

**WALTON ON THAMES CHARITY**

**TRUSTEES REPORT AND FINANCIAL STATEMENTS  
FOR THE PERIOD ENDED 31<sup>ST</sup> MARCH 2020**

**Charity Registration Number**

**Walton on Thames Charity 230652**

**Incorporated at year end Walton on Thames Charity 1185959**

**Company Registration Number 12202541**

**Regulator of Social Housing Registered Number A0157**

## DETAILS OF CHARITY TRUSTEES AND CORRESPONDENTS 31<sup>ST</sup> MARCH 2020

### CHAIRMAN

Mr Nick Stuart

### VICE- CHAIRMAN

Mrs Juliet Hobbs

### CHIEF EXECUTIVE

Mrs Jackie Lodge

### TRUSTEES

Mr Rob Douglas  
(Chairman of Grants Committee)  
Mr David Easson

Mrs Abigail Riehl  
(appointed 25<sup>th</sup> April 2019 & resigned 2<sup>nd</sup> March 2020)

Mr Chris Sadler  
(retired 25<sup>th</sup> July 2019)

Mr Tim Hewens

Mr Ed Rios  
(appointed 24<sup>th</sup> October 2019)

Mrs Elizabeth Kennedy  
Mr Graham Mann

Mr Paul Tajasque

Mr Steve Wood  
(retired 30<sup>th</sup> January 2020)

Mr Robert Mills  
(appointed 30<sup>th</sup> January 2020)

Mr James Vizzini  
(Chairman of Finance Committee)

### REGISTERED OFFICE ADDRESS

Charities House,  
1&2 The Quintet,  
Churchfield Road,  
Walton on Thames, Surrey,  
KT12 2TZ

### REGISTERED CHARITY

Incorporated at year end Walton on Thames Charity

230652

1185959

### COMPANY REGISTRATION NUMBER

12202541

### REGULATOR OF SOCIAL HOUSING REGISTERED NUMBER AO157

### BANKERS

Barclays Bank Plc,  
8 – 12 Church Street,  
Walton on Thames,  
Surrey KT12 2QX

### AUDITORS

Kingsmill Partnership,  
75 Park Lane, Croydon,  
Surrey, CR9 1XS

### SOLICITORS

Moore Barlow  
The Oriel, Sydenham Road,  
Guildford, Surrey, GU1 3SR

### SURVEYOR

Curchods  
Portmore House,  
54 Church Street,  
Weybridge, Surrey, KT13 8DP

### INVESTMENT MANAGER

Rathbone Brothers Plc,  
8 Finsbury Circus,  
London, EC2M 7AZ

## **FOREWORD from NICK STUART – CHAIRMAN OF BOARD OF TRUSTEES**

At the time of writing this report we are all somewhat consumed by the Coronavirus pandemic and its impact on all our lives. It is, however, important that this report reflects the progress that Walton on Thames Charity (“the Charity”) made during the whole year, as well as our response to the crisis and how we are now planning ahead.

The Charity has achieved a great deal during the year. It has a clearer, more impactful grants strategy, is reaching more people through our delegated grants, and is making notable progress in the maintenance programme for our residential properties.

The Charity established an evaluation framework which was highlighted at an event for our partner charities in November 2019. The Footprint of Impact event heard Professor Danny Dorling provide food for thought with his keynote speech about increasing inequalities.

We continued to provide grants to community organisations and charities, but the most significant change has been the successful roll-out of our delegated funds. This allows us to work with trusted partners to get grant funding to individuals and families at the point of crisis or need.

The Trustees agreed a challenging capital programme for our properties which included new boilers for our flats at Fenner House. We also refurbished and upgraded the laundry facilities at both Mayfield and Fenner. These were significant projects and were in addition to developing and meeting a comprehensive planned preventative maintenance programme. In addition, we successfully remodelled an office premises to provide three large, two-bedroom flats to help support non-statutory homeless people.

The Trustees were joined by Eduardo Rios and Robert Mills, and for a time by Abi Riehl. The Charity achieved its goal of incorporation on 31 March 2020, and now has a corporate structure that will allow the Charity to be more flexible and responsive to future changes.

One of our key strengths is enabling and supporting our partners to develop a stronger and more resilient community. We have worked to help develop an embryonic community-led housing group, Homes for Hersham. We are also providing support to two partner charities – Weybridge Charity and Oatlands 1914-1919 War Memorial Charity.

The emergence of the pandemic meant we all had to respond to significant changes during March 2020. Our staff had made some preparations through routine emergency planning, which were rapidly escalated during March and into the new financial year. Most of the staff are now working from home and responding to the changing needs of our residents, tenants and the local community.

Walton on Thames Charity has a history stretching back many centuries, and in such times of crisis we are reminded of our longevity and our ability to respond rapidly to changing local needs. As the impact of the Coronavirus pandemic begins to affect our local community, the Charity is committed to providing help and support to those most in need.

## **STRUCTURE, GOVERNANCE AND MANAGEMENT**

Walton on Thames Charity is a registered charity, an almshouse charity and a registered provider (RP). The Charity is an amalgamation of 11 charities which were consolidated under the title of Walton on Thames Charity under a scheme of administration in 1963 (updated in 1984).

The Trustees have appointed a Chief Executive who is responsible for the operational day-to-day management of staff and services and is accountable to the Trustees.

The Board of Trustees agrees the Charity's plans and budgets, and monitors these through regular meetings and reports. On appointment, Trustees receive an induction and on-going Trustee development is addressed through presentations at meetings, attendance at specific training days, and circulation of briefings and information bulletins. The Board meets at least six times a year and has a committee structure to scrutinise key areas.

### **Responsibilities of Trustees**

The Trustees are required, under charity legislation and Regulator of Social Housing, to prepare financial statements that give a true and fair view of the Charity's financial performance during each financial year.

The Trustees are responsible for keeping proper records so that the financial statements comply with accounting standards and the most recent Charities Act. 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 Trustees of the Charity.

### **Charitable and Public Benefit**

Through planning, monitoring and reviewing, the Trustees have due regard for 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 from the wider area of the Borough of Elmbridge.

## **Our Vision**

Our vision is for a fairer local community where we are all valued and have the opportunity of a decent quality of life

## **Our Values**

- ◆◆◆ Forward-Thinking
- ◆◆◆ Bold
- ◆◆◆ Influential
- ◆◆◆ Independent
- ◆◆◆ Open minded

## **Our six priority areas**

- ◆◆◆ Alleviation of financial poverty/hardship
- ◆◆◆ Promote personal health and wellbeing
- ◆◆◆ Alleviate isolation and loneliness
- ◆◆◆ Promote affordable housing for all ages
- ◆◆◆ Work to improve educational attainment
- ◆◆◆ Improve access to affordable transport

The Trustees have agreed to prioritise tackling child poverty, and that this will sit across the six areas as our strategic objective. As we emerge from the immediate effects of the pandemic, it is clear that tackling child poverty will remain a key strategic priority.

## **How we achieve our vision and work to make a difference**

- ◆◆◆ Direct programmes (such as Allotments, Individual Funding, Housing)
- ◆◆◆ Partnerships – enable and facilitate other community projects and charities (such as Charities House, Community Grants)
- ◆◆◆ Research, communication and evaluation

## **PLANNING AHEAD AND RESPONDING TO THE CORONAVIRUS PANDEMIC**

During the year, the Charity Trustees and staff have undertaken extensive work on reviewing and developing its strategic direction and plans for 2020-2025. These strategic plans are now being reviewed in light of the Coronavirus pandemic. Trustees have responded to the immediate crisis and are now developing interim and flexible plans that will be able to respond to changing needs and circumstances.

The Charity's initial priority was to protect the health and wellbeing of its staff, residents and tenants. We were also able to swiftly respond to immediate needs in the community by providing grants and vouchers to help address short-term crises for individuals and families. The Charity is refocusing its resources to meet the needs of the community arising from the pandemic, as well as maintaining a view to its longer-term strategy.

The Charity remains committed to its enabling and facilitating functions through grants, support of projects within the community, and the provision of offices, accommodation and community buildings. Likewise, the Charity is committed to working towards its strategic aims, but accepts that some aspirations may need to be delayed due to the impact of the pandemic.

Clearly there are many uncertainties at this time, and the Trustees have committed to regular reviews of plans, budgets, cash flow and changing needs. Trustees currently receive weekly updates to ensure they are kept abreast of developments and can monitor the response of the Charity to these changes.

## HIGHLIGHTS OF THE YEAR IN NUMBERS

- ◆◆◆ **116** people were housed in the Charity's sheltered flats for older people
- ◆◆◆ **27** people were housed in Walton on Thames Charity's properties, in partnership with Elmbridge Rentstart and Transform Housing & Support
- ◆◆◆ **19** charities and local community groups benefited from co-location in Charities House offices in central Walton-on-Thames, and from subsidised operational premises.
- ◆◆◆ **173** grants were awarded, totalling **£57,133**, via our Funding for Individuals
- ◆◆◆ Funding totalling **£77,139** was awarded through our partner charities to **882** individuals
- ◆◆◆ **£131,255** worth of Community Grants were committed to **20** organisations
- ◆◆◆ **499** allotment plots were managed, benefiting **369** tenants
- ◆◆◆ **38** people benefited from the Community Allotment & Woodlands Projects
- ◆◆◆ **1,320** food parcels were delivered, benefitting **3242** local vulnerable people
- ◆◆◆ Over **£15,229** was raised from local companies
- ◆◆◆ **176** people provided **851** hours of corporate volunteering time, worth **£15,092**

## HOUSING SCHEMES



We believe there needs to be more affordable housing for local people. We are committed to working with the local community to find ways to increase affordable housing for local people.

We have a long and proud history of providing housing, with our original almshouses dating from the mid-1700s. Our two housing schemes, Mayfield and Fenner House, are at the core of Walton on Thames Charity, and we are proud to support and assist people who wish to live independently but without the various responsibilities associated with home ownership or unplanned financial costs.

### **During 2019-20, 116 people were housed.**

During the year, the Charity made significant capital investments in both housing schemes, including the replacement of the boilers at Fenner and updating the laundry facilities at both schemes. Windows and doors are being replaced, and flats are being refurbished to an agreed standard. A full planned preventative maintenance (PPM) programme was established and was on-target until restrictions on work were enforced due to the Coronavirus pandemic.

Work carried out during the year has helped ensure Mayfield and Fenner House are fit for both today and the future. We will continue with the planned maintenance and upgrade programme, although the timings may need to be adjusted in line with changing working practices.

The Schemes Managers ensure that vacated flats are made available quickly, and have maintained an occupancy rate of over 94% throughout the year. The team have also developed a more targeted support service, as well as developing more dynamic social activities.

The support and maintenance services have been remodelled as a result of the Coronavirus pandemic, to not only comply with government guidelines but also support residents remaining at home. This will be a key focus for the coming year, as we adapt to the changing environment.

During the year, the Charity transferred its minibus to a start-up social enterprise, Together Transport Services (TTS), who continue to provide residents with transport to shops, as well as planned trips and social outings. This move should enable TTS to provide transport services to the wider community where local public transport is prohibitively expensive for many.

Due to the pandemic, it is not currently possible to operate community transport services, so TTS are utilising the minibus and staff resource to provide shopping and other delivery services to the residents of Mayfield and Fenner House.



# Together Transport Services

## **AFFORDABLE HOUSING**

The cost of living – and housing in particular – is disproportionately high in Elmbridge, making it increasingly difficult for people on low earnings to find affordable housing locally.

Walton on Thames Charity works with local housing support charities, Elmbridge Rentstart and Transform Housing & Support, to support people who are homeless, at risk of homelessness or moving on from hostel accommodation.

### **During 2019-20, 27 people were housed**

The Charity owns four houses in the local area which provide 14 rooms for non-statutory homeless people. Occupancy of these properties is high, with all four houses now under the management of Elmbridge Rentstart.

The Charity acquired and converted a former office building to provide three new two-bedroom flats in central Walton. Thanks to our partners in the Housing Department, we were supported by Elmbridge Borough Council with a grant towards the costs of conversion. The new flats provide high-quality affordable housing for local people with additional support provided by Transform Housing Charity. The flats are now occupied by people referred by Elmbridge Borough Council.

During the year, the Trustees began reviewing the Charity's options with regard to the development of new affordable housing. A development consultant was appointed to support the Charity with its analysis and appraisal of options. While this work is making good progress, there will be inevitable delays due to wider uncertainties as a result of the pandemic.

*Due to the pandemic, it is likely that demand for housing, and the lack of affordable housing, will increase even further over the coming year, with widening inequalities in our local community. The Charity is more committed than ever to work in partnership with others to facilitate affordable housing for local people*



## COMMUNITY GRANTS

During 2019-20, £131,255 of Community Grants were committed to local organisations

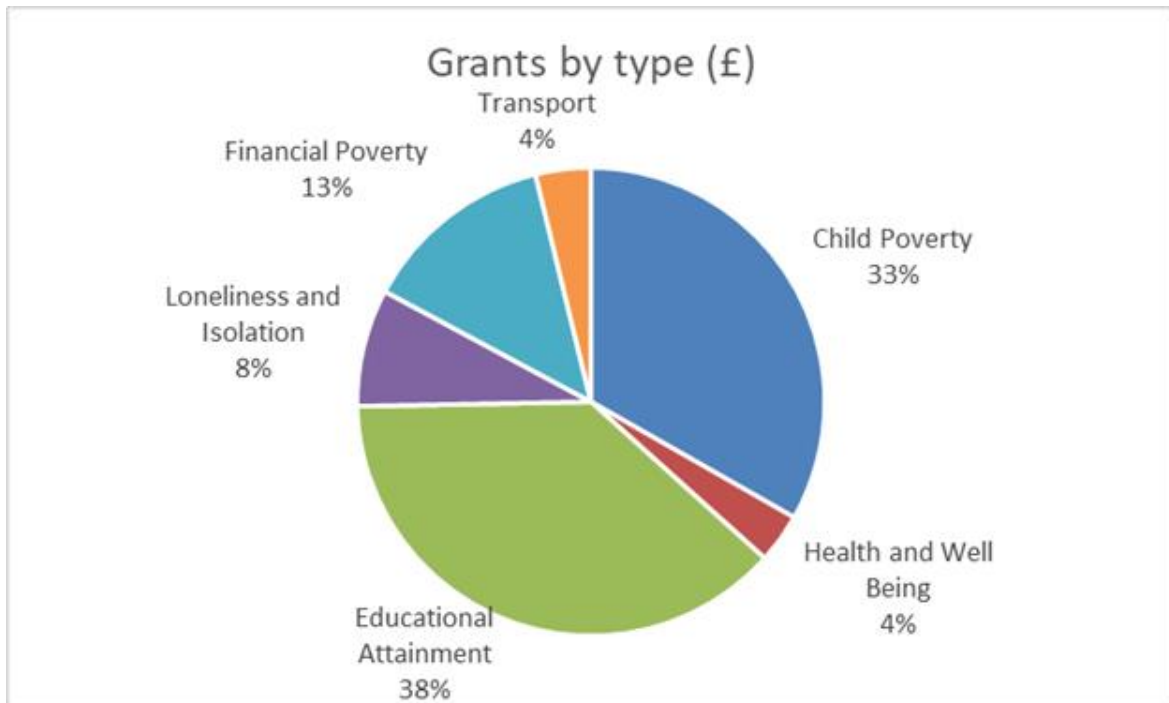
1	Home Start Elmbridge	Stay & Play	£400
2	Walton Cricket Club	Outreach programme	£2,500
3	SLLP Walton Bike Project	Marketing activities extension	£5,000
4	Michelle Consulting	Talking Teens	£18,545
5	Nutritional Ninjas	Food and fun for FSM children	£2,400
6	Painting our World Silver	Craft events for older people	£500
7	Esher/Molesey Foodbank	Bridging funding	£1,500
8	Scorchers Basketball	Basketball 4 All Roadshow/mini tournament	£4,480
9	St Mary's Café	Community Café expansion	£2,000
10	St Peter's	Night Shelter	£15,000
11	St John's Church	Summer Lunch Club	£400
12	NESSSS	The Beauty Bus	£1,500
13	SLLP	Walton Bike Project	£32,000
14	SLLP	Community Learning Centre pilot	£11,350
15	EBC	Christmas Meals on Wheels	£170
16	Home Start Elmbridge	Families Matter	£14,000
17	Binti	Sew Together	£10,000
18	EBC/KT One Two Football Project	KT12 Football Project	£3,700
19	Three Rivers Academy	GCSE maths tuition	£5,000
20	Refresh	CAP Money course, Walton	£810
	<b>2019-20 TOTAL</b>		<b>£131,255</b>

Walton on Thames Charity awards grants to local charitable organisations, schools and social enterprises. Our funding is aimed at addressing inequalities in Elmbridge. We are open to a wide range of funding requests, including service delivery, capacity development, core costs, mergers or collaborations, and policy development. We are particularly interested in funding initiatives which aim to have a sustainable or transformative impact on people's lives.

In an environment of finite resources and increasing needs, there is an imperative to work collaboratively to increase our grant funding. We continue to work in partnership with Elmbridge Borough Council and Walsingham Care, delivering funding through a 'Partnership Fund'. By working together, we can better ensure funding reaches front line organisations while reducing their administrative burden.

We worked in collaboration with Surrey Community Foundation throughout the year as a partner grant funder, as well as a member of the local Elmbridge Philanthropy group. Our plans to develop joint campaigns highlighting local need are currently on hold due to the immediate grant needs of the Coronavirus pandemic. However, this strong partnership means we can work together to ensure grant funding can be responsive to these changing needs going forward.

The Charity Trustees had agreed plans and budgets to launch a targeted grants programme to tackle childhood poverty for the coming year. Due to the Coronavirus pandemic, these plans are being adjusted to ensure the Charity is responsive to changing needs. The Charity remains focused on the overall objective of tackling the inequality faced by local children and their families, that will be exacerbated by the pandemic.



## INDIVIDUAL GRANTS

We know that many people are finding it increasingly challenging to cope financially. Walton on Thames Charity supports those experiencing financial difficulty with a wide range of funding, including help with essential household items and assisting with training and associated costs for those trying to move into work. The Charity also supports children and young people from low income families by offering funding for school uniform and shoes, school trips, holiday clubs, and extracurricular activities.

173 grants were awarded in 2019-20, totalling £57,133 via our Funding for Individuals programme.

### ***Getting support to people when they need it***

We have developed relationships with key partners over the years to ensure that grant funding reaches those most in need.

- 🌱 Opportunities Funds have been set up with increasing numbers of local schools, with a focus on those with the highest proportion of pupil premium students in the borough.
- 🌱 Delegated funds have been set up with more local organisations across Elmbridge.

This enables our partners to access grant funding to meet individual needs as they arise. Almost £77,139 was awarded during the year, supporting 882 individuals.

Well-established partnerships with local charities, schools and faith groups enabled Walton on Thames Charity to respond quickly to the immediate impact of the Coronavirus pandemic. In the first week of lockdown, we were able to get funds to our trusted partner organisations to ensure they were able to respond to individual crises. We were able to award £18,370 to individuals via our delegated funding structures.

## ALLOTMENTS



Allotments are a key part of the Charity's history, as well as our future. The Charity provides low-cost, well-managed allotments that enable local people to grow fresh fruit and vegetables, and become part of the community within the Charity's four allotment sites. The allotments are situated in Terrace Road, Rydens Road and Burhill Road.

The Charity manages 499 active allotment plots, which are let to 369 tenants.

### Community Allotment

The Community Allotment is a thriving community resource which enables local people who are new to gardening, or cannot take on an individual allotment plot themselves, to enjoy the benefits of growing fresh fruit and vegetables, and the physical activity of gardening. The Charity runs bi-weekly supported sessions, specifically targeting those facing barriers associated with physical and mental health conditions or social isolation.

### 38 people benefited from the Community Allotment and Woodland project.

At the start of the Coronavirus pandemic, the Charity had to restrict access to the community allotment for a time, but set up virtual social gatherings to help support its members. Allotments have remained open during the lockdown, in line with government guidelines. We have seen a significant increase in demand for new plots, as well as increased attendance at the allotment sites. We will continue to ensure this valuable community asset is a safe space for our local community.

The Charity's woodland and allotment sites have benefited from improved estate management, especially with regard to tree surveys and a planned programme of tree work. Work parties dealing with overgrown areas and cutting back tree damaging ivy have been a success for all concerned.

## EVALUATION AND IMPACT

In the previous year, a new Evaluation and Impact Framework was developed to incorporate both direct and indirect programmes. Feedback included numerical data, survey results, case studies and narrative data. The Charity held its first Footprint of Impact event in November 2019, during which Professor Danny Dorling gave a keynote speech outlining the increasing inequality gap. Most of our funded and supported charity partners were present, and were able to provide a summary of the positive impact of their work and how the Charity supports this through funding, premises and networking. Seventeen organisations presented, and more than 70 people attended the event.

Thank you to all our partner organisations for their contribution at this event. We know that it may not be possible to repeat this event in November 2020 due to Coronavirus restrictions. However, we will continue to work closely with all funded and supported partners to ensure we can communicate the positive difference we make together in our local community.

## COMMUNICATION

The Charity is committed to investing in its external communications and research to not only raise our profile, but also our reputation as an independent voice of authority regarding inequality.

We saw a 16% increase in Twitter followers from the previous year, and we now have more than 1,000 followers.

The Charity's website saw a 11% increase in visits, with almost 12,000 visits during the year. The pages most frequently visited are ones related to our grants, housing and allotments.

During the year, the Charity developed messages linked to our mission and six key priority areas. We continue to follow an evidence-based approach to highlighting inequalities in our local community, as well as the many ways in which we work with our local partners to redress these. We have developed simpler communications materials, with accompanying images and case studies.

At the start of the pandemic we were able to respond quickly with both internal and external communications. We know that COVID-19 has a greater impact on disadvantaged communities and that the economic downturn will alter many local people's lives. It is vital that we are able to communicate and engage with our local community over the coming year.

## ENABLING AND FACILITATING

Some years ago, the Charity Trustees took the strategic decision to shift the Charity's remit away from complex service provision, and instead increase its role in enabling and facilitating other charities and groups and their direct service delivery. As a permanently endowed charity, Trustees recognised the need to take a long-term view and develop capital assets in a way that ensures they remain flexible, responsive and have a degree of 'future proofing'. The Charity has been able to focus on increasing grants, facilities and support for other charities and community groups.

Homes for Hersham is a community-led housing project, inspired and controlled by the community. The not-for-profit project aims to meet the housing needs of local people by building properties that are accessible to those not otherwise able to afford the cost of housing on the open market. Walton on Thames Charity provided administrative and community support to help a local group get established and start work on this exciting approach to developing new homes for local people.

The Charity provided administrative support for both Weybridge Land Charity and Otlands 1914-1919 War Memorial Charity throughout the year. Both Charities provide allotments for the local community, as well as being able to distribute surplus funds to alleviate local need. The Charity was able to assist with both administrative support and the management of allotments.

## FOODBANK

The Walton & Hersham Foodbank is part of a nationwide network of foodbanks that provide three days' worth of emergency food and support to local people in crisis. The project is managed by local churches and community groups, working together towards stopping hunger in our local area. The Foodbank works on a voucher system, with distribution centres at St. Peter's Church, Hersham and St. John's Church, Walton on Thames.

Walton on Thames Charity employs and funds the salary of the Foodbank Manager to ensure operations run smoothly. The Charity also sits on the steering group.

In 2019, Walton and Hersham Foodbank provided 1,320 food parcels to 3,342 people in crisis.



Foodbanks across Elmbridge responded to the Coronavirus pandemic by changing their working practices to protect volunteers, staff and clients, as well as stepping up provision. The Charity increased staff hours and provided supermarket vouchers to supplement food parcels. The delivery model continues to change to reflect both regulations and need. There has been incredible support from local people and companies, which mean the Foodbank is well-placed to increase its services in the year ahead.

## COMMUNITY BUILDINGS

The Charity provides community accommodation for local charities at Charities House and several other community properties.

Our Community Buildings are rented to our community partners, with the Charity subsidising rents in the region of £58K per annum.

### Charities House

Charities House provides not only offices but also space for training, client interviews and charity meetings. Charities are often unable to afford high commercial rents, and the accommodation available is often unsuitable or on short-term leases. By providing high-quality offices and meeting rooms, this enables organisations to focus on service delivery for local people.

**During the Coronavirus pandemic, Walton on Thames Charity has ensured that Charities House has remained open, thereby enabling the continuity of essential services. We are working to ensure a safe working environment and phased return in line with government guidance.**

Charities House partners:

- 🌿 Central Surrey Voluntary Action
- 🌿 The Counselling Partnership
- 🌿 Elmbridge Community Link
- 🌿 Elmbridge Rentstart
- 🌿 Home-Start Elmbridge
- 🌿 Home Support Elmbridge
- 🌿 Mary Frances Trust
- 🌿 North West Surrey Samaritans
- 🌿 Relate West Surrey
- 🌿 Surrey Family & Mediation Services
- 🌿 Walsingham Care
- 🌿 Walton and Hershaw Foodbank

Organisations hiring rooms at Charity House:

- 🌿 Maximus
- 🌿 KIDZ Rebound
- 🌿 Citizens Advice
- 🌿 Burhill Nursery



## Community Buildings

In addition to Charities House, the Charity provides accommodation to several smaller local entities at non-commercial rents. The value of this financial subsidy is not reflected in the annual accounts.

Walton on Thames Charity Community Buildings:

- 🌿 Sunbury & Walton Sea Cadets
- 🌿 Elmbridge Mencap
- 🌿 Hersham Community Trust

The British Red Cross Mobility Aids Service no longer operates from Charity premises, having changed to a home delivery service. The premises were vacated to make way for the expansion of Sherwood House Residential Care Home on the Charity land. The expansion of Sherwood House will create much-needed additional accommodation for older people with dementia.

## VOLUNTEERING AND CORPORATE SUPPORT

We would like to say a huge thank you to the many companies who support the local community.

- 🌿 Financial contributions from corporate donors totalled over £15K for the year.
- 🌿 176 people provided 851 hours of corporate volunteering time worth £15,092 to support the work of the Charity and our partners.

We look forward to welcoming back our corporate volunteers as soon as government guidelines permit.

## GOVERNANCE AND MANAGEMENT

### Incorporation

During 2019-20, the Charity finalised its new governing document and the Charity was incorporated on 31 March 2020.

The revised objects going forward are, for the public benefit:

- 🌿 The provision and maintenance of social housing in the form of Almshouses for the benefit of persons who are in need or financial hardship, and who (except in special cases to be approved by the Charity Commission), are inhabitants of the Area of Benefit at the time of their appointment.
- 🌿 Such charitable purposes for the benefit of the residents in the Almshouses or any of them and in such manner as the Trustees think fit from time to time.
- 🌿 The relief of those in need by reason of financial hardship, age, ill-health, disability, youth, social exclusion or other disadvantage, and resident in, working in, or with a demonstrable connection to the Area of Benefit, including, but without limitation, by the provision of financial assistance (including financial assistance with the cost of accommodation appropriate to the needs of beneficiaries), and providing support with educational and training facilities and services (including social and physical training).
- 🌿 For the provision and support (with the object of improving the conditions of life for the inhabitants of the Area of Benefit in the interests of social welfare) of facilities for recreation or other leisure-time occupation.
- 🌿 Such other charitable purposes for the benefit of the inhabitants of the Area of Benefit as the Trustees shall from time to time determine

The new reporting charity is Walton on Thames Charity, registered number 1185959 and Company number 12202541.

The Charity Commission has put in place a linking directive with the old linked charity, Walton on Thames Charity number 230652, now reporting as 1185959.

This direction will, for accountancy and registration purposes, mean that:

- the charities will be registered under a single registration number;
- the Trustees will be required to prepare a single set of accounts for the reporting charity and the linked charity, within which the individual funds of the linked charity or charities are reported as restricted funds and/or endowment, as appropriate; and
- where accruals accounts are prepared, the charities' Statement of Recommended Practice (SORP) must be used.

The linking of the charities under section 12 is an administrative linkage, for reporting purposes only. It does not change the separate legal status of the charities, or the nature of restricted funds or endowment, and it does not constitute a merger. The Trustees are under a duty to ensure that the funds of each charity are still applied solely in accordance with the respective trusts.

The Charity called Walton on Thames Charity ('the linked charity') shall be treated as forming part of the Charity called Walton on Thames Charity ('the reporting charity') for the purposes of Part 4 (registration) and Part 8 (accounting) of the Charities Act 2011. This direction takes effect for the whole of the financial year of the reporting charity in which it is made.

The rationale for incorporation was agreed by the Trustees to simplify operations, reduce the need to obtain the regulators' permissions for routine changes, flexibility to adjust the Charity in the future, limit liability for the Trustees, retain current and attract new Trustees, and be responsive to future needs, define and develop separate approaches to the permanent endowment and free reserves.

Trustees met quarterly to review performance against targets, covering financial and health and safety. Two further meetings were held to consider wider, more strategic issues. Trustees continued to operate committees to monitor and review four key areas: residential, land and property; grants; personnel/remuneration and finance/investment.

## **Management**

The Charity keeps all its policies and procedures under review according to an agreed schedule. During the year the staff handbook and staff appraisals were reviewed. The staff handbook was rewritten to simplify and update and was reissued to all staff. A new appraisal system has been introduced in April 2020, with the aim of providing clear objectives and further developing the staff team across the Charity.

## **Governance**

Trustees have reviewed the committee structure during the year and moved to six full board meetings a year, incorporating the strategic work of the residential committee. The Finance Committees' remit has extended to more general purposes. The Trustees undertook a full evaluation of governance during the year, which led to these changes, with an increased focus on strategic matters at board level. The Grants Committee continues to meet regularly to assess larger grants, review monitoring and impact of grants, and review and develop grant-making strategy.

All meetings of Trustees are currently being held virtually to comply with social distancing in line with the government guidelines in accordance with the memorandum and articles of association section 20.6.

## FINANCIAL REVIEW

The Charity's main sources of income are Weekly Maintenance Contributions from the almshouses, other rents, and return on investments. The Charity has robust operational processes for the management of income and debtors, and controls over costs.

There was an operating surplus of income over expenditure from charitable activities of £743K.

Depreciation costs were £345K, and there were losses on investments of £2,334K.

Due to the significant losses on investments mainly, the total loss for the year was £1,946K.

The overall operational performance of the Charity was strong, with ongoing prudent management of resources and control of expenditure. Significant capital investment was made at our properties during the year to improve the standard of the accommodation at Mayfield and Fenner.

The sudden drop in value on the Charity's investment portfolio due to the Coronavirus pandemic will undoubtedly have an impact on income in the coming months and possibly years. Trustees are closely monitoring the financial position of the Charity and reassessing budget forecasts and cash flows on a quarterly basis. The Trustees are keenly aware of the increasing demand for grants and support at a time of reduced income due to the loss on investment income. However, with careful cash-flow management and use of reserves, the Charity is determined to be able to be a reliable support for the community at this time of crisis and increased need.

## INVESTMENT POLICY AND PERFORMANCE

The overall investment objectives are to create enough income and capital growth to enable the Charity to fulfil its purpose year-on-year, with due and proper consideration for future needs and the maintenance of and, if possible, enhancement of the value of the invested funds. The assets of the Charity must be invested in accordance with the Trustee Act 2000. The commitment to maintain the permanent endowment should be achieved by investing prudently in a broad range of fixed interest securities and equities, which are quoted on a Recognised Investment Exchange and unit trusts and OEICs (open ended investment company), which are authorised under the Financial Services and Markets Act 2000.

### General Fund

The prevailing disposition for the main investment fund is as follows:

Asset Class	Allocation
UK Equities	50%
Overseas and Emerging Market Equities	20%
Property and Alternatives	10%
Fixed Income and Cash	20%



Rathbones Investment Managers has full management discretion over the General Fund while the Property Fund and the COIF are managed on an execution-only basis.

Rathbones and the Trustees agree a sustainable level of annual income from the portfolio. This should be achieved within the following specific conditions:

- i) No individual investment should exceed 10% of the total value of the funds under management and the total sum of all equity holdings in excess of 5% must not be equal to or exceed 40% of the funds' value at any time.
- ii) Direct investment in negotiable instruments known as "derivatives" is not permitted under any circumstances.
- iii) There are no ethical or geographical restrictions regarding investment.
- iv) The Main Fund will have standard criteria of: "Balanced" return between income and capital; "Medium" risk; and "Discretionary" mandate.

## **RESERVES POLICY AND DESIGNATION OF FUNDS**

The Charity must consider the financial risks of managing residential services and the portfolio of land and properties. This is particularly challenging considering the recent impact of the Coronavirus pandemic. The Trustees have reviewed its financial commitments, as well as future areas of major potential expenditure. Trustees have identified several areas requiring significant funds which include the potential development and acquisition of additional housing, as well as the necessity to be able

to provide responsive, and possibly increasing, community grant funding to address the impact on the pandemic. As a result, the Trustees have agreed to the allocation of funds to specific designated funds as below:

- Property development and acquisition (£2.5m)
- Future grants (£500K)
- Capital invested to generate income to fund grants (£2.5m)

Trustees have agreed a target for unrestricted reserves of 12 months' running costs, currently in the region of £2.3m. The level of reserves and designated funds is kept under review throughout the year and in light of any impacts of the pandemic.

### **Charity Funds**

The Charity's assets are categorised and clearly identified in the accounts and at the financial year end were;

- £21,965,318 - 70% permanent endowment funds
- £1,075,093 - 3% restricted funds (property repair and improvement fund)
- £8,586,389 - 27% unrestricted funds

## **Financial Controls**

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

The review of risks will be reviewed at regular intervals, considering the coronavirus pandemic and its impact on the work of the Charity.

## **ACKNOWLEDGEMENTS AND THANKS**

As always, we would like to say a huge and heartfelt 'Thanks' to our Trustees, volunteers, partners, companies, friends, colleagues, staff and supporters, who add value to our work in so many ways. These strong partnerships have been key in more recent months during the Coronavirus pandemic, and we are immensely grateful for the additional help and support for the Charity during these challenging times.

Overall, the Charity achieved a great deal during eleven months of the year. The Coronavirus pandemic clearly impacted the final month of the year, but we remain evermore committed to creating a fairer community for everyone in Elmbridge.

**Nicholas Stuart**  
**Chair of Trustees**

**27<sup>th</sup> August 2020**

# **Walton on Thames Charity**

## **Independent Auditor's Report to the Trustees of Walton on Thames Charity**

### **for the period from 12 September 2019 to 31 March 2020**

#### **Opinion**

We have audited the financial statements of Walton on Thames Charity (the 'charitable company') for the period 12 September 2019 to 31 March 2020 which comprise the Statement of Financial Activities, the Statement of Financial Position, the Statement of Cash Flows and notes to the financial statements, including a summary of significant accounting policies. 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), including Financial Reporting Standard 102 'The Financial Reporting Standard applicable in the UK and Republic of Ireland'.

In our opinion the financial statements:

- Give a true and fair view of the state of the charity's affairs as at 31 March 2020 and of its incoming resources and application of resources for the period then ended;
- have been properly prepared in accordance with United Kingdom Generally Accepted Accounting Practice, including Financial Reporting Standard 102 'The Financial Reporting Standard applicable in the UK and the Republic of Ireland'; and
- have been prepared in accordance with the requirements of the Companies Act 2006.

#### **Basis for Opinion**

We conducted our audit in accordance with International Standards on Auditing (UK) (ISAs (UK)) and applicable law. Our responsibilities under those standards are further described in the Auditors' responsibilities for the audit of the financial statements section of our report. We are independent of the charitable company in accordance with the ethical requirements that are relevant to our audit of the financial statements in the UK, including the FRC's Ethical Standard, and we have fulfilled our other ethical responsibilities in accordance with these requirements. We believe that the audit evidence we have obtained is sufficient and appropriate to provide a basis for our opinion.

#### **Conclusions relating to going concern**

We have nothing to report in respect of the following matters in relation to which the ISAs (UK) require us to report to you where:

- the trustees' use of the going concern basis of accounting in the preparation of the financial statements is not appropriate; or
- the trustees have not disclosed in the financial statements any identified material uncertainties that may cast significant doubt about the charity's ability to continue to adopt the going concern basis of accounting for a period of at least twelve months from the date when the financial statements are authorised for issue.

#### **Emphasis of matter**

In forming our opinion on the financial statements, which is not qualified, we have considered the adequacy of the disclosures made in note 1 to the financial statements concerning the charity's ability to continue as a going concern. We draw your attention to note 1 and 25 of the financial statements.

Our responsibilities and the responsibilities of the trustees with respect to going concern are described in the relevant sections of this report.

#### **Other information**

The trustees are responsible for the other information. The other information comprises the information included in the annual report, other than the financial statements and our Report of the Independent Auditors thereon.

Our opinion on the financial statements does not cover the other information and we do not express any form of assurance conclusion thereon.

In connection with our audit of the financial statements, our responsibility is to read the other information and, in doing so, consider whether the other information is materially inconsistent with the financial statements or our knowledge obtained in the audit or otherwise appears to be materially misstated. If we identify such material inconsistencies or apparent material misstatements, we are required to determine whether there is a material misstatement in the financial statements or a material misstatement of the other information. If, based on the work we have performed, we conclude that there is a material misstatement of this other information, we are required to report that fact. We have nothing to report in this regard.

# **Walton on Thames Charity**

## **Independent Auditor's Report to the Trustees of Walton on Thames Charity (continued)**

### **for the period from 12 September 2019 to 31st March 2020**

#### **Matters in which we are required to report by exception**

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

- the information given in the Report of the Trustees is inconsistent in any material respect with the financial statements ; or
- 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.

#### **Responsibilities of trustees**

As explained more fully in the Statement of Trustees' Responsibilities, the trustees (who are also the directors of the charitable company for the purposes of company law) are responsible for the preparation of the financial statements and for being satisfied that they give a true and fair view, and for such internal control as the trustees determine is necessary to enable the preparation of financial statements that are free from material misstatement, whether due to fraud or error.

In preparing the financial statements, the trustees are responsible for assessing the charitable company's ability to continue as a going concern, disclosing, as applicable, matters related to going concern and using the going concern basis of accounting unless the trustees either intend to liquidate the charitable company or to cease operations, or have no realistic alternative but to do so.

#### **Our responsibilities for the audit of the financial statements**

Our objectives are to obtain reasonable assurance about whether the financial statements as a whole are free from material misstatement, whether due to fraud or error, and to issue a Report of the Independent Auditors that includes our opinion. Reasonable assurance is a high level of assurance, but is not a guarantee that an audit conducted in accordance with ISAs (UK) will always detect a material misstatement when it exists. Misstatements can arise from fraud or error and are considered material if, individually or in the aggregate, they could reasonably be expected to influence the economic decisions of users taken on the basis of these financial statements.

A further description of our responsibilities for the audit of the financial statements is located on the Financial Reporting Council's website at [www.frc.org.uk/auditorsresponsibilities](http://www.frc.org.uk/auditorsresponsibilities). This description forms part of our Report of the Independent Auditors.

#### **Use of our report**

This report is made solely to the charitable company's trustees, as a body, in accordance with Section 144 of the Charities Act 2011 and regulations made under Section 154 of that Act. Our audit work has been undertaken so that we might state to the charitable company's trustees those matters we are required to state to them in an auditors' report and for no other purpose. To the fullest extent permitted by law, we do not accept or assume responsibility to anyone other than the charitable company and the charitable company's trustees as a body, for our audit work, for this report, or for the opinions we have formed.

#### **Kings Mill Partnership**

Chartered Accountants and Statutory Auditors  
Eligible to act as an auditor in terms of Section 1212 of the Companies Act 2006  
75 Park Lane  
Croydon  
Surrey  
CR9 1XS

Date: 27th August 2020

**Walton on Thames Charity**  
**Statement of Financial Activities**  
**for the period from 12 September 2019 to 31 March 2020**

Note	Comparative						Year Ended 31/03/2019 £	
	Unrestricted £	Restricted £	Endowment £	12/09/2019 - 31/03/2020 £	01/04/2019 - 11/09/2019	01/04/19 to 31/03/20 Total		
<b>Income and endowments from:</b>								
Donations and legacies	2	14,515	-	-	14,515	11,712	26,227	38,046
Charitable activities	3	664,428	-	-	664,428	536,148	1,200,576	1,113,676
Investments	4	474,158	-	-	474,158	382,614	856,772	884,057
Other	5	149,431	-	-	149,431	120,580	270,011	188,281
<b>Total</b>		<u>1,302,532</u>	<u>-</u>	<u>-</u>	<u>1,302,532</u>	<u>1,051,054</u>	<u>2,353,586</u>	<u>2,224,060</u>
<b>Expenditure on:</b>								
Raising funds	7	44,134	-	-	44,134	35,613	79,747	79,020
Charitable activities	8	972,693	-	-	972,693	784,895	1,757,588	1,828,241
Other	6	16,376	-	70,540	86,916	70,136	157,052	-
<b>Total</b>		<u>1,033,203</u>	<u>-</u>	<u>70,540</u>	<u>1,103,743</u>	<u>890,644</u>	<u>1,994,387</u>	<u>1,907,261</u>
<b>Net income</b>		<u>269,329</u>	<u>-</u>	<u>(70,540)</u>	<u>198,789</u>	<u>160,410</u>	<u>359,199</u>	<u>316,799</u>
<b>Transfers between funds</b>		822,348	(822,348)	-	-	-	-	-
<b>Other recognised gains</b>								
Gains/(losses) on revaluation of investments		(243,989)	19,213	(1,050,976)	(1,275,752)	(1,029,443)	(2,305,195)	643,025
<b>Net movement in funds</b>		<u>847,688</u>	<u>(803,135)</u>	<u>(1,121,516)</u>	<u>(1,076,963)</u>	<u>(869,033)</u>	<u>(1,945,996)</u>	<u>959,824</u>
<b>Reconciliation of funds:</b>								
Total funds brought forward		7,718,252	1,862,725	23,991,818	33,572,795	-	33,572,795	32,612,971
Net movement in funds		847,688	(803,135)	(1,121,516)	(1,076,963)	(869,033)	(1,945,996)	959,824
<b>Total funds carried forward</b>		<u>£ 8,565,940</u>	<u>£ 1,059,590</u>	<u>£ 22,870,302</u>	<u>£ 32,495,832</u>	<u>£ (869,033)</u>	<u>£ 31,626,799</u>	<u>£ 33,572,795</u>

All activities relate to continuing operations.

The Statement of Financial Activities includes all gains and losses recognised during the year.

The notes on pages 24 - 33 form part of these financial statements.

# Walton on Thames Charity

## Statement of Financial Position as at 31 March 2020

	Note	2020		Comparative 2019	
		£	£	£	£
<b>Fixed Assets</b>					
Tangible Fixed Assets	13		8,271,502		7,003,028
Investment Securities	14		23,487,562		26,680,654
<b>Total Fixed Assets</b>			31,759,064		33,683,682
<b>Current Assets</b>					
Debtors and Prepayments	15	84,055		62,440	
Cash at bank and in hand		188,055		268,184	
			272,110		330,624
<b>Creditors: Amounts falling due within one year</b>	16	(245,414)		(252,370)	
<b>Net Current Assets</b>			26,696		78,254
<b>Total Assets less Current Liabilities</b>			31,785,760		33,761,936
<b>Creditors: Amounts falling due after more than one year</b>	17		(158,960)		(189,141)
			£ 31,626,800		£ 33,572,795
<b>Capital and Reserves</b>					
Restricted Reserves	19		1,075,093		1,862,725
Permanent Endowment	20		21,965,318		23,991,818
Unrestricted Reserves	21				
General Funds			3,086,389		3,218,252
Designated Funds - Grant Commitments			500,000		500,000
Designated Funds - Development of Housing			2,500,000		2,500,000
Designated Funds - Generating Income for Grant Funding			2,500,000		1,500,000
	22		£ 31,626,800		£ 33,572,795

The charitable company is entitled to exemption from audit under Section 477 of the Companies Act 2006 for the period ended 31 March 2020.

The members have not deposited notice, pursuant to Section 476 of the Companies Act 2006 requiring an audit of these financial statements.

The trustees acknowledge their responsibilities for

- (a) ensuring that the charitable company keeps accounting records that comply with Sections 386 and 387 of the Companies Act 2006 and
- (b) preparing financial statements which give a true and fair view of the state of affairs of the charitable company as at the end of each financial year and of its surplus or deficit for each financial year in accordance with the requirements of Sections 394 and 395 and which otherwise comply with the requirements of the Companies Act 2006 relating to financial statements, so far as applicable to the charitable company.

The financial statements were approved by the Board of Trustees and signed on its behalf on 27th August 2020.

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N Stuart  
Chair

-----  
J Hobbs  
Vice Chair

# Walton on Thames Charity

## Cash Flow Statement

### for the period from 12 September 2019 to 31 March 2020

	2020		2019	
	£	£	£	£
<b>Net Cash Outflow from Operating Activities</b>		(41,399)		(397,743)
<b>Return on Investments and Servicing of Finance</b>				
Interest Paid	(12,508)		(8,743)	
Dividends and Interest Received	856,772		884,057	
	<hr/>		<hr/>	
<b>Net Cash Inflow from returns on investment and servicing of finance</b>		844,264		875,314
<b>Capital Expenditure</b>				
Payments to Acquire Investments	(4,445,131)		(8,154,107)	
Proceeds from Sale of Investments	5,175,977		8,608,689	
Payments to Acquire Tangible Fixed Assets	(1,613,310)		(1,072,988)	
Proceeds from Sale of Tangible Fixed Assets	-		-	
	<hr/>		<hr/>	
<b>Net Cash Outflow from Capital Expenditure</b>		(882,464)		(618,406)
<b>Financing</b>				
Repayment of Housing Corporation Loan	(530)		(479)	
	<hr/>		<hr/>	
<b>Net Cash Outflow from financing</b>		(530)		(479)
<b>(Decrease)/Increase in cash in the year</b>	£	(80,129)	£	(141,314)
		<hr/> <hr/>		<hr/> <hr/>
<b>Reconciliation of Net Cash Flow to Movement in Net Funds</b>				
(Decrease)/Increase in cash in the year		(80,129)		(141,314)
Cash Outflow from Loan Repayments		530		479
		<hr/>		<hr/>
Change in Net Funds Resulting from Cash Flows		(79,599)		(140,835)
Net Funds at Start of the Year		185,282		326,117
		<hr/>		<hr/>
Net Funds at End of the Year	£	105,683	£	185,282
		<hr/> <hr/>		<hr/> <hr/>

**Walton on Thames Charity**  
**Notes to the Cash Flow Statement**  
**for the period from 12 September 2019 to 31 March 2020**

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

	<b>2020</b>	<b>2019</b>
	<b>£</b>	<b>£</b>
Net Income per SOFA	359,199	316,799
Investment Income	(856,772)	(884,057)
Interest Payable	12,508	8,743
(Profit)/Loss on Disposal of Fixed Assets	157,052	(188,281)
	<hr/>	<hr/>
Operating Deficit	(328,013)	(746,796)
Depreciation Charges	344,836	307,197
(Increase)/Decrease in Debtors	(21,615)	84,008
(Decrease) in Creditors	(36,607)	(42,152)
	<hr/>	<hr/>
Net Cash Inflow from Operating Activities	£ (41,399)	£ (397,743)
	<hr/> <hr/>	<hr/> <hr/>

**Analysis of Changes in Net Funds**

	<b>At 1 April</b>	<b>Cash</b>	<b>At 31 March</b>
	<b>2019</b>	<b>Flows</b>	<b>2020</b>
	<b>£</b>	<b>£</b>	<b>£</b>
Cash at Bank and in Hand	268,184	(80,129)	188,055
Mortgage Loan	(82,902)	530	(82,372)
	<hr/>	<hr/>	<hr/>
	£ 185,282	£ (79,599)	£ 105,683
	<hr/> <hr/>	<hr/> <hr/>	<hr/> <hr/>



# Walton on Thames Charity

## Notes to the Financial Statements

### for the period from 12 September 2019 to 31 March 2020

#### 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 2011 which permits the financial statements to be prepared in accordance with the 2014 Statement of Recommended Practice Accounting by Registered Social Housing Providers where this is appropriate and with the Statement of Recommended Practice Accounting and Reporting by Charities 2015 for those activities which are not explicitly referred to in the 2014 Statement of Recommended Practice Accounting by Registered Social Housing Providers.

The financial statements have been prepared in accordance with Accounting and Reporting by Charities: Statement of Recommended Practice applicable to charities preparing their accounts in accordance with the Financial Reporting Standard applicable in the UK and Republic of Ireland (FRS 102) (effective 1 January 2015) - (Charities SORP - FRS 102), the Financial Reporting Standard applicable in the UK and Republic of Ireland (FRS 102) and the Companies Act 2006.

The financial statements are prepared in sterling which is also the functional currency of the company and rounded to the nearest pound.

##### b) Comparatives

The charitable company was incorporated on 12 September 2019. It's first accounting period is from 12/09/19 to 31/03/20. It was registered as Walton on Thames Charity (charity number: 1185959, company number: 12202541). A linking directive has been received from the Charities Commission which directs that as of 14 April 2020 the charity called Walton on Thames Charity ('the linked charity') shall be treated as forming part of the charity called Walton on Thames Charity ('the incorporated charity') for the purposes of Part 4 (registration) and Part 8 (accounting) of the Charities Act 2011. The effect of this is the two charities will be registered under a single registration number and the trustees will be required to prepare a single set of accounts for the incorporated charity and the linked charity.

In order to comply with the linking directive and to disclose the results of the charity as a whole, the company has disclosed comparatives into 3 periods as follows where appropriate:

01/04/2019 to 11/09/2019

12/09/2019 to 31/03/2020

Year to 31/03/2019

This then enables readers of the accounts to compare the results of the old unincorporated charity with the new incorporated charity which have now been merged. Attention is drawn to note 25 of the accounts.

##### c) Income and Expenditure

All income is recognised in the Statement of Financial Activities once the charity has entitlement to the funds, it is probable that the income will be received and the amount can be measured reliably. This is stated net of VAT.

Liabilities are recognised as expenditure as soon as there is a legal or constructive obligation committing the charity to that expenditure, 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 accounted for on an accruals basis and has been classified under headings that aggregate all cost related to the category. Where costs cannot be directly attributed to particular headings they have been allocated to activities on a basis consistent with the use of resources.

##### d) Going concern

During the year a new charitable company Walton on Thames Charity (charity number: 1185959, company number: 12202541) was incorporated. By resolution of the board of trustee's it has been agreed that this new charitable company shall be appointed as the sole corporate trustee of the existing charity; Walton on Thames Charity (charity number: 1185959-1). It shall hold the legal title of property, investments, assets, liabilities and existing reserves, but beneficial title of permanently endowed property remains with the existing charity.

On the 31st of March 2020 all of the assets and liabilities of the charity were transferred over to the new incorporated charity in accordance with the terms of a transfer agreement. As such the charities activities have been transferred to the new incorporated charity.

# Walton on Thames Charity

## Notes to the Financial Statements

### for the period from 12 September 2019 to 31 March 2020

#### 1 Accounting Policies (Continued)

##### Going Concern (continued)

Since 31 December 2019, the spread of COVID-19 has severely impacted many local economies around the globe. In many countries, businesses are being forced to cease or limit operations for long or indefinite periods of time. In the UK this began on 23rd March 2020. Measures taken to contain the spread of the virus, including travel bans, quarantines, social distancing, and closures of non-essential services have triggered significant disruptions to businesses worldwide, resulting in an economic slowdown.

Governments and central banks have responded with monetary and fiscal interventions to stabilise economic conditions. The full extent of the implications of the coronavirus pandemic cannot yet be known. There has already been a considerable financial/economic impact (downturn) which in turn affects the charity's income.

The charity has therefore determined that these events are non-adjusting subsequent events. Accordingly, the financial position and results of operations as of and for the year ended 31 March 2020 have not been adjusted to reflect their impact. The duration and impact of the COVID-19 pandemic, as well as the effectiveness of government and central bank responses, remains unclear at this time.

It is not possible to reliably estimate the duration and severity of these consequences, as well as their impact on the financial position and results of the company for future periods.

As part of the trustees assessment of going concern, they have prepared cash flow projections for the next 12 months. The projections have been prepared on an appropriate basis, taking into account the current economic conditions that exist.

After making appropriate enquires, the trustees have a reasonable expectation that the charity has adequate resources to enable it to continue in operational existence for the foreseeable future. The trustees therefore believe that the going concern basis is still appropriate and have prepared the accounts on the going concern basis.

##### e) Mortgages

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

##### f) Fixed Assets - Sheltered Houses

Properties included in Sheltered Houses are recorded at cost less Social Housing Grants received. 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.

Tangible fixed assets are stated at cost less depreciation.

##### g) 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:

Computers and Equipment	20% per annum on cost
Motor vehicles	25% per annum on cost
Furniture, fixtures and fittings	20% per annum on cost
Freehold properties	2% per annum on cost
Building Improvements	2 - 10% per annum on cost

##### h) Investments

Investments are shown at market value at the statement of financial position date. Revaluation gains and losses are recognised through the revaluation reserves.

# Walton on Thames Charity

## Notes to the Financial Statements

### for the period from 12 September 2019 to 31 March 2020

#### 1 Accounting Policies (Continued)

##### 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 charity 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 - funds ear marked by the trustees out of unrestricted reserves for specific purposes.

Restricted reserves - funds subject to external restrictions and only used for specific purposes.

Permanent Endowment Funds are restricted 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) Social Housing Grants (SHG)

SHGs are paid to reduce the cost of development on housing properties. These are shown on the balance sheet and amortised over the expected remaining life of the property. SHGs are 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.

**Walton on Thames Charity**  
**Notes to the Financial Statements**  
**for the period from 12 September 2019 to 31 March 2020**

	Comparative						
	Unrestricted	Restricted	Endowment	12/09/2019 - 31/03/2020	01/04/2019 - 11/09/2019	01/04/19 to 31/03/20 Total	Year Ended 31/03/2019
	£	£	£			£	£
<b>2. Income from donations and legacies</b>							
Donations	8,445	-	-	8,445	6,814	15,259	27,078
Grants	6,070	-	-	6,070	4,898	10,968	10,968
	<u>£ 14,515</u>	<u>£ -</u>	<u>£ -</u>	<u>£ 14,515</u>	<u>£ 11,712</u>	<u>£ 26,227</u>	<u>£ 38,046</u>
<b>3. Income from charitable activities</b>							
Sheltered housing maintenance contributions	554,330	-	-	554,330	447,306	1,001,636	965,242
Allotments & other rents	110,098	-	-	110,098	88,842	198,940	148,434
	<u>£ 664,428</u>	<u>£ -</u>	<u>£ -</u>	<u>£ 664,428</u>	<u>£ 536,148</u>	<u>£ 1,200,576</u>	<u>£ 1,113,676</u>
<b>4. Income from investments</b>							
Investment dividends & interest	473,597	-	-	473,597	382,161	855,758	882,890
Bank interest	561	-	-	561	453	1,014	1,167
	<u>£ 474,158</u>	<u>£ -</u>	<u>£ -</u>	<u>£ 474,158</u>	<u>£ 382,614</u>	<u>£ 856,772</u>	<u>£ 884,057</u>
<b>5. Other income</b>							
Profit on disposal of investments	-	-	-	-	-	-	188,281
Other	149,431	-	-	149,431	120,580	270,011	-
	<u>£ 149,431</u>	<u>£ -</u>	<u>£ -</u>	<u>£ 149,431</u>	<u>£ 120,580</u>	<u>£ 270,011</u>	<u>£ 188,281</u>
<b>6. Other Expenditure</b>							
Loss on disposal of investments	16,376	-	70,540	86,916	70,136	157,052	188,281
	<u>£ 16,376</u>	<u>-</u>	<u>£ 70,540</u>	<u>£ 86,916</u>	<u>£ 70,136</u>	<u>£ 157,052</u>	<u>£ 188,281</u>
<b>7. Expenditure from raising funds</b>							
Investment management fees	44,134	-	-	44,134	35,613	79,747	79,020
	<u>£ 44,134</u>	<u>-</u>	<u>£ -</u>	<u>£ 44,134</u>	<u>£ 35,613</u>	<u>£ 79,747</u>	<u>£ 79,020</u>
<b>8. Expenditure on charitable activities</b>							
Crisis grants	37,578	-	-	37,578	30,324	67,902	119,792
Community grants	91,218	-	-	91,218	73,606	164,824	235,129
Covid-19 Grants	10,166	-	-	10,166	8,204	18,370	-
Residents grants	16,221	-	-	16,221	13,089	29,310	30,009
Other residential expenses	3,840	-	-	3,840	3,099	6,939	5,378
Salaries & wages	254,531	-	-	254,531	205,389	459,920	437,787
Employers national insurance	22,834	-	-	22,834	18,425	41,259	40,068
Pension costs	21,795	-	-	21,795	17,587	39,382	40,954
Other staff costs	13,328	-	-	13,328	10,755	24,083	49,695
Rent	-	-	-	-	-	-	31,404
Rates	13,637	-	-	13,637	11,004	24,641	23,120
Heating and lighting	49,241	-	-	49,241	39,734	88,975	105,468
Printing, postage & stationery	4,809	-	-	4,809	3,881	8,690	8,827
Subscriptions, books & publications	4,239	-	-	4,239	3,421	7,660	5,118
Insurance	11,063	-	-	11,063	8,927	19,990	20,133
Motor and travel expenses	2,753	-	-	2,753	2,221	4,974	3,365
Computer expenses	3,064	-	-	3,064	2,473	5,537	4,174
Telephone	12,209	-	-	12,209	9,852	22,061	25,779
Cleaning	19,770	-	-	19,770	15,953	35,723	31,955
Repairs & maintenance	138,724	-	-	138,724	111,940	250,664	241,157
Advertising	305	-	-	305	247	552	442
Legal and professional fees	33,602	-	-	33,602	27,114	60,716	34,267
Auditors' remuneration & accountancy	4,991	-	-	4,991	4,027	9,018	9,660
Sundry expenses	4,672	-	-	4,672	3,770	8,442	7,859
Bank charges	256	-	-	256	206	462	740
Interest payable	6,923	-	-	6,923	5,585	12,508	8,743
Bad debts	83	-	-	83	67	150	21
Depreciation on tangible fixed assets	190,841	-	-	190,841	153,995	344,836	307,197
	<u>£ 972,693</u>	<u>£ -</u>	<u>£ -</u>	<u>£ 972,693</u>	<u>£ 784,895</u>	<u>£ 1,757,588</u>	<u>£ 1,828,241</u>

**Walton on Thames Charity**  
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**9. Trustees Emoluments**

None of the Trustees received any emoluments nor did they receive any material reimbursements for their out of pocket expenses.

<b>10. Employees</b>	<b>2020</b>	<b>2019</b>
	<b>£</b>	<b>£</b>
Staff costs for the year:		
Salaries	459,920	437,787
Social security costs	41,259	40,068
Other pension costs	39,383	40,954
	<u>£ 540,562</u>	<u>£ 518,809</u>
The average number of people employed during the year was:	<u>23</u>	<u>20</u>
The average number of full-time equivalent people employed during the year was:	<u>17</u>	<u>15</u>

During the year, one employee received emoluments in the range of £60,000 - £70,000 (2019: One employee received emoluments in the range of £70,000 - £80,000).

In addition, pension contributions in respect of that employee were £8,266 (2019: £9,004)

<b>11. Net Income</b>	<b>2020</b>	<b>2019</b>
	<b>£</b>	<b>£</b>
The net income is stated after charging:		
Depreciation	344,836	307,197
Auditor's remuneration	9,018	9,660
	<u>353,854</u>	<u>316,857</u>

<b>12. Grants Made</b>	<b>2020</b>	<b>2019</b>
	<b>£</b>	<b>£</b>
Individual crisis grants	28,839	70,867
Schools	36,115	34,726
Learning & development	2,949	14,199
Community grants	158,183	212,354
Community projects	6,640	22,775
Residents grants	29,310	30,009
COVID-19 grants	18,370	-
	<u>£ 280,406</u>	<u>£ 384,930</u>

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13. Tangible Fixed Assets	Residential Properties £	Charities House £	Community Properties £	Motor Vehicles £
<b>Cost</b>				
As at 1 April 2019	5,988,368	2,012,711	2,045,827	77,030
Additions	491,397	4,470	1,054,427	-
As at 31 March 2020	<u>6,479,765</u>	<u>2,017,181</u>	<u>3,100,254</u>	<u>77,030</u>
<b>Depreciation</b>				
As at 1 April 2019	3,044,732	114,324	182,340	68,982
Charge for the year	176,148	43,232	42,247	2,692
As at 31 March 2020	<u>3,220,880</u>	<u>157,556</u>	<u>224,587</u>	<u>71,674</u>
<b>Net Book Value</b>				
At 31 March 2019	£ 2,943,636	£ 1,898,387	£ 1,863,487	£ 8,048
At 31 March 2020	<u>£ 3,258,885</u>	<u>£ 1,859,625</u>	<u>£ 2,875,667</u>	<u>£ 5,356</u>
			Furniture, Fixtures & Fittings £	Total £
<b>Cost</b>				
As at 1 April 2019			1,469,034	11,592,970
Additions			63,016	1,613,310
As at 31 March 2020			<u>1,532,050</u>	<u>13,206,280</u>
<b>Depreciation</b>				
As at 1 April 2019			1,179,564	4,589,942
Charge for the year			80,517	344,836
As at 31 March 2020			<u>1,260,081</u>	<u>4,934,778</u>
<b>Net Book Value</b>				
At 31 March 2019			£ 289,470	£ 7,003,028
At 31 March 2020			<u>£ 271,969</u>	<u>£ 8,271,502</u>
	Restricted £	Permanent Endowment £	Unrestricted £	Total £
Residential Properties	-	3,258,885	-	3,258,885
Charities House	-	-	1,859,625	1,859,625
Community Properties	-	758,666	2,117,000	2,875,666
Motor Vehicles	-	-	5,356	5,356
Fixtures & Fittings	-	224,498	47,472	271,970
<b>Market value at 31 March 2020</b>	<u>£ -</u>	<u>£ 4,242,049</u>	<u>£ 4,029,453</u>	<u>£ 8,271,502</u>

14. Fixed Assets - Investment Securities	Listed investments		
	Main Fund £	Extraordinary Repair Fund £	Total £
<b>Market value at 1 April 2019</b>	24,419,968	2,260,686	26,680,654
Additions to investments at cost	4,445,131	-	4,445,131
Disposals at carrying value	(5,333,029)	-	(5,333,029)
Net gain on revaluation	(2,339,910)	34,716	(2,305,194)
<b>Market value at 31 March 2020</b>	<u>£ 21,192,160</u>	<u>£ 2,295,402</u>	<u>£ 23,487,562</u>

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**14. Fixed Assets - Investment Securities (Continued)**

<b>Market values at date of transfer</b>	<b>2020</b>	<b>2019</b>
	<b>£</b>	<b>£</b>
UK Investments held in the Main Fund	21,192,160	24,419,968
UK Investments held in the Extraordinary Repair Fund	2,295,402	2,260,686
	<b>£ 23,487,562</b>	<b>£ 26,680,654</b>
	<b>2020</b>	<b>2019</b>
	<b>£</b>	<b>£</b>
Permanent Endowment	17,199,274	19,884,256
Restricted	2,295,403	2,260,686
Unrestricted	3,992,885	4,535,711
	<b>£ 23,487,562</b>	<b>£ 26,680,653</b>

Investments are held primarily to provide an investment return for the Charity.

**15. Debtors and Prepayments**

	<b>2020</b>	<b>2019</b>
	<b>£</b>	<b>£</b>
Prepayments and Accrued Income	46,828	43,587
Rents Receivable	37,227	18,853
	<b>£ 84,055</b>	<b>£ 62,440</b>

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

	<b>2020</b>	<b>2019</b>
	<b>£</b>	<b>£</b>
Trade Creditors	49,946	53,924
Rent in Advance	35,768	28,085
Other Creditors	22,723	20,913
Accruals	36,570	46,473
Deferred Grants	100,407	102,975
	<b>£ 245,414</b>	<b>£ 252,370</b>

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

	<b>2020</b>	<b>2019</b>
	<b>£</b>	<b>£</b>
Mortgage Loan	82,372	82,902
Deferred Grants	76,588	106,239
	<b>£ 158,960</b>	<b>£ 189,141</b>

The mortgage loan is secured on properties at 34, 36 and 38 Severn Drive, is repayable by annual instalments of interest and capital totalling £9,225, bears interest at 10.50% per annum and is repayable by 2047.

**18. Analysis of net assets between funds**

	<b>Restricted</b>	<b>Permanent Endowment</b>	<b>Unrestricted</b>	<b>Total</b>
	<b>£</b>	<b>£</b>	<b>£</b>	<b>£</b>
Current assets	-	-	272,110	272,110
Current liabilities	-	-	(245,414)	(245,414)
	<b>£ -</b>	<b>£ -</b>	<b>£ 26,696</b>	<b>£ 26,696</b>

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19. Restricted Reserves	Extraordinary Repair Funds £	Total Restricted £
<b>Cost</b>		
As at 1 April 2019	75,788	75,788
Transfer to unrestricted reserves	(822,348)	(822,348)
As at 31 March 2020	<u>(746,560)</u>	<u>(746,560)</u>
<b>Revaluation Reserve</b>		
Revaluation Reserve at 1 April 2019	1,786,937	1,786,937
Net gain on revaluation	34,716	34,716
As at 31 March 2020	<u>1,821,653</u>	<u>1,821,653</u>
<b>Total</b>		
As at 31 March 2019	<u>£ 1,862,725</u>	<u>£ 1,862,725</u>
As at 31 March 2020	<u>£ 1,075,093</u>	<u>£ 1,075,093</u>

Under the terms of the Trust Deed of 2 April 1984, the Trustees set 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 14.

A transfer in terms of the Trust Deed of £345,785 (2018/19) and £476,563 (2019/20) has been made on 31st March 2020 from the restricted reserves to the unrestricted reserves, representing repairs expenditure initially incurred in unrestricted reserves.

20. Permanent Endowment Reserves	Capital Reserve £	Total £
<b>Cost</b>		
As at 1 April 2019	19,231,341	19,231,341
Net income	(127,460)	(127,460)
Revaluation Released on Sale	434,572	434,572
At 31 March 2020	<u>19,538,453</u>	<u>19,538,453</u>
<b>Revaluation Reserve</b>		
As at 1 April 2019	4,760,477	4,760,477
Released on Sale	(434,572)	(434,572)
Loss on revaluation of investments	(1,899,040)	(1,899,040)
At 31 March 2020	<u>2,426,865</u>	<u>2,426,865</u>
<b>Total</b>		
As at 31 March 2019	<u>£ 23,991,818</u>	<u>£ 23,991,818</u>
As at 31 March 2020	<u>£ 21,965,318</u>	<u>£ 21,965,318</u>

The Permanent Endowment Fund was clarified and agreed with the Charity Commission in 2012. The Permanent Endowment originates from the sale of land and assets that were part of the original charities. As a permanent endowment fund, the assets cannot be directly applied to cover charitable expenditure, but income derived there from is unrestricted, and can be used in accordance with the charitable objects. The legal title of these funds have been transferred to the new incorporated charity, however beneficial title remains with this existing charity (note 25).



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**21. Unrestricted Reserves**

	General Funds £	Designated Funds £	Total £
<b>Cost</b>			
As at 1 April 2019	6,624,280	4,500,000	11,124,280
Net income	486,659	-	486,659
Revaluation Released on sale	100,888	-	100,888
Transfer from Restricted reserves	822,348	-	822,348
Transfer between funds	(1,000,000)	1,000,000	-
As at 31 March 2020	<u>7,034,175</u>	<u>5,500,000</u>	<u>12,534,175</u>
<b>Revaluation Reserve</b>			
As at 1 April 2019	(3,406,028)	-	(3,406,028)
Released on Sale	(100,888)	-	(100,888)
Loss on revaluation of investments	(440,870)	-	(440,870)
As at 31 March 2020	<u>(3,947,786)</u>	<u>-</u>	<u>(3,947,786)</u>
<b>Total</b>			
As at 31 March 2019	£ 3,218,252	£ 4,500,000	£ 7,718,252
As at 31 March 2020	<u>£ 3,086,389</u>	<u>£ 5,500,000</u>	<u>£ 8,586,389</u>

Designated funds amounting to £5,500,000 have been set aside to ensure that the charity has sufficient reserves for its on-going grant, housing and income generation commitments.

**22. Reserves**

	Restricted Reserves £	Permanent Endowment Reserves £	Unrestricted Reserves £	Total £
As at 1 April 2019	75,788	19,231,341	11,124,280	30,431,409
Net income	-	(127,460)	486,659	359,199
Revaluation Released on Sale	-	434,572	100,888	535,460
Transfer between reserves	(822,348)	-	822,348	-
As at 31 March 2020	<u>(746,560)</u>	<u>19,538,453</u>	<u>12,534,175</u>	<u>31,326,068</u>
<b>Revaluation Reserves</b>				
As at 1 April 2019	1,786,937	4,760,477	(3,406,028)	3,141,386
Released on Sale	-	(434,572)	(100,888)	(535,460)
Losses on revaluation of investments	34,716	(1,899,040)	(440,870)	(2,305,194)
As at 31 March 2020	<u>1,821,653</u>	<u>2,426,865</u>	<u>(3,947,786)</u>	<u>300,732</u>
<b>Total</b>				
As at 31 March 2019	£ 1,862,725	£ 23,991,818	£ 7,718,252	£ 33,572,795
As at 31 March 2020	<u>£ 1,075,093</u>	<u>£ 21,965,318</u>	<u>£ 8,586,389</u>	<u>£ 31,626,800</u>

# Walton on Thames Charity

## Notes to the Financial Statements

### for the period from 12 September 2019 to 31 March 2020

#### 23. Other Assets

No account has been taken in the Statement of Financial Position for 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 Hersham Road, known as "Mayfield" Hersham 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 (£6,720 in 2020 and 2019).
- e) The Trustees state that the land, including that referred to above, in the ownership of Charity at 31 March 2004 totals 130.12 acres or thereabouts.

#### 24. Leasing Arrangements

Minimum lease payments under non-cancellable operating leases fall due as follows:

	2020 £	2019 £
Within one year	22,408	2,089
Between one and five years	84,155	7,835
	£ 106,563	£ 9,924

#### 25. Linked Charities

During the year a new charitable company Walton on Thames Charity (charity number: 1185959, company number: 12202541) was incorporated. By resolution of the board of trustee's it has been agreed that this new charitable company shall be appointed as the sole corporate trustee of the existing charity; Walton on Thames Charity (charity number: 1185959-1). It shall hold the legal title of property, investments, assets, liabilities and existing reserves, but beneficial title of permanently endowed property remains with the existing charity.

A linking directive has been received and accepted by the Charities Commission and the Commission directs that as of 14 April 2020 the charity called Walton on Thames Charity ('the linked charity') shall be treated as forming part of the charity called Walton on Thames Charity ('the incorporated charity') for the purposes of Part 4 (registration) and Part 8 (accounting) of the Charities Act 2011. The effect of this is the charities will be registered under a single registration number and the trustees will be required to prepare a single set of accounts for the incorporated charity and the linked charity.

On the 31st of March 2020 all of the assets and liabilities of the charity were transferred over to the new linked charity in accordance with the terms of a transfer agreement and included as an intercompany balance. The assets and liabilities were transferred at the following values:

	Restricted £	Permanent Endowment £	Unrestricted £	Total £
Fixed Assets	-	4,242,049	4,029,453	8,271,502
Investment	2,295,403	17,199,274	3,992,885	23,487,562
Debtors	-	-	84,055	84,055
Cash at bank	-	-	188,055	188,055
Creditors	-	-	(404,373)	(404,373)
	£ 2,295,403	£ 21,441,323	£ 7,890,075	£ 31,626,801