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**THE EVANS'S COTTAGE HOMES
(REGISTERED CHARITY NUMBER 236070)
(HOUSING CORPORATION NUMBER A2943)**

TRUSTEES' REPORT AND FINANCIAL STATEMENTS

FOR THE YEAR ENDED 31 MARCH 1995



Price Waterhouse



THE EVANS'S COTTAGE HOMES

TRUSTEES' REPORT AND FINANCIAL STATEMENTS

FOR THE YEAR ENDED 31 MARCH 1995

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THE EVANS'S COTTAGE HOMES

TRUSTEES' REPORT 1994/95


WE BEG TO REPORT AS FOLLOWS:

- 1 The Evans's Cottage Homes is a company registered under the Companies Act as an unlimited company without share capital.
- 2 The principal activities of the Company consist of the provision of flats for elderly ladies providing them with suitably designed accommodation where they can lead an independent life without interference but with the support when required of a resident Warden.
- 3 Smoke alarms have now been fitted to all flats and the Warden's House.

The first phase of the internal redecoration programme has been completed with eight flats being fully redecorated. The second and third (final) phases are to be completed during 1995/96.

The Trustees are to consider the recommendations set out in the Report by JB Design Ltd relating to the electrical installations at the homes.
- 4 The present Trustees are:

The Lord Mayor of Birmingham
Mrs MH Cadbury
DT Mumford
Mrs PM Barwell
Mrs JBM Cleaver
WH Turner (retired 18 July 1994)
CJ Hutchings
- 5 On 14 April 1995 Miss E Neil who had been a resident of the home for some years and was aged 101 years vacated her flat as a result of a move to a nursing home. The vacancy was offered and has been accepted by Mrs GE Allen.
- 6 The sub-committee met during the year to interview applicants. As a result of this meeting the name of Mrs E Davies was placed on the waiting list.
- 7 The increase in rent to £22 per week plus additional charges of £2 and £7 per week for water rates and heating respectively have now been introduced.
- 8 The accounts to 31 March 1995 show a deficit of £33,915 which has been deducted from the accumulated reserves brought forward. The accumulated reserves at 31 March 1995 are £182,384 of which £76,875 is held in designated reserves. Designated reserves include an endowment fund of £6,371 and reserves to cover cyclical maintenance costs in excess of budgeted expenditure for any year and future major property repairs.


HB CARSLAKE
Secretary to the Trustees

12 July 1995

THE EVANS'S COTTAGE HOMES

STATEMENT OF TRUSTEES' RESPONSIBILITIES

Housing Association and charity legislation require trustees to prepare financial statements for each financial year which give a true and fair view of the state of affairs of the charity as at the end of the financial year and of the surplus or deficit for that period.

In preparing the financial statements, suitable accounting policies have been adopted and consistently applied to the best of the trustees' knowledge and belief, by reference to reasonable and prudent judgements and estimates. Applicable accounting standards have been followed.

The trustees are responsible for maintaining adequate accounting records, for safeguarding the assets of the charity and for preventing and detecting fraud and other irregularities. The trustees are also required to indicate where the financial statements are prepared other than on the basis that the charity is a going concern.

Price Waterhouse



AUDITORS' REPORT TO THE TRUSTEES OF THE EVANS'S COTTAGE HOMES

We have audited the financial statements on pages 4 to 10 which have been prepared under the historical cost convention and the accounting policies set out on pages 6 to 7.

Respective responsibilities of trustees and auditors

As described on page 2 the charity's trustees are responsible for the preparation of the financial statements. It is our responsibility to form an independent opinion, based on our audit, on these statements and to report our opinion to you. It is also our responsibility to state the fact in our report if we are of the opinion that the charity has not maintained a satisfactory system of control over its transactions.

Basis of opinion

We conducted our audit in accordance with Auditing Standards issued by the Auditing Practices Board. An audit includes examination, on a test basis of evidence relevant to the amounts and disclosures in the financial statements. It also includes an assessment of the significant estimates and judgements made by the trustees in the preparation of the financial statements, and of whether the accounting policies are appropriate to the charity's circumstances, consistently applied and adequately disclosed.

We planned and performed our audit so as to obtain all the information and explanations which we considered necessary in order to provide us with sufficient evidence to give reasonable assurance that the financial statements are free from material mis-statements, whether caused by fraud or other irregularity or error. In forming our opinion we also evaluated the overall adequacy of the presentation of information in the financial statements.

Opinion

In our opinion the financial statements give a true and fair view of the state of the charity's affairs as at 31 March 1995 and of its deficit for the year then ended and have been prepared in accordance with the Housing Association Act 1985 and the Registered Housing Associations (Accounting Requirements) Order 1992.

Price Waterhouse
PRICE WATERHOUSE
Chartered Accountants
and Registered Auditors

12 July 1995

THE EVANS'S COTTAGE HOMES

INCOME AND EXPENDITURE ACCOUNT FOR THE YEAR ENDED 31 MARCH 1995

	Notes	1995	1994
TURNOVER	1(2)		
Income		32,867	25,020
OPERATING COSTS			
Services	20,806	20,287	
Management	14,168	13,249	
Day-to-day maintenance	2,592	2,216	
Extraordinary maintenance	32,071	7,807	
Cyclical maintenance	6,762	-	
		(76,399)	(43,559)
Interest receivable and other income	4	9,617	40,713
Surplus/(deficit) on ordinary activities before taxation	5	(33,915)	22,174
Taxation on surplus on ordinary activities	6	-	-
SURPLUS/(DEFICIT) FOR THE YEAR		(£33,915)	£22,174
MOVEMENT ON RESERVES			
Balance brought forward as previously reported		216,299	209,991
Prior year adjustment		-	54,638
As restated		216,299	264,629
Surplus/(deficit) for the year		(33,915)	22,174
		182,384	286,803
Transfer (to):			
Cyclical repairs and maintenance reserve	11	-	(35,796)
Extraordinary repairs reserve	11	-	(34,708)
Balance at 31 March 1995 (Page 5)		£182,384	£216,299

The Evans's Cottage Homes have not acquired or discontinued any fundamental activities during the above two financial years.

The charity has no recognised gains and losses other than those included in the above Income and Expenditure Account. Therefore, no separate statement of total recognised gains and losses is needed.

THE EVANS'S COTTAGE HOMES

BALANCE SHEET - 31 MARCH 1995

	Notes	1995	1994
FIXED ASSETS			
Housing properties:			
At cost	7	218,253	218,253
Investments	8	33,323	52,150
CURRENT ASSETS			
Debtors	9	6,963	4,221
Cash at bank and in hand		<u>8,132</u>	<u>27,212</u>
		15,095	31,433
LESS:			
CREDITORS (amounts falling due within one year)	10	<u>(7,412)</u>	<u>(8,662)</u>
NET CURRENT ASSETS		<u>7,683</u>	<u>22,771</u>
TOTAL ASSETS LESS CURRENT LIABILITIES		<u>£259,259</u>	<u>£293,174</u>
CAPITAL AND RESERVES			
Designated reserves	11	76,875	76,875
Income and expenditure account (Page 5)		<u>182,384</u>	<u>216,299</u>
		<u>£259,259</u>	<u>£293,174</u>

These financial statements were approved by the Board on 12 July 1995
and signed on its behalf by

.....
.....

(Trustee)

(Trustee)

M. Heather Crabtree
David J. Crabtree

THE EVANS'S COTTAGE HOMES

NOTES TO THE FINANCIAL STATEMENTS FOR THE YEAR ENDED 31 MARCH 1995

1 ACCOUNTING POLICIES

The financial statements have been prepared in accordance with applicable Accounting Standards in the United Kingdom. A summary of the more important accounting policies is set out below:

(1) Basis of accounting

The financial statements are prepared on the historical cost basis of accounting.

(2) Turnover

Turnover represents rent and service charges receivable.

(3) Tangible fixed assets - Housing properties

The properties are shown at cost. As the properties are maintained in a state of repair such that their estimated residual value is not less than their improvement cost or carrying amount, the annual charge for depreciation would be nil.

(4) Cyclical repairs and maintenance

Costs are charged to the revenue account in the year in which they are incurred.

(5) Extraordinary repairs

Costs of extraordinary repairs, unless representing improvements to the properties, are charged to the revenue account in the year in which they are incurred.

(6) Cyclical repairs and maintenance reserve

This reserve represents amounts set aside for cyclical maintenance to meet costs in excess of budgeted expenditure for any year.

(7) Extraordinary repairs reserve

This revenue reserve represents amounts set aside to carry out major repairs on housing properties.

(8) Value Added Tax

The Evans's Cottage Homes is not registered for Value Added Tax. In these financial statements, where applicable, expenditure is shown inclusive of VAT.

(9) Apportionment of management expenses

Finance and administration costs are apportioned between management and service costs on the basis that 50% of the finance and administration costs are attributable to service costs and the balance to management.

THE EVANS'S COTTAGE HOMES

NOTES TO THE FINANCIAL STATEMENTS FOR THE YEAR ENDED 31 MARCH 1995 (CONTINUED)

1 ACCOUNTING POLICIES (CONTINUED)

(10) Cash flow statement

Under Financial Reporting Standard No 1, the Trust is not required to produce a cash flow statement.

2 DIRECTORS' EMOLUMENTS

The directors are defined as the trustees.

None of the trustees received any emoluments.

3 EMPLOYEE INFORMATION

	<u>1995</u> Number	<u>1994</u> Number
The average number of persons employed during the year was:	1	1
	=	=
Staff costs:		
Wages and salaries	4,701	4,046
Social security costs	<u>1,091</u>	<u>184</u>
	£5,792	£4,230
	=	=

4 INTEREST RECEIVABLE AND OTHER INCOME

	<u>1995</u>	<u>1994</u>
Surplus on disposal of ground rents	-	17,227
Alfred Smith Evans Fund (see below)	414	414
Bank deposit interest	326	303
Investment income	4,828	4,829
Ground rents	41	40
Donations	4,000	17,900
Profit on disposal of investment	<u>8</u>	<u>-</u>
	£9,617	£40,713
	=	=

THE EVANS'S COTTAGE HOMES

NOTES TO THE FINANCIAL STATEMENTS FOR THE YEAR ENDED 31 MARCH 1995 (CONTINUED)

4 INTEREST RECEIVABLE AND OTHER INCOME (CONTINUED)

Alfred Smith Evans Fund

By a trust deed dated 14 September 1968, income from an additional fund which was given by the late Mr Alfred Smith Evans is to be applied as far as possible in making good any deficiency in the income of the company and any surplus is to be accumulated for the building of further homes. This fund is represented by £6,134.28 6¾% Treasury Loan Stock 1995/98. The total income of the fund for the year ended 31 March 1995 amounted to £414 and this amount has been included in the income and expenditure account.

5 SURPLUS ON ORDINARY ACTIVITIES BEFORE TAXATION

Surplus on ordinary activities before taxation is stated after charging:

	<u>1995</u>	<u>1994</u>
Auditors remuneration (including VAT) in their capacity as auditors	£1,000	£1,000
	<u> </u>	<u> </u>

6 TAXATION

The Evans's Cottage Homes is a registered charity and is, therefore, exempt from liability to taxation on its income and capital gains.

7 FIXED ASSETS - HOUSING PROPERTIES

	<u>1995</u>	<u>1994</u>
Cost:		
At 1 April 1994	218,253	218,276
Less:		
Disposals (at cost)	<u> </u>	<u>23</u>
At 31 March 1995	<u>£218,253</u>	<u>£218,253</u>

THE EVANS'S COTTAGE HOMES

NOTES TO THE FINANCIAL STATEMENTS FOR THE YEAR ENDED 31 MARCH 1995 (CONTINUED)

8 FIXED ASSETS - INVESTMENTS

	<u>1995</u>	<u>1994</u>
Base cost:		
At 1 April 1994	52,150	52,150
Less:		
Disposals during the year	<u>(18,827)</u>	<u>-</u>
At 31 March 1995	<u>£33,323</u>	<u>£52,150</u>
Market value	<u>£33,942</u>	<u>£55,453</u>

9 DEBTORS (amounts falling due within one year)

	<u>1995</u>	<u>1994</u>
Prepayments	5,440	3,275
Other debtors	<u>1,523</u>	<u>946</u>
	<u>£6,963</u>	<u>£4,221</u>

10 CREDITORS (amounts falling due within one year)

	<u>1995</u>	<u>1994</u>
Sundry creditors and accruals	<u>£7,412</u>	<u>£8,662</u>

11 DESIGNATED RESERVES

	<u>Total</u>	<u>Endowment fund</u>	<u>Cyclical repairs and maintenance reserve</u>	<u>Extra- ordinary repairs reserve</u>
Balances at 1 April 1994 and 31 March 1995	<u>£76,875</u>	<u>£6,371</u>	<u>£35,796</u>	<u>£34,708</u>

THE EVANS'S COTTAGE HOMES

NOTES TO THE FINANCIAL STATEMENTS FOR THE YEAR ENDED 31 MARCH 1995 (CONTINUED)

12 CAPITAL COMMITMENTS

	<u>1995</u>	<u>1994</u>
Capital expenditure that has been contracted for but has not been provided for in the financial statements	£- ==	£- ==
Capital expenditure that has been authorised by the trustees but has not yet been contracted for	£- ==	£- ==

13 CONTINGENT LIABILITIES

At 31 March 1995 and 1994 there were no known contingent liabilities.