



waltoncharity  
on thames

**WALTON ON THAMES CHARITY**

**TRUSTEES REPORT AND FINANCIAL STATEMENTS**

**FOR YEAR ENDED 31<sup>ST</sup> MARCH 2011**

*Celebrating 800 years of service to our local community 1211 - 2011*

**CHARITY NO. 230652**

**TENANT SERVICES AUTHORITY REGISTERED NO. A0157**

**CARE QUALITY COMMISSION NO. 013787**



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## **Chairman's overview**

### **Chris Sadler - Chairman of Trustees**

I write this at the end of my three years as Chairman of Trustees of Walton on Thames Charity. I have been privileged to work with a board of trustees who have supported the Charity during this time giving of their time and energy so freely.

We have made a good start on the journey to becoming more financially stable, more outwardly focused and increasingly relevant for more local people in need. The focus of the changes has been on working towards providing increased public benefit whilst ensuring the longevity of the Charity for future beneficiaries.

The Charity has faced up to the difficulties presented by the closed sheltered housing site at Hylton Lodge. A great deal of work has been undertaken to engage the local community to ensure that there was better understanding and communication. After significant research and appraisal of various options the site has been sold subject to securing planning permission.

The net deficit for Sherwood House residential care home has been reduced significantly and requires a more limited subsidy from the Charity's other income streams. There are still more efficiencies to be derived but the home benefits from a good local reputation for providing a caring 'home from home' environment for frailer older local people. Whilst government policy and the high costs of the home mean that we still need to see its operating deficit further reduced, we are now convinced that we are doing everything we can to improve and sustain the home.

The allotments have seen a phoenix-like rise from their previous poor state. The number of tenants has doubled and the community is much more positive about the Charity due to its demonstrated commitment to them. The Charity now meets regularly with the site committee representatives to ensure that the sites are being well managed and that any works are prioritised through dialogue.

The sheltered accommodation at Mayfield and Fenner remains popular with waiting lists for both houses. This is down to the hard work and positive attitude of the staff and the quality of support and care provided for residents.

The focus for grants for individuals has changed to help support individuals to help themselves. Eighty nine people were helped with grants totalling over £20K. The welfare work goes from strength to strength with over £275,000 of previously unclaimed state benefits being identified and secured to support local older people in need.

The Charity has a much higher public profile which is reflected in its corporate logo and images. The substance behind this brand is becoming increasingly robust as the work of the Charity progresses. As the Charity begins its 800th year events and celebrations it is much better placed to meet the future challenges in its next century.

## Chief Executive's Report

### Jackie Lodge – Chief Executive

As the Charity enters its 800<sup>th</sup> year we are increasingly busy with preparations and projects to mark this important milestone. However it is not just about events to commemorate the past. It is equally about rejuvenating the Charity and looking at the horizon going forward. The Charity is working hard to ensure that we can flourish for centuries to come and that we are increasingly a part of the local community.

We have spent the last year looking at how we can ensure that we operate with increasing efficiency to provide the best out of the Charity's resources. In the past two years we have managed to stem some of the financial problems faced by the Charity. My mantra from my first day at the Charity has been to reverse what had become a trend of spending more to do less. This is not easy in the current climate, however through hard work and collaborating with allied charities and organisations we are starting to see good progress.

As part of a governance review we have re stated the accounts to reflect the 'permanent endowment funds' of the Charity. This is the capital of the Charity which cannot be expended on revenue purposes. These funds generate interest which is available to the Charity to spend on its general purposes. This is a crucial step for the Charity to ensure that its funds are spent in accordance with original intentions but also that the Charity's resources are protected for the longer term. This also means that the Charity now has limited unrestricted reserves of only 12 % of the total funds on the balance sheet. The implications of this are that the Charity will need to be especially prudent in its financial management and that it does not revert to recent year on year results of significant operating deficits.

The Charity is currently lead by its operational and financial commitments to the sheltered housing and care home. This means that there are limited remaining free resources to increase our community charity activity. We are therefore continuing to seek ways in which we can reduce our costs and increase our income so that we can again commit to other charitable activities in our local area of benefit.

The Charity has to operate with a business like approach and has a duty to demonstrate its effectiveness and good management to its stakeholders in the widest sense. We have undertaken reviews of all areas to determine the 'Social Return on Investment' and this is helping us to re prioritise the resources that we invest in each area.

I am encouraged at how the Charity is working with different organisations to achieve common goals. This has resulted in some interesting projects and programmes where more is achieved than would have been by working in isolation. We are starting to attract funds from increasingly diverse sources and engaging with different client groups. This is not a transition that can happen over night and at times progress can seem like two steps forward and one step back.

I am fortunate to be supported by a qualified staff team, increasing numbers of dedicated volunteers, as well as the board of trustees who do so much behind the scenes. In particular I would like to acknowledge the immense work of the retiring Chairman of Trustees Chris Sadler who has provided so much support and guidance during his three years.

## Charitable Objects and Public Benefit

The Charity's scheme sets out the following objects and activities:

- ◆◆ The provision of almshouses
- ◆◆ Relief of need
- ◆◆ Renting of allotments

Through increased planning, monitoring and reviewing, the Trustees have due regard to the impact of the services provided by the Charity. They have referred to the guidance of the Charity Commission on Public Benefit and are actively seeking to ensure that resources are maximised for the benefit of those in need in the 'Ancient Parish of Walton on Thames' and, where permitted, to those from the wider area of the Borough of Elmbridge.

The Charity has undertaken an assessment of all its services to determine the 'Social Return on Investment'. Both the process and the results will be part of the work in progress aimed at redefining the Charity's aims and objectives and further strategic reviews of service development.

## Performance and Achievements

The Vision of the Charity is;

- ◆◆ A local community acting together to get the best out of life for everyone in need

The Mission of the Charity is to;

- ◆◆ Work pro actively with the local community to make a real difference to the people of Walton, Hershams and Oatlands and the wider community of Elmbridge
- ◆◆ Improve the quality of life for local people
- ◆◆ Provide routes out of poverty, enabling people and local communities, to increase their aspirations and independence
- ◆◆ Provide safe and secure housing, grants and welfare and access to community allotments and other services to everyone in need

The Charity provides housing through its two sheltered housing sites and the residential care home for older people. It provides and supports 4 allotment sites in the community. The Charity provides grants and welfare support to individuals in its homes and within the community.

The Charity has benefited from a Development Officer supported by the Centre for Charity Effectiveness at CASS Business School and The Government's Knowledge Transfer Partnership. The first year of work has evidenced unmet need for affordable housing for younger people; evidenced a lack of social cohesion, identified a number of areas of land held by the Charity where risk outweighs return, secured funding to begin clearance of riverside land for wider community use and evidenced effectiveness of welfare and advocacy services.

The second year's work will build upon the first to establish and develop new services as well as refine the primary aims and objectives in line with emerging strategy. The Trustees are able to use the evidence gathered from the 'Social Return on Investment' assessment to substantiate future decision making and to ensure that services are outcome focused.

## **Sherwood House Residential Care Home**

Sherwood House residential care home provides 24 hour care for frailer older people. The home is registered with the Care Quality Commission to care for 35 people and is well regarded locally being thought of as a 'home from home' by many relatives.

The Charity cared for 31 frailer older residents throughout the year. Of these the Charity provided a financial subsidy to 9 people, topping up their fees where funding was not available from other sources. As the gap between the costs of providing care and the amount available through statutory funding widens, the subsidy that the Charity is required to provide becomes ever greater each year. The impact of this is that fewer people can be subsidised at a higher rate.

During the year efforts were made to diversify the income stream by providing more flexible care services including respite and day care. Modest progress was made with 13 respite and 3 day care placements during the course of the year.

The Care Home provides a range of additional activities and events including the ever popular summer party and this year Grovelands School performed a Christmas concert. The Charity also worked with Elmbridge Borough Council to identify isolated older people which enabled us to provide transport and lunch on Christmas Day for an additional 17 people.

- 🌿 One of the people attending said that 'she was so pleased to have company on Christmas Day as in previous years she has been at home on her own. The chance to spend Christmas Day with other people was a real treat and she hopes to be able to come along again next year'.

## **Sheltered Accommodation**

Throughout the year 107 people were housed in the Charity's 96 flats. Of these people 72 were in receipt of Housing Benefit and Supporting People Benefit. This is an increase of 15 % over last year reflecting a change in the profile of people coming into sheltered accommodation. Three people were housed temporarily in the Mayfield project, two of whom were there for longer than usual as they were homeless and awaiting suitable accommodation.

The Charity was also able to support two local families with small children during the year. Charity properties were made available on intermediate rents for the families who were facing housing problems and a range of other difficulties.

## **100<sup>th</sup> birthday celebrations**

The Mayor of Elmbridge visited Dee, one of the residents on her 100<sup>th</sup> birthday. Residents benefit from a daily call from the wardens, a wide range of social activities, mini bus transportation to local shops and day-trips.



The residents have a forum to ensure that their collective views are heard by Trustees of the Charity who routinely visit, inspect and report on both the care home and the sheltered accommodation.

### Allotments

309 people now benefit from having allotment space which is an increase of 25% from last year. This is due both to the availability of newly cleared plots and also to the fact that half and quarter plots are being offered at rentals which are more attractive to families and new allotment tenants.

In the last two years significant work has been carried out at the allotment sites to ensure that communal facilities are improved. As a result ninety four plots have been put back into use. This is an increase of 42%.

Huge progress has been made by the allotment holders themselves in terms of establishing site committees who are able to deal with day to day maintenance and ensuring that the sites are well run and enjoyed by the community. The Charity has established an Allotment Development Group to provide effective dialogue with each site and also to help develop the allotments in partnership. The allotments provide a focus for community activity and recreation which helps bring local people together. None of this would have been possible without the support and hard work of John Brine who has worked with the Charity over the past two and a half years to achieve so much.



### AMERICAN EAGLE SCOUTS

A group of American Eagle Scouts (and Dads) led by Kyle Peterson (centre) worked on the Home Farm and Rydens Road sites. Under the supervision of John Brine of WADAGS (Walton and District Allotment and Garden Society) the team built notice boards, cleared rubbish and debris and constructed a storage container for manure.

This was just one of three projects undertaken by the Scout group which has hugely benefited both the allotments and the young scouts.

The 'Social Return on Investment' found a significant positive result for allotments in general wellbeing and community engagement. This is evident from some of the comments from allotment tenants.

- ◆◆◆ "It kept me from going insane!"
- ◆◆◆ "I have made friends and enjoy the exercise in the open air. It is also great to see all the new allotments occupied".
- ◆◆◆ "New friends, fresh vegetables and sense of achievement"
- ◆◆◆ "A place to nurture. To spend some time alone as well as meeting new people".
- ◆◆◆ "Therapeutic for me and as a family we've enjoyed what we've grown. My 2 young daughters love being there and being involved."
- ◆◆◆ "A huge difference- Not having to buy any fruits and vegetables the whole year round".
- ◆◆◆ "It is my life".

The Charity is committed to maximising the benefit for the community from its allotment sites and surrounding land and facilities. It will continue to ensure that these resources are well supported and will work to empower the local community to help manage the sites.

## Welfare and Support

The Charity's welfare service ensures that its residents and older people in the local community have the necessary support to access the welfare benefits to which they are entitled. In the past year unclaimed benefits with an annual value of over £275K have been secured for 98 people. The service also provides support and advocacy for residents who find it difficult to deal with certain aspects of their lives. This is an invaluable service at a time when older people are living in their own homes for longer and plans to extend this support to more people living in the local community are well underway.

It is clear that this kind of support is highly valued by individuals whose comments have included;

- ◆◆ "Thank you very much for all your help. I don't think you will ever know how much you've really helped me"
- ◆◆ "We had nothing to worry about because we knew we had been put into safe hands."
- ◆◆ "She was most helpful with form filling/ council benefit etc. I was able to ask all my questions and some paperwork done."
- ◆◆ "I had nothing to worry about. All aspects were fully explained by document and orally and are understood."

## Grants to Individuals

The Charity's revised grants for individuals is now in its second year and increasingly enables people to access learning and development opportunities.

During the year the Charity awarded grants to 89 individuals totalling over £20,000.

- ◆◆ "I really appreciate your help. We are very happy in our new home! Thank you for my fresh start!"
- ◆◆ "Just a quick note to thank you again for helping me with the fee for my Chemistry Certificate course. I'm loving it! Thank you for giving me the opportunity."
- ◆◆ "Thank you very much for the help with the cooker it makes such a difference and Christmas dinner was great, can't thank you enough."

## Projects, Partnerships and Service Development

The Charity is working with a number of local Charities to develop projects and services that respond to local need. This approach allows each partner to bring forward their strengths and to achieve more than would be possible by working in isolation. Walton Charity and Rentstart are working together to support local people facing homelessness. The Charity is funding rent deposit guarantees whilst Rentstart provides front line support and management of the tenancies.

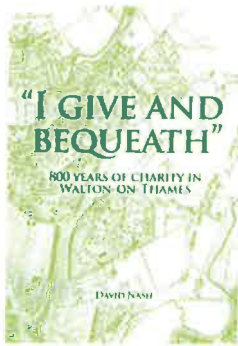
The Charity is also working with The RC Sherriff Trust to promote art and music for isolated older people. A joint bid for funding for three years has been successful and the two charities will collaborate to ensure the delivery of a project which will use arts to promote horticulture and the concept of 'plot to plate' .

The Charity supports other community organisations through the subsidised use of its land and its properties. Previously this has been through discounted rents. However the Charity is increasingly looking at how it can use its resources and assets more flexibly.

Some of this is reflected in widening the use of its properties and the committee room is routinely used by Walton Citizens Advice Bureau, employment services, local VSC and other local charities.

The Charity secured funding from the Surrey Future Jobs Fund for three new positions within the Charity all of which are for a 6 month period. These positions are for young unemployed people and provides them with opportunities for gaining on the job experience. Two posts are in the maintenance department and the other is for a Press and Events Officer who will support the Charity's 800<sup>th</sup> year celebrations.

### Marketing and Fundraising



The year has seen a flurry of activity in getting the Charity ready for its 800<sup>th</sup> year. David Nash who is both a trustee of the Charity and a local historian has researched and written the history of the component parts of the Charity.

Documents dating back to the 1600's have been conserved and transcribed and will form part of an exhibition later in 2011. Oral histories are being undertaken with older residents of the 'Ancient Parish' and will provide the material for a play to be performed by local school children. Not only does this commemorate the past but it provides the impetus to rejuvenate the Charity and re engage with the wider community. The Heritage of a local Charity that has served its local community for many centuries is fundamental to driving its future forward.

The Charity has had a presence at many community events throughout the year and jointly organised a local community day with Walton and District Allotment Society. The day was a fantastic opportunity to showcase the community benefits of the allotments and involve local residents and schools. Surplus produce from the allotments was sold and funds reinvested into improving the sites.



### Governance and management

The Trustees agreed and have already implemented changes to the numbers and composition of the Board. The numbers have been reduced from 19 to 'up to' 13 individuals made up of: one ex-officio trustee, 4 nominative and 8 co-optative trustees. The Charity is recruiting new trustees over a period of time with differing skills and backgrounds and very much on the basis of what they can bring to the Charity.

The Charity has met with the Charity Commission and has agreed a course of action for the re-writing of the Scheme which will be a key piece of work in the first 6 months of next year.

The Charity has agreed a long term strategic direction which reflects its long and complex history. Crucially the Trustees have identified what part of the Charity's funds is permanent endowment and this has been approved by the Charity Commission.

Trustees had an information session on public benefit and worked together on strategic issues at a planning day.

A full review of the Management and Administration Function took place which resulted in a revised structure for Head Office and the creation of new post of Director of Resources and a new Community Services Team.

### **Volunteering**

Volunteers are playing an increasingly important role within the Walton on Thames Charity. Volunteers support key areas including administration and grounds maintenance. The Charity is always keen to work with volunteers who want to give something back to the community as well as gain new skills and experience. We would like to thank all those who volunteer with the Charity but in particular Loretta Cheung, Stephen Lintott (pictured left) and Philip Harding (pictured right).



### **Financial and Administrative Review**

The Charity's main sources of income are 'rents' and the return on investments. Restricted income includes funds from the National Heritage Lottery Fund. Improvements have again been made in bringing down the structural deficit but this is still above budgeted predictions for the Sherwood House residential care home along with higher than budgeted predictions especially in respect of the ongoing maintenance of Hylton Lodge and legal and professional advisors' costs. Legal costs in relation to conveyancing, defending the land dispute and the commercial agency costs of managing Hylton rentals have all impacted the high costs of professional advisors. This area continues to be of great concern to the Trustees and will be the focus of further control over the next year. The other area for improved cost control in the year ahead will be agency and overtime costs in respect of care services.

The Trustees, having agreed that much of the Charity's resources are permanent endowment, have made reasonable assumptions about what assets are permanently endowed. The Charity Commission has agreed that this decision is fair and equitable. The Charity's assets are now categorised and clearly identified in the accounts and at the year end were 81 % permanent endowment; 7% restricted funds (mainly emergency repair fund) and 12% unrestricted funds. This brings about a fundamental shift in the Charity's future strategy but ensures that funds are retained for the long term. The challenge will be to ensure that the Charity is managed within the financial constraints of limited unrestricted funds for revenue purposes.

The Charity implemented a much needed upgrade to its IT hardware and is beginning the process of developing more efficient and simple systems of information management.

## Property and Other Assets

Whilst the Charity has benefited from the land acquired via the Poor's Allotment Charity there is a need to maximise the charitable return on residual land still owned by the Charity. The Charity has a number of social tenants, the most notable at Burview Hall, a premises built for the almost exclusive use of Elmbridge Mencap. The Charity, through its land and property holdings, enables Mencap to deliver vital services for many people with learning disabilities. The Charity is working with the Sunbury and Walton Sea Cadets who benefit from a subsidised lease of the Common Platt land to identify a more sustainable future.

The long standing land dispute over East Road continues to represent concerns in relation to residual legal matters over historical ownership. The Charity will continue to act with a commercial focus on ensuring that the best interests of the Charity are protected.

The Charity is also clear that it needs to assess the costs and risks against the future benefits of retaining residual land strips.

## Plans for the Year Ahead

The Charity is increasingly focused by assessing its successes against strategic and work targets. In the next year the Charity will work to achieve the following:

- ◆◆ Revision of the Charity scheme to provide a framework for governance of a Charity that can respond to local changing needs in the 21<sup>st</sup> century.
- ◆◆ Completion on the sale of Hylton Lodge and utilise the resultant investment income to increase charitable activities. Work on the feasibility and development of community services will be a priority and will include sourcing more grants and welfare support/advocacy for those most in need.
- ◆◆ The Residential Care Home requires further reduction of the operating deficit which will in part be supported by refurbishing a third room for permanent or respite use and a full feasibility study in respect of alternative services and uses.
- ◆◆ Maximise the 800<sup>th</sup> year celebrations to increase awareness of the Charity and the engagement of different sections of the community. This will mean closer collaboration with other voluntary organisations with a focus on providing support and resources for specialist groups.
- ◆◆ Improvement of information technology, systems and procedures to simplify data capture and information management.
- ◆◆ Assessment of the need for capital investment into the Charity's properties balanced with the risk of future obsolescence. Short term plans will include work on communal spaces to reduce energy inefficiencies and maximise productive use of space for wider community and charitable use.

## **Acknowledgements**

Walton on Thames Charity could not have made such progress over the last year without the help and support of many individuals and organisations. This is becoming increasingly important to the Charity as it becomes more engaged with the community. Special thanks need to be given to;

John and Pat Brine of WADAGS who work tirelessly for so many local good causes but in particular for helping the Charity in reclaiming and managing its allotments.

The Knowledge Transfer Partnership and Professor Paul Palmer of CASS Business School for supporting the development work of the Charity.

The National Heritage Lottery Fund and other local funders including the Charity of Robert Phillips and The RC Sherriff Trust.

'Under Cover' Marquees who supported the Community Day.

**WALTON ON THAMES CHARITY**

**DETAILS OF CHARITY TRUSTEES AND CORRESPONDENTS**

**31<sup>ST</sup> MARCH 2011**

<b>CHAIRMAN</b>	Mr Chris Sadler
<b>VICE- CHAIRMAN</b>	Mr Barry Cheyne
<b>CHIEF EXECUTIVE</b>	Jackie Lodge
<b>TRUSTEES</b>	
Mr B J F Cheyne	Mr C R Sadler
Mrs C Cross	Mrs M Sheldon (retired 26-01-2011)
Mrs C Elmer	Mrs V Saint
Mr R E Freeman	Canon C Stewart (Ex Officio)
Mr Tim Hewens (from 28-01-2011 )	Dr M Trimble
Mr D M Nash	Mrs C C Warne
Mr W D Parkes	Mr B White
<b>REGISTERED OFFICE ADDRESS</b>	Mayfield, 74 Hersham Road, Hersham, Surrey, KT12 5NU
<b>REGISTERED CHARITY NUMBER</b>	230652
<b>TENANTS SERVICES AUTHORITY REGIATERED NUMBER</b>	AO157
<b>CARE QUALITY COMMISSION NUMBER</b>	013787
<b>BANKERS</b>	Barclays Bank Plc, 8 – 12 Church Street, Walton on Thames, KT12
<b>AUDITORS</b>	Kingston Smith LLP, Surrey House, 36 – 44 High Street, Redhill, Surrey RH1 1RH
<b>SOLICITORS</b>	Wilson Solicitors LLP, Steynings House, Summerlock Approach, Salisbury, Wiltshire, SP2 7RJ
<b>SURVEYOR</b>	Claud Waterer, 1 Windsor Street, Chertsey, KT16 8AY
<b>INVESTMENT MANAGER</b>	Rensburg Sheppards / Investec, 2 Gresham Street, London, EC2V 7QN

## **Structure, Governance and Management**

Walton on Thames Charity is a registered Charity, an Almshouse and a Registered Social Landlord (RSL). The Charity is an amalgamation of eleven charities which were consolidated under the title of Walton on Thames Charity under a scheme of administration in 1963 (updated in 1984). The trustees are able to assist people in need in the 'Ancient Parish of Walton on Thames' and for some purposes in the wider Borough of Elmbridge.

The body of Trustees is incorporated, but not the Charity itself. The board is made up of 4 trustees who are nominated by Elmbridge Borough Council, 8 co-optative trustees and an ex-officio trustee who is the Vicar of Walton.

On appointment trustees receive an induction through meetings with honorary officers and senior management. Ongoing trustee development is addressed through presentations at meetings, attendance at specific training days and circulation of briefings and information.

The trustees have appointed a Chief Executive to effectively manage the Charity. The trustee board agrees the Charity's plans and budgets and monitors these through management accounts and monthly meetings and reports. The Chief Executive is responsible for the operational day to day management of staff and services and is accountable to the Trustees.

Walton on Thames Charity is registered with the Charity Commission, the Tenant Services Authority and the Care Quality Commission and is a member of the Almshouse Association.

### **Responsibilities of Trustees**

The Trustees are required under Charity legislation and Tenant Services Authority to prepare financial statements that give a true and fair view of the Charity's financial performance during and at the end of each financial year. The Trustees are responsible for keeping proper records so that the financial statements comply with the Charities Act 1993 and 2006.

No trustee benefits from their role with the Charity and only evidenced out of pocket expenses are reimbursed. Trustees are required to declare any conflict of interest in respect of any item of business being discussed at any meeting of the Charity.

### **Financial Control**

The Charity is serious about internal financial control. In addition to a comprehensive risk register the Charity has in place a number of system checks, reporting mechanisms and delegated authorities, consistent with best practices which safeguard the integrity of assets and prevent irregular behaviour that could impair the Charity's financial sustainability.

Regular monitoring of controls and procedures on behalf of the Trustees by the SMT generates considered proposals for changing and adapting internal financial controls to meet the evolving needs of the business. Electronic banking and payment systems are increasingly a necessity of modern business life and the Charity continues to make progress in this direction. Control of cash is fundamental to guaranteeing a robust financial position and consequently periodic cash balances and movements are currently closely scrutinized with explanations for exceptional items.

### **Reserves Policy**

The unrestricted reserves of the Charity at 31<sup>st</sup> March 2011 are £2,253K which represents 12 % of the Charity's overall assets.

In recent years the Charity has seen an excess of operation expenditure over income although this position has been addressed. The Charity has to consider the financial risks of managing care services and a moderate portfolio of land and properties.

The trustees have assessed the Charity's need for reserves and consider the present level appropriate in relation to liabilities and future service developments.



Mr B O'heyne

30<sup>th</sup> June 2011

Chairman

# Independent Auditors' Report to the Trustees of Walton on Thames Charity

We have audited the financial statements of Walton on Thames Charity for the year ended 31st March 2011 which comprise the Income and Expenditure Account, the Balance Sheet, the Cash Flow Statement and the related notes. 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 Trustees, as a body, in accordance with regulations made under section 43 of the Charities Act 1993. Our audit work has been undertaken so that we might state to the Charity's Trustees those matters we are required to state to them in an auditor's report and for no other purpose. To the fullest extent permitted by law, we do not accept or assume responsibility to any party other than the Charity and its Board of Trustees as a body, for our audit work, for this report, or for the opinion we have formed.

## Respective Responsibilities of the Trustees and Auditors

As explained more fully in the Trustee's Responsibilities Statement, the trustees are responsible for the preparation of financial statements which give a true and fair view. We have been appointed as auditors under section 43 of the Charities Act 1993 and report in accordance with regulations made under section 44 of that Act. Our responsibility is to audit 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 (APB'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 charity'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. 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 charity's affairs as at 31 March 2011, and of its incoming resources and application of resources, 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 Charities Act 1993; the Housing and Regeneration Act 2008 and the Accounting Requirements for Registered Social Landlords General Determination 2006.

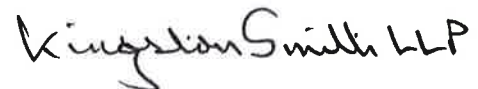
## Matters on which we are required to report by exception

We have nothing to report in respect of the following matters where the Charities Act 1993 requires us to report to you if, in our opinion:

- the information given in the Trustees' Annual Report is inconsistent in any material respect with the financial statements; or
- sufficient accounting records have not been kept; 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.

Surrey House  
36-44 High Street  
Redhill  
Surrey, RH1 1RH

Date: 7 July 2011



Kingston Smith LLP  
Statutory Auditors

Kingston Smith LLP is eligible to act as auditor in terms of Section 1212 of the Companies Act 2006.

**Walton on Thames Charity  
Income and Expenditure Account  
For the year ended 31st March 2011**

	Note	2011 £	2010 £
<b>Operating Income</b>	3	1,967,493	1,898,102
Operating Costs	3	(2,433,087)	(2,547,537)
<b>Operating Deficit</b>	3	(465,594)	(649,435)
Profit/(Loss) on Sale of Investment (See below)		28,850	212,725
Reversal of provision		87,074	445,460
Interest Receivable and Similar Income	4	531,882	532,707
Interest Payable and Other Charges	5	(9,012)	(9,033)
Surplus /(Deficit) on Ordinary activities	8	173,200	532,424
Profit on sale of properties		-	258,000
<b>Surplus/(Deficit) for year before transfers</b>		173,200	790,424
Less Transfer from/(to) restricted reserves	18	7,165	(12,165)
Less Transfer to recoupment fund		(38,412)	(36,859)
Less Transfer to extraordinary repair fund		(9,675)	-
Surplus /(Deficit) for the year after transfers	20	132,278	741,400

*Profit on Sale of Investments*

Net Proceeds	612,128	905,590
Cost/Revaluation	(583,278)	(692,865)

Profit/(Loss) on Sale	28,850	212,725
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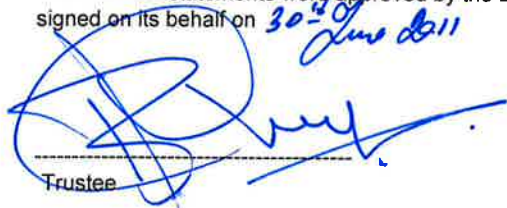
Profit on sale of Investment Properties

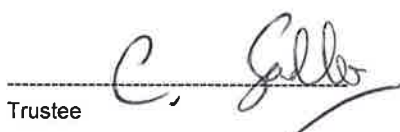
Net Proceeds	-	405,000
Cost/Revaluation	-	(147,000)

Profit/(Loss) on Sale	-	258,000
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The results for the year relate wholly to continuing operations

The financial statements were approved by the Board of Trustees and signed on its behalf on 30<sup>th</sup> June 2011

  
Trustee

  
Trustee

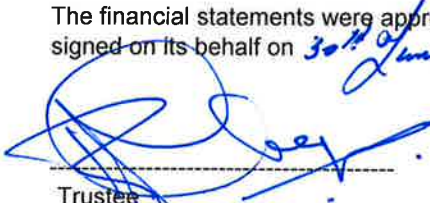
**Walton on Thames Charity**  
**Statement of Total Recognised Gains and Losses**  
**For the year ended 31st March 2011**

	Note	2011	2010
		£	£
Surplus / (Deficit) for the year before transfers		173,200	790,424
Unrealised gains /(losses) on investments	13	625,943	2,279,789
Other gains and losses within the period		-	6,104
		<u>799,143</u>	<u>3,076,317</u>
Total gains and losses recognised since last financial statements		<u>799,143</u>	<u>3,076,317</u>

**Walton on Thames Charity**  
**Balance Sheet**  
**For the year ended 31st March 2011**

	Note	2011		2010	
		£	£	£	£
<b>Fixed Assets</b>					
Sheltered Houses and Sherwood House					
Cost	10		7,342,963		7,342,963
Less: Housing Association Grant			(1,079,739)		(1,079,739)
Depreciation			<u>(2,621,628)</u>		<u>(2,496,364)</u>
			3,641,596		3,766,860
Other	11		448,592		393,721
Investment Properties	12		605,617		605,617
Investment Securities	13		<u>14,163,838</u>		<u>13,009,657</u>
<b>Total Fixed Assets</b>			<b>18,859,643</b>		<b>17,775,855</b>
<b>Current Assets</b>					
Debtors and Prepayments	14	114,336		122,688	
Cash	15	580,901		933,999	
		<u>695,237</u>		<u>1,056,687</u>	
CREDITORS : Amounts falling due within one year	16	(75,497)		(152,089)	
<b>Net Current Assets</b>			<b>619,740</b>		<b>904,598</b>
<b>Total Assets less Current Liabilities</b>			<b>19,479,383</b>		<b>18,680,453</b>
<b>Creditors:</b> Amounts falling due after more than one year	17		85,668		85,881
<b>Reserves</b>					
Permanent Endowment Reserves	19		15,699,146		14,877,077
Restricted Reserves	18		1,436,943		1,334,936
Unrestricted Reserves	20		<u>2,257,626</u>		<u>2,382,559</u>
			<b>19,479,383</b>		<b>18,680,453</b>

The financial statements were approved by the Board of Trustees and signed on its behalf on *30th June 2011*

  
 \_\_\_\_\_  
 Trustee

  
 \_\_\_\_\_  
 Trustee

**Walton on Thames Charity**  
**Cash Flow Statement**  
**For the year ended 31st March 2011**

	2011		2010	
	£	£	£	£
<b>Net Cash Outflow from Operating Activities</b>		(297,080)		(417,620)
<b>Return on Investments and Servicing of Finance</b>				
Interest Paid	(9,012)		(9,033)	
Dividends and Interest Received	483,795		495,848	
		<u>474,783</u>		<u>486,815</u>
<b>Capital Expenditure</b>				
Payments to Acquire Investments	(976,355)		(1,301,790)	
Proceeds from Sale of Investments	612,128		905,590	
Payments to Acquire Tangible Fixed Assets	(166,361)		(190,446)	
Proceeds from sale of properties	-		405,000	
		<u>(530,588)</u>		<u>(181,646)</u>
Cash(outflow)/inflow before financing		(352,885)		(112,451)
<b>Financing</b>				
Repayment of Housing Corporation loan	(213)		(192)	
		<u>(213)</u>		<u>(192)</u>
<b>Increase/(Decrease) in cash in the year</b>		<u>(353,098)</u>		<u>(112,643)</u>
<b>Reconciliation of net cash flow to movement in net funds</b>				
Increase/(Decrease) in cash in the year		(353,098)		(112,643)
Cash outflow from loan repayments		<u>213</u>		<u>192</u>
Change in net funds resulting from cashflows		(352,885)		(112,451)
Net Funds at start of the year		848,118		960,569
Net Funds at the end of the year		<u>495,233</u>		<u>848,118</u>

**Walton on Thames Charity**  
**Notes to the Cash Flow Statement**  
**For the year ended 31st March 2011**

**a Reconciliation of Operating Surplus to Net Cash Inflow from Operating Activities**

	<b>2011</b>	<b>2010</b>
	<b>£</b>	<b>£</b>
Operating Deficit	(465,594)	(649,435)
Depreciation Charges	236,754	224,483
(Increase)/Decrease in Debtors	8,352	(18,868)
Increase/(Decrease) in Creditors	(76,592)	26,200
	<hr/>	<hr/>
Net Cash outflow from Operating Activities	(297,080)	(417,620)
	<hr/> <hr/>	<hr/> <hr/>

**Analysis of Changes in Net Funds**

	<b>At 1 Apr</b>	<b>Cash</b>	<b>At 31 March</b>
	<b>2010</b>	<b>Flows</b>	<b>2011</b>
Cash at Bank and in Hand	933,999	(353,098)	580,901
Bank Overdraft	-		-
Housing Corporation Loan	(85,881)	213	(85,668)
	<hr/>		<hr/>
	848,118	(352,885)	495,233
	<hr/> <hr/>		<hr/> <hr/>

# Walton on Thames Charity

## Notes to the Financial Statements

### For the year ended 31st March 2011

#### 1 Accounting Policies

The principal accounting policies of the charity are set out below.

##### a) Basis of Accounting

As an almshouse charity and a Registered Social Landlord, the financial statements have been prepared in accordance with the special regime of Part VI of the Charities Act 1993 which permits the financial statements to be prepared in accordance with the Statement of Recommended Practice Accounting by Registered Social Landlords where this is appropriate and with the Statement of Recommended Practice Accounting and Reporting by Charities for those activities which are not explicitly referred to in the Statement of Recommended Practice Accounting by Registered Social Landlords.

The financial statements have been prepared in accordance with applicable accounting standards, the Accounting Requirements for Registered Social Landlords General Determination 2006, the 2008 Statement of Recommended Practice for Registered Social Landlords and under the historical cost convention, as modified by the revaluation of certain fixed assets.

##### b) Income and Expenditure

Income has been credited to income and expenditure accounts and property revenue accounts on an accruals basis.

Expenditure has been charged to income and expenditure accounts and property revenue accounts on an accruals basis and includes value added tax.

##### c) Mortgages

Mortgage loans are advanced by the bank or Orchardbrook Limited under the terms of individual mortgage deeds in respect of those developments which have been given approval by the Department of the Environment or Orchardbrook Limited.

##### d) Fixed Assets - Sheltered Houses and Sherwood House

Properties included in sheltered houses and Sherwood House are recorded at cost. The cost of such properties includes the following:

- (i) Cost of acquiring land and buildings
- (ii) Development expenditure

All invoices and architects' certificates relating to capital expenditure incurred in the year at gross value before retentions, are included in the accounts for the year, provided that the dates of issue or valuation are prior to the year end.

Housing properties are stated at cost less Social Housing Grant received, referred to as the "carrying value".

##### e) Depreciation

Depreciation is calculated so as to write off the cost of an asset, less its estimated residual value, over the useful economic life of that asset as follows:

Motor vehicles	25% per annum reducing balance
Furniture, fixtures and fittings	20% per annum reducing balance
Freehold properties	2% per annum on cost

##### f) Investments

Investments and investment properties are shown at market value at the balance sheet date. Revaluation surpluses are credited to the revaluation reserve. Revaluation deficits below original cost are charged to the income and expenditure account.

Realised surpluses or deficits are transferred from the revenue or revaluation reserves to the capital reserves.

**Walton on Thames Charity**  
**Notes to the Financial Statements**  
**For the year ended 31st March 2011 (Continued)**

**1 Accounting Policies (Continued)**

**g) Apportionment of Expenses**

A proportion of the indirect employee and administration costs is charged to the sheltered houses and Sherwood House revenue accounts. Direct employee costs and operating expenses are allocated to the appropriate revenue account as incurred.

**h) Extraordinary Repairs Fund**

Under the terms of the Charity's Trust Deed, an amount is set aside from the charity's income each year for the purpose of providing for the extraordinary repair, improvement or rebuilding of the almshouses and other property belonging to the charity.

**i) Pension Scheme Arrangements**

The company has a defined contribution pension scheme for the benefit of its employees. Contributions are charged in the income and expenditure account for the period in which paid.

**j) Reserves**

Reserves held by the charity are either:

Unrestricted reserves - which may be used in accordance with the operational and charitable activities at the discretion of the trustees.

Designated reserves - are funds ear marked by the trustees out of unrestricted reserves for specific purposes.

Restricted reserves - are funds subject to external restrictions and only used for a specific purpose

Permanent Endowment Funds are capital funds with no power to convert the capital to income.

Revaluation reserves arise on upward revaluations of investments and investment properties in accordance with policy (f) above and are allocated between respective reserves as appropriate.

**k) Cash Flow Statement**

The cash flow statement has been prepared in accordance with the requirements of Financial Reporting Standard No 1.

**l) Social Housing Grants (SHG)**

SHGs are paid by the Tenant Services Authority to reduce the cost of development and are, therefore, shown as a deduction from the cost of housing properties shown on the balance sheet. SHG is repayable under certain circumstances, primarily the sale of a property but will normally be restricted to the net proceeds of the sale. Under current legislation, in most cases any SHG that arises on the sale of a property can be retained and transferred into a Recycled Capital Grant account and can be used for new development work or major repairs on eligible properties. If the SHG is not used within a period of three years then it may become repayable.

**m) Works to Existing Housing Properties**

Works undertaken on existing housing properties not of a capital nature are charged in the income and expenditure account for the period in which it is paid.

**Walton on Thames Charity**  
**Notes to the Financial Statements**  
**For the year ended 31st March 2011**

2	2011	2011	2010	2010
	£	£	£	£
<b>Income and Expenditure from Lettings</b>				
<b>Income</b>				
Sheltered Houses & Sherwood House		1,849,386		1,833,342
Less: Rent Loss from Voids		(94,637)		(161,572)
		<u>1,754,749</u>		<u>1,671,770</u>
<b>Expenditure on Lettings</b>				
Repairs & Maintenance	107,292		116,753	
Depreciation on Property	125,264		124,789	
Depreciation on Furnishings	101,274		91,225	
Depreciation on Motor Vehicles	2,370		4,216	
Salaries & Pension Scheme	1,032,925		984,215	
Heating & Lighting	102,627		125,330	
Food Expenses	47,589		59,736	
Insurance	21,549		19,913	
Other Expenditure	52,970		51,955	
Motor Expenses	4,189		3,858	
Telephone	7,759		12,829	
Water Rates	23,536		25,748	
Apportioned Admin Costs	95,116		129,831	
		<u>1,724,460</u>		<u>1,750,398</u>
<b>Operating (Deficit) on Lettings Activities</b>		30,289		(78,628)
Interest Payable and Similar Charges		<u>(9,012)</u>		<u>(9,033)</u>
<b>Surplus/(Deficit) for the Year after Interest Payable</b>		<u>21,277</u>		<u>(87,661)</u>
<b>Income and Expenditure from Other Activities</b>				
<b>Income</b>				
Allotments & Other Rents		200,873		201,651
Investment Income (note 4)		531,882		532,707
Donations and Other Items		<u>11,871</u>		<u>24,681</u>
		744,626		759,039
<b>Less: Expenditure</b>				
Food Vouchers and Sundry Grants	24,324		19,163	
Special Grants	814		1,821	
Research of the charity	7,165		2,835	
Property Expenses	83,079		132,411	
Indirect Employee & Admin Costs	400,505		384,532	
Sherwood Subsidy	192,740		256,377	
		<u>708,627</u>		<u>797,139</u>
<b>(Deficit)/Surplus from Other Activities</b>		<u>35,999</u>		<u>(38,100)</u>
Less Transfer from/(to) restricted reserves		7,165		(12,165)
Less Transfer from recoupment fund		(38,412)		(36,859)
Less Transfer from extraordinary repair fund		(9,675)		-
Profit/(Loss) on sale of investments		28,850		212,725
Profit on sale of properties		-		258,000
Reversal/(Diminution) in investments		87,074		445,460
<b>Total Surplus/(Deficit) for the Year after transfers</b>		<u>132,278</u>		<u>741,400</u>

**Walton on Thames Charity**  
**Notes to the Financial Statements**  
**For the year ended 31st March 2011**

<b>3 Turnover, Operating Costs and Operating (Deficit)/Surplus</b>	<b>2011</b>	<b>2010</b>
	<b>£</b>	<b>£</b>
<b>Turnover</b>		
Income and Expenditure from lettings (Note 2)	1,754,749	1,671,770
Income and Expenditure from Rents (Note 2)	200,873	201,651
Income and Expenditure from donations (Note 2)	11,871	24,681
	<u>1,967,493</u>	<u>1,898,102</u>
<b>Operating Costs</b>		
Income and Expenditure from lettings (Note 2)	1,724,460	1,750,398
Income and Expenditure from other (Note 2)	708,627	797,139
	<u>2,433,087</u>	<u>2,547,537</u>
<b>Operating (Deficit)/Surplus</b>		
Surplus/(Deficit) from lettings	30,289	(78,628)
Deficit from other	(495,883)	(570,807)
	<u>(465,594)</u>	<u>(649,435)</u>
<b>4 Interest Receivable and Similar Income</b>	<b>2011</b>	<b>2010</b>
	<b>£</b>	<b>£</b>
Dividend Income	483,795	495,848
Dividend - Recoupment fund	38,412	36,859
Dividend - Extrordinary repair fund	9,675	-
	<u>531,882</u>	<u>532,707</u>
<b>5 Interest Payable and Similar Charges</b>	<b>2011</b>	<b>2010</b>
	<b>£</b>	<b>£</b>
Interest payable on housing loans repayable wholly or partly in more than five years	(9,012)	(9,033)
	<u>(9,012)</u>	<u>(9,033)</u>
<b>6 Trustees Emoluments</b>		
None of the Trustees received any emoluments nor did they receive any material reimbursements for their out of pocket expenses.		
<b>7 Employees</b>	<b>2011</b>	<b>2010</b>
Staff Costs During the year		
Wages and salaries	1,001,229	934,377
Social Security Costs	96,008	92,001
Other Pension Costs	122,970	119,261
	<u>1,220,207</u>	<u>1,145,639</u>
The average number of people employed during the year	<u>51</u>	<u>51</u>
The Average number of full-time equivalent people employed during the year was	<u>47</u>	<u>45</u>

During the year, one employee received emoluments in the range of £60,000 - £70,000 (2010: One)

In addition, pension contributions in respect of that employee were £8,115 (2010: £7,995)

**Walton on Thames Charity**  
**Notes to the Financial Statements**  
**For the year ended 31st March 2011**

<b>8 Surplus/(Deficit) on Ordinary Activities</b>	<b>2011</b>	<b>2010</b>
	<b>£</b>	<b>£</b>
The surplus/(deficit) on ordinary activities is after charging		
Depreciation	236,754	224,485
Auditors Remuneration	11,400	11,163
<b>9 Grants Made</b>	<b>2011</b>	<b>2010</b>
Individual crisis grants	57	65
Schools	17	28
Learning & Development	21	8
Special Grants	3	5
Association grants	-	1
	<hr/>	<hr/>
	<b>98</b>	<b>107</b>
	<hr/> <hr/>	<hr/> <hr/>
<b>10 Fixed Assets - Sheltered Houses and Sherwood House</b>		<b>2011</b>
		<b>£</b>
<b>Cost</b>		
<b>Freehold Properties</b>		
At 1 April 2010		7,342,963
Additions		-
		<hr/>
At 31 March 2011		7,342,963
		<hr/> <hr/>
Less: Housing Corporation Grant		<u>1,079,739</u>
<b>Depreciation</b>		
At 1 April 2010		2,496,364
Charged during the year		125,264
		<hr/>
At 31 March 2011		2,621,628
		<hr/> <hr/>
<b>Net Book Value</b>		
At 31 March 2010		<u>3,766,860</u>
		<hr/> <hr/>
At 31 March 2011		<u>3,641,596</u>
		<hr/> <hr/>

**Walton on Thames Charity**  
**Notes to the Financial Statements**  
**For the year ended 31st March 2011**

**11 Fixed Assets - Other**

	<b>Motor Vehicles</b>	<b>Furniture Fixtures &amp; Fittings</b>	<b>Total</b>
	<b>£</b>	<b>£</b>	<b>£</b>
<b>Cost</b>			
At 1 April 2010	63,568	1,125,674	1,189,242
Additions	-	166,361	166,361
Disposals	-	-	-
At 31 March 2011	63,568	1,292,035	1,355,603
<b>Depreciation</b>			
At 1 April 2010	54,088	741,433	795,521
Charge for the year	2,370	109,120	111,490
Released on disposal	-	-	-
	56,458	850,553	907,011
<b>Net Book Value</b>			
At 31 March 2010	9,480	384,241	393,721
At 31 March 2011	7,110	441,482	448,592

**12 Fixed Assets - Investment Properties**

	<b>Freehold Properties</b>
<b>Cost</b>	
At 1 April 2010	605,617
Additions	-
Disposal	-
At 31 March 2011	605,617
<b>Revaluation</b>	
At 1 April 2010	-
Revaluation for the year	-
Released on Disposal	-
At 31 March 2011	-
<b>Market Value</b>	
At 1 April 2010	605,617
At 31 March 2011	605,617

The freehold investment properties are included at cost. Given their special purpose nature, the Trustees are of the opinion that such costs represent a reasonable approximation to open market value as at 31 March 2011

**Walton on Thames Charity**  
**Notes to the Financial Statements**  
**For the year ended 31st March 2011**

**13 Fixed Assets - Investment Securities**

	Listed Investments £	Extraordinary Repair Fund Investments £	Recoupment Fund Investments £	Total £
<b>COST</b>				
At 1 April 2010	10,571,541	596,511	214,905	11,382,957
Additions	976,355	9,675	38,412	1,024,442
Disposals	(549,118)	-	-	(549,118)
At 31 March 2011	<u>10,998,778</u>	<u>606,186</u>	<u>253,317</u>	<u>11,858,281</u>
<b>REVALUATION</b>				
As at 1 April 2010	1,722,778	726,260	465,941	2,914,979
Net Revaluation in the year	499,122	104,497	22,324	625,943
Released on Disposal	(72,324)	-	-	(72,324)
At 31 March 2011	<u>2,149,576</u>	<u>830,757</u>	<u>488,265</u>	<u>3,468,598</u>
<b>Diminution in Value</b>				
As at 1 April 2010	(1,288,279)	-	-	(1,288,279)
Released on Disposal	38,164	-	-	38,164
Reversal of Provision	87,074	-	-	87,074
At 31 March 2011	<u>(1,163,041)</u>	<u>-</u>	<u>-</u>	<u>(1,163,041)</u>
<b>MARKET VALUE</b>				
At 1 April 2010	<u>11,006,040</u>	<u>1,322,771</u>	<u>680,846</u>	<u>13,009,657</u>
At 31 March 2011	<u>11,985,313</u>	<u>1,436,943</u>	<u>741,582</u>	<u>14,163,838</u>

	2011 £	2010 £
UK Investments	12,768,558	11,669,177
Foreign Investments	<u>1,395,280</u>	<u>1,340,480</u>
	<u>14,163,838</u>	<u>13,009,657</u>

	2011 £	2010 £
Permanent Endowment	11,130,985	10,221,372
Restricted	1,436,943	1,322,771
Unrestricted	<u>1,595,910</u>	<u>1,465,514</u>
	<u>14,163,838</u>	<u>13,009,657</u>

**14 Debtors and Prepayments**

	2011 £	2010 £
Insurance Premium in advance	22,368	21,574
Rents Receivable	33,272	42,548
Hylton Lodge Debtors	4,832	3,989
Amount due from managing agent re Hylton Lodge	7,880	9,071
Credit notes from suppliers	-	403
Balance due from Stockbroker	35,932	35,428
Other debtors	<u>10,052</u>	<u>9,675</u>
	<u>114,336</u>	<u>122,688</u>

**Walton on Thames Charity**  
**Notes to the Financial Statements**  
**For the year ended 31st March 2011**

**15 Cash and Bank Balance**

	2011 £	2010 £
<b>Balances held with Solicitor</b>	10,000	-
<b>Barclays Bank plc</b>		
Business Premium Account	253,584	116,595
Current Account	-	-
Cash Floats	850	850
<b>Bank of Scotland</b>		
Treasurers Deposit Account	16,467	316,554
Long-Term Deposit Account	300,000	500,000
	580,901	933,999

The Charity's Stockbroker holds a further cash balance of £477,703 in year end balances note 13

**16 Creditors: Amounts falling due within one year**

	2011 £	2010 £
Trade Creditors	5,425	1,044
Rent in Advance	8,879	32,082
Accruals	61,193	118,963
	75,497	152,089

**17 Creditors: Amounts falling due after more than one year**

	2011 £	2010 £
Tenant Services Authority	85,668	85,881
	85,668	85,881

The Tenant Services Authority loan is secured on Sherwod House, is repayable by annual instalments of interest and capital totalling £9,225, bears interest at 10.5% per annum and is repayable by 2047.

**18 Restricted Reserves**

	Extraordinary Repairs Fund £	Lottery Fund £	Sherwood Bathrooms £	Total £
As at 1 April 2010	596,511	7,165	5,000	608,676
Additions	9,675	-	-	9,675
Expended	-	(7,165)	-	(7,165)
Transfer to unrestricted reserves	-	-	(5,000)	(5,000)
	606,186	-	-	606,186
Revaluation Reserve at 1 April 2010	726,260	-	-	726,260
Unrealised Surplus arising in the year	104,497	-	-	104,497
	830,757	-	-	830,757
<b>Total</b>				
At 31 March 2010	1,322,771	7,165	5,000	1,334,936
At 31 March 2011	1,436,943	-	-	1,436,943

Under the terms of the Trust Deed of 2 April 1984, the Trustees sets aside funds for the purpose of providing for the extraordinary repair, improvement or rebuilding of the almshouses and other property belonging to the Charity. Details of the investments representing the Extraordinary Repair Fund are shown in Note 13.

**Walton on Thames Charity**  
**Notes to the Financial Statements**  
**For the year ended 31st March 2011**

**18 Restricted Reserves (continued)**

The Lottery Fund relates to a grant of £10,000 provided for the research of the Charity. The research and money expended is related to the Charity's 800th anniversary being held during 2011.

The Sherwood Bathroom fund has been expended for the purposes of the donation.

**19 PERMANENT ENDOWMENT**

	<b>Capital Reserve</b>	<b>Recoupment Fund</b>	<b>Total</b>
	<b>£</b>	<b>£</b>	<b>£</b>
As at 1 April 2010	12,702,581	214,905	12,917,486
Revaluation Released on Sale	62,704	-	62,704
Additions during the year	-	38,412	38,412
<b>At 31 March 2011</b>	<b>12,765,285</b>	<b>253,317</b>	<b>13,018,602</b>
Revaluation Reserve as at 1 April 2010	1,493,650	465,941	1,959,591
Released on sale	(62,704)	-	(62,704)
Unrealised Surplus arising in the year	761,333	22,324	783,657
<b>Total</b>	<b>2,192,279</b>	<b>488,265</b>	<b>2,680,544</b>
<b>At 31 March 2010</b>	<b>14,196,231</b>	<b>680,846</b>	<b>14,877,077</b>
<b>At 31 March 2011</b>	<b>14,957,564</b>	<b>741,582</b>	<b>15,699,146</b>

The charity sets aside a capital reserve representing the permanent capital of the charity. Each years net capital surpluses on the disposal of fixed assets and investments are taken to this reserve

The Recoupment Fund was set up, by order of the Charity Commission, in the 1960's following the rebuilding of Mayfield in order to replace, over time, the capital extended. Details of investments representing this fund are shown in Note 13.

**Walton on Thames Charity**  
**Notes to the Financial Statements**  
**For the year ended 31st March 2011**

**20 Reserves**

	Restricted Reserves £	Permanent E Reserves £	Unrestricted Reserves £	Total £
At 1 April 2010	608,676	12,917,486	2,135,647	15,661,809
Surplus on Income and Expenditure	-	-	132,278	132,278
Revaluation Released on Sale	-	62,704	9,620	72,324
Additions in the period	9,675	38,412	-	48,087
Expenses in period	(7,165)	-	-	(7,165)
Transfer between reserves	(5,000)	-	5,000	-
<b>As at 31 March 2011</b>	<b>606,186</b>	<b>13,018,602</b>	<b>2,282,545</b>	<b>15,907,333</b>
<b>Revaluation Reserves</b>				
As at 1 April 2010	726,260	1,959,591	246,912	2,932,763
Released on sale	-	(62,704)	(9,620)	(72,324)
Revaluation in the year	-	-	-	-
Unrealised surplus during the year	104,497	783,657	(262,211)	625,943
	<b>830,757</b>	<b>2,680,544</b>	<b>(24,919)</b>	<b>3,486,382</b>
<b>Total</b>				
At 31 March 2010	<b>1,334,936</b>	<b>14,877,077</b>	<b>2,382,559</b>	<b>18,594,572</b>
At 31 March 2011	<b>1,436,943</b>	<b>15,699,146</b>	<b>2,257,626</b>	<b>19,393,715</b>

It is the Trustees' responsibility to identify the status of funds and assets held by the Charity. In the light of the Charity's historic antecedents and future vision, the Trustees after consideration and careful review, have re-organised the classification of Reserves. This has been approved by the Charity Commission. The figures published in 2010 have been re-organised as shown in the table below.

<u>As Published in 2010</u>	£	<u>As Re-organised in 2011</u>		
		Restricted Reserves	Permanent E Reserves	Unrestricted Reserves
<b>Restricted</b>	693,011	12,165	680,846	
<b>Designated</b>	10,863,297	1,322,771	9,540,526	
<b>Unrestricted</b>	7,038,264		4,655,705	2,382,559
<b>Total</b>	<b>18,594,572</b>	<b>1,334,936</b>	<b>14,877,077</b>	<b>2,382,559</b>

**21 OTHER ASSETS**

No account has been taken in the balance sheet of the following assets

- a) Poor's Allotment Charity - land in Walton on Thames Surrey, said by the Charity Commission Scheme of 22 February 1963 to be vested in the Official Custodian for Charity
- b) The Almshouses Charity - land situated at Walton on Thames Surrey, forming the site of the Almshouses, formerly belonging to United Charity (the Almshouses Charity) having frontage to Hershams Road, known as "Mayfield" Hershams Road.
- c) Common Plat Non-Ecclesiastical Charity - the right half of the clear yearly income of the Charity, consisting of the property constituting the endowment of the original Common Plat of Plat Charity.
- d) Charity of Henry Smith - the right to a yearly sum (unspecified)
- e) The surveyor states that the land, including that referred to above, in the ownership of Charity at 31 March 2004 totals 130.12 acres or thereabouts.