	3,933
Other income	5	957	-	-	957	930
<b>Total income</b>		<b>135,641</b>	<b>-</b>	<b>-</b>	<b>135,641</b>	<b>131,237</b>
<b>Expenditure on:</b>						
Charitable activities	6	117,182	16,888	-	134,070	123,594
Net incoming resources before investment movements		18,459	(16,888)	-	1,571	7,643
Net gains/(losses) on investments	10	-	-	(37,211)	(37,211)	40,960
<b>Net incoming/(outgoing) resources before transfers</b>		<b>18,459</b>	<b>(16,888)</b>	<b>(37,211)</b>	<b>(35,640)</b>	<b>48,603</b>
Gross transfers between funds		(20,960)	20,960	-	-	-
<b>Net (outgoing)/incoming resources</b>		<b>(2,501)</b>	<b>4,072</b>	<b>(37,211)</b>	<b>(35,640)</b>	<b>48,603</b>
<b>Other recognised gains and losses</b>						
Revaluation of tangible fixed assets		-	-	85,000	85,000	85,000
<b>Net movement in funds</b>		<b>(2,501)</b>	<b>4,072</b>	<b>47,789</b>	<b>49,360</b>	<b>133,603</b>
Fund balances at 1 January 2022		12,501	94,791	2,857,112	2,964,404	2,830,801
<b>Fund balances at 31 December 2022</b>		<b>10,000</b>	<b>98,863</b>	<b>2,904,901</b>	<b>3,013,764</b>	<b>2,964,404</b>

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

All income and expenditure derive from continuing activities.

# LASLETT'S ALMSHOUSES

## STATEMENT OF FINANCIAL ACTIVITIES (CONTINUED) FOR THE YEAR ENDED 31 DECEMBER 2022

### Prior financial year

	Notes	Unrestricted funds general 2021 £	Unrestricted funds designated 2021 £	Endowment funds 2021 £	Total 2021 £
<b><u>Income and endowments from:</u></b>					
Charitable activities	3	126,374	-	-	126,374
Investments	4	3,933	-	-	3,933
Other income	5	930	-	-	930
<b>Total income</b>		131,237	-	-	131,237
<b><u>Expenditure on:</u></b>					
Charitable activities	6	98,886	24,708	-	123,594
Net incoming resources before investment movements		32,351	(24,708)	-	7,643
Net gains/(losses) on investments	10	-	-	40,960	40,960
<b>Net incoming/(outgoing) resources before transfers</b>		32,351	(24,708)	40,960	48,603
Gross transfers between funds		(31,499)	31,499	-	-
<b>Net (outgoing)/incoming resources</b>		852	6,791	40,960	48,603
<b>Other recognised gains and losses</b>					
Revaluation of tangible fixed assets		-	-	85,000	85,000
<b>Net movement in funds</b>		852	6,791	125,960	133,603
Fund balances at 1 January 2021		11,649	88,000	2,731,152	2,830,801
<b>Fund balances at 31 December 2021</b>		12,501	94,791	2,857,112	2,964,404

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

All income and expenditure derive from continuing activities.

# LASLETT'S ALMSHOUSES

## BALANCE SHEET

AS AT 31 DECEMBER 2022

	Notes	2022		2021	
		£	£	£	£
<b>Fixed assets</b>					
Tangible assets	11	2,590,000		2,505,000	
Investments	12	298,585		335,797	
		<u>2,888,585</u>		<u>2,840,797</u>	
<b>Current assets</b>					
Debtors	13	7,319		9,721	
Cash at bank and in hand		129,643		125,346	
		<u>136,962</u>		<u>135,067</u>	
<b>Creditors: amounts falling due within one year</b>	14	<u>(11,783)</u>		<u>(11,460)</u>	
Net current assets			125,179		123,607
<b>Total assets less current liabilities</b>			<u>3,013,764</u>		<u>2,964,404</u>
<b>Capital funds</b>					
<u>Endowment funds</u>					
General endowment funds		<u>2,904,901</u>		<u>2,857,112</u>	
	16		2,904,901		2,857,112
<b>Income funds</b>					
<u>Unrestricted funds</u>					
Designated funds	17	98,863		94,791	
General unrestricted funds		<u>10,000</u>		<u>12,501</u>	
			<u>108,863</u>		<u>107,292</u>
			<u>3,013,764</u>		<u>2,964,404</u>

The financial statements were approved by the Trustees on 25 July 2023

Mr P W Hughes  
Trustee

# LASLETT'S ALMSHOUSES

## STATEMENT OF CASH FLOWS

FOR THE YEAR ENDED 31 DECEMBER 2022

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	Notes	2022 £	£	2021 £	£
<b>Cash flows from operating activities</b>					
Cash generated from operations	20		78		1,475
<b>Investing activities</b>					
Interest received		4,219		3,933	
<b>Net cash generated from investing activities</b>			4,219		3,933
<b>Net cash used in financing activities</b>			-		-
<b>Net increase in cash and cash equivalents</b>			4,297		5,408
Cash and cash equivalents at beginning of year			125,346		119,938
<b>Cash and cash equivalents at end of year</b>			129,643		125,346

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# LASLETT'S ALMSHOUSES

## NOTES TO THE FINANCIAL STATEMENTS FOR THE YEAR ENDED 31 DECEMBER 2022

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### 1 Accounting policies

#### Charity information

Laslett's Almshouses is a charity which was established by William Laslett, a Worcester mayor, civic dignitary and philanthropist. It operates under the terms of two Trust Deeds dated 19 September 1868 and 9 April 1875. Its registered address is Kateryn Heywood House, Berkeley Court, The Foregate, Worcester, WR1 3QG.

#### 1.1 Accounting convention

The accounts have been prepared in accordance with the Charity's trust deed, the Charities Act 2011 and "Accounting and Reporting by Charities: Statement of Recommended Practice applicable to charities preparing their accounts in accordance with the Financial Reporting Standard applicable in the UK and Republic of Ireland (FRS 102)" (as amended for accounting periods commencing from 1 January 2019). The Charity is a Public Benefit Entity as defined by FRS 102.

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

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

#### 1.2 Going concern

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

#### 1.3 Charitable funds

Unrestricted funds are available for use at the discretion of the Trustees in furtherance of their charitable objectives unless the funds have been designated for other purposes and are maintained at a level sufficient to enable the Charity to operate efficiently and without risk.

Endowed funds represent those assets which must be held permanently by the Charity, principally property and investments.

#### 1.4 Incoming resources

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

# LASLETT'S ALMSHOUSES

## NOTES TO THE FINANCIAL STATEMENTS (CONTINUED)

FOR THE YEAR ENDED 31 DECEMBER 2022

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### 1 Accounting policies

(Continued)

#### 1.5 Resources expended

Expenditure is recognised once there is a legal or constructive obligation to transfer economic benefit to a third party, it is probable that a transfer of economic benefits will be required in settlement, and the amount of the obligation can be measured reliably.

Expenditure is classified by activity. The costs of each activity are made up of the total of direct costs and shared costs, including support costs involved in undertaking each activity. Direct costs attributable to a single activity are allocated directly to that activity. Shared costs which contribute to more than one activity and support costs which are not attributable to a single activity are apportioned between those activities on a basis consistent with the use of resources. Central staff costs are allocated on the basis of time spent, and depreciation charges are allocated on the portion of the asset's use.

Resources expended are included in the Statement of Financial Activities on an accruals basis, inclusive of any VAT which cannot be recovered.

Governance costs are the costs associated with the general running of the Charity.

#### 1.6 Tangible fixed assets

The trustees have adopted a policy of revaluation with regards the land and buildings and this is based on a valuation supplied by ARC Surveyors Limited at 31 December 2018. This valuation was a full valuation and is reviewed periodically.

The Statement of Recommended Practice (FRS 102) requires that a provision be made for depreciation of tangible fixed assets having a finite use of life. However, the Trustees are of the opinion that the residual value at the end of the estimated useful life of the property is not likely materially to differ from its cost, or re-valued amount (reviewed annually). Therefore, any element of depreciation is considered to be immaterial and no provision is made, movements in valuation are taken to the Statement of Financial Activities as determined.

The gain or loss arising on the disposal of an asset is determined as the difference between the sale proceeds and the carrying value of the asset, and is recognised in the statement of financial activities.

#### 1.7 Fixed asset investments

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

#### 1.8 Impairment of fixed assets

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

# LASLETT'S ALMSHOUSES

## NOTES TO THE FINANCIAL STATEMENTS (CONTINUED)

### FOR THE YEAR ENDED 31 DECEMBER 2022

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#### 1 Accounting policies

(Continued)

Recoverable amount is the higher of fair value less costs to sell and value in use. In assessing value in use, the estimated future cash flows are discounted to their present value using a pre-tax discount rate that reflects current market assessments of the time value of money and the risks specific to the asset for which the estimates of future cash flows have not been adjusted.

If the recoverable amount of an asset is estimated to be less than its carrying amount, the carrying amount of the asset is reduced to its recoverable amount. An impairment loss is recognised immediately in income/ (expenditure) for the year, unless the relevant asset is carried at a revalued amount, in which case the impairment loss is treated as a revaluation decrease.

Recognised impairment losses are reversed if, and only if, the reasons for the impairment loss have ceased to apply. Where an impairment loss subsequently reverses, the carrying amount of the asset is increased to the revised estimate of its recoverable amount, but so that the increased carrying amount does not exceed the carrying amount that would have been determined had no impairment loss been recognised for the asset in prior years. A reversal of an impairment loss is recognised immediately, unless the relevant asset is carried in at a revalued amount, in which case the reversal of the impairment loss is treated as a revaluation increase.

#### 1.9 Cash and cash equivalents

Cash and cash equivalents include cash in hand, deposits held at call with banks, other short-term liquid investments with original maturities of three months or less.

#### 1.10 Financial instruments

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

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

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

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

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

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

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

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

Trade creditors are obligations to pay for goods or services that have been acquired in the ordinary course of operations from suppliers. Amounts payable are classified as current liabilities if payment is due within one year or less. If not, they are presented as non-current liabilities. Trade creditors are recognised initially at transaction price and subsequently measured at amortised cost using the effective interest method.

# LASLETT'S ALMSHOUSES

## NOTES TO THE FINANCIAL STATEMENTS (CONTINUED) FOR THE YEAR ENDED 31 DECEMBER 2022

### 1 Accounting policies (Continued)

#### ***Derecognition of financial liabilities***

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

#### **1.11 Employee benefits**

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

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

#### **1.12 Retirement benefits**

Payments to defined contribution retirement benefit schemes are charged as an expense as they fall due.

### 2 Critical accounting estimates and judgements

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

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

### 3 Charitable activities

	<b>Unrestricted funds general 2022 £</b>	Unrestricted funds general 2021 £
Received from residents	130,465	126,374

### 4 Investments

	<b>Unrestricted funds general 2022 £</b>	Unrestricted funds general 2021 £
Income from listed investments	4,080	3,925
Interest receivable	139	8
	<u>4,219</u>	<u>3,933</u>

# LASLETT'S ALMSHOUSES

## NOTES TO THE FINANCIAL STATEMENTS (CONTINUED) FOR THE YEAR ENDED 31 DECEMBER 2022

### 5 Other income

	<b>Unrestricted funds general 2022 £</b>	Unrestricted funds general 2021 £
Other income	957	930

### 6 Charitable activities

	<b>2022 £</b>	<b>2021 £</b>
<b>Property expenditure</b>		
Pension costs	209	188
Rates	4,448	3,965
Insurance	7,717	7,848
Property expenditure	46,153	43,545
Chaplain's salary	2,410	1,160
Warden	13,318	12,500
Gardener	1,818	1,826
Electricity	5,574	7,800
Gas	9,953	6,759
Telephone	268	259
Call aid rental	3,811	3,676
Sundry	1,826	592
Cleaning	3,759	4,025
	<u>101,264</u>	<u>94,143</u>
Share of support costs (see note 8)	32,256	28,901
Share of governance costs (see note 8)	550	550
	<u>134,070</u>	<u>123,594</u>
<b>Analysis by fund</b>		
Unrestricted funds - general	117,182	
Unrestricted funds - designated	16,888	
	<u>134,070</u>	
<b>For the year ended 31 December 2021</b>		
Unrestricted funds - general		98,886
Unrestricted funds - designated		24,708
		<u>123,594</u>

# LASLETT'S ALMSHOUSES

## NOTES TO THE FINANCIAL STATEMENTS (CONTINUED)

### FOR THE YEAR ENDED 31 DECEMBER 2022

#### 7 Trustees

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

During the year the Charity took out insurance for the Trustees' and individual liability, employment practices liability and professional and legal liability in each instance to a limit of £1 million.

#### 8 Support costs

	Support costs £	Governance costs £	2022 £	2021 £	Basis of allocation
Agent's management fees	19,932	-	19,932	17,429	To principal charitable activity
Clerk's fees	4,681	-	4,681	4,508	" "
Charity office expenses	4,331	-	4,331	4,058	" "
Subscriptions	382	-	382	276	" "
Accountancy	1,730	-	1,730	1,550	" "
Accountancy - agents	1,200	-	1,200	1,080	" "
Independent examiners fees	-	550	550	550	Governance
	<u>32,256</u>	<u>550</u>	<u>32,806</u>	<u>29,451</u>	
Analysed between Charitable activities	<u>32,256</u>	<u>550</u>	<u>32,806</u>	<u>29,451</u>	

Within Clerks fees as shown above are staff costs of £4,681 (2021 - £4,508).

Governance costs include payment to the independent examiners of £550 (2021 - £550) for examination fees.

#### 9 Employees

##### Number of employees

The average monthly number of employees during the year was:

	2022 Number	2021 Number
Clerk and warden	2	2
<b>Employment costs</b>	<b>2022 £</b>	<b>2021 £</b>
Wages and salaries	20,409	18,168
Other pension costs	209	188

There were no employees whose annual remuneration was £60,000 or more.

# LASLETT'S ALMSHOUSES

## NOTES TO THE FINANCIAL STATEMENTS (CONTINUED) FOR THE YEAR ENDED 31 DECEMBER 2022

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

	Endowment funds 2022 £	Endowment funds 2021 £
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Revaluation of investments	(37,211)	40,960
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### 11 Tangible fixed assets

	Freehold land and buildings £
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#### Cost or valuation

At 1 January 2022	2,505,000
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Revaluation	85,000
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At 31 December 2022	2,590,000
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#### Carrying amount

At 31 December 2022	2,590,000
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At 31 December 2021	2,505,000
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Land and buildings with a carrying amount of £2,590,000 were revalued at 31 December 2022 by ARC Surveyors Limited, independent valuers, on the basis of market value. The valuation conforms to International Valuation Standards and was based on recent market transactions on arm's length terms for similar properties.

The property consists of 16 flats, a Chaplain's House, Board Room and Chapel, all situated at Laslett's Almshouses, Union Street, Worcester and 10 Union Street, Worcester.

### 12 Fixed asset investments

	Listed investments £
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#### Cost or valuation

At 1 January 2022	335,797
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Valuation changes	(37,212)
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At 31 December 2022	298,585
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#### Carrying amount

At 31 December 2022	298,585
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At 31 December 2021	335,797
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# LASLETT'S ALMSHOUSES

## NOTES TO THE FINANCIAL STATEMENTS (CONTINUED) FOR THE YEAR ENDED 31 DECEMBER 2022

### 13 Debtors: amounts falling due within one year

	2022 £	2021 £
Other debtors	4,326	6,670
Prepayments and accrued income	2,993	3,051
	<u>7,319</u>	<u>9,721</u>

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

	Notes	2022 £	2021 £
Deferred income	15	2,472	2,611
Other creditors		4,856	3,210
Accruals		4,455	5,639
		<u>11,783</u>	<u>11,460</u>

### 15 Deferred income

	2022 £	2021 £
Arising from Rents received in advance	2,472	2,611
	<u>2,472</u>	<u>2,611</u>

All rents in advance are in respect of the following accounting period and are fully released.

### 16 Endowment funds

The endowment funds represent those assets which must be held permanently by the Charity, principally investments and property.

	Balance at 1 January 2021 £	Gains and losses £	Balance at 1 January 2022 £	Gains and losses £	Balance at 31 December 2022 £
<b>Permanent endowments</b>					
Endowment Fund	2,731,152	125,960	2,857,112	47,789	2,904,901
	<u>2,731,152</u>	<u>125,960</u>	<u>2,857,112</u>	<u>47,789</u>	<u>2,904,901</u>

Income arising on the endowment fund can be used in accordance with the objects of the Charity and is included as unrestricted income. Any capital gains or losses arising on the investment form part of the fund.

**LASLETT'S ALMSHOUSES**  
**NOTES TO THE FINANCIAL STATEMENTS (CONTINUED)**  
**FOR THE YEAR ENDED 31 DECEMBER 2022**

**17 Designated funds**

The income funds of the charity include the following designated funds which have been set aside out of unrestricted funds by the trustees for essential future repairs to properties.

	Balance at 1 January 2021	Resources expended	Transfers	Balance at 1 January 2022	Resources expended	Transfers	Balance at 31 December 2022
	£	£	£	£	£	£	£
Sinking/Refurbishment fund	88,000	(24,708)	31,499	94,791	(16,888)	20,960	98,863
	<u>88,000</u>	<u>(24,708)</u>	<u>31,499</u>	<u>94,791</u>	<u>(16,888)</u>	<u>20,960</u>	<u>98,863</u>

The purpose of the Sinking/Refurbishment fund is to finance essential expenditure on property owned by the Charity.

# LASLETT'S ALMSHOUSES

## NOTES TO THE FINANCIAL STATEMENTS (CONTINUED) FOR THE YEAR ENDED 31 DECEMBER 2022

18 Analysis of net assets between funds	Unrestricted Funds		Designated funds		Endowment Funds		Total		Total 2021
	2022	£	2022	£	2022	£	2021	£	
Fund balances at 31 December 2022 are represented by:									
Tangible assets	-		-	2,590,000	-		-	2,505,000	2,505,000
Investments	-		-	298,585	-		-	335,797	335,797
Current assets/(liabilities)	10,000		98,863	16,316	12,501		94,791	16,315	123,607
	10,000		98,863	2,904,901	12,501		94,791	2,857,112	2,964,404

Included in endowment funds are unrealised losses on investments for the year of £37,211 (2021 - £40,960 gain) and unrealised gains on tangible fixed assets for the year of £85,000 (2021 - £85,000).

# LASLETT'S ALMSHOUSES

## NOTES TO THE FINANCIAL STATEMENTS (CONTINUED) FOR THE YEAR ENDED 31 DECEMBER 2022

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### 19 Related party transactions

#### Transactions with related parties

During the year the Charity entered into the following transactions with related parties:

£4,681 (2021 - £4,508) of Clerks fees were recharged to Laslett's (Hinton) Charity, which has 11 trustees in common with the Charity. A balance of £nil (2021 - £nil) was owed to the Charity at the year end.

<b>20 Cash generated from operations</b>	<b>2022</b>	<b>2021</b>
	<b>£</b>	<b>£</b>
Surplus for the year	49,360	133,603
Adjustments for:		
Investment income recognised in profit or loss	(4,219)	(3,933)
Fair value gains and losses on tangible fixed assets	(85,000)	(85,000)
Fair value gains and losses on investments	37,211	(40,960)
Movements in working capital:		
Decrease/(increase) in debtors	2,402	(2,245)
Increase/(decrease) in creditors	463	(166)
(Decrease)/increase in deferred income	(139)	176
<b>Cash generated from operations</b>	<b>78</b>	<b>1,475</b>

  

<b>21 Analysis of changes in net funds</b>		
The Charity had no debt during the year.		