PARISH OF TRINITY ACCOUNTS OF THE CONNETABLE YEAR ENDED 30 APRIL 2015

ACCOUNTS FOR THE YEAR ENDED 30 APRIL 2015

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INDEPENDENT AUDITORS' REPORT TO THE PRINCIPALS AND ELECTORS OF THE PARISH

We have audited the accounts of the Connétable of the Parish of Trinity for the year ended 30 April 2015 on pages 2 to 15 which have been prepared under the accounting policies set out on page 9 and 10.

This report is made solely to the principals and electors of the Parish, as a body. Our audit work has been undertaken so that we might state to the Parish's principals and electors 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 Parish and the Parish's principals and electors as a body, for our audit work, for this report, or for the opinions we have formed.

Respective responsibilities of the Connétable and the auditors

The Connétable is responsible for the preparation of accounts which show the general balances of the Parish and its income and expenditure for each financial year. The Connétable is also responsible for keeping proper accounting records and, together with the Procurers du Bien Public, for safeguarding the assets of the Parish and hence for taking reasonable steps for the prevention and detection of fraud and other irregularities.

Our responsibility is to audit the accounts in accordance with relevant legal and regulatory requirements and International Standards on Auditing (UK and Ireland). Those standards require us to comply with the Auditing Practices Board's Ethical Standards for Auditors.

We report to you our opinion as to whether the accounts are properly prepared in accordance with the Parish's own accounting policies. We also report to you if, in our opinion, the Parish has not kept proper accounting records or if we have not received all the information and explanations we require for our audit.

Scope of the audit of the accounts

An audit involves obtaining evidence about the amounts and disclosures in the accounts sufficient to give reasonable assurance that the accounts are free from material misstatement, whether caused by fraud or error. This includes an assessment of: whether the accounting policies are appropriate to the Parish's circumstances and have been consistently applied and adequately disclosed; the reasonableness of significant accounting estimates made by the Connétable; and the overall presentation of the accounts.

Opinion on accounts

In our opinion the accounts for the year ended 30 April 2015 have been properly prepared in accordance with the accounting policies set out therein.

ROSSCOT ASSURANCE

Rossor Assorance

Chartered Accountants Thomas Edge House Tunnell Street St Helier Jersey JE2 4LU

Date 16 July 2015

BALANCE SHEET AT 30 APRIL 2015

<u>2014</u>		Notes	6	<u>2015</u>
£			£	£
3,796,660	Fixed assets First Time Buyer Homes - long term receivable	2a		3,953,326
521,403 4,318,063	Due from Retirement Homes Fund		-	1,768,501 5,721,827
470,560 248,129 2,264,942 29,944 3,013,575	Current assets First Time Buyer and Retirement Homes - development costs First Time Buyer Homes - unsold property Cash at bank and in hand Debtors, prepayments and other	2b 2c	988,694 856,766 16,707 1,862,167	
<u>384,630</u> 2,628,945	Creditors: amounts due within one year Sundry creditors and accruals Net current assets	3	324,191	1,537,976
28,000 57,279 85,279	Deferred income and income received in advance First Time Buyer Homes - deposits Driving licence receipts carried forward		52,624	52,624
6,861,729	Net assets		=	7,207,179
	Representing:		8	
38,703	Specific dons	4		23,710
688,131	General reserve			763,842
700,000	Contingency reserve	5		700,000
5,434,895	First Time Buyer Homes reserve	2e		5,719,627
6,861,729			-	7,207,179

P B Le Sueur Connétable

TP 16/07/2015.

The notes on pages 9 to 15 form part of these accounts

GENERAL ACCOUNT SUMMARY FOR THE YEAR ENDED 30 APRIL 2015

2014 £		<u>Notes</u>	<u>2015</u> €
515,610 (390,869) 124,741	Income for the year Expenditure for the year	(page 4) (page 5)	517,581 (495,909) 21,672
41,780	Roads accounts surplus	(page 6)	54,039
166,521	Net operating surplus for the year		75,711
5,434,895	First Time Buyer Homes realised gains	2d	284,732
(5,434,895)	Transfer to First Time Buyer Homes reserve	2e	(284,732)
521,610 688,131	Balance brought forward		688,131 763,842

There are no recognised gains or losses in the general reserve other than as disclosed above and no separate statement of total recognised gains or losses has been presented.

There have been no discontinued activities in the current or preceding accounting period.

GENERAL ACCOUNT - INCOME FOR THE YEAR ENDED 30 APRIL 2015

2014		Notes	<u>2015</u>
£		£	£
813,751	Parish rates	823,356	
(333,960)	Less: contribution to Island wide rate	(340,537)	
479,791		6	482,819
3,720	Sundry receipts	1,771	
765	Sunday trading permits	650	
12,204	Hire of parish hall	9,414	
4,090	Sundry rents and concessions	9,481	
631	Welfare administration charge	620	
1,837	Bank deposit interest	552	
12,572	Other income	12,274	
35,819			34,762
515,610	Income for the year	√_	517,581

GENERAL ACCOUNT - EXPENDITURE FOR THE YEAR ENDED 30 APRIL 2015

2014 £	Note	<u>s</u>	100	<u>2015</u> £
ž.	Administration			~
45,951	Office salaries and social security	44,920		
2,100	Assessment committee expenses	2,600		
9,241	Comité des Connétables expenses	10,069		
6,750	Audit	6,000		
5,500	Accountancy	5,500		
1,000	Legal and professional fees	2,490		
3,769 2,395	Advertising Printing, stationery and publications	4,354 3,412		
5,264	Caretaker's wages and social security	5,863		
3,718	Insurance and motor vehicle insurance	3,883		
3,514	Heat, light and water	2,316		
4,968	Telephone and postage	4,203		
1,002	Repairs and maintenance	10,133		
1,930	Computer expenses	4,263		
1,215	Bank charges	1,266		
2,368	Sundry expenses	5,170		116 440
100,685				116,442
	Trésor			
24,001	Wages, social security and Church maintenance			22,579
	<u>Church</u>			
5,440	Maintenance	41,726		
-	Cemetery extension	65,939		
3,566	Insurance	3,486		
9,006				111,151
	Rectory			
945	Repairs	9,303	0.50	
996	Insurance	1,052		10.044
1,941				10,355
	Welfare			
12,169	Welfare payments 7	12,169		
(12,169)	Less: contributions from States of Jersey/pension contributions	(12,169)		
·	Charitian and arranta			-
9,500	Charities and grants Charitable grants 15	10,000		
2,138	Sundry charitable donations	1,000		
2,491	Senior Citizens outings	2,236	100	
17,000	Contribution to Youth Worker	17,000		
10,000	Ebenezer Chapel			
41,129		13		30,236
	Honorary Police			
16,117	Honorary Police expenses	11,422		
5,010	Insurance	4,343		15.565
21,127	External complete			15,765
110,000	External services Contribution to Roads Account	110,000		
72,339	Refuse collection	77,557	100	
10,641	Riley Field maintenance	1,824		
192,980				189,381
	For a literal Contlement	19 19		
390,869	Expenditure for the year	3		495,909

The notes on pages 9 to 15 form part of these accounts

ROADS - INCOME AND EXPENDITURE ACCOUNT FOR THE YEAR ENDED 30 APRIL 2015

<u>2014</u>			<u>2015</u>
£		£	£
	INCOME		
110,000	Transfer from General Fund	110,000	
1,833	Police fines (proportion retained by the Parish)	1,478	
175	Branchage fines	120	
1,961	Dog licences	2,345	
555	Firearms certificates	345	
11,443	Driving licences	11,957	
6,308	Sundry receipts	12,601	
132,275			138,846
		190	
	EXPENDITURE		
57,856	Repairs and improvements	49,983	
6,440	Wages and social security	9,455	
26,199	Sundry expenses	25,369	
90,495			84,807
41,780	Roads accounts surplus	-	54,039
555 11,443 6,308 132,275 57,856 6,440 26,199	Firearms certificates Driving licences Sundry receipts EXPENDITURE Repairs and improvements Wages and social security Sundry expenses	345 11,957 12,601 49,983 9,455	84,8

LES MAISONS CABOT - RETIREMENT HOMES DEVELOPMENT

BALANCE SHEET AT 30 APRIL 2015

2014		Notes	£	2015 £
£	Fixed assets:		2	2
3,613,269	Freehold property - Les Maisons Cabot - at cost	10		3,613,269
(475,617)	less: depreciation	10/11		(547,883)
3,137,652	1		· -	3,065,386
-	Freehold land - Field 872, La Rue de Travers, Trinity	10	-	34,863
3,137,652				3,100,249
	Current assets			
41,649	Cash at bank		200,783	
2,799	Debtors and prepayments		3,350	
44,448			204,133	
	6 19			
	Creditors: amounts due within one year			
19,372	Sundry creditors and accruals		15,272	
34,308	Loan - States of Jersey	12	35,680	
1,210,937	Loan - Barclays Bank plc	13		
1,264,617			50,952	
(1,220,169)	Net current assets/(liabilities)		-	153,181
	Creditors: amounts due after one year			
536,123	Loan - States of Jersey	12	500,443	
*	Loan - Barclays Bank plc	13	-	
521,403	Due to Parish Fund		1,768,501	
1,057,526				2,268,944
*			_	
859,957	Net assets		1	984,486
	Represented by:			
431,855	Capital reserve	14		431,855
.01,000			120	-,
428,102	Income and expenditure account			552,631
859,957			:-	984,486

The accounts were approved by the Connétable on 16 July 2015.

P B Le Sueur Connétable

3 16/07/2015.

The notes on pages 9 to 15 form part of these accounts

LES MAISONS CABOT - RETIREMENT HOMES DEVELOPMENT

INCOME AND EXPENDITURE ACCOUNT FOR THE YEAR ENDED 30 APRIL 2015

<u>2014</u>		<u>Notes</u> £	<u>2015</u>
£	INCOME	ž.	r
229,060	Rents receivable		235,952
229,000	Bank interest received		233,732
229,062	Balix interest received		235,954
229,002		9	233,334
	EXPENDITURE		
23,137	States loan interest	21,817	
36,222	Bank loan interest	¥ ·	
2,354	Insurance	2,419	
893	Electricity and water	656	
5,472	Maintenance	14,096	
137	Bank charges	171.	
72,266	Depreciation on freehold property	1072,266	
140,481			111,425
88,581	Surplus for the year		124,529
			100 100
339,521	Balance brought forward		428,102
120,102			552 621
428,102			552,631

There are no recognised gains or losses in Les Maisons Cabot income and expenditure account other than as disclosed above and no separate statement of total recognised gains or losses has been presented.

There have been no discontinued activities in the current or preceding accounting period.

Notes to the accounts for the year ended 30 April 2015

1 Accounting policies

Basis of accounts

The accounts have been prepared under the historical cost convention and in accordance with the following accounting principles which have historically been used by the Parish.

i) Income and expenditure

Parish rates are brought into account for the calendar year of assessment to 31 December 2014. Interest received and paid is accounted for on an accruals basis. All other income is brought into account on an accruals basis with the exception of certain licence income which is credited to the general account when received. The prepaid element of driving licences for licences issued for 10 years is carried forward over that period with an annual transfer to the general account being made in each year.

ii) Fixed assets

- a) Land and buildings owned by the Parish are not included in the main Parish Balance Sheet.

 Depreciation is provided on completed Retirement Homes buildings at 2% per annum.

 The cost of general repairs and maintenance to buildings is charged to the Income and Expenditure Accounts in the year of expenditure.
- b) Sundry other assets are charged to the Income and Expenditure Account in the year of expenditure.

iii) Retirement Homes Developments

For purposes of clarity a separate balance sheet and income and expenditure account have been prepared for the Retirement Homes Developments on the basis that the project was intended to be self funding.

iv) Contingency reserve

The Parish has set aside funds in a contingency reserve to fund unforeseen expenditure and exceptional items which may arise from time to time. The current balance in the contingency reserve is shown in note 5.

v) Borrowing costs

Borrowing costs directly attributable to the construction of an asset that necessarily takes a substantial period of time to get ready for its intended use or sale are capitalised as part of the cost of the asset. All other borrowing costs are expensed in the period in which they occur. Borrowing costs consist of interest and any other costs that the Parish incurs in connection with the borrowing of funds.

vi) First Time Buyer Homes

Revenue recognition

Revenue is recognised in the accounts where legal completion has taken place by the end of the financial year, regardless of when the payment is due. Revenue is measured at the fair value of the consideration received or receivable, taking into account contractually defined terms of payment and excluding taxes or duty.

Long term receivable

A long term receivable arises when property developed by the Parish is sold, but receipt of part of the consideration is deferred until a future date.

The receivable will be reviewed for impairment when circumstances indicate that the carrying value may be impaired. Impairment will only be recognised when the recoverable amount permanently reduces below carrying value.

Unsold property and development cost

Property being constructed for sale, rather than being held for rental or capital appreciation, is held as unsold property or development costs, depending on level of completion, and is measured at the lower of cost and net realisable value.

Cost includes amounts paid to contractors for construction, borrowing costs, planning and design costs, costs of site preparation, professional fees for legal services, construction overheads and other related costs.

Notes to the accounts for the year ended 30 April 2015

vii) Significant accounting estimates and uncertainties

The preparation of the Parish accounts requires the Parish administration to make judgements, estimates and assumptions that affect the reported amounts of revenues, expenses, assets and liabilities at the balance sheet date. However, uncertainty about how these assumptions and estimates could result in outcomes that require a material adjustment to the carrying amount of the asset or liability affected in future periods.

The timing and value of the payment of the long term receivable is uncertain, and is therefore initially recognised at market value at the time of sale of the property to the initial purchaser. Consequently the receivable is not discounted.

2 First Time Buyer and Retirement Home developments

The sales of the properties were made in consideration of the following:

- a) the sum totalling two thirds of the market value, due at the point of legal completion; and
- b) the sum totalling one third of the market value, due upon alienation (any sale, lease, exchange, gift or other transfer of ownership of the property or part thereof) of the property.

The second part of the above consideration has been included in these accounts as a long term receivable; at the point of alienation, the property is professionally re-valued and any rise/fall in the value of the property is enjoyed/suffered by the Parish in the same proportions. When the receivable becomes due to the Parish, the value over/under the recognised receivable is treated as realised gain/loss, which is then transferred to the First Time Buyer Homes reserve.

a) First Time Buyer Homes – long term receivable

<u>2014</u>		<u>2015</u>
£		£
3,796,660	Long term receivable	3,953,326
3,796,660	Balance carried forward	3,953,326

The long term receivable consists of the second part of the consideration relating to the sale of the 25 properties.

b) First Time Buyer and Retirement Homes – development costs

<u>2014</u>		<u>2015</u>
£		£
1,105,335	Balance brought forward	470,560
5,568,459	Additions in year	518,134
(5,955,105)	Costs for completed phase 1 properties	¥1 55
(248,129)	Costs for unsold phase 1 property	5
470,560	Balance carried forward	988,694

Expenses relating to the construction of future phases of the development have been carried forward in the balance sheet under development costs.

Notes to the accounts for the year ended 30 April 2015

c) First Time Buyer Homes – unsold property

2014 £		2015 £
248,129	Unsold property	5
248,129	Balance carried forward	

The final Phase 1 property was sold on 30 May 2014.

d) First Time Buyer Homes realised gains

<u>2014</u>		<u>2015</u>
£		£
11,390,000	Sales consideration	470,001
(5,955,105)	Less: cost of sales	(185,269)
5,434,895	Realised gain	284,732

The cumulative realised gains of £5,719,627 are from the sale of the 25 properties in the two years ended 30 April 2015.

e) First Time Buyer Homes reserve

2014 £		2015 £
5,434,895	Balance brought forward	5,434,895
	Transfer of First Time Buyer Home realised gains	284,732
5,434,895	Balance carried forward	5,719,627

The Parish has set up a reserve for the realised gains from the sale of the First Time Buyer Homes.

f) Infrastructure Investment for Phase Two Building Project

During the year to 30 April 2015, the Parish negotiated a loan for up to £1,000,000 from the States of Jersey to fund the development of the Phase Two 'Over 55's' Housing development. This loan took the form of an infrastructure investment agreement between the Parish and the Treasurer of the States acting on behalf of the States of Jersey Currency Fund (the Fund).

At the year end, no drawdown had been made on this facility however, subsequent to the year end £500,000 has been drawn down from the facility.

3 Sundry creditors and accruals

<u>2014</u>		2015
£		£
16,689	Trade creditors	38,343
31,248	Accruals and other	72,101
	First Time Buyer and Retirement Homes outstanding	
250,000	liabilities and retentions	213,747
86,693	First Time Buyer Homes - accrued interest	e#1
384,630		324,191

Notes to the accounts for the year ended 30 April 2015

4 Specific dons

<u>2014</u>			<u>2015</u>
£			£
3,346	Don Barreau		3,350
6,948	Don Cantell-Larbalestier	et et	6,949
13,513	Don Gruchy		13,515
349	Don Pinel		349
1,443	Don Westaway		1,443
15,000	Don Whicker		
40,599			25,606
(1,896)	Transferred to Retirement Homes Fund		(1,896)
38,703			23,710

The donation from Alan Whicker was transferred to general funds on 10 April 2015.

5 Contingency Reserve

<u>2014</u>		<u>2015</u>
£ 700,000	Balance brought forward	£ 700,000
-	•	,
700,000	Balance carried forward	700,000

The Parish has a contingency reserve in case of an unforeseen requirement for funds.

6 Rates

The Parish rate for 2014 was charged at 1.14p per quarter. In addition to this an Island Wide rate was charged. This was collected by the Parish and paid over to the States of Jersey. The net received by the Parish amounted to £482,819 (2014: £479,791).

7 Welfare

With effect from 1 April 2006 the Parish has been able to reclaim all welfare expenditure from the States of Jersey plus an administration fee of 5% (excluding native institutional expenditure). The charge for welfare in the financial statements is therefore nil, and the administration fee shown as income in the general account. In January 2008 welfare was replaced by Income Support with the Parish continuing to fund institutional expenses and reclaiming this from Employment and Social Security. With effect from 1 May 2009 all Income Support and institutional expenditure has been taken over by Employment and Social Security.

Notes to the accounts for the year ended 30 April 2015

8 Contingent liability

The Parish of Trinity, along with all the other Parishes, is party to an agreement whereby the Parish has access to certain States of Jersey computer databases. The Parish, along with all of the other Parishes, is liable to pay damages in the event of a security breach which damages have been estimated to total £100,000. This would be divided between the Parishes on a pro-rata basis. At the date of the signing of these accounts the Connétable is not aware that any such breaches of security have occurred

9 Goods and services tax

The Goods and Services Tax (Jersey) Law 2007 was introduced on 6 May 2008.

The Parish has special treatment under the Goods and Services Tax (Jersey) Regulations 2007 (Regulation 5) as it is a public authority. The Parish is required to be registered for GST.

The majority of the income received by the Parish is from rates levied and is not considered to be a supply in the furtherance of a business. Therefore GST does not apply to the supply of goods by the Parish with the exception of some minor services which are not part of its regulatory function. Article 53 of the Law (Refunds of GST for public sector and other cases) allows for any GST paid by the Parish to be refunded on goods and services which were not supplied for business purposes.

The Parish is therefore not charging GST on the supply of goods and services connected with its regulatory functions but only where it is providing goods and services in competion with commercial concerns.

Notes to the accounts for the year ended 30 April 2015

Les Maisons Cabot - Retirement Homes Developments

10 Freehold land and property

Cost	Freehold Land	Phase 1 Property	Phase 2 Property	<u>Total</u>
At 1 May 2014	623	1,173,890	2,439,379	3,613,269
	24.062	1,175,090	2,439,379	The state of the second
Additions	34,863	-	-	34,863
	34,863	1,173,890	2,439,379	3,648,132
<u>Depreciation</u>				
At 1 May 2014	100	281,603	194,014	475,617
Charge for the year	100	23,478	48,788	72,266
At 30 April 2015		305,081	242,802	547,883
Net book value at 30 April 2015	34,863	868,809	2,196,577	3,100,249
Net book value at 30 April 2014	1.5	892,287	2,245,365	-3,137,652

The cost of the freehold property comprises building costs, professional fees and finance charges to the date of practical completion. The property, known as Les Maisons Cabot, comprises a two phase development of retirement homes all of which are available for rent.

During May 2014 the Parish purchased Field 872, La Rue De Travers, Trinity, Jersey.

11 Depreciation

The cost of the Retirement Homes buildings (Les Maisons Cabot) is being written off over 50 years commencing in 2003 (Phase 1) and 2011 (Phase 2). In the first year of completion a full years depreciation has been charged.

12 Loan - States of Jersey

2014 £		2015 f
34,308	Repayable within one year	35,680
536,123	Repayable after one year	500,443
570,431		536,123

The Parish has a loan facility from the States of Jersey up to £900,000. Simple interest of 4% per annum is payable on the loan. The loan (and interest) is repayable in twenty-five annual instalments commencing in November 2002 or by agreement with the States Treasury. The first capital repayment was deferred until June 2003. It is proposed to fund the repayments entirely from rental income.

13 Loan - Barclays Private Clients International Limited

<u>2014</u>		<u>2015</u>
£		£
1,210,937	Repayable within one year	*
	Repayable after one year	
1,210,937		n +

The Parish had a loan facility with Barclays Bank plc up to £2,100,000 to fund the second phase of Les Maisons Cabot Retirement Homes Development repayable within five years of the first drawdown. The first drawdown was made in January 2010. The loan was repaid in full on 1 May 2014.

14 Capital reserve

2014 f.		2015 f
431,855	Balance brought forward	431,855
431,855	Balance carried forward	431,855

Notes to the accounts for the year ended 30 April 2015

15 Dons Spéciaux

2014 £			2015 £
200	6th (Trinity) Jersey Scout Group	(343)	150
100	ACET		100
250	Asthma Society		250
250	C I Air Search		250
100	Caring Hands		100
250	Diabetes Jersey		250
100	Driving for the Disabled		100
150	Ebenezer Sunday School		150
600	Family Nursing Services (Jersey) Incorporated		600
200	Girlguiding Jersey		200
400	Headway	(19)	400
150	Holy Trinity Sunday School		100
-	Jersey Cheshire Home - Big Splash Appeal		300
500	Jeanne Jugan Residence		500
400	Jersey Alzeimer's Association		400
200	Jersey Association for Youth and Friendship		200
200	Jersey Domestic Violence		200
600	Jersey Hospice Care		600
350	Jersey Kidney Patients Association		350
500	Jersey Mencap	•	500
400	Jersey Womens' Refuge		400
400	Les Amis		400
200	Mind Jersey		200
-	NCT Jersey		100
500	NSPCC		500
100	Outreach		100
300	Riding for the Disabled		200
250	RNLI		250
250	St John's Ambulance		250
-	Street Pastors Jersey	8	100
100	Stroke Association		100
300	The Jersey Association of Carers Incorporated		400
300	The Jersey Cheshire Home Foundation		300
400	The Samaritans		400
500	Trinity Youth Club		400
-	Victim Support Jersey		200
9,500			10,000