

# LEWISHAM RELIEF IN NEED CHARITY

England & Wales · Charity number 1025779

## Details

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**Other names** LLOYD COURT

**Status** Registered

**Legal form** Other

**Registered** 1993-09-07

**Register** [View on the Charity Commission register](#)

## Contact

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**Address** Clerk's Office  
Lloyd Court  
Slagrove Place  
London  
SE13 7LP

**Phone** 02086908145

**Email** [admin@lpcharities.co.uk](mailto:admin@lpcharities.co.uk)

**Website** [www.lpcharities.co.uk](http://www.lpcharities.co.uk)

## Activities

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**Objects:** SUBJECT TO THE PAYMENT OF COST EXPENSES AND CHARGES OF MAINTAINING THE PROPERTY OF THE CHARITY AND MANAGEMENT OF THE CHARITY INCOME TO BE APPLIED IN RELIEVING EITHER GENERALLY OR INDIVIDUALLY PERSONS RESIDENT IN THE AREA OF BENEFIT WHO ARE IN CONDITIONS OF NEED HARDSHIP OR DISTRESS BY MAKING GRANTS OF MONEY OR PROVIDING OR PAYING FOR ITEMS SERVICES OR FACILITIES CALCULATED TO REDUCE THE NEED HARDSHIP OR DISTRESS OF SUCH PERSONS (FOR DETAILS SEE CLAUSE 22 OF THE SCHEME)

**Activities:** Whilst the charity makes small grants to individuals and organisations it is primarily engaged in providing sheltered accommodation for the elderly at its almshouse, Lloyd Court.

## Classification

- **How:** Makes Grants To Individuals, Makes Grants To Organisations, Provides Buildings/facilities/open Space
- **What:** General Charitable Purposes, Accommodation/housing, Other Charitable Purposes
- **Who:** Children/young People, Elderly/old People, People With Disabilities, Other Charities Or Voluntary Bodies, The General Public/mankind

## Geography

- **Area of benefit:** ANCIENT PARISH OF LEWISHAM
- Lewisham

## Finances

Period end	Income	Expenditure	Assets	Employees
2025-03-31	£175,156	£165,915	-	-
2024-03-31	£170,676	£144,100	-	-
2023-03-31	£147,498	£179,815	-	-
2022-03-31	£141,672	£150,502	-	-
2021-03-31	£157,978	£112,701	-	-

## Trustees

Name	Role	Appointed
Alex Brooks		2024-01-29
David Adamson-Hill		2025-09-01
Joan Kalchetar McKenzie		2018-03-18
Julian Watson		
Paul Latouche		2024-05-19
ROY BROWN		2018-10-23
STELLA JANET JEFFREY		

**LEWISHAM RELIEF IN NEED CHARITY**

England & Wales - Charity number 1025779

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# Accounts

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**REPORT OF THE TRUSTEES AND  
FINANCIAL STATEMENTS  
FOR THE YEAR ENDED 31 MARCH 2025  
FOR  
LEWISHAM PAROCHIAL CHARITIES  
LEWISHAM RELIEF IN NEED**

Berringers LLP  
Chartered Accountants  
and Statutory Auditors  
Lygon House  
50 London Road  
Bromley  
Kent  
BR1 3RA

**LEWISHAM PAROCHIAL CHARITIES  
LEWISHAM RELIEF IN NEED**

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for the year ended 31 March 2025**

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**LEWISHAM PAROCHIAL CHARITIES  
LEWISHAM RELIEF IN NEED**

**REFERENCE AND ADMINISTRATIVE DETAILS  
for the year ended 31 March 2025**

**TRUSTEES**

Father Steve Hall Ex-officio (resigned 31.10.24)  
Mr Roy Brown Co-opted  
Mrs Stella Jeffrey (Chair)  
Mr Julian Watson Co-opted  
Ms Jennifer Henry (Vice chair)  
Ms Joan McKenzie  
Mr Alex Brooks Co-opted  
Mrs Alison Munro Co-opted (resigned 4.7.25)  
Mr Winston Lucas Co-opted (resigned 27.6.25)  
Mr Paul Latouche Ex-officio (appointed 19.5.24)

**PRINCIPAL ADDRESS**

Lloyd Court  
Slagrove Place  
London  
SE13 7LP

**REGISTERED CHARITY NUMBER 1025779**

**INDEPENDENT AUDITORS**

Berringers LLP  
Chartered Accountants  
and Statutory Auditors  
Lygon House  
50 London Road  
Bromley  
Kent  
BR1 3RA

**CLERK**

Ms Joy Segun

**LEWISHAM PAROCHIAL CHARITIES  
LEWISHAM RELIEF IN NEED**

**REPORT OF THE TRUSTEES  
for the year ended 31 March 2025**

The trustees present their report with the financial statements of the charity for the year ended 31 March 2025. The trustees have adopted the provisions of 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 2019).

**OBJECTIVES AND ACTIVITIES**

**Objectives and aims**

The object of the charity is the relief of need, hardship or distress of persons resident in the Ancient Parish of Lewisham by means of grants or provision of services. Since 1994 this has included the provision of an almshouse providing sheltered accommodation for the elderly as indicated above.

At each Board meeting the Trustees consider matters arising from the administration of the almshouse and the awarding of grants. It is the Trustees clear intention to maintain the property to a high standard and to provide a safe and attractive home for the elderly residents. To this end the Trustees regularly consider improvements that could be made to the almshouses and ensure that regular repair and maintenance is carried out as required.

During the year the Trustees held four general meetings, including an AGM. The Finance and General Purposes Committee met on four occasions.

Summary of activities undertaken for the public benefit in relation to these objectives

The Trustees appoint residents for Lloyd Court. The Trustees kept in contact with the residents of Lloyd Court during the year through organised communal gatherings. In addition to residents' own arrangements, the staff worked hard to organise a Summer barbeque and Christmas lunch attended by residents, Trustees and staff.

There is a change in the way the annual visitations to meet with residents and discuss matters of mutual concerns is carried out, as more residents are still in full time employment, meaning that daytime visits is not always possible. However, the option for residents to request a meeting to discuss specific issues remains.

During the year two long term residents moved on to more suitable accommodation closer to family. The newly vacant flats will be decorated ready for the appointment of new residents.

The Trustees continued to carry out relevant refurbishments to each flat as they became vacant depending on the condition of the flat concerned. To bring the flats up to modern decoration standards, the charity will continue to implement a rolling programme agreed to upgrade the kitchens and bathrooms as each flat becomes vacant.

The Charity is also able to make small grants to persons in need living in the Ancient Parish of Lewisham. Following the agreement of financial approval limits (namely Finance and Administration Manager to £500, Chair's Emergency Action up to £3,000 and Finance and General Purposes Committee up to £5,000) grant requests are first considered at each Finance and General Purposes Committee meeting and advised for final approval at the following general meeting. During the year 2024/25 grants totalling £10,273 were awarded to and benefited a number of individuals and local groups. Also, small Christmas gifts of £30 were awarded to six individuals recommended by local churches.

**LEWISHAM PAROCHIAL CHARITIES  
LEWISHAM RELIEF IN NEED**

**REPORT OF THE TRUSTEES  
for the year ended 31 March 2025**

**ACHIEVEMENT AND PERFORMANCE**

**Charitable activities**

The Relief in Need Charity is responsible for a commercial property, 295/297 Lewisham High Street, which was originally bequeathed to the Vicar and churchwardens of St Mary the Virgin, Lewisham, under the will of Humphrey Streete in 1626. It passed to the Lewisham Parochial Charities late in the 19th century. The property had a tenant who vacated the premises in January 2021. Once the charity was able to inspect the property, the potential for refurbishing the upper floors for residential use became apparent. Trustees appointed a firm of architects, a2arc Ltd to work with the Finance & Administration Manager to develop proposal drawings for three good size residential dwellings on the upper floors. Planning consent was granted in June 2022 for the conversion to provide three two-bedroom flats on the upper floors and a commercial premises on the ground floor. A separate Planning consent for the shop front was granted in September 2022. To finance the project, Trustees made the decision to utilise the sale proceeds from the sale of the John Thackeray Almshouses in 1998. Trustees engaged Third Sector Law LLP to advise on the loan agreement between the Lewisham Almshouse of John Thackeray and Lewisham Relief in Need Charity. The project commenced in January 2024 and was mostly completed by February 2025.

**Investment performance**

It is the Trustees policy to maximise the total return on investments whilst holding them in suitable accounts and relating their purpose.

Unrealised gains of £2,720 (2024 gains £35,253) on investments in the year was considered by the trustees to be satisfactory.

**FINANCIAL REVIEW**

**Reserves policy**

The Trustees' Financial Policies and Procedures document includes the following statement relating to the reserves policy:-

"It is the Trustees' policy to provide reserves in accordance with guidance from the Almshouse Association. These currently include the building maintenance funds (see below) and free reserves (i.e. excluding monies tied up in fixed assets or endowment funds) sufficient to cover 6 months running costs. This would enable the Charities to continue to function should there be a sudden drop or loss of income.

Building Maintenance Funds - An extraordinary repair fund is to be maintained for infrequent or major repairs such as roof repairs or re-pointing and major long term improvements. A cyclical maintenance fund is also maintained to cover the cost of items such as internal and external redecorations. Annual contributions are to be made to these funds in accordance with guidelines issued by the Almshouse association."

The Charity's incoming resources for the year were £175,156 (2024 - £170,676). Expenditure directly related to the objects of the charity during the year was £165,915 (2024 - £144,100) and that related to administration and governance was £37,847 (2024 - £15,054). The majority of this relates to interest on inter-co loan, £26,613. A total of £1,124,359 was transferred to designated funds in accordance with the Trustees' reserve policy, which primarily relates improvement works carried out on the investment property. Unrealised loss on investments and an investment property amounted to £687 (2024 gain of £17,801) on unrestricted funds and £3,407 gain (2024 £16,452) on endowment funds.

**STRUCTURE, GOVERNANCE AND MANAGEMENT**

**Governing document**

The charity is controlled by its governing document, a deed of trust and constitutes an unincorporated charity.

## LEWISHAM PAROCHIAL CHARITIES LEWISHAM RELIEF IN NEED

### REPORT OF THE TRUSTEES for the year ended 31 March 2025

The charity is controlled by its governing document, a deed of trust and constitutes an unincorporated charity.

The Charity is managed by the Board of Trustees as part of the Lewisham Parochial Charities. The original charities were formed some 200 years ago providing funds for education, health and poor relief services in the ancient parish of Lewisham.

On 11th October 1990 the Charity Commissioners approved a scheme (Ref 218,260 A/12) which grouped the 27 remaining charities into four new charities which are again confined to benefit people living in the ancient parish of Lewisham. The Lewisham Relief in Need Charity is one of these Charities.

The Charity Commissioners have approved an amendment to the scheme of 1990 to enable the Relief in Need Charity to build almshouses at Ladywell (known as Lloyd Court) (Ref 1,025,779 A/1 dated 2nd December 1994).

1,025,779 A/1 dated 2nd December 1994).

#### **Recruitment and appointment of new trustees**

The Trustees number up to sixteen in total of whom three are ex-officio (the vicar and churchwardens of St Mary the Virgin, Lewisham), eight are nominated by the Council of the London Borough of Lewisham and five co-opted from persons who through residence, occupation, employment or otherwise have special knowledge of the area of benefit.

Currently, there is only 1 London Borough of Lewisham nominated Trustee on the Trustees Board.

The Trustees receive no remuneration and, in the year under review, did not claim any expenses.

#### **Organisational structure**

The day to day running of the almshouse is carried out by Finance and Administration Manager. The Clerk's office, serving both the Lewisham Parochial Charities and the Lewisham Almshouse Charities of William Hatcliffe and Abraham Colife, is based in Lloyd Court. The Trustees pay a proportion of the Clerk's salary and contribute towards the costs of running the office.

The Lewisham Relief in Need charity pays a 65% proportion of the House Manager's salary due to her work at the Lloyd Court almshouse. The Lewisham Relief in Need charity also pays a proportion of the salaries of the part-time Premises Manager, (this role also provides cover for the residents when the House Manager is absent). All staff report to the Finance and Administration Manager.

#### **Reporting serious incidents**

The Trustees confirm that by signing below they have declared that there were no serious incidents or other matters relating to this charity over the financial year 2024/25 that should have been brought to the attention of the Charity Commission but that have not.

They also confirm that in line with the Vetting and Barring Scheme, launched in October 2009, all staff and Trustees are subject to DBS checks as appropriate.

#### **STATEMENT OF TRUSTEES' RESPONSIBILITIES**

The trustees are responsible for preparing the Report of the trustees and the financial statements in accordance with applicable law and United Kingdom Accounting Standards (United Kingdom Generally Accepted Accounting Practice).

**LEWISHAM PAROCHIAL CHARITIES  
LEWISHAM RELIEF IN NEED**

**REPORT OF THE TRUSTEES  
for the year ended 31 March 2025**


**STATEMENT OF TRUSTEES' RESPONSIBILITIES - continued**

The law applicable to charities in England and Wales, the Charities Act 2011, Charity (Accounts and Reports) Regulations 2008 and the provisions of the trust deed requires the trustees to prepare financial statements for each financial year which give a true and fair view of the state of affairs of the charity and of the incoming resources and application of resources, including the income and expenditure, of the charity for that period. In preparing those financial statements, the trustees are required to

- select suitable accounting policies and then apply them consistently;
- observe the methods and principles in the Charity SORP;
- make judgements and estimates that are reasonable and prudent;
- prepare the financial statements on the going concern basis unless it is inappropriate to presume that the charity will continue in business.

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

Approved by order of the board of trustees on 25/10/25 and signed on its behalf by:

  
.....  
Mrs Stella Jeffrey - Trustee

**REPORT OF THE INDEPENDENT AUDITORS TO THE TRUSTEES OF  
LEWISHAM PAROCHIAL CHARITIES  
LEWISHAM RELIEF IN NEED**

**Opinion**

We have audited the financial statements of Lewisham Parochial Charities Lewisham Relief In Need (the 'charity') for the year ended 31 March 2025 which comprise the Statement of financial activities, the Balance sheet 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).

In our opinion the financial statements:

- give a true and fair view of the state of the charity's affairs as at 31 March 2025 and of its incoming resources and application of resources, for the year then ended;
- have been properly prepared in accordance with United Kingdom Generally Accepted Accounting Practice; and
- have been prepared in accordance with the requirements of the Charities Act 2011.

**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 charity 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**

In auditing the financial statements, we have concluded that the trustees' use of the going concern basis of accounting in the preparation of the financial statements is appropriate.

Based on the work we have performed, we have not identified any material uncertainties relating to events or conditions that, individually or collectively, may cast significant doubt on the charity's ability to continue as a going concern for a period of at least twelve months from when the financial statements are authorised for issue.

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, except to the extent otherwise explicitly stated in our report, 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 this gives rise to a material misstatement in the financial statements themselves. 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.

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

We have nothing to report in respect of the following matters where the Charities (Accounts and Reports) Regulations 2008 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.

**REPORT OF THE INDEPENDENT AUDITORS TO THE TRUSTEES OF  
LEWISHAM PAROCHIAL CHARITIES  
LEWISHAM RELIEF IN NEED**

**Responsibilities of trustees**

As explained more fully in the Statement of trustees' responsibilities, the trustees are responsible for the preparation of the financial statements which 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 charity'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 charity or to cease operations, or have no realistic alternative but to do so.

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

We have been appointed as auditors under Section 144 of the Charities Act 2011 and report in accordance with the Act and relevant regulations made or having effect thereunder.

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.

The extent to which our procedures are capable of detecting irregularities, including fraud is detailed below:

In identifying and assessing risks of material misstatement in respect of irregularities, including fraud and error, we considered the following:

- the nature of the industry, control environment and business performance;
- results of our enquiries to management about their own assessment of the risks of fraud and error;
- the matters discussed among the audit engagement team regarding how and where fraud may occur in the financial statements and any potential indicators of fraud.

Our procedures to respond to risk include the following:

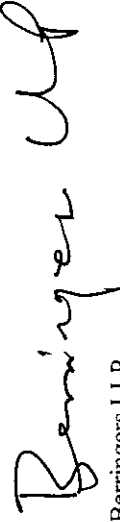
- reviewing the financial statement disclosures and testing to supporting documentation;
- performing analytical procedures to identify any unusual or unexpected areas that may indicate risks of material misstatement due to fraud or error;
- addressing the risk of fraud and error through management override of controls, testing the appropriateness of journals, assessing whether the judgements made in making accounting estimates are indicative of a potential bias; and evaluating the business rationale of any significant transactions that are unusual or outside the normal course of business.

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.

**REPORT OF THE INDEPENDENT AUDITORS TO THE TRUSTEES OF  
LEWISHAM PAROCHIAL CHARITIES  
LEWISHAM RELIEF IN NEED**

**Use of our report**

This report is made solely to the charity's trustees, as a body, in accordance with Part 4 of the Charities (Accounts and Reports) Regulations 2008. Our audit work has been undertaken so that we might state to the charity's trustees those matters we are required to state to them in an 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 charity and the charity's trustees as a body, for our audit work, for this report, or for the opinions we have formed.



Berringers LLP  
Chartered Accountants  
and Statutory Auditors  
Lygon House  
50 London Road  
Bromley  
Kent  
BR1 3RA

Date: ..... 28.10.2025

**LEWISHAM PAROCHIAL CHARITIES  
LEWISHAM RELIEF IN NEED**

**STATEMENT OF FINANCIAL ACTIVITIES  
for the year ended 31 March 2025**

	Notes	Unrestricted funds £	Endowment fund £	2025 Total funds £	2024 Total funds £
<b>INCOME AND ENDOWMENTS FROM</b>					
Other trading activities	2	164,344	-	164,344	151,720
Investment income	3	9,566	1,246	10,812	18,956
<b>Total</b>		<u>173,910</u>	<u>1,246</u>	<u>175,156</u>	<u>170,676</u>
<b>EXPENDITURE ON</b>					
<b>Charitable activities</b>					
Almshouse maintenance		161,970	-	161,970	140,828
Grants & gifts made		3,945	-	3,945	3,272
Other		37,847	-	37,847	15,054
<b>Total</b>		<u>203,762</u>	<u>-</u>	<u>203,762</u>	<u>159,154</u>
Net gains/(losses) on investments		<u>(687)</u>	<u>3,407</u>	<u>2,720</u>	<u>34,253</u>
<b>NET INCOME/(EXPENDITURE)</b>					
Transfers between funds	13	(30,539)	4,653	(25,886)	45,775
<b>Net movement in funds</b>		<u>312,265</u>	<u>(312,265)</u>	<u>-</u>	<u>-</u>
		<u>281,726</u>	<u>(307,612)</u>	<u>(25,886)</u>	<u>45,775</u>
<b>RECONCILIATION OF FUNDS</b>					
Total funds brought forward		<u>1,327,934</u>	<u>317,788</u>	<u>1,645,722</u>	<u>1,599,947</u>
<b>TOTAL FUNDS CARRIED FORWARD</b>		<u>1,609,660</u>	<u>10,176</u>	<u>1,619,836</u>	<u>1,645,722</u>


The notes form part of these financial statements

**LEWISHAM PAROCHIAL CHARITIES  
LEWISHAM RELIEF IN NEED**

**BALANCE SHEET  
31 March 2025**

	Notes	Unrestricted funds £	Endowment fund £	2025 Total funds £	2024 Total funds £
<b>FIXED ASSETS</b>					
Tangible assets	7	293,125	-	293,125	256,765
<b>Investments</b>					
Investments	8	38,206	10,176	48,382	391,681
Investment property	9	2,228,425	-	2,228,425	1,067,824
		<u>2,559,756</u>	<u>10,176</u>	<u>2,569,932</u>	<u>1,716,270</u>
<b>CURRENT ASSETS</b>					
Debtors	10	23,525	-	23,525	20,473
Cash at bank and in hand		48,631	-	48,631	250,666
		<u>72,156</u>	<u>-</u>	<u>72,156</u>	<u>271,139</u>
<b>CREDITORS</b>					
Amounts falling due within one year	11	(48,128)	-	(48,128)	(49,079)
		<u>24,028</u>	<u>-</u>	<u>24,028</u>	<u>222,060</u>
<b>NET CURRENT ASSETS</b>					
		<u>2,583,784</u>	<u>10,176</u>	<u>2,593,960</u>	<u>1,938,330</u>
<b>TOTAL ASSETS LESS CURRENT LIABILITIES</b>					
		<u>(974,124)</u>	<u>-</u>	<u>(974,124)</u>	<u>(292,608)</u>
<b>CREDITORS</b>					
Amounts falling due after more than one year	12	(974,124)	-	(974,124)	(292,608)
		<u>1,609,660</u>	<u>10,176</u>	<u>1,619,836</u>	<u>1,645,722</u>
<b>NET ASSETS</b>					
		<u>1,609,660</u>	<u>10,176</u>	<u>1,609,660</u>	<u>1,327,934</u>
<b>FUNDS</b>					
Unrestricted funds		<u>1,609,660</u>	<u>10,176</u>	<u>1,609,660</u>	<u>1,327,934</u>
Endowment funds	13	<u>10,176</u>	<u>10,176</u>	<u>10,176</u>	<u>317,788</u>
<b>TOTAL FUNDS</b>					
		<u>1,619,836</u>	<u>1,645,722</u>	<u>1,619,836</u>	<u>1,645,722</u>

The financial statements were approved by the Board of Trustees and authorised for issue on 28/10/25 and were signed on its behalf by:

  
.....  
Mrs Stella Jeffrey - Trustee

The notes form part of these financial statements

**LEWISHAM PAROCHIAL CHARITIES  
LEWISHAM RELIEF IN NEED**

**NOTES TO THE FINANCIAL STATEMENTS  
for the year ended 31 March 2025**

**1. ACCOUNTING POLICIES**

**Basis of preparing the financial statements**

The financial statements of the charity, which is a public benefit entity under FRS 102, have been prepared in accordance with the Charities SORP (FRS 102) '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 2019)', Financial Reporting Standard 102 'The Financial Reporting Standard applicable in the UK and Republic of Ireland' and the Charities Act 2011. The financial statements have been prepared under the historical cost convention, with the exception of investments which are included at market value, as modified by the revaluation of certain assets.

**Income**

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.

**Expenditure**

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.

Grants offered subject to conditions which have not been met at the year end date are noted as a commitment but not accrued as expenditure.

**Tangible fixed assets**

Depreciation is provided at the following annual rates in order to write off each asset over its estimated useful life.

Freehold property	-	Straight line over 60 years
Fixtures and fittings	-	Straight line 20% on cost

**Investment property**

Investment property is shown at most recent valuation. Any aggregate surplus or deficit arising from changes in fair value is recognised in the Statement of financial activities.

**Taxation**

The charity is exempt from tax on its charitable activities.

**Fund accounting**

Unrestricted funds can be used in accordance with the charitable objectives at the discretion of the trustees.

Restricted funds can only be used for particular restricted purposes within the objects of the charity. Restrictions arise when specified by the donor or when funds are raised for particular restricted purposes.

Endowment funds represents assets which must be held permanently by the charity by way of investments. Income arising on the endowment fund can be used in accordance with the objects of the charity and is included as unrestricted income. Any capital gains or losses arising on the investments form part of the fund.

Further explanation of the nature and purpose of each fund is included in the notes to the financial statements.

**LEWISHAM PAROCHIAL CHARITIES  
LEWISHAM RELIEF IN NEED**

**NOTES TO THE FINANCIAL STATEMENTS - continued  
for the year ended 31 March 2025**

**2. OTHER TRADING ACTIVITIES**

	2025	2024
	£	£
Almshouse maintenance contributions	163,476	150,861
Washing machines income	868	859
	164,344	151,720
	164,344	151,720

**3. INVESTMENT INCOME**

	2025	2024
	£	£
Investment income	4,033	11,588
Deposit account interest	6,779	7,368
	10,812	18,956
	10,812	18,956

**4. TRUSTEES' REMUNERATION AND BENEFITS**

There were no trustees' remuneration or other benefits for the year ended 31 March 2025 nor for the year ended 31 March 2024.

**Trustees' expenses**

There were no trustees' expenses paid for the year ended 31 March 2025 nor for the year ended 31 March 2024.

**5. STAFF COSTS**

The average monthly number of employees during the year was as follows:

	2025	2024
Warden & House Manager	1	1
Premises manager	1	1
Cleaning	1	1
Finance & administration manager	1	1
	4	4
	4	4

No employees received emoluments in excess of £60,000.

**LEWISHAM PAROCHIAL CHARITIES  
LEWISHAM RELIEF IN NEED**

**NOTES TO THE FINANCIAL STATEMENTS - continued  
for the year ended 31 March 2025**

**6. COMPARATIVES FOR THE STATEMENT OF FINANCIAL ACTIVITIES**

**INCOME AND ENDOWMENTS FROM**

	Unrestricted funds £	Endowment fund £	Total funds £
Other trading activities	151,720	-	151,720
Investment income	18,956	-	18,956
<b>Total</b>	<u>170,676</u>	<u>-</u>	<u>170,676</u>

**EXPENDITURE ON**

**Charitable activities**

Alms house maintenance  
Grants & gifts made

	140,828	-	140,828
	3,272	-	3,272

Other

	15,054	-	15,054
--	--------	---	--------

**Total**

	<u>159,154</u>	<u>-</u>	<u>159,154</u>
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Net gains on investments

	<u>17,801</u>	<u>16,452</u>	<u>34,253</u>
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**NET INCOME**

	29,323	16,452	45,775
--	--------	--------	--------

**RECONCILIATION OF FUNDS**

Total funds brought forward

	<u>1,298,611</u>	<u>301,336</u>	<u>1,599,947</u>
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**TOTAL FUNDS CARRIED FORWARD**

	<u><u>1,327,934</u></u>	<u><u>317,788</u></u>	<u><u>1,645,722</u></u>
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**LEWISHAM PAROCHIAL CHARITIES  
LEWISHAM RELIEF IN NEED**

**NOTES TO THE FINANCIAL STATEMENTS - continued  
for the year ended 31 March 2025**

**7. TANGIBLE FIXED ASSETS**

	Almshouse £	Fixtures & Fittings £	Total £
<b>COST</b>			
At 1 April 2024	1,146,855	20,050	1,166,905
Additions	-	45,835	45,835
Disposals	-	-	-
At 31 March 2025	<u>1,146,855</u>	<u>65,885</u>	<u>1,212,740</u>
<b>DEPRECIATION</b>			
At 1 April 2024	5,100	19,844	24,944
Charge for year	204	9,271	9,475
At 31 March 2025	<u>5,304</u>	<u>29,115</u>	<u>34,419</u>
<b>NET BOOK VALUE</b>			
Before grant reduction	1,141,551	36,770	1,178,321
Less: Social Housing Grant	885,196	-	885,196
At 31 March 2025	<u>256,355</u>	<u>36,770</u>	<u>293,125</u>
At 31 March 2024	<u>256,559</u>	<u>206</u>	<u>256,765</u>

The Social Housing Grant was paid by the Housing Corporation to reduce the cost of development. The Housing Grant is repayable under certain circumstances, primarily following the sale of a property but will normally be restricted to net proceeds of sale.

**8. FIXED ASSET INVESTMENTS**

	Listed investments £
<b>MARKET VALUE</b>	
At 1 April 2024	391,681
Disposals	(346,019)
Revaluations	2,720
At 31 March 2025	<u>48,382</u>
<b>NET BOOK VALUE</b>	
At 31 March 2025	<u>48,382</u>
At 31 March 2024	<u>391,681</u>

There were no investment assets outside the UK.

**LEWISHAM PAROCHIAL CHARITIES  
LEWISHAM RELIEF IN NEED**

**NOTES TO THE FINANCIAL STATEMENTS - continued  
for the year ended 31 March 2025**

**9. INVESTMENT PROPERTY**

	£
<b>FAIR VALUE</b>	
At 1 April 2024	1,067,824
Additions	<u>1,160,601</u>
At 31 March 2025	<u>2,228,425</u>
<b>NET BOOK VALUE</b>	
At 31 March 2025	<u>2,228,425</u>
At 31 March 2024	<u>1,067,824</u>

The investment property, in the opinion of the Trustees value is £2,228,425 at the end of the financial period.

**10. DEBTORS: AMOUNTS FALLING DUE WITHIN ONE YEAR**

		2025	2024
Prepayments		£	£
		<u>23,525</u>	<u>20,473</u>

**11. CREDITORS: AMOUNTS FALLING DUE WITHIN ONE YEAR**

		2025	2024
Lewisham General Trust		£	£
Lewisham Education Charity		15,856	11,836
Accrued expenses		4,282	3,142
		<u>27,990</u>	<u>34,101</u>
		<u>48,128</u>	<u>49,079</u>

**12. CREDITORS: AMOUNTS FALLING DUE AFTER MORE THAN ONE YEAR**

		2025	2024
John Thackeray		£	£
		<u>974,124</u>	<u>292,608</u>

**LEWISHAM PAROCHIAL CHARITIES  
LEWISHAM RELIEF IN NEED**

**NOTES TO THE FINANCIAL STATEMENTS - continued  
for the year ended 31 March 2025**

**13. MOVEMENT IN FUNDS**

	At 1.4.24 £	Net movement in funds £	Transfers between funds £	At 31.3.25 £
<b>Unrestricted funds</b>				
General fund	127,699	52,066	(1,133,526)	(953,761)
Routine maintenance	24,837	(13,051)	8,201	19,987
Cyclical maintenance	13,255	(22,533)	18,406	9,128
Extraordinary repairs	88,498	(492)	(68,006)	20,000
Charity fund property	256,560	-	204	256,764
Lift	32,960	(45,835)	12,875	-
Property fund	764,280	(694)	1,464,840	2,228,426
Depreciation fixtures & fittings	19,845	-	9,271	29,116
	<u>1,327,934</u>	<u>(30,539)</u>	<u>312,265</u>	<u>1,609,660</u>
<b>Endowment funds</b>				
Endowment fund	317,788	4,653	(312,265)	10,176
	<u>1,645,722</u>	<u>(25,886)</u>	<u>-</u>	<u>1,619,836</u>

Net movement in funds, included in the above are as follows:

	Incoming resources £	Resources expended £	Gains and losses £	Movement in funds £
<b>Unrestricted funds</b>				
General fund	173,910	(121,157)	(687)	52,066
Routine maintenance	-	(13,051)	-	(13,051)
Cyclical maintenance	-	(22,533)	-	(22,533)
Extraordinary repairs	-	(492)	-	(492)
Lift	-	(45,835)	-	(45,835)
Property fund	-	(694)	-	(694)
	<u>173,910</u>	<u>(203,762)</u>	<u>(687)</u>	<u>(30,539)</u>
<b>Endowment funds</b>				
Endowment fund	1,246	-	3,407	4,653
	<u>175,156</u>	<u>(203,762)</u>	<u>2,720</u>	<u>(25,886)</u>

**LEWISHAM PAROCHIAL CHARITIES  
LEWISHAM RELIEF IN NEED**

**NOTES TO THE FINANCIAL STATEMENTS - continued  
for the year ended 31 March 2025**

**13. MOVEMENT IN FUNDS - continued**

**Comparatives for movement in funds**

	At 1.4.23 £	Net movement in funds £	Transfers between funds £	At 31.3.24 £
<b>Unrestricted funds</b>				
General fund	92,527	86,372	(51,200)	127,699
Routine maintenance	36,490	(11,653)	-	24,837
Cyclical maintenance	17,299	(39,044)	35,000	13,255
Extraordinary repairs	93,585	(5,087)	-	88,498
Charity fund property	256,764	-	(204)	256,560
Lift	34,225	(1,265)	-	32,960
Property fund	747,980	-	16,300	764,280
Depreciation fixtures & fittings	19,741	-	104	19,845
	<u>1,298,611</u>	<u>29,323</u>	<u>-</u>	<u>1,327,934</u>
<b>Endowment funds</b>				
Endowment fund	301,336	16,452	-	317,788
	<u>1,599,947</u>	<u>45,775</u>	<u>-</u>	<u>1,645,722</u>

Comparative net movement in funds, included in the above are as follows:

	Incoming resources £	Resources expended £	Gains and losses £	Movement in funds £
<b>Unrestricted funds</b>				
General fund	170,676	(102,105)	17,801	86,372
Routine maintenance	-	(11,653)	-	(11,653)
Cyclical maintenance	-	(39,044)	-	(39,044)
Extraordinary repairs	-	(5,087)	-	(5,087)
Lift	-	(1,265)	-	(1,265)
	<u>170,676</u>	<u>(159,154)</u>	<u>17,801</u>	<u>29,323</u>
<b>Endowment funds</b>				
Endowment fund	-	-	16,452	16,452
	<u>170,676</u>	<u>(159,154)</u>	<u>34,253</u>	<u>45,775</u>

The Trustees deem it prudent to designate funds.

**Routine maintenance**

This fund is maintained to cover the routine maintenance of the almshouse during the year.

**Cyclical maintenance**

The fund is retained by the trustees to meet maintenance costs arising at regular intervals, e.g. internal and external redecoration and the cost of professional fees in respect of quinquennial inspections.

**LEWISHAM PAROCHIAL CHARITIES  
LEWISHAM RELIEF IN NEED**

**NOTES TO THE FINANCIAL STATEMENTS - continued  
for the year ended 31 March 2025**

**13. MOVEMENT IN FUNDS - continued**

**Extraordinary repairs**

This fund is for future improvements and major works. Provision is made in accordance with the recommendations of the Almshouse Association and the fund may be drawn upon without prior consent of the Charity Commissioners.

**Charity fund property reserve**

This represents that proportion of the cost of properties and improvements which were financed from the Charity's own resources.

**Lift**

This fund is retained by the trustees to meet the maintenance and replacement of the lift.

**Property fund**

This fund represents the value of the investment property.

**Depreciation fund**

This fund is maintained to replace fixtures & fittings that have been depreciated.

**14. CONTINGENT LIABILITIES**

Three current employees are members of TPT's Growth Plan 4 which is a Defined Contribution Scheme. Two previous employees were members of a Defined Benefit Scheme with TPT and there is a deficit of £8,441 relating to this Defined Benefit Scheme.

**15. RELATED PARTY DISCLOSURES**

There were no related party transactions for the year ended 31 March 2025.

**LEWISHAM PAROCHIAL CHARITIES  
LEWISHAM RELIEF IN NEED**

**DETAILED STATEMENT OF FINANCIAL ACTIVITIES  
for the year ended 31 March 2025**

	2025	2024
	£	£
<b>INCOME AND ENDOWMENTS</b>		
<b>Other trading activities</b>		
Almshouse maintenance contributions	163,476	150,861
Washing machines income	868	859
	<u>164,344</u>	<u>151,720</u>
<b>Investment income</b>		
Investment income	4,033	11,588
Deposit account interest	6,779	7,368
	<u>10,812</u>	<u>18,956</u>
<b>Total incoming resources</b>	<u>175,156</u>	<u>170,676</u>
<b>EXPENDITURE</b>		
<b>Charitable activities</b>		
Staff costs	49,306	46,416
Rates and water	1,300	10,252
Insurance	7,126	6,971
Light and heat	38,799	2,888
Telephone	1,542	1,633
Cleaning	519	655
Linkline alarm system	5,693	6,103
General repairs	17,642	11,653
Refurbishment	20,007	39,044
Lift	-	1,265
Garden	6,953	5,595
Extraordinary repairs	268	5,087
Grants to individuals	3,945	3,272
	<u>153,100</u>	<u>140,834</u>
<b>Other</b>		
Interest on inter-co loan	26,613	-
<b>Support costs</b>		
<b>Other</b>		
Postage and stationery	201	696
Sundries	703	927
Carried forward	904	1,623

This page does not form part of the statutory financial statements

**LEWISHAM PAROCHIAL CHARITIES**  
**LEWISHAM RELIEF IN NEED**

**DETAILED STATEMENT OF FINANCIAL ACTIVITIES**  
for the year ended 31 March 2025

	2025	2024
	£	£
<b>Other</b>		
Brought forward	904	1,623
Subscriptions	1,201	1,335
Accountancy	5,345	5,040
Freehold property	204	204
Fixtures and fittings	9,271	104
	<u>16,925</u>	<u>8,306</u>
<b>Governance costs</b>		
Auditors' remuneration	3,097	3,000
Legal & professional fees	628	5,010
Finance & Administration Manager Salary	3,399	2,004
	<u>7,124</u>	<u>10,014</u>
Total resources expended	<u>203,762</u>	<u>159,154</u>
<b>Net (expenditure)/income</b>	<u>(28,606)</u>	<u>11,522</u>

This page does not form part of the statutory financial statements

**LEWISHAM RELIEF IN NEED CHARITY**

England & Wales - Charity number 1025779

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# Accounts

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**REPORT OF THE TRUSTEES AND  
FINANCIAL STATEMENTS  
FOR THE YEAR ENDED 31 MARCH 2024  
FOR  
LEWISHAM PAROCHIAL CHARITIES  
LEWISHAM RELIEF IN NEED**

Berringers LLP  
Chartered Accountants  
and Statutory Auditors  
Lygon House  
50 London Road  
Bromley  
Kent  
BR1 3RA

**LEWISHAM PAROCHIAL CHARITIES  
LEWISHAM RELIEF IN NEED**

**CONTENTS OF THE FINANCIAL STATEMENTS  
for the year ended 31 March 2024**

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**LEWISHAM PAROCHIAL CHARITIES  
LEWISHAM RELIEF IN NEED**

**REFERENCE AND ADMINISTRATIVE DETAILS  
for the year ended 31 March 2024**

<b>TRUSTEES</b>	Father Steve Hall Ex-officio Mr Roy Brown Co-opted Mrs Stella Jeffrey (Chair) Mr Julian Watson Co-opted Ms Jennifer Henry Vice chair Ms Joan Mckenzie Ex-officio Mr Alex Brooks Co-opted (appointed 30.1.24) Mrs Alison Munro Co-opted (appointed 30.1.24) Mr Winston Lucas Co-opted (appointed 24.10.23)
<b>PRINCIPAL ADDRESS</b>	Lloyd Court Slagrove Place London SE13 7LP
<b>REGISTERED CHARITY NUMBER</b>	1025779
<b>INDEPENDENT AUDITORS</b>	Berringers LLP Chartered Accountants and Statutory Auditors Lygon House 50 London Road Bromley Kent BR1 3RA
<b>CLERK</b>	Ms Joy Segun

**LEWISHAM PAROCHIAL CHARITIES  
LEWISHAM RELIEF IN NEED**

**REPORT OF THE TRUSTEES  
for the year ended 31 March 2024**

The trustees present their report with the financial statements of the charity for the year ended 31 March 2024. The trustees have adopted the provisions of 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 2019).

**OBJECTIVES AND ACTIVITIES**

**Objectives and aims**

The object of the charity is the relief of need, hardship or distress of persons resident in the Ancient Parish of Lewisham by means of grants or provision of services. Since 1994 this has included the provision of an almshouse providing sheltered accommodation for the elderly as indicated above.

At each Board meeting the Trustees consider matters arising from the administration of the almshouse and the awarding of grants. It is the Trustees clear intention to maintain the property to a high standard and to provide a safe and attractive home for the elderly residents. To this end the Trustees regularly consider improvements that could be made to the almshouses and ensure that regular repair and maintenance is carried out as required.

During the year the Trustees held four general meetings, including an AGM. The Finance and General Purposes Committee met on four occasions.

**Summary of activities undertaken for the public benefit in relation to these objectives**

The Trustees appoint residents for Lloyd Court. The Trustees kept in contact with the residents of LLoyd Court during the year, organised various communal entertainments throughout the year. In addition to residents' own arrangements, the staff worked hard to organise a Summer barbeque and Christmas lunch attended by residents, Trustees and staff.

There was a change in the way annual visitations to meet with residents and discuss matters of mutual concerns was done, as more residents are still in full time employment, meaning that daytime visits are not always possible. However the option for residents to request a meeting to discuss specific matters remains.

The trustees continued to carry out relevant refurbishments to each flat as they become vacant.

During the year sadly two residents passed away and one moved to be closer to family. The newly vacant flats will be decorated ready for the appointment of new residents.

The Trustees continued to carry out relevant refurbishments to each flat as they became vacant depending on the condition of the flat concerned. To bring the flats up to modern decoration standards, the charity will continue to implement a rolling programme agreed to upgrade the kitchens and bathrooms as each flat becomes vacant.

The Charity is also able to make small grants to persons in need living in the Ancient Parish of Lewisham. Following the agreement of the new financial approval limits (namely Finance and Administration Manager to £500, Chair's Emergency Action up to £3,000 and Finance and General Purposes Committee up to £5,000) grant requests are first considered at each Finance and General Purposes Committee meeting and advised for final approval at the following general meeting. During the year 2023/24 grants totalling £3,122 were awarded to and benefited a number of individuals and local groups. Also, small Christmas gifts of £30 were awarded to five individuals recommended by local churches.

**LEWISHAM PAROCHIAL CHARITIES  
LEWISHAM RELIEF IN NEED**

**REPORT OF THE TRUSTEES  
for the year ended 31 March 2024**

**ACHIEVEMENT AND PERFORMANCE**

**Charitable activities**

The Relief in Need Charity is responsible for a commercial property, 295/297 Lewisham High Street, which was originally bequeathed to the Vicar and churchwardens of St Mary the Virgin, Lewisham, under the will of Humphrey Streete in 1626. It passed to the Lewisham Parochial Charities late in the 19th century. The property had a tenant who vacated the premises in January 2021. A new property agent Linays Commercial was appointed to market the shop on the ground floor with a view to securing a new tenant. Once the charity was able to inspect the property, the potential of refurbishing the upper floors for residential use became apparent. Trustees appointed a firm of architects, a3arc Ltd to work with the Finance & Administration Manager to develop proposal drawings for three good size residential dwellings on the upper floors. During the year planning applications were submitted to Lewisham Council to provide three two-bedroom flats on the upper floors and a commercial premises on the ground floor. Planning consent was granted in June 2022 for the conversion. Planning permission for the shop front was granted in September 2022. To finance the project, Trustees made the decision the sale proceeds of the John Thackeray almshouse in 1998. Trustees engaged Third Sector Law solicitor to advise on the loan agreement between the Lewisham Almshouse of John Thackeray and Lewisham Relief in Need Charity. The project commenced in January 2024 and is expected to be completed by December 2024.

**Investment performance**

It is the Trustees policy to maximise the total return on investments whilst holding them in suitable accounts and relating their purpose.

Unrealised gains of £34,253 (2023 loss £12,761) on investments in the year was considered by the trustees to be satisfactory.

**FINANCIAL REVIEW**

**Reserves policy**

The Trustees' Financial Policies and Procedures document includes the following statement relating to the reserves policy:-

"It is the Trustees' policy to provide reserves in accordance with guidance from the Almshouse Association. These currently include the building maintenance funds (see below) and free reserves (i.e. excluding monies tied up in fixed assets or endowment funds) sufficient to cover 6 months running costs. This would enable the Charities to continue to function should there be a sudden drop or loss of income.

Building Maintenance Funds - An extraordinary repair fund is to be maintained for infrequent or major repairs such as roof repairs or re-pointing and major long term improvements. A cyclical maintenance fund is also maintained to cover the cost of items such as internal and external redecorations. Annual contributions are to be made to these funds in accordance with guidelines issued by the Almshouse association."

The Charity's incoming resources for the year were £170,676 (2023 - £147,498). Expenditure directly related to the objects of the charity during the year was £144,100 (2023 - £179,815) and that related to administration and governance was £15,054 (2023 - £10,400). The majority of this relates to the operation of Lloyd Court. A total of £51,200 was transferred to designated funds in accordance with the Trustees' reserve policy in 2012/13.. Unrealised gain on investments and an investment property amounted to £17,801 (2023 loss £3,229) on unrestricted funds and £16,452 gain (2023 loss £9,532) on endowment funds.

**STRUCTURE, GOVERNANCE AND MANAGEMENT**

**Governing document**

The charity is controlled by its governing document, a deed of trust and constitutes an unincorporated charity.

**LEWISHAM PAROCHIAL CHARITIES  
LEWISHAM RELIEF IN NEED**

**REPORT OF THE TRUSTEES  
for the year ended 31 March 2024**

The Charity is managed by the Board of Trustees as part of the Lewisham Parochial Charities. The original charities were formed some 200 years ago providing funds for education, health and poor relief services in the ancient parish of Lewisham.

On 11th October 1990 the Charity Commissioners approved a scheme (Ref 218,260 A/12) which grouped the 27 remaining charities into four new charities which are again confined to benefit people living in the ancient parish of Lewisham. The Lewisham Relief in Need Charity is one of these Charities.

The Charity Commissioners have approved an amendment to the scheme of 1990 to enable the Relief in Need Charity to build almshouses at Ladywell (known as Lloyd Court) (Ref 1,025,779 A/1 dated 2nd December 1994).

**Recruitment and appointment of new trustees**

The Trustees number up to sixteen in total of whom three are ex-officio (the vicar and churchwardens of St Mary the Virgin, Lewisham), eight are nominated by the Council of the London Borough of Lewisham and five co-opted from persons who through residence, occupation, employment or otherwise have special knowledge of the area of benefit.

Currently, the London Borough of Lewisham have only nominated 1 out of their 8 allotted Trustees.

The Trustees receive no remuneration and, in the year under review, did not claim any expenses.

**Organisational structure**

The day to day running of the almshouse is carried out by Finance and Administration Manager. The Clerk's office, serving both the Lewisham Parochial Charities and the Lewisham Almshouse Charities of William Hatcliffe and Abraham Colfe, is based in Lloyd Court. The Trustees pay a proportion of the Clerk's salary and contribute towards the costs of running the office.

The Lewisham Relief in Need charity pays a 65% proportion of the House Manager's salary due to her work at the Lloyd Court almshouse. The Lewisham Relief in Need charity also pays a proportion of the salaries of the part-time Premises Manager (this role also provides cover for the residents when the House Manager is absent). All staff report to the Finance and Administration Manager.

**Reporting serious incidents**

The Trustees confirm that by signing below they have declared that there were no serious incidents or other matters relating to this charity over the financial year 2023/24 that should have been brought to the attention of the Charity Commission but that have not.

They also confirm that in line with the Vetting and Barring Scheme, launched in October 2009, all staff and Trustees are subject to DBS checks.

**STATEMENT OF TRUSTEES' RESPONSIBILITIES**

The trustees are responsible for preparing the Report of the trustees and the financial statements in accordance with applicable law and United Kingdom Accounting Standards (United Kingdom Generally Accepted Accounting Practice).

The law applicable to charities in England and Wales, the Charities Act 2011, Charity (Accounts and Reports) Regulations 2008 and the provisions of the trust deed requires the trustees to prepare financial statements for each financial year which give a true and fair view of the state of affairs of the charity and of the incoming resources and application of resources, including the income and expenditure, of the charity for that period. In preparing those financial statements, the trustees are required to

- select suitable accounting policies and then apply them consistently;
- observe the methods and principles in the Charity SORP;
- make judgements and estimates that are reasonable and prudent;
- prepare the financial statements on the going concern basis unless it is inappropriate to presume that the charity will continue in business.

**LEWISHAM PAROCHIAL CHARITIES  
LEWISHAM RELIEF IN NEED**

**REPORT OF THE TRUSTEES  
for the year ended 31 March 2024**

**STATEMENT OF TRUSTEES' RESPONSIBILITIES - continued**

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

Approved by order of the board of trustees on 29 October 2024 and signed on its behalf by:

Mrs Stella Jeffrey - Trustee

**REPORT OF THE INDEPENDENT AUDITORS TO THE TRUSTEES OF  
LEWISHAM PAROCHIAL CHARITIES  
LEWISHAM RELIEF IN NEED**

**Opinion**

We have audited the financial statements of Lewisham Parochial Charities Lewisham Relief In Need (the 'charity') for the year ended 31 March 2024 which comprise the Statement of financial activities, the Balance sheet 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).

In our opinion the financial statements:

- give a true and fair view of the state of the charity's affairs as at 31 March 2024 and of its incoming resources and application of resources, for the year then ended;
- have been properly prepared in accordance with United Kingdom Generally Accepted Accounting Practice; and
- have been prepared in accordance with the requirements of the Charities Act 2011.

**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 charity 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**

In auditing the financial statements, we have concluded that the trustees' use of the going concern basis of accounting in the preparation of the financial statements is appropriate.

Based on the work we have performed, we have not identified any material uncertainties relating to events or conditions that, individually or collectively, may cast significant doubt on the charity's ability to continue as a going concern for a period of at least twelve months from when the financial statements are authorised for issue.

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, except to the extent otherwise explicitly stated in our report, 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 this gives rise to a material misstatement in the financial statements themselves. 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.

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

We have nothing to report in respect of the following matters where the Charities (Accounts and Reports) Regulations 2008 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.

**REPORT OF THE INDEPENDENT AUDITORS TO THE TRUSTEES OF  
LEWISHAM PAROCHIAL CHARITIES  
LEWISHAM RELIEF IN NEED**

**Responsibilities of trustees**

As explained more fully in the Statement of trustees' responsibilities, the trustees are responsible for the preparation of the financial statements which 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 charity'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 charity or to cease operations, or have no realistic alternative but to do so.

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

We have been appointed as auditors under Section 144 of the Charities Act 2011 and report in accordance with the Act and relevant regulations made or having effect thereunder.

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.

The extent to which our procedures are capable of detecting irregularities, including fraud is detailed below:

In identifying and assessing risks of material misstatement in respect of irregularities, including fraud and error, we considered the following:

- the nature of the industry, control environment and business performance;
- results of our enquiries to management about their own assessment of the risks of fraud and error;
- the matters discussed among the audit engagement team regarding how and where fraud may occur in the financial statements and any potential indicators of fraud.

Our procedures to respond to risk include the following:

- reviewing the financial statement disclosures and testing to supporting documentation;
- performing analytical procedures to identify any unusual or unexpected areas that may indicate risks of material misstatement due to fraud or error;
- addressing the risk of fraud and error through management override of controls, testing the appropriateness of journals, assessing whether the judgements made in making accounting estimates are indicative of a potential bias; and evaluating the business rationale of any significant transactions that are unusual or outside the normal course of business.

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.

**REPORT OF THE INDEPENDENT AUDITORS TO THE TRUSTEES OF  
LEWISHAM PAROCHIAL CHARITIES  
LEWISHAM RELIEF IN NEED**

**Use of our report**

This report is made solely to the charity's trustees, as a body, in accordance with Part 4 of the Charities (Accounts and Reports) Regulations 2008. Our audit work has been undertaken so that we might state to the charity's trustees those matters we are required to state to them in an 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 charity and the charity's trustees as a body, for our audit work, for this report, or for the opinions we have formed.

Berringers LLP  
Chartered Accountants  
and Statutory Auditors  
Lygon House  
50 London Road  
Bromley  
Kent  
BR1 3RA

29 October 2024

**LEWISHAM PAROCHIAL CHARITIES  
LEWISHAM RELIEF IN NEED**

**STATEMENT OF FINANCIAL ACTIVITIES  
for the year ended 31 March 2024**

	Notes	Unrestricted funds £	Endowment fund £	<b>2024 Total funds £</b>	2023 Total funds £
<b>INCOME AND ENDOWMENTS FROM</b>					
Other trading activities	2	<b>151,720</b>	-	<b>151,720</b>	133,807
Investment income	3	<b>18,956</b>	-	<b>18,956</b>	13,691
<b>Total</b>		<b>170,676</b>	-	<b>170,676</b>	147,498
<b>EXPENDITURE ON</b>					
<b>Charitable activities</b>					
Almshouse maintenance		<b>140,828</b>	-	<b>140,828</b>	175,425
Grants & gifts made		<b>3,272</b>	-	<b>3,272</b>	4,390
Other		<b>15,054</b>	-	<b>15,054</b>	10,400
<b>Total</b>		<b>159,154</b>	-	<b>159,154</b>	190,215
Net gains/(losses) on investments		<b>17,801</b>	<b>16,452</b>	<b>34,253</b>	(12,761)
<b>NET INCOME/(EXPENDITURE)</b>		<b>29,323</b>	<b>16,452</b>	<b>45,775</b>	(55,478)
<b>RECONCILIATION OF FUNDS</b>					
Total funds brought forward		<b>1,298,611</b>	<b>301,336</b>	<b>1,599,947</b>	1,655,425
<b>TOTAL FUNDS CARRIED FORWARD</b>		<b>1,327,934</b>	<b>317,788</b>	<b>1,645,722</b>	1,599,947

The notes form part of these financial statements

**LEWISHAM PAROCHIAL CHARITIES  
LEWISHAM RELIEF IN NEED**

**BALANCE SHEET  
31 March 2024**

	Notes	Unrestricted funds £	Endowment fund £	2024 Total funds £	2023 Total funds £
<b>FIXED ASSETS</b>					
Tangible assets	7	256,765	-	256,765	257,073
<b>Investments</b>					
Investments	8	128,893	262,788	391,681	409,799
Investment property	9	1,067,824	-	1,067,824	747,980
		<u>1,453,482</u>	<u>262,788</u>	<u>1,716,270</u>	<u>1,414,852</u>
<b>CURRENT ASSETS</b>					
Debtors	10	20,473	-	20,473	18,783
Cash at bank and in hand		195,666	55,000	250,666	200,817
		<u>216,139</u>	<u>55,000</u>	<u>271,139</u>	<u>219,600</u>
<b>CREDITORS</b>					
Amounts falling due within one year	11	(49,513)	-	(49,513)	(34,505)
		<u>166,626</u>	<u>55,000</u>	<u>221,626</u>	<u>185,095</u>
<b>NET CURRENT ASSETS</b>					
		<u>1,620,108</u>	<u>317,788</u>	<u>1,937,896</u>	<u>1,599,947</u>
<b>TOTAL ASSETS LESS CURRENT LIABILITIES</b>					
		<u>1,620,108</u>	<u>317,788</u>	<u>1,937,896</u>	<u>1,599,947</u>
<b>CREDITORS</b>					
Amounts falling due after more than one year	12	(292,174)	-	(292,174)	-
		<u>1,327,934</u>	<u>317,788</u>	<u>1,645,722</u>	<u>1,599,947</u>
<b>NET ASSETS</b>					
		<u>1,327,934</u>	<u>317,788</u>	<u>1,645,722</u>	<u>1,599,947</u>
<b>FUNDS</b>					
	13			1,327,934	1,298,611
Unrestricted funds				317,788	301,336
Endowment funds				<u>1,645,722</u>	<u>1,599,947</u>
<b>TOTAL FUNDS</b>					
				<u>1,645,722</u>	<u>1,599,947</u>

The financial statements were approved by the Board of Trustees and authorised for issue on 29 October 2024 and were signed on its behalf by:

Mrs Stella Jeffrey - Trustee

**LEWISHAM PAROCHIAL CHARITIES  
LEWISHAM RELIEF IN NEED**

**NOTES TO THE FINANCIAL STATEMENTS  
for the year ended 31 March 2024**

**1. ACCOUNTING POLICIES**

**Basis of preparing the financial statements**

The financial statements of the charity, which is a public benefit entity under FRS 102, have been prepared in accordance with the Charities SORP (FRS 102) '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 2019)', Financial Reporting Standard 102 'The Financial Reporting Standard applicable in the UK and Republic of Ireland' and the Charities Act 2011. The financial statements have been prepared under the historical cost convention, with the exception of investments which are included at market value, as modified by the revaluation of certain assets.

**Income**

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.

**Expenditure**

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.

Grants offered subject to conditions which have not been met at the year end date are noted as a commitment but not accrued as expenditure.

**Tangible fixed assets**

Depreciation is provided at the following annual rates in order to write off each asset over its estimated useful life.

Freehold property	- Straight line over 60 years
Fixtures and fittings	- 20% on cost

**Investment property**

Investment property is shown at most recent valuation. Any aggregate surplus or deficit arising from changes in fair value is recognised in the Statement of financial activities.

**Taxation**

The charity is exempt from tax on its charitable activities.

**Fund accounting**

Unrestricted funds can be used in accordance with the charitable objectives at the discretion of the trustees.

Restricted funds can only be used for particular restricted purposes within the objects of the charity. Restrictions arise when specified by the donor or when funds are raised for particular restricted purposes.

Endowment funds represents assets which must be held permanently by the charity by way of investments. Income arising on the endowment fund can be used in accordance with the objects of the charity and is included as unrestricted income. Any capital gains or losses arising on the investments form part of the fund.

Further explanation of the nature and purpose of each fund is included in the notes to the financial statements.

**LEWISHAM PAROCHIAL CHARITIES  
LEWISHAM RELIEF IN NEED**

**NOTES TO THE FINANCIAL STATEMENTS - continued  
for the year ended 31 March 2024**

**2. OTHER TRADING ACTIVITIES**

	<b>2024</b>	<b>2023</b>
	£	£
Almshouse maintenance contributions	<b>150,861</b>	133,101
Washing machines income	<b>859</b>	706
	<u><b>151,720</b></u>	<u>133,807</u>

**3. INVESTMENT INCOME**

	<b>2024</b>	<b>2023</b>
	£	£
Investment income	<b>11,588</b>	11,135
Deposit account interest	<b>7,368</b>	2,556
	<u><b>18,956</b></u>	<u>13,691</u>

**4. TRUSTEES' REMUNERATION AND BENEFITS**

There were no trustees' remuneration or other benefits for the year ended 31 March 2024 nor for the year ended 31 March 2023.

**Trustees' expenses**

There were no trustees' expenses paid for the year ended 31 March 2024 nor for the year ended 31 March 2023.

**5. STAFF COSTS**

The average monthly number of employees during the year was as follows:

	<b>2024</b>	<b>2023</b>
Warden & House Manager	<b>1</b>	1
Premises manager	<b>1</b>	1
Cleaning	<b>1</b>	1
Finance & administration manager	<b>1</b>	1
	<u><b>4</b></u>	<u>4</u>

No employees received emoluments in excess of £60,000.

**LEWISHAM PAROCHIAL CHARITIES  
LEWISHAM RELIEF IN NEED**

**NOTES TO THE FINANCIAL STATEMENTS - continued  
for the year ended 31 March 2024**

**6. COMPARATIVES FOR THE STATEMENT OF FINANCIAL ACTIVITIES**

	Unrestricted funds £	Endowment fund £	Total funds £
<b>INCOME AND ENDOWMENTS FROM</b>			
Other trading activities	133,807	-	133,807
Investment income	13,691	-	13,691
<b>Total</b>	<u>147,498</u>	<u>-</u>	<u>147,498</u>
<b>EXPENDITURE ON</b>			
<b>Charitable activities</b>			
Almshouse maintenance	175,425	-	175,425
Grants & gifts made	4,390	-	4,390
Other	10,400	-	10,400
<b>Total</b>	<u>190,215</u>	<u>-</u>	<u>190,215</u>
Net gains/(losses) on investments	<u>(9,532)</u>	<u>(3,229)</u>	<u>(12,761)</u>
<b>NET INCOME/(EXPENDITURE)</b>	<b>(52,249)</b>	<b>(3,229)</b>	<b>(55,478)</b>
<b>RECONCILIATION OF FUNDS</b>			
Total funds brought forward	1,350,860	304,565	1,655,425
<b>TOTAL FUNDS CARRIED FORWARD</b>	<u><u>1,298,611</u></u>	<u><u>301,336</u></u>	<u><u>1,599,947</u></u>

**LEWISHAM PAROCHIAL CHARITIES  
LEWISHAM RELIEF IN NEED**

**NOTES TO THE FINANCIAL STATEMENTS - continued  
for the year ended 31 March 2024**

**7. TANGIBLE FIXED ASSETS**

	<b>Almshouse £</b>	<b>Fixtures &amp; Fittings £</b>	<b>Total £</b>
<b>COST</b>			
At 1 April 2023	1,146,855	20,050	1,166,905
Additions	-	-	-
Disposals	-	-	-
	1,146,855	20,050	1,166,905
At 31 March 2024	1,146,855	20,050	1,166,905
<b>DEPRECIATION</b>			
At 1 April 2023	4,896	19,740	24,636
Charge for year	204	104	308
	-	-	-
At 31 March 2024	5,100	19,844	24,944
<b>NET BOOK VALUE</b>			
Before grant reduction	1,141,755	206	1,141,961
Less: Social Housing Grant	885,196	-	885,196
	256,559	206	256,765
At 31 March 2024	256,559	206	256,765
At 31 March 2023	256,763	310	257,073

The Social Housing Grant was paid by the Housing Corporation to reduce the cost of development. The Housing Grant is repayable under certain circumstances, primarily following the sale of a property but will normally be restricted to net proceeds of sale.

**8. FIXED ASSET INVESTMENTS**

	Listed investments £
<b>MARKET VALUE</b>	
At 1 April 2023	<b>409,799</b>
Additions	<b>2,629</b>
Disposals	<b>(55,000)</b>
Revaluations	<b>34,253</b>
	<b>391,681</b>
At 31 March 2024	<b>391,681</b>
<b>NET BOOK VALUE</b>	
At 31 March 2024	<b>391,681</b>
At 31 March 2023	409,799

There were no investment assets outside the UK.

**LEWISHAM PAROCHIAL CHARITIES  
LEWISHAM RELIEF IN NEED**

**NOTES TO THE FINANCIAL STATEMENTS - continued  
for the year ended 31 March 2024**

**9. INVESTMENT PROPERTY**

	<b>£</b>
<b>FAIR VALUE</b>	
At 1 April 2023	747,980
Additions	319,844
	1,067,824
At 31 March 2024	1,067,824
<b>NET BOOK VALUE</b>	
At 31 March 2024	1,067,824
At 31 March 2023	747,980

The Commercial Property, in the opinion of the Trustees value is £1,067,824 at the end of the financial period.

**10. DEBTORS: AMOUNTS FALLING DUE WITHIN ONE YEAR**

	<b>2024</b>	<b>2023</b>
	<b>£</b>	<b>£</b>
Prepayments	20,473	18,783
	20,473	18,783

**11. CREDITORS: AMOUNTS FALLING DUE WITHIN ONE YEAR**

	<b>2024</b>	<b>2023</b>
	<b>£</b>	<b>£</b>
Lewisham General Trust	11,836	11,382
Lewisham Education Charity	3,142	3,010
John Thackeray	434	1,413
Accrued expenses	34,101	18,700
	49,513	34,505

**12. CREDITORS: AMOUNTS FALLING DUE AFTER MORE THAN ONE YEAR**

	<b>2024</b>	<b>2023</b>
	<b>£</b>	<b>£</b>
John Thackeray	292,174	-
	292,174	-

**LEWISHAM PAROCHIAL CHARITIES  
LEWISHAM RELIEF IN NEED**

**NOTES TO THE FINANCIAL STATEMENTS - continued  
for the year ended 31 March 2024**

**13. MOVEMENT IN FUNDS**

	At 1.4.23 £	Net movement in funds £	Transfers between funds £	At 31.3.24 £
<b>Unrestricted funds</b>				
General fund	92,527	86,372	(51,200)	127,699
Routine maintenance	36,490	(11,653)	-	24,837
Cyclical maintenance	17,299	(39,044)	35,000	13,255
Extraordinary repairs	93,585	(5,087)	-	88,498
Charity fund property	256,764	-	(204)	256,560
Lift	34,225	(1,265)	-	32,960
Property fund	747,980	-	16,300	764,280
Depreciation fixtures & fittings	19,741	-	104	19,845
	<u>1,298,611</u>	<u>29,323</u>	<u>-</u>	<u>1,327,934</u>
<b>Endowment funds</b>				
Endowment fund	301,336	16,452	-	317,788
	<u>1,599,947</u>	<u>45,775</u>	<u>-</u>	<u>1,645,722</u>

Net movement in funds, included in the above are as follows:

	Incoming resources £	Resources expended £	Gains and losses £	Movement in funds £
<b>Unrestricted funds</b>				
General fund	170,676	(102,105)	17,801	86,372
Routine maintenance	-	(11,653)	-	(11,653)
Cyclical maintenance	-	(39,044)	-	(39,044)
Extraordinary repairs	-	(5,087)	-	(5,087)
Lift	-	(1,265)	-	(1,265)
	<u>170,676</u>	<u>(159,154)</u>	<u>17,801</u>	<u>29,323</u>
<b>Endowment funds</b>				
Endowment fund	-	-	16,452	16,452
	<u>170,676</u>	<u>(159,154)</u>	<u>34,253</u>	<u>45,775</u>

**LEWISHAM PAROCHIAL CHARITIES  
LEWISHAM RELIEF IN NEED**

**NOTES TO THE FINANCIAL STATEMENTS - continued  
for the year ended 31 March 2024**

**13. MOVEMENT IN FUNDS - continued**

**Comparatives for movement in funds**

	At 1.4.22 £	Net movement in funds £	Transfers between funds £	At 31.3.23 £
<b>Unrestricted funds</b>				
General fund	61,989	36,315	(5,777)	92,527
Routine maintenance	104,416	(12,926)	(55,000)	36,490
Cyclical maintenance	30,487	(53,188)	40,000	17,299
Extraordinary repairs	92,192	(8,607)	10,000	93,585
Charity fund property	256,968	-	(204)	256,764
Lift	43,068	(13,843)	5,000	34,225
Property fund	740,420	-	7,560	747,980
Depreciation fixtures & fittings	21,320	-	(1,579)	19,741
	<u>1,350,860</u>	<u>(52,249)</u>	<u>-</u>	<u>1,298,611</u>
<b>Endowment funds</b>				
Endowment fund	304,565	(3,229)	-	301,336
	<u>1,655,425</u>	<u>(55,478)</u>	<u>-</u>	<u>1,599,947</u>

Comparative net movement in funds, included in the above are as follows:

	Incoming resources £	Resources expended £	Gains and losses £	Movement in funds £
<b>Unrestricted funds</b>				
General fund	147,498	(101,651)	(9,532)	36,315
Routine maintenance	-	(12,926)	-	(12,926)
Cyclical maintenance	-	(53,188)	-	(53,188)
Extraordinary repairs	-	(8,607)	-	(8,607)
Lift	-	(13,843)	-	(13,843)
	<u>147,498</u>	<u>(190,215)</u>	<u>(9,532)</u>	<u>(52,249)</u>
<b>Endowment funds</b>				
Endowment fund	-	-	(3,229)	(3,229)
	<u>147,498</u>	<u>(190,215)</u>	<u>(12,761)</u>	<u>(55,478)</u>

The Trustees deem it prudent to designate funds.

**Routine maintenance**

This fund is maintained to cover the routine maintenance of the almshouse during the year.

**Cyclical maintenance**

The fund is retained by the trustees to meet maintenance costs arising at regular intervals, e.g. internal and external redecoration and the cost of professional fees in respect of quinquennial inspections.

**Extraordinary repairs**

This fund is for future improvements and major works. Provision is made in accordance with the recommendations of the Almshouse Association and the fund may be drawn upon without prior consent of the Charity Commissioners.

**Charity fund property reserve**

**LEWISHAM PAROCHIAL CHARITIES  
LEWISHAM RELIEF IN NEED**

**NOTES TO THE FINANCIAL STATEMENTS - continued  
for the year ended 31 March 2024**

**13. MOVEMENT IN FUNDS - continued**

This represents that proportion of the cost of properties and improvements which were financed from the Charity's own resources.

**Lift**

This fund is retained by the trustees to meet the maintenance and replacement of the lift.

**Property fund**

This fund represents the value of the investment property.

**Depreciation fund**

This fund is maintained to replace fixtures & fittings that have been depreciated.

**14. CONTINGENT LIABILITIES**

There are currently three members of staff in the TPT Growth Plan 4. Also, there are two previous members, one deferred and one a pensioner and the estimated pension deficit amount at 30 September 2023 is £8,441.

**15. RELATED PARTY DISCLOSURES**

There were no related party transactions for the year ended 31 March 2024.

**LEWISHAM PAROCHIAL CHARITIES  
LEWISHAM RELIEF IN NEED**

**DETAILED STATEMENT OF FINANCIAL ACTIVITIES  
for the year ended 31 March 2024**

	2024 £	2023 £
<b>INCOME AND ENDOWMENTS</b>		
<b>Other trading activities</b>		
Almshouse maintenance contributions	150,861	133,101
Washing machines income	859	706
	151,720	133,807
<b>Investment income</b>		
Investment income	11,588	11,135
Deposit account interest	7,368	2,556
	18,956	13,691
<b>Total incoming resources</b>	<b>170,676</b>	<b>147,498</b>
<b>EXPENDITURE</b>		
<b>Charitable activities</b>		
Staff costs	46,416	43,459
Rates and water	10,252	11,919
Insurance	6,971	6,267
Light and heat	2,888	10,403
Telephone	1,633	1,124
Cleaning	655	625
Linkline alarm system	6,103	6,588
General repairs	11,653	12,926
Refurbishment	39,044	53,188
Lift	1,265	13,843
Garden	5,595	3,572
Extraordinary repairs	5,087	8,607
Grants to individuals	3,272	4,390
	140,834	176,911
<b>Support costs</b>		
<b>Other</b>		
Postage and stationery	696	1,403
Sundries	927	479
Subscriptions	1,335	715
Accountancy	5,040	4,740
Freehold property	204	204
Fixtures and fittings	104	103
	8,306	7,644
<b>Governance costs</b>		
Auditors' remuneration	3,000	2,760
Carried forward	3,000	2,760

This page does not form part of the statutory financial statements

**LEWISHAM PAROCHIAL CHARITIES  
LEWISHAM RELIEF IN NEED**

**DETAILED STATEMENT OF FINANCIAL ACTIVITIES  
for the year ended 31 March 2024**

	2024	2023
	£	£
<b>Governance costs</b>		
Brought forward	<b>3,000</b>	2,760
Legal & professional fees	<b>5,010</b>	-
Finance & Administration Manager Salary	<b>2,004</b>	2,900
	<u><b>10,014</b></u>	<u>5,660</u>
Total resources expended	<u><b>159,154</b></u>	<u>190,215</u>
<b>Net income/(expenditure)</b>	<u><b>11,522</b></u>	<u>(42,717)</u>

This page does not form part of the statutory financial statements

**LEWISHAM RELIEF IN NEED CHARITY**

England & Wales - Charity number 1025779

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# Accounts

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**REPORT OF THE TRUSTEES AND  
FINANCIAL STATEMENTS  
FOR THE YEAR ENDED 31 MARCH 2023  
FOR  
LEWISHAM PAROCHIAL CHARITIES  
LEWISHAM RELIEF IN NEED**

Berringers LLP  
Chartered Accountants  
and Statutory Auditors  
Lygon House  
50 London Road  
Bromley  
Kent  
BR1 3RA

**LEWISHAM PAROCHIAL CHARITIES  
LEWISHAM RELIEF IN NEED**

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for the year ended 31 March 2023**

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**LEWISHAM PAROCHIAL CHARITIES  
LEWISHAM RELIEF IN NEED**

**REFERENCE AND ADMINISTRATIVE DETAILS  
for the year ended 31 March 2023**

<b>TRUSTEES</b>	Father Steve Hall Ex-officio Mr Roy Brown Co-opted Mr Alan Till (resigned 28.12.22) Mrs Stella Jeffrey (Chair) Mr Julian Watson Co-opted Ms Jennifer Henry Co-opted Ms Joan Mckenzie Ex-officio
<b>PRINCIPAL ADDRESS</b>	Lloyd Court Slagrove Place London SE13 7LP
<b>REGISTERED CHARITY NUMBER</b>	1025779
<b>INDEPENDENT AUDITORS</b>	Berringers LLP Chartered Accountants and Statutory Auditors Lygon House 50 London Road Bromley Kent BR1 3RA
<b>CLERK</b>	Ms Joy Segan

**LEWISHAM PAROCHIAL CHARITIES  
LEWISHAM RELIEF IN NEED**

**REPORT OF THE TRUSTEES  
for the year ended 31 March 2023**

The trustees present their report with the financial statements of the charity for the year ended 31 March 2023. The trustees have adopted the provisions of 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 2019).

**OBJECTIVES AND ACTIVITIES**

**Objectives and aims**

The object of the charity is the relief of need, hardship or distress of persons resident in the Ancient Parish of Lewisham by means of grants or provision of services. Since 1994 this has included the provision of an almshouse providing sheltered accommodation for the elderly as indicated above.

At each Board meeting the Trustees consider matters arising from the administration of the almshouse and the awarding of grants. It is the Trustees clear intention to maintain the property in first class condition and to provide a safe and attractive home for the elderly residents. To this end the Trustees regularly consider improvements that could be made to the almshouses and ensure that regular repair and maintenance is carried out as required.

During the year the Trustees held four general meetings, including an AGM. The Finance and General Purposes Committee met on four occasions.

**Summary of activities undertaken for the public benefit in relation to these objectives**

The Trustees appoint residents for Lloyd Court. As the pandemic lockdown continues to be eased, there has been a gradual return to community engagements between residents although care is still being taken to ensure each other's safety. A cautious approach is being taken towards any big social gathering.

During the year three residents moved on, one to a care home near her son and two to a new life abroad. The two newly vacant flats will be decorated ready for the appointment of new residents.

The Trustees continued to carry out relevant refurbishments to each flat as they became vacant depending on the condition of the flat concerned. To bring the flats up to modern decoration standards, the charity will continue to implement a rolling programme agreed to upgrade the kitchens and bathrooms as each flat becomes vacant.

The Charity is also able to make small grants to persons in need living in the Ancient Parish of Lewisham. Following the agreement of the new financial approval limits (namely Finance and Administration Manager to £500, Chair's Emergency Action up to £3,000 and Finance and General Purposes Committee up to £5,000) grant requests are first considered at each Finance and General Purposes Committee meeting and advised for final approval at the following general meeting. During the year 2022/23 grants totalling £4,300 were awarded to and benefited a number of individuals and local groups. Also, small Christmas gifts of £30 were awarded to three individuals recommended by local churches.

**ACHIEVEMENT AND PERFORMANCE**

**Charitable activities**

The Relief in Need Charity is responsible for a commercial property, 295/297 Lewisham High Street, which was originally bequeathed to the Vicar and churchwardens of St Mary the Virgin, Lewisham, under the will of Humphrey Streete in 1626. It passed to the Lewisham Parochial Charities late in the 19th century. The property had a tenant who vacated the premises in January 2021. A new property agent Linays Commercial was appointed to market the shop on the ground floor with a view to securing a new tenant. Once the charity was able to inspect the property, the potential of refurbishing the upper floors for residential use became apparent. Trustees appointed a firm of architects, a3arc Ltd to work with the Finance & Administration Manager develop proposal drawings for three good size residential dwellings on the upper floors. During the year planning applications were submitted to Lewisham Council to provide three two-bedroom flats on the upper floors and a commercial premises on the ground floor. Planning consent was granted in June 2022 for the conversion. Planning permission for the shop front was granted in September 2022. Raising funding for the development was affected by the financial crisis, but it is hoped that works will commence in the autumn of 2023 with completion by the summer of 2024.

**LEWISHAM PAROCHIAL CHARITIES  
LEWISHAM RELIEF IN NEED**

**REPORT OF THE TRUSTEES  
for the year ended 31 March 2023**

**ACHIEVEMENT AND PERFORMANCE**

**Investment performance**

It is the Trustees policy to maximise the total return on investments whilst holding them in suitable accounts and relating their purpose.

Unrealised gains of £33,981 (2021 gains £68,284) on investments in the year was considered by the trustees to be satisfactory.

**FINANCIAL REVIEW**

**Reserves policy**

The Trustees' Financial Policies and Procedures document includes the following statement relating to the reserves policy:-

"It is the Trustees' policy to provide reserves in accordance with guidance from the Almshouse Association. These currently include the building maintenance funds (see below) and free reserves (i.e. excluding monies tied up in fixed assets or endowment funds) sufficient to cover 6 months running costs. This would enable the Charities to continue to function should there be a sudden drop or loss of income.

Building Maintenance Funds - An extraordinary repair fund is to be maintained for infrequent or major repairs such as roof repairs or re-pointing and major long term improvements. A cyclical maintenance fund is also maintained to cover the cost of items such as internal and external redecorations. Annual contributions are to be made to these funds in accordance with guidelines issued by the Almshouse association."

The Charity's incoming resources for the year were £147,498 (2022 - £141,672). Expenditure directly related to the objects of the charity during the year was £179,815 (2022 - £150,502) and that related to administration and governance was £10,400 (2022 - £11,730). The majority of this relates to the operation of Lloyd Court. A total of £55,000 was transferred to designated funds in accordance with the Trustees' reserve policy in 2012/13, but £55,000 was transferred from the Routine Maintenance Fund to the General Fund being accounting for monies spent in previous years. Unrealised loss on investments and an investment property amounted to £9,532 (2022 gain £10,274) on unrestricted funds and £3,229 loss (2021 gain £23,707) on endowment funds.

**STRUCTURE, GOVERNANCE AND MANAGEMENT**

**Governing document**

The charity is controlled by its governing document, a deed of trust and constitutes an unincorporated charity.

The Charity is managed by the Board of Trustees as part of the Lewisham Parochial Charities. The original charities were formed some 200 years ago providing funds for education, health and poor relief services in the ancient parish of Lewisham.

On 11th October 1990 the Charity Commissioners approved a scheme (Ref 218,260 A/12) which grouped the 27 remaining charities into four new charities which are again confined to benefit people living in the ancient parish of Lewisham. The Lewisham Relief in Need Charity is one of these Charities.

The Charity Commissioners have approved an amendment to the scheme of 1990 to enable the Relief in Need Charity to build almshouses at Ladywell (known as Lloyd Court) (Ref 1,025,779 A/1 dated 2nd December 1994).

**Recruitment and appointment of new trustees**

The Trustees number up to sixteen in total of whom three are ex-officio (the vicar and churchwardens of St Mary the Virgin, Lewisham), eight are nominated by the Council of the London Borough of Lewisham and five co-opted from persons who through residence, occupation, employment or otherwise have special knowledge of the area of benefit.

Currently, the London Borough of Lewisham have only nominated 1 out of their 8 allotted Trustees.

The Trustees receive no remuneration and, in the year under review, did not claim any expenses.

**LEWISHAM PAROCHIAL CHARITIES  
LEWISHAM RELIEF IN NEED**

**REPORT OF THE TRUSTEES  
for the year ended 31 March 2023**

**STRUCTURE, GOVERNANCE AND MANAGEMENT**

**Organisational structure**

The day to day running of the almshouse is carried out by Finance and Administration Manager. The Clerk's office, serving both the Lewisham Parochial Charities and the Lewisham Almshouse Charities of William Hatcliffe and Abraham Colfe, is based in Lloyd Court. The Trustees pay a proportion of the Clerk's salary and contribute towards the costs of running the office.

The Lewisham Relief in Need charity pays a 65% proportion of the House Manager's salary due to her work at the Lloyd Court almshouse. The Lewisham Relief in Need charity also pays a proportion of the salaries of the part-time Premises Manager, Mr P Clark (this role also provides cover for the residents when the House Manager is absent). All staff report to the Finance and Administration Manager.

**Reporting serious incidents**

The Trustees confirm that by signing below they have declared that there were no serious incidents or other matters relating to this charity over the financial year 2022/23 that should have been brought to the attention of the Charity Commission but that have not.

They also confirm that in line with the Vetting and Barring Scheme, launched in October 2009, all staff and Trustees are subject to DBS checks.

**STATEMENT OF TRUSTEES' RESPONSIBILITIES**

The trustees are responsible for preparing the Report of the trustees and the financial statements in accordance with applicable law and United Kingdom Accounting Standards (United Kingdom Generally Accepted Accounting Practice).

The law applicable to charities in England and Wales, the Charities Act 2011, Charity (Accounts and Reports) Regulations 2008 and the provisions of the trust deed requires the trustees to prepare financial statements for each financial year which give a true and fair view of the state of affairs of the charity and of the incoming resources and application of resources, including the income and expenditure, of the charity for that period. In preparing those financial statements, the trustees are required to

- select suitable accounting policies and then apply them consistently;
- observe the methods and principles in the Charity SORP;
- make judgements and estimates that are reasonable and prudent;
- prepare the financial statements on the going concern basis unless it is inappropriate to presume that the charity will continue in business.

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

Approved by order of the board of trustees on 24 October 2023 and signed on its behalf by:

Mrs Stella Jeffrey - Trustee

**REPORT OF THE INDEPENDENT AUDITORS TO THE TRUSTEES OF  
LEWISHAM PAROCHIAL CHARITIES  
LEWISHAM RELIEF IN NEED**

**Opinion**

We have audited the financial statements of Lewisham Parochial Charities Lewisham Relief In Need (the 'charity') for the year ended 31 March 2023 which comprise the Statement of financial activities, the Balance sheet 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).

In our opinion the financial statements:

- give a true and fair view of the state of the charity's affairs as at 31 March 2023 and of its incoming resources and application of resources, for the year then ended;
- have been properly prepared in accordance with United Kingdom Generally Accepted Accounting Practice; and
- have been prepared in accordance with the requirements of the Charities Act 2011.

**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 charity 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**

In auditing the financial statements, we have concluded that the trustees' use of the going concern basis of accounting in the preparation of the financial statements is appropriate.

Based on the work we have performed, we have not identified any material uncertainties relating to events or conditions that, individually or collectively, may cast significant doubt on the charity's ability to continue as a going concern for a period of at least twelve months from when the financial statements are authorised for issue.

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, except to the extent otherwise explicitly stated in our report, 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 this gives rise to a material misstatement in the financial statements themselves. 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.

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

We have nothing to report in respect of the following matters where the Charities (Accounts and Reports) Regulations 2008 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.

**REPORT OF THE INDEPENDENT AUDITORS TO THE TRUSTEES OF  
LEWISHAM PAROCHIAL CHARITIES  
LEWISHAM RELIEF IN NEED**

**Responsibilities of trustees**

As explained more fully in the Statement of trustees' responsibilities, the trustees are responsible for the preparation of the financial statements which 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 charity'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 charity or to cease operations, or have no realistic alternative but to do so.

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

We have been appointed as auditors under Section 144 of the Charities Act 2011 and report in accordance with the Act and relevant regulations made or having effect thereunder.

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.

The extent to which our procedures are capable of detecting irregularities, including fraud is detailed below:

In identifying and assessing risks of material misstatement in respect of irregularities, including fraud and error, we considered the following:

- the nature of the industry, control environment and business performance;
- results of our enquiries to management about their own assessment of the risks of fraud and error;
- the matters discussed among the audit engagement team regarding how and where fraud may occur in the financial statements and any potential indicators of fraud.

Our procedures to respond to risk include the following:

- reviewing the financial statement disclosures and testing to supporting documentation;
- performing analytical procedures to identify any unusual or unexpected areas that may indicate risks of material misstatement due to fraud or error;
- addressing the risk of fraud and error through management override of controls, testing the appropriateness of journals, assessing whether the judgements made in making accounting estimates are indicative of a potential bias; and evaluating the business rationale of any significant transactions that are unusual or outside the normal course of business.

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.

**REPORT OF THE INDEPENDENT AUDITORS TO THE TRUSTEES OF  
LEWISHAM PAROCHIAL CHARITIES  
LEWISHAM RELIEF IN NEED**

**Use of our report**

This report is made solely to the charity's trustees, as a body, in accordance with Part 4 of the Charities (Accounts and Reports) Regulations 2008. Our audit work has been undertaken so that we might state to the charity's trustees those matters we are required to state to them in an 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 charity and the charity's trustees as a body, for our audit work, for this report, or for the opinions we have formed.

Berringers LLP  
Chartered Accountants  
and Statutory Auditors  
Lygon House  
50 London Road  
Bromley  
Kent  
BR1 3RA

24 October 2023

**LEWISHAM PAROCHIAL CHARITIES  
LEWISHAM RELIEF IN NEED**

**STATEMENT OF FINANCIAL ACTIVITIES  
for the year ended 31 March 2023**

	Notes	Unrestricted funds £	Endowment fund £	<b>2023 Total funds £</b>	2022 Total funds £
<b>INCOME AND ENDOWMENTS FROM</b>					
Other trading activities	2	<b>133,807</b>	-	<b>133,807</b>	131,336
Investment income	3	<b>13,691</b>	-	<b>13,691</b>	10,336
<b>Total</b>		<b>147,498</b>	-	<b>147,498</b>	141,672
<b>EXPENDITURE ON Charitable activities</b>					
Almshouse maintenance		<b>175,425</b>	-	<b>175,425</b>	140,229
Grants & gifts made		<b>4,390</b>	-	<b>4,390</b>	10,273
Other		<b>10,400</b>	-	<b>10,400</b>	11,730
<b>Total</b>		<b>190,215</b>	-	<b>190,215</b>	162,232
Net gains/(losses) on investments		<b>(9,532)</b>	<b>(3,229)</b>	<b>(12,761)</b>	33,981
<b>NET INCOME/(EXPENDITURE)</b>		<b>(52,249)</b>	<b>(3,229)</b>	<b>(55,478)</b>	13,421
<b>RECONCILIATION OF FUNDS</b>					
Total funds brought forward		<b>1,350,860</b>	<b>304,565</b>	<b>1,655,425</b>	1,642,004
<b>TOTAL FUNDS CARRIED FORWARD</b>		<b>1,298,611</b>	<b>301,336</b>	<b>1,599,947</b>	1,655,425

The notes form part of these financial statements

**LEWISHAM PAROCHIAL CHARITIES  
LEWISHAM RELIEF IN NEED**

**BALANCE SHEET  
31 March 2023**

	Notes	Unrestricted funds £	Endowment fund £	2023 Total funds £	2022 Total funds £
<b>FIXED ASSETS</b>					
Tangible assets	7	257,073	-	257,073	257,380
<b>Investments</b>					
Investments	8	108,463	301,336	409,799	420,319
Investment property	9	747,980	-	747,980	740,420
		<u>1,113,516</u>	<u>301,336</u>	<u>1,414,852</u>	<u>1,418,119</u>
<b>CURRENT ASSETS</b>					
Debtors	10	18,783	-	18,783	13,258
Cash at bank and in hand		200,817	-	200,817	268,583
		<u>219,600</u>	-	<u>219,600</u>	<u>281,841</u>
<b>CREDITORS</b>					
Amounts falling due within one year	11	(34,505)	-	(34,505)	(44,535)
		<u>185,095</u>	-	<u>185,095</u>	<u>237,306</u>
<b>NET CURRENT ASSETS</b>					
		<u>185,095</u>	-	<u>185,095</u>	<u>237,306</u>
<b>TOTAL ASSETS LESS CURRENT LIABILITIES</b>					
		<u>1,298,611</u>	<u>301,336</u>	<u>1,599,947</u>	<u>1,655,425</u>
<b>NET ASSETS</b>					
		<u>1,298,611</u>	<u>301,336</u>	<u>1,599,947</u>	<u>1,655,425</u>
<b>FUNDS</b>					
	12			<u>1,298,611</u>	<u>1,350,860</u>
Unrestricted funds				<u>301,336</u>	<u>304,565</u>
Endowment funds					
<b>TOTAL FUNDS</b>					
				<u>1,599,947</u>	<u>1,655,425</u>

The financial statements were approved by the Board of Trustees and authorised for issue on 24 October 2023 and were signed on its behalf by:

Mrs Stella Jeffrey - Trustee

**LEWISHAM PAROCHIAL CHARITIES  
LEWISHAM RELIEF IN NEED**

**NOTES TO THE FINANCIAL STATEMENTS  
for the year ended 31 March 2023**

**1. ACCOUNTING POLICIES**

**Basis of preparing the financial statements**

The financial statements of the charity, which is a public benefit entity under FRS 102, have been prepared in accordance with the Charities SORP (FRS 102) '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 2019)', Financial Reporting Standard 102 'The Financial Reporting Standard applicable in the UK and Republic of Ireland' and the Charities Act 2011. The financial statements have been prepared under the historical cost convention, with the exception of investments which are included at market value, as modified by the revaluation of certain assets.

**Income**

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.

**Expenditure**

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.

Grants offered subject to conditions which have not been met at the year end date are noted as a commitment but not accrued as expenditure.

**Tangible fixed assets**

Depreciation is provided at the following annual rates in order to write off each asset over its estimated useful life.

Freehold property	- Straight line over 10 years
Fixtures and fittings	- 20% on cost

**Investment property**

Investment property is shown at most recent valuation. Any aggregate surplus or deficit arising from changes in fair value is recognised in the Statement of financial activities.

**Taxation**

The charity is exempt from tax on its charitable activities.

**Fund accounting**

Unrestricted funds can be used in accordance with the charitable objectives at the discretion of the trustees.

Restricted funds can only be used for particular restricted purposes within the objects of the charity. Restrictions arise when specified by the donor or when funds are raised for particular restricted purposes.

Endowment funds represents assets which must be held permanently by the charity by way of investments. Income arising on the endowment fund can be used in accordance with the objects of the charity and is included as unrestricted income. Any capital gains or losses arising on the investments form part of the fund.

Further explanation of the nature and purpose of each fund is included in the notes to the financial statements.

**LEWISHAM PAROCHIAL CHARITIES  
LEWISHAM RELIEF IN NEED**

**NOTES TO THE FINANCIAL STATEMENTS - continued  
for the year ended 31 March 2023**

**2. OTHER TRADING ACTIVITIES**

	2023	2022
	£	£
Almshouse maintenance contributions	133,101	130,057
Washing machines income	706	1,279
	<b>133,807</b>	<b>131,336</b>
	<b>133,807</b>	<b>131,336</b>

**3. INVESTMENT INCOME**

	2023	2022
	£	£
Investment income	11,135	10,262
Deposit account interest	2,556	74
	<b>13,691</b>	<b>10,336</b>
	<b>13,691</b>	<b>10,336</b>

**4. TRUSTEES' REMUNERATION AND BENEFITS**

There were no trustees' remuneration or other benefits for the year ended 31 March 2023 nor for the year ended 31 March 2022.

**Trustees' expenses**

There were no trustees' expenses paid for the year ended 31 March 2023 nor for the year ended 31 March 2022.

**5. STAFF COSTS**

The average monthly number of employees during the year was as follows:

	2023	2022
Warden & House Manager	1	1
Premises manager	1	1
Cleaning	1	1
Finance & administration manager	1	1
	<b>4</b>	<b>4</b>
	<b>4</b>	<b>4</b>

No employees received emoluments in excess of £60,000.

**LEWISHAM PAROCHIAL CHARITIES  
LEWISHAM RELIEF IN NEED**

**NOTES TO THE FINANCIAL STATEMENTS - continued  
for the year ended 31 March 2023**

**6. COMPARATIVES FOR THE STATEMENT OF FINANCIAL ACTIVITIES**

	Unrestricted funds £	Endowment fund £	Total funds £
<b>INCOME AND ENDOWMENTS FROM</b>			
Other trading activities	131,336	-	131,336
Investment income	10,336	-	10,336
<b>Total</b>	141,672	-	141,672
<b>EXPENDITURE ON</b>			
<b>Charitable activities</b>			
Almshouse maintenance	140,229	-	140,229
Grants & gifts made	10,273	-	10,273
Other	11,730	-	11,730
<b>Total</b>	162,232	-	162,232
Net gains on investments	10,274	23,707	33,981
<b>NET INCOME/(EXPENDITURE)</b>	(10,286)	23,707	13,421
<b>RECONCILIATION OF FUNDS</b>			
Total funds brought forward	1,361,146	280,858	1,642,004
<b>TOTAL FUNDS CARRIED FORWARD</b>	1,350,860	304,565	1,655,425

**LEWISHAM PAROCHIAL CHARITIES  
LEWISHAM RELIEF IN NEED**

**NOTES TO THE FINANCIAL STATEMENTS - continued  
for the year ended 31 March 2023**

**7. TANGIBLE FIXED ASSETS**

	<b>Almshouse</b>	<b>Fixtures &amp; Fittings</b>	<b>Total</b>
	<b>£</b>	<b>£</b>	<b>£</b>
<b>COST</b>			
At 1 April 2022	1,146,855	20,052	1,166,907
Additions	-	-	-
Disposals	-	-	-
	<hr/>	<hr/>	<hr/>
At 31 March 2023	<u>1,146,855</u>	<u>20,052</u>	<u>1,166,907</u>
<b>DEPRECIATION</b>			
At 1 April 2022	4,692	19,638	24,330
Charge for year	204	103	307
	<hr/>	<hr/>	<hr/>
At 31 March 2023	<u>4,896</u>	<u>19,741</u>	<u>24,637</u>
<b>NET BOOK VALUE</b>			
Before grant reduction	1,141,959	311	1,142,270
Less: Social Housing Grant	885,196	-	885,196
	<hr/>	<hr/>	<hr/>
At 31 March 2023	<u>256,763</u>	<u>311</u>	<u>257,074</u>
	<hr/>	<hr/>	<hr/>
At 31 March 2022	<u>256,967</u>	<u>414</u>	<u>257,381</u>

The Social Housing Grant was paid by the Housing Corporation to reduce the cost of development. The Housing Grant is repayable under certain circumstances, primarily following the sale of a property but will normally be restricted to net proceeds of sale.

**8. FIXED ASSET INVESTMENTS**

	Listed investments £
<b>MARKET VALUE</b>	
At 1 April 2022	<b>420,319</b>
Additions	<b>2,241</b>
Revaluations	<b>(12,761)</b>
	<hr/>
At 31 March 2023	<b>409,799</b>
<b>NET BOOK VALUE</b>	
At 31 March 2023	<b>409,799</b>
	<hr/>
At 31 March 2022	<b>420,319</b>
	<hr/>

There were no investment assets outside the UK.

**LEWISHAM PAROCHIAL CHARITIES  
LEWISHAM RELIEF IN NEED**

**NOTES TO THE FINANCIAL STATEMENTS - continued  
for the year ended 31 March 2023**

**9. INVESTMENT PROPERTY**

	<b>£</b>
<b>FAIR VALUE</b>	
At 1 April 2022	740,420
Additions	7,560
	747,980
At 31 March 2023	747,980
<b>NET BOOK VALUE</b>	
At 31 March 2023	747,980
At 31 March 2022	740,420

The Commercial Property, in the opinion of the Trustees value is £755,540 at the end of the financial period.

**10. DEBTORS: AMOUNTS FALLING DUE WITHIN ONE YEAR**

	2023	2022
	£	£
Prepayments	18,783	13,258
	18,783	13,258

**11. CREDITORS: AMOUNTS FALLING DUE WITHIN ONE YEAR**

	2023	2022
	£	£
Lewisham General Trust	11,382	11,116
Lewisham Education Charity	3,010	2,215
John Thackeray	1,413	1,073
Accrued expenses	18,700	30,131
	34,505	44,535

**12. MOVEMENT IN FUNDS**

	At 1.4.22	Net movement in funds	Transfers between funds	At 31.3.23
	£	£	£	£
<b>Unrestricted funds</b>				
General fund	61,989	36,315	(5,777)	92,527
Routine maintenance	104,416	(12,926)	(55,000)	36,490
Cyclical maintenance	30,487	(53,188)	40,000	17,299
Extraordinary repairs	92,192	(8,607)	10,000	93,585
Charity fund property	256,968	-	(204)	256,764
Lift	43,068	(13,843)	5,000	34,225
Property fund	740,420	-	7,560	747,980
Depreciation fixtures & fittings	21,320	-	(1,579)	19,741
	1,350,860	(52,249)	-	1,298,611
<b>Endowment funds</b>				
Endowment fund	304,565	(3,229)	-	301,336
	1,655,425	(55,478)	-	1,599,947

**LEWISHAM PAROCHIAL CHARITIES  
LEWISHAM RELIEF IN NEED**

**NOTES TO THE FINANCIAL STATEMENTS - continued  
for the year ended 31 March 2023**

**12. MOVEMENT IN FUNDS - continued**

Net movement in funds, included in the above are as follows:

	Incoming resources £	Resources expended £	Gains and losses £	Movement in funds £
<b>Unrestricted funds</b>				
General fund	147,498	(101,651)	(9,532)	36,315
Routine maintenance	-	(12,926)	-	(12,926)
Cyclical maintenance	-	(53,188)	-	(53,188)
Extraordinary repairs	-	(8,607)	-	(8,607)
Lift	-	(13,843)	-	(13,843)
	<u>147,498</u>	<u>(190,215)</u>	<u>(9,532)</u>	<u>(52,249)</u>
<b>Endowment funds</b>				
Endowment fund	-	-	(3,229)	(3,229)
	<u>147,498</u>	<u>(190,215)</u>	<u>(12,761)</u>	<u>(55,478)</u>

**Comparatives for movement in funds**

	At 1.4.21 £	Net movement in funds £	Transfers between funds £	At 31.3.22 £
<b>Unrestricted funds</b>				
General fund	112,892	29,948	(80,851)	61,989
Routine maintenance	94,416	-	10,000	104,416
Cyclical maintenance	52,113	(36,626)	15,000	30,487
Extraordinary repairs	85,800	(3,608)	10,000	92,192
Charity fund property	257,172	-	(204)	256,968
Lift	38,068	-	5,000	43,068
Property fund	700,000	-	40,420	740,420
Depreciation fixtures & fittings	20,685	-	635	21,320
	<u>1,361,146</u>	<u>(10,286)</u>	<u>-</u>	<u>1,350,860</u>
<b>Endowment funds</b>				
Endowment fund	280,858	23,707	-	304,565
	<u>1,642,004</u>	<u>13,421</u>	<u>-</u>	<u>1,655,425</u>

**LEWISHAM PAROCHIAL CHARITIES  
LEWISHAM RELIEF IN NEED**

**NOTES TO THE FINANCIAL STATEMENTS - continued  
for the year ended 31 March 2023**

**12. MOVEMENT IN FUNDS - continued**

Comparative net movement in funds, included in the above are as follows:

	Incoming resources £	Resources expended £	Gains and losses £	Movement in funds £
<b>Unrestricted funds</b>				
General fund	141,672	(121,998)	10,274	29,948
Cyclical maintenance	-	(36,626)	-	(36,626)
Extraordinary repairs	-	(3,608)	-	(3,608)
	<u>141,672</u>	<u>(162,232)</u>	<u>10,274</u>	<u>(10,286)</u>
<b>Endowment funds</b>				
Endowment fund	-	-	23,707	23,707
	<u>141,672</u>	<u>(162,232)</u>	<u>33,981</u>	<u>13,421</u>
<b>TOTAL FUNDS</b>	<u><u>141,672</u></u>	<u><u>(162,232)</u></u>	<u><u>33,981</u></u>	<u><u>13,421</u></u>

The Trustees deem it prudent to designate funds.

**Routine maintenance**

This fund is maintained to cover the routine maintenance of the almshouse during the year.

**Cyclical maintenance**

The fund is retained by the trustees to meet maintenance costs arising at regular intervals, e.g. internal and external redecoration and the cost of professional fees in respect of quinquennial inspections.

**Extraordinary repairs**

This fund is for future improvements and major works. Provision is made in accordance with the recommendations of the Almshouse Association and the fund may be drawn upon without prior consent of the Charity Commissioners.

**Charity fund property reserve**

This represents that proportion of the cost of properties and improvements which were financed from the Charity's own resources.

**Lift**

This fund is retained by the trustees to meet the maintenance and replacement of the lift.

**Property fund**

This fund represents the value of the investment property.

**Depreciation fund**

This fund is maintained to replace fixtures & fittings that have been depreciated.

**13. RELATED PARTY DISCLOSURES**

There were no related party transactions for the year ended 31 March 2023.

**LEWISHAM PAROCHIAL CHARITIES  
LEWISHAM RELIEF IN NEED**

**DETAILED STATEMENT OF FINANCIAL ACTIVITIES  
for the year ended 31 March 2023**

	2023 £	2022 £
<b>INCOME AND ENDOWMENTS</b>		
<b>Other trading activities</b>		
Almshouse maintenance contributions	133,101	130,057
Washing machines income	706	1,279
	133,807	131,336
<b>Investment income</b>		
Investment income	11,135	10,262
Deposit account interest	2,556	74
	13,691	10,336
<b>Total incoming resources</b>	<b>147,498</b>	<b>141,672</b>
<b>EXPENDITURE</b>		
<b>Charitable activities</b>		
Staff costs	43,459	43,053
Rates and water	11,919	9,547
Insurance	6,267	4,881
Light and heat	10,403	13,447
Telephone	1,124	1,009
Cleaning	625	1,045
Linkline alarm system	6,588	2,634
General repairs	12,926	10,727
Refurbishment	53,188	36,676
Lift	13,843	6,441
Garden	3,572	5,002
Extraordinary repairs	8,607	3,608
Investment property repairs	-	660
Grants to individuals	4,390	7,495
	176,911	146,225
<b>Support costs</b>		
<b>Other</b>		
Postage and stationery	1,403	1,999
Sundries	479	1,406
Subscriptions	715	565
Accountancy	4,740	4,560
Freehold property	204	204
Fixtures and fittings	103	103
	7,644	8,837

This page does not form part of the statutory financial statements

**LEWISHAM PAROCHIAL CHARITIES  
LEWISHAM RELIEF IN NEED**

**DETAILED STATEMENT OF FINANCIAL ACTIVITIES  
for the year ended 31 March 2023**

	2023 £	2022 £
<b>Other</b>		
<b>Governance costs</b>		
Auditors' remuneration	2,760	2,640
Legal & professional fees	-	1,724
Finance & Administration Manager Salary	2,900	2,806
	<u>5,660</u>	<u>7,170</u>
Total resources expended	<u>190,215</u>	<u>162,232</u>
<b>Net expenditure</b>	<u>(42,717)</u>	<u>(20,560)</u>

This page does not form part of the statutory financial statements

**LEWISHAM RELIEF IN NEED CHARITY**

England & Wales - Charity number 1025779

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# Accounts

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**REPORT OF THE TRUSTEES AND  
FINANCIAL STATEMENTS  
FOR THE YEAR ENDED 31 MARCH 2022  
FOR  
LEWISHAM PAROCHIAL CHARITIES  
LEWISHAM RELIEF IN NEED**

Berringers LLP  
Chartered Accountants  
and Statutory Auditors  
Lygon House  
50 London Road  
Bromley  
Kent  
BR1 3RA

**LEWISHAM PAROCHIAL CHARITIES  
LEWISHAM RELIEF IN NEED**

**CONTENTS OF THE FINANCIAL STATEMENTS  
for the year ended 31 March 2022**

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**LEWISHAM PAROCHIAL CHARITIES  
LEWISHAM RELIEF IN NEED**

**REFERENCE AND ADMINISTRATIVE DETAILS  
for the year ended 31 March 2022**

<b>TRUSTEES</b>	Father Steve Hall Ex-officio Mr Roy Brown Co-opted Mr Alan Till Nominated (Chair) Mrs Gloria Phillips MBE Nominated (deceased 31.5.21) Mrs Stella Jeffrey (Vice chair from 26.10.21) Mrs Omega Jackson Co-opted (deceased 12.2.22) Ms Julia Pring Co-opted (Vice Chair) (resigned 1.10.21) Mr Julian Watson Co-opted Ms Jennifer Henry Ex-officio Ms Joan Mackenzie Ex-officio
<b>PRINCIPAL ADDRESS</b>	Lloyd Court Slagrove Place London SE13 7LP
<b>REGISTERED CHARITY NUMBER</b>	1025779
<b>INDEPENDENT AUDITORS</b>	Berringers LLP Chartered Accountants and Statutory Auditors Lygon House 50 London Road Bromley Kent BR1 3RA
<b>CLERK</b>	Ms Joy Segan

**LEWISHAM PAROCHIAL CHARITIES  
LEWISHAM RELIEF IN NEED**

**REPORT OF THE TRUSTEES  
for the year ended 31 March 2022**

The trustees present their report with the financial statements of the charity for the year ended 31 March 2022. The trustees have adopted the provisions of 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 2019).

**OBJECTIVES AND ACTIVITIES**

**Objectives and aims**

The object of the charity is the relief of need, hardship or distress of persons resident in the Ancient Parish of Lewisham by means of grants or provision of services. Since 1994 this has included the provision of an almshouse providing sheltered accommodation for the elderly as indicated above.

At each Board meeting the Trustees consider matters arising from the administration of the almshouse and the awarding of grants. It is the Trustees clear intention to maintain the property in first class condition and to provide a safe and attractive home for the elderly residents. To this end the Trustees regularly consider improvements that could be made to the almshouses and ensure that regular repair and maintenance is carried out as required.

During the year the Trustees held three general meetings, including an AGM. The Finance and General Purposes Committee met on four occasions.

**Summary of activities undertaken for the public benefit in relation to these objectives**

The Trustees appoint residents for Lloyd Court. As the pandemic lockdown continues to be eased, there has been a gradual return to community engagements between residents although care is still being taken to ensure each other's safety. A cautious approach is being taken towards any big social gathering, and residents have expressed the wish to be able to gather for an event hopefully in the summer of 2022.

The annual trustees' visitations were cancelled but residents were offered the possibility of a phone call with a trustee should they wish.

During the year sadly two residents passed away. The newly vacant flats will be decorated ready for the appointment of new residents.

The Trustees continued to carry out relevant refurbishments to each flat as they became vacant depending on the condition of the flat concerned. To bring the flats up to modern decoration standards, the charity will continue to implement a rolling programme agreed to upgrade the kitchens and bathrooms as each flat becomes vacant.

The Charity is also able to make small grants to persons in need living in the Ancient Parish of Lewisham. Following the agreement of the new financial approval limits (namely Finance and Administration Manager to £500, Chair's Emergency Action up to £3,000 and Finance and General Purposes Committee up to £5,000) grant requests are first considered at each Finance and General Purposes Committee meeting and advised for final approval at the following general meeting. During the year 2021/22 grants totalling £10,273 were awarded to and benefited a number of individuals and local groups. Also, small Christmas gifts of £25 were awarded to nine individuals recommended by local churches.

**ACHIEVEMENT AND PERFORMANCE**

**Charitable activities**

The Relief in Need Charity is responsible for a commercial property, 295/297 Lewisham High Street, which was originally bequeathed to the Vicar and churchwardens of St Mary the Virgin, Lewisham, under the will of Humphrey Streete in 1626. It passed to the Lewisham Parochial Charities late in the 19th century. The property had a tenant who vacated the premises in January 2021. A new property agent Linays Commercial was appointed to market the shop on the ground floor with a view to securing a new tenant. Once the charity was able to inspect the property, the potential of refurbishing the upper floors for residential use became apparent. Trustees appointed a firm of architects, a3arc Ltd to work with the Finance & Administration Manager develop proposal drawings for three good size residential dwellings on the upper floors. During the year planning applications were submitted to Lewisham Council to provide three two-bedroom flats on the upper floors and a commercial premises on the ground floor. Planning consent was granted in June 2022 for the conversion. Planning permission for the shop front was granted in September 2022.

**LEWISHAM PAROCHIAL CHARITIES  
LEWISHAM RELIEF IN NEED**

**REPORT OF THE TRUSTEES  
for the year ended 31 March 2022**

**ACHIEVEMENT AND PERFORMANCE**

**Investment performance**

It is the Trustees policy to maximise the total return on investments whilst holding them in suitable accounts and relating their purpose.

Unrealised gains of £33,981 (2021 gains £68,284) on investments in the year was considered by the trustees to be satisfactory.

**FINANCIAL REVIEW**

**Reserves policy**

The Trustees' Financial Policies and Procedures document includes the following statement relating to the reserves policy:-

"It is the Trustees' policy to provide reserves in accordance with guidance from the Almshouse Association. These currently include the building maintenance funds (see below) and free reserves (i.e. excluding monies tied up in fixed assets or endowment funds) sufficient to cover 6 months running costs. This would enable the Charities to continue to function should there be a sudden drop or loss of income.

Building Maintenance Funds - An extraordinary repair fund is to be maintained for infrequent or major repairs such as roof repairs or re-pointing and major long term improvements. A cyclical maintenance fund is also maintained to cover the cost of items such as internal and external redecorations. Annual contributions are to be made to these funds in accordance with guidelines issued by the Almshouse association."

The Charity's incoming resources for the year were £141,672 (2021 - £157,978). Expenditure directly related to the objects of the charity during the year was £150,502 (2021 - £99,187) and that related to administration and governance was £11,730 (2021 - £13,514). The majority of this relates to the operation of Lloyd Court. A total of £40,000 was transferred to designated funds in accordance with the Trustees' reserve policy in 2012/13. Unrealised gain on investments and an investment property amounted to £10,274 (2021 £18,457) on unrestricted funds and £23,707 gain (2021 £49,827) on endowment funds.

**STRUCTURE, GOVERNANCE AND MANAGEMENT**

**Governing document**

The charity is controlled by its governing document, a deed of trust and constitutes an unincorporated charity.

The Charity is managed by the Board of Trustees as part of the Lewisham Parochial Charities. The original charities were formed some 200 years ago providing funds for education, health and poor relief services in the ancient parish of Lewisham.

On 11th October 1990 the Charity Commissioners approved a scheme (Ref 218,260 A/12) which grouped the 27 remaining charities into four new charities which are again confined to benefit people living in the ancient parish of Lewisham. The Lewisham Relief in Need Charity is one of these Charities.

The Charity Commissioners have approved an amendment to the scheme of 1990 to enable the Relief in Need Charity to build almshouses at Ladywell (known as Lloyd Court) (Ref 1,025,779 A/1 dated 2nd December 1994).

**Recruitment and appointment of new trustees**

The Trustees number up to sixteen in total of whom three are ex-officio (the vicar and churchwardens of St Mary the Virgin, Lewisham), eight are nominated by the Council of the London Borough of Lewisham and five co-opted from persons who through residence, occupation, employment or otherwise have special knowledge of the area of benefit.

Currently, the London Borough of Lewisham have only nominated 3 out of their 8 allotted Trustees.

The Trustees receive no remuneration and, in the year under review, did not claim any expenses.

**LEWISHAM PAROCHIAL CHARITIES  
LEWISHAM RELIEF IN NEED**

**REPORT OF THE TRUSTEES  
for the year ended 31 March 2022**

**STRUCTURE, GOVERNANCE AND MANAGEMENT**

**Organisational structure**

The day to day running of the almshouse is carried out by Finance and Administration Manager. The Clerk's office, serving both the Lewisham Parochial Charities and the Lewisham Almshouse Charities of William Hatcliffe and Abraham Colfe, is based in Lloyd Court. The Trustees pay a proportion of the Clerk's salary and contribute towards the costs of running the office.

The Lewisham Relief in Need charity pays a 65% proportion of the House Manager's salary due to her work at the Lloyd Court almshouse. The Lewisham Relief in Need charity also pays a proportion of the salaries of the part-time Premises Manager, Mr P Clark (this role also provides cover for the residents when the House Manager is absent). All staff report to the Finance and Administration Manager.

**Reporting serious incidents**

The Trustees confirm that by signing below they have declared that there were no serious incidents or other matters relating to this charity over the financial year 2021/22 that should have been brought to the attention of the Charity Commission but that have not.

They also confirm that in line with the Vetting and Barring Scheme, launched in October 2009, all staff and Trustees are subject to DBS checks.

**STATEMENT OF TRUSTEES' RESPONSIBILITIES**

The trustees are responsible for preparing the Report of the trustees and the financial statements in accordance with applicable law and United Kingdom Accounting Standards (United Kingdom Generally Accepted Accounting Practice).

The law applicable to charities in England and Wales, the Charities Act 2011, Charity (Accounts and Reports) Regulations 2008 and the provisions of the trust deed requires the trustees to prepare financial statements for each financial year which give a true and fair view of the state of affairs of the charity and of the incoming resources and application of resources, including the income and expenditure, of the charity for that period. In preparing those financial statements, the trustees are required to

- select suitable accounting policies and then apply them consistently;
- observe the methods and principles in the Charity SORP;
- make judgements and estimates that are reasonable and prudent;
- prepare the financial statements on the going concern basis unless it is inappropriate to presume that the charity will continue in business.

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

Approved by order of the board of trustees on 25 October 2022 and signed on its behalf by:

Mr Alan Till - Trustee

**REPORT OF THE INDEPENDENT AUDITORS TO THE TRUSTEES OF  
LEWISHAM PAROCHIAL CHARITIES  
LEWISHAM RELIEF IN NEED**

**Opinion**

We have audited the financial statements of Lewisham Parochial Charities Lewisham Relief In Need (the 'charity') for the year ended 31 March 2022 which comprise the Statement of financial activities, the Balance sheet 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).

In our opinion the financial statements:

- give a true and fair view of the state of the charity's affairs as at 31 March 2022 and of its incoming resources and application of resources, for the year then ended;
- have been properly prepared in accordance with United Kingdom Generally Accepted Accounting Practice; and
- have been prepared in accordance with the requirements of the Charities Act 2011.

**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 charity 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**

In auditing the financial statements, we have concluded that the trustees' use of the going concern basis of accounting in the preparation of the financial statements is appropriate.

Based on the work we have performed, we have not identified any material uncertainties relating to events or conditions that, individually or collectively, may cast significant doubt on the charity's ability to continue as a going concern for a period of at least twelve months from when the financial statements are authorised for issue.

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, except to the extent otherwise explicitly stated in our report, 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 this gives rise to a material misstatement in the financial statements themselves. 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.

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

We have nothing to report in respect of the following matters where the Charities (Accounts and Reports) Regulations 2008 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.

**REPORT OF THE INDEPENDENT AUDITORS TO THE TRUSTEES OF  
LEWISHAM PAROCHIAL CHARITIES  
LEWISHAM RELIEF IN NEED**

**Responsibilities of trustees**

As explained more fully in the Statement of trustees' responsibilities, the trustees are responsible for the preparation of the financial statements which 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 charity'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 charity or to cease operations, or have no realistic alternative but to do so.

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

We have been appointed as auditors under Section 144 of the Charities Act 2011 and report in accordance with the Act and relevant regulations made or having effect thereunder.

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.

The extent to which our procedures are capable of detecting irregularities, including fraud is detailed below:

In identifying and assessing risks of material misstatement in respect of irregularities, including fraud and error, we considered the following:

- the nature of the industry, control environment and business performance;
- results of our enquiries to management about their own assessment of the risks of fraud and error;
- the matters discussed among the audit engagement team regarding how and where fraud may occur in the financial statements and any potential indicators of fraud.

Our procedures to respond to risk include the following:

- reviewing the financial statement disclosures and testing to supporting documentation;
- performing analytical procedures to identify any unusual or unexpected areas that may indicate risks of material misstatement due to fraud or error;
- addressing the risk of fraud and error through management override of controls, testing the appropriateness of journals, assessing whether the judgements made in making accounting estimates are indicative of a potential bias; and evaluating the business rationale of any significant transactions that are unusual or outside the normal course of business.

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.

**REPORT OF THE INDEPENDENT AUDITORS TO THE TRUSTEES OF  
LEWISHAM PAROCHIAL CHARITIES  
LEWISHAM RELIEF IN NEED**

**Use of our report**

This report is made solely to the charity's trustees, as a body, in accordance with Part 4 of the Charities (Accounts and Reports) Regulations 2008. Our audit work has been undertaken so that we might state to the charity's trustees those matters we are required to state to them in an 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 charity and the charity's trustees as a body, for our audit work, for this report, or for the opinions we have formed.

Berringers LLP  
Chartered Accountants  
and Statutory Auditors  
Lygon House  
50 London Road  
Bromley  
Kent  
BR1 3RA

25 October 2022

**LEWISHAM PAROCHIAL CHARITIES  
LEWISHAM RELIEF IN NEED**

**STATEMENT OF FINANCIAL ACTIVITIES  
for the year ended 31 March 2022**

	Notes	Unrestricted funds £	Endowment fund £	<b>2022 Total funds £</b>	2021 Total funds £
<b>INCOME AND ENDOWMENTS FROM</b>					
<b>Charitable activities</b>					
Almshouse maintenance		-	-	-	5,000
Other trading activities	2	131,336	-	131,336	127,950
Investment income	3	10,336	-	10,336	25,028
<b>Total</b>		<u>141,672</u>	<u>-</u>	<u>141,672</u>	<u>157,978</u>
<b>EXPENDITURE ON</b>					
<b>Charitable activities</b>					
Almshouse maintenance		140,229	-	140,229	90,434
Grants & gifts made		10,273	-	10,273	8,753
Other		11,730	-	11,730	13,514
<b>Total</b>		<u>162,232</u>	<u>-</u>	<u>162,232</u>	<u>112,701</u>
Net gains on investments		<u>10,274</u>	<u>23,707</u>	<u>33,981</u>	<u>68,284</u>
<b>NET INCOME/(EXPENDITURE)</b>		<b>(10,286)</b>	<b>23,707</b>	<b>13,421</b>	<b>113,561</b>
<b>RECONCILIATION OF FUNDS</b>					
<b>Total funds brought forward</b>		<u>1,361,146</u>	<u>280,858</u>	<u>1,642,004</u>	<u>1,528,443</u>
<b>TOTAL FUNDS CARRIED FORWARD</b>		<u><u>1,350,860</u></u>	<u><u>304,565</u></u>	<u><u>1,655,425</u></u>	<u><u>1,642,004</u></u>

The notes form part of these financial statements

**LEWISHAM PAROCHIAL CHARITIES  
LEWISHAM RELIEF IN NEED**

**BALANCE SHEET  
31 March 2022**

	Notes	Unrestricted funds £	Endowment fund £	2022 Total funds £	2021 Total funds £
<b>FIXED ASSETS</b>					
Tangible assets	7	257,381	-	257,381	257,171
<b>Investments</b>					
Investments	8	115,754	304,565	420,319	384,532
Investment property	9	740,420	-	740,420	700,000
		<u>1,113,555</u>	<u>304,565</u>	<u>1,418,120</u>	<u>1,341,703</u>
<b>CURRENT ASSETS</b>					
Debtors	10	13,258	-	13,258	21,499
Cash at bank and in hand		268,583	-	268,583	318,984
		<u>281,841</u>	-	<u>281,841</u>	<u>340,483</u>
<b>CREDITORS</b>					
Amounts falling due within one year	11	(44,536)	-	(44,536)	(40,182)
		<u>237,305</u>	-	<u>237,305</u>	<u>300,301</u>
<b>NET CURRENT ASSETS</b>					
		<u>237,305</u>	-	<u>237,305</u>	<u>300,301</u>
<b>TOTAL ASSETS LESS CURRENT LIABILITIES</b>					
		<u>1,350,860</u>	<u>304,565</u>	<u>1,655,425</u>	<u>1,642,004</u>
<b>NET ASSETS</b>					
		<u>1,350,860</u>	<u>304,565</u>	<u>1,655,425</u>	<u>1,642,004</u>
<b>FUNDS</b>					
	12			<u>1,350,860</u>	<u>1,361,146</u>
Unrestricted funds				<u>304,565</u>	<u>280,858</u>
Endowment funds					
<b>TOTAL FUNDS</b>					
				<u>1,655,425</u>	<u>1,642,004</u>

The financial statements were approved by the Board of Trustees and authorised for issue on 25 October 2022 and were signed on its behalf by:

Mr Alan Till - Trustee

**LEWISHAM PAROCHIAL CHARITIES  
LEWISHAM RELIEF IN NEED**

**NOTES TO THE FINANCIAL STATEMENTS  
for the year ended 31 March 2022**

**1. ACCOUNTING POLICIES**

**Basis of preparing the financial statements**

The financial statements of the charity, which is a public benefit entity under FRS 102, have been prepared in accordance with the Charities SORP (FRS 102) '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 2019)', Financial Reporting Standard 102 'The Financial Reporting Standard applicable in the UK and Republic of Ireland' and the Charities Act 2011. The financial statements have been prepared under the historical cost convention, with the exception of investments which are included at market value, as modified by the revaluation of certain assets.

**Income**

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.

**Expenditure**

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.

Grants offered subject to conditions which have not been met at the year end date are noted as a commitment but not accrued as expenditure.

**Tangible fixed assets**

Depreciation is provided at the following annual rates in order to write off each asset over its estimated useful life.

Freehold property	- Straight line over 10 years
Fixtures and fittings	- 20% on cost

**Investment property**

Investment property is shown at most recent valuation. Any aggregate surplus or deficit arising from changes in fair value is recognised in the Statement of financial activities.

**Taxation**

The charity is exempt from tax on its charitable activities.

**Fund accounting**

Unrestricted funds can be used in accordance with the charitable objectives at the discretion of the trustees.

Restricted funds can only be used for particular restricted purposes within the objects of the charity. Restrictions arise when specified by the donor or when funds are raised for particular restricted purposes.

Endowment funds represents assets which must be held permanently by the charity by way of investments. Income arising on the endowment fund can be used in accordance with the objects of the charity and is included as unrestricted income. Any capital gains or losses arising on the investments form part of the fund.

Further explanation of the nature and purpose of each fund is included in the notes to the financial statements.

**LEWISHAM PAROCHIAL CHARITIES  
LEWISHAM RELIEF IN NEED**

**NOTES TO THE FINANCIAL STATEMENTS - continued  
for the year ended 31 March 2022**

**2. OTHER TRADING ACTIVITIES**

	2022	2021
	£	£
Almshouse maintenance contributions	130,057	126,916
Washing machines income	1,279	1,034
	<b>131,336</b>	<b>127,950</b>
	<b>131,336</b>	<b>127,950</b>

**3. INVESTMENT INCOME**

	2022	2021
	£	£
Rents received	-	14,799
Investment income	10,262	10,073
Deposit account interest	74	156
	<b>10,336</b>	<b>25,028</b>
	<b>10,336</b>	<b>25,028</b>

**4. TRUSTEES' REMUNERATION AND BENEFITS**

There were no trustees' remuneration or other benefits for the year ended 31 March 2022 nor for the year ended 31 March 2021.

**Trustees' expenses**

There were no trustees' expenses paid for the year ended 31 March 2022 nor for the year ended 31 March 2021.

**5. STAFF COSTS**

The average monthly number of employees during the year was as follows:

	2022	2021
Warden & House Manager	1	1
Premises manager	1	1
Cleaning	1	1
Finance & administration manager	1	1
	<b>4</b>	<b>4</b>
	<b>4</b>	<b>4</b>

No employees received emoluments in excess of £60,000.

**LEWISHAM PAROCHIAL CHARITIES  
LEWISHAM RELIEF IN NEED**

**NOTES TO THE FINANCIAL STATEMENTS - continued  
for the year ended 31 March 2022**

**6. COMPARATIVES FOR THE STATEMENT OF FINANCIAL ACTIVITIES**

	Unrestricted funds £	Endowment fund £	Total funds £
<b>INCOME AND ENDOWMENTS FROM</b>			
<b>Charitable activities</b>			
Almshouse maintenance	5,000	-	5,000
Other trading activities	127,950	-	127,950
Investment income	25,028	-	25,028
<b>Total</b>	157,978	-	157,978
 <b>EXPENDITURE ON</b>			
<b>Charitable activities</b>			
Almshouse maintenance	90,434	-	90,434
Grants & gifts made	8,753	-	8,753
Other	13,514	-	13,514
<b>Total</b>	112,701	-	112,701
 Net gains on investments	18,457	49,827	68,284
 <b>NET INCOME</b>	63,734	49,827	113,561
 <b>RECONCILIATION OF FUNDS</b>			
<b>Total funds brought forward</b>	1,297,412	231,031	1,528,443
 <b>TOTAL FUNDS CARRIED FORWARD</b>	1,361,146	280,858	1,642,004

**LEWISHAM PAROCHIAL CHARITIES  
LEWISHAM RELIEF IN NEED**

**NOTES TO THE FINANCIAL STATEMENTS - continued  
for the year ended 31 March 2022**

**7. TANGIBLE FIXED ASSETS**

	<b>Almshouse</b>	<b>Fixtures &amp; Fittings</b>	<b>Total</b>
	<b>£</b>	<b>£</b>	<b>£</b>
<b>COST</b>			
At 1 April 2021	1,146,855	20,686	1,167,541
Additions	-	517	517
Disposals	-	(1,151)	(1,151)
	<u>1,146,855</u>	<u>20,052</u>	<u>1,166,907</u>
At 31 March 2022	<u>1,146,855</u>	<u>20,052</u>	<u>1,166,907</u>
<b>DEPRECIATION</b>			
At 1 April 2021	4,488	20,686	25,174
Charge for year	204	103	307
	-	(1,151)	(1,151)
	<u>4,692</u>	<u>19,638</u>	<u>24,330</u>
At 31 March 2022	<u>4,692</u>	<u>19,638</u>	<u>24,330</u>
<b>NET BOOK VALUE</b>			
Before grant reduction	1,142,163	414	1,142,577
Less: Social Housing Grant	885,196	-	885,196
	<u>256,967</u>	<u>414</u>	<u>257,381</u>
At 31 March 2022	<u>256,967</u>	<u>414</u>	<u>257,381</u>
At 31 March 2021	<u>257,171</u>	<u>-</u>	<u>257,171</u>

The Social Housing Grant was paid by the Housing Corporation to reduce the cost of development. The Housing Grant is repayable under certain circumstances, primarily following the sale of a property but will normally be restricted to net proceeds of sale.

**8. FIXED ASSET INVESTMENTS**

	Listed investments £
<b>MARKET VALUE</b>	
At 1 April 2021	<b>384,532</b>
Additions	<b>1,806</b>
Revaluations	<b>33,981</b>
	<u>420,319</u>
At 31 March 2022	<u>420,319</u>
<b>NET BOOK VALUE</b>	
At 31 March 2022	<u>420,319</u>
At 31 March 2021	<u>384,532</u>

There were no investment assets outside the UK.

**LEWISHAM PAROCHIAL CHARITIES  
LEWISHAM RELIEF IN NEED**

**NOTES TO THE FINANCIAL STATEMENTS - continued  
for the year ended 31 March 2022**

**9. INVESTMENT PROPERTY**

	<b>£</b>
<b>FAIR VALUE</b>	
At 1 April 2021	<b>700,000</b>
Additions	<b>40,420</b>
	<b>740,420</b>
At 31 March 2022	<b>740,420</b>
<b>NET BOOK VALUE</b>	
At 31 March 2022	<b>740,420</b>
	<b>740,420</b>
At 31 March 2021	<b>700,000</b>
	<b>700,000</b>

The Commercial Property, in the opinion of the Trustees value is £740,420 at the end of the financial period.

**10. DEBTORS: AMOUNTS FALLING DUE WITHIN ONE YEAR**

	<b>2022</b>	<b>2021</b>
	<b>£</b>	<b>£</b>
Prepayments	<b>13,258</b>	21,499
	<b>13,258</b>	21,499

**11. CREDITORS: AMOUNTS FALLING DUE WITHIN ONE YEAR**

	<b>2022</b>	<b>2021</b>
	<b>£</b>	<b>£</b>
Lewisham General Trust	<b>11,116</b>	8,651
Lewisham Education Charity	<b>2,215</b>	2,305
John Thackeray	<b>1,073</b>	-
Accrued expenses	<b>30,132</b>	29,226
	<b>44,536</b>	40,182

**12. MOVEMENT IN FUNDS**

	At 1.4.21	Net movement in funds	Transfers between funds	At 31.3.22
	<b>£</b>	<b>£</b>	<b>£</b>	<b>£</b>
<b>Unrestricted funds</b>				
General fund	<b>112,892</b>	<b>29,948</b>	<b>(80,851)</b>	<b>61,989</b>
Routine maintenance	<b>94,416</b>	-	<b>10,000</b>	<b>104,416</b>
Cyclical maintenance	<b>52,113</b>	<b>(36,626)</b>	<b>15,000</b>	<b>30,487</b>
Extraordinary repairs	<b>85,800</b>	<b>(3,608)</b>	<b>10,000</b>	<b>92,192</b>
Charity fund property	<b>257,172</b>	-	<b>(204)</b>	<b>256,968</b>
Lift	<b>38,068</b>	-	<b>5,000</b>	<b>43,068</b>
Property fund	<b>700,000</b>	-	<b>40,420</b>	<b>740,420</b>
Depreciation fixtures & fittings	<b>20,685</b>	-	<b>635</b>	<b>21,320</b>
	<b>1,361,146</b>	<b>(10,286)</b>	-	<b>1,350,860</b>
<b>Endowment funds</b>				
Endowment fund	<b>280,858</b>	<b>23,707</b>	-	<b>304,565</b>
	<b>1,642,004</b>	<b>13,421</b>	-	<b>1,655,425</b>
<b>TOTAL FUNDS</b>	<b>1,642,004</b>	<b>13,421</b>	-	<b>1,655,425</b>

**LEWISHAM PAROCHIAL CHARITIES  
LEWISHAM RELIEF IN NEED**

**NOTES TO THE FINANCIAL STATEMENTS - continued  
for the year ended 31 March 2022**

**12. MOVEMENT IN FUNDS - continued**

Net movement in funds, included in the above are as follows:

	Incoming resources £	Resources expended £	Gains and losses £	Movement in funds £
<b>Unrestricted funds</b>				
General fund	141,672	(121,998)	10,274	29,948
Cyclical maintenance	-	(36,626)	-	(36,626)
Extraordinary repairs	-	(3,608)	-	(3,608)
	<u>141,672</u>	<u>(162,232)</u>	<u>10,274</u>	<u>(10,286)</u>
<b>Endowment funds</b>				
Endowment fund	-	-	23,707	23,707
	<u>141,672</u>	<u>(162,232)</u>	<u>33,981</u>	<u>13,421</u>

**Comparatives for movement in funds**

	At 1.4.20 £	Net movement in funds £	Transfers between funds £	At 31.3.21 £
<b>Unrestricted funds</b>				
General fund	82,986	69,702	(39,796)	112,892
Routine maintenance	84,416	-	10,000	94,416
Cyclical maintenance	41,926	(4,813)	15,000	52,113
Extraordinary repairs	76,955	(1,155)	10,000	85,800
Charity fund property	257,376	-	(204)	257,172
Lift	33,068	-	5,000	38,068
Property fund	700,000	-	-	700,000
Depreciation fixtures & fittings	20,685	-	-	20,685
	<u>1,297,412</u>	<u>63,734</u>	<u>-</u>	<u>1,361,146</u>
<b>Endowment funds</b>				
Endowment fund	231,031	49,827	-	280,858
	<u>1,528,443</u>	<u>113,561</u>	<u>-</u>	<u>1,642,004</u>

**LEWISHAM PAROCHIAL CHARITIES  
LEWISHAM RELIEF IN NEED**

**NOTES TO THE FINANCIAL STATEMENTS - continued  
for the year ended 31 March 2022**

**12. MOVEMENT IN FUNDS - continued**

Comparative net movement in funds, included in the above are as follows:

	Incoming resources £	Resources expended £	Gains and losses £	Movement in funds £
<b>Unrestricted funds</b>				
General fund	157,978	(106,733)	18,457	69,702
Cyclical maintenance	-	(4,813)	-	(4,813)
Extraordinary repairs	-	(1,155)	-	(1,155)
	<hr/>	<hr/>	<hr/>	<hr/>
	157,978	(112,701)	18,457	63,734
<b>Endowment funds</b>				
Endowment fund	-	-	49,827	49,827
	<hr/>	<hr/>	<hr/>	<hr/>
<b>TOTAL FUNDS</b>	<u>157,978</u>	<u>(112,701)</u>	<u>68,284</u>	<u>113,561</u>

The Trustees deem it prudent to designate funds.

**Routine maintenance**

This fund is maintained to cover the routine maintenance of the almshouse during the year.

**Cyclical maintenance**

The fund is retained by the trustees to meet maintenance costs arising at regular intervals, e.g. internal and external redecoration and the cost of professional fees in respect of quinquennial inspections.

**Extraordinary repairs**

This fund is for future improvements and major works. Provision is made in accordance with the recommendations of the Almshouse Association and the fund may be drawn upon without prior consent of the Charity Commissioners.

**Charity fund property reserve**

This represents that proportion of the cost of properties and improvements which were financed from the Charity's own resources.

**Lift**

This fund is retained by the trustees to meet the maintenance and replacement of the lift.

**Property fund**

This fund represents the value of the investment property.

**Depreciation fund**

This fund is maintained to replace fixtures & fittings that have been depreciated.

**13. RELATED PARTY DISCLOSURES**

There were no related party transactions for the year ended 31 March 2022.

**LEWISHAM PAROCHIAL CHARITIES  
LEWISHAM RELIEF IN NEED**

**DETAILED STATEMENT OF FINANCIAL ACTIVITIES  
for the year ended 31 March 2022**

	2022 £	2021 £
<b>INCOME AND ENDOWMENTS</b>		
<b>Other trading activities</b>		
Almshouse maintenance contributions	130,057	126,916
Washing machines income	1,279	1,034
	131,336	127,950
<b>Investment income</b>		
Rents received	-	14,799
Investment income	10,262	10,073
Deposit account interest	74	156
	10,336	25,028
<b>Charitable activities</b>		
Grants	-	5,000
	-	5,000
<b>Total incoming resources</b>	<b>141,672</b>	<b>157,978</b>
<b>EXPENDITURE</b>		
<b>Charitable activities</b>		
Staff costs	43,053	41,171
Rates and water	9,547	722
Insurance	4,881	3,069
Light and heat	13,447	17,422
Telephone	1,009	1,403
Cleaning	1,045	774
Linkline alarm system	2,634	6,791
General repairs	10,727	9,138
Refurbishment	36,676	4,813
Lift	6,441	1,078
Garden	5,002	3,330
Extraordinary repairs	3,608	1,155
Investment property repairs	660	-
Grants to individuals	7,495	5,464
	146,225	96,330
<b>Support costs</b>		
<b>Other</b>		
Postage and stationery	1,999	871
Sundries	1,406	1,060
Subscriptions	565	722
Accountancy	4,560	4,200
Carried forward	8,530	6,853

This page does not form part of the statutory financial statements

**LEWISHAM PAROCHIAL CHARITIES  
LEWISHAM RELIEF IN NEED**

**DETAILED STATEMENT OF FINANCIAL ACTIVITIES  
for the year ended 31 March 2022**

	2022 £	2021 £
<b>Other</b>		
Brought forward	8,530	6,853
Freehold property	204	204
Fixtures and fittings	103	-
	8,837	7,057
<b>Governance costs</b>		
Auditors' remuneration	2,640	2,400
Legal & professional fees	1,724	4,220
Finance & Administration Manager Salary	2,806	2,694
	7,170	9,314
Total resources expended	162,232	112,701
<b>Net (expenditure)/income</b>	(20,560)	45,277

This page does not form part of the statutory financial statements

**LEWISHAM RELIEF IN NEED CHARITY**

England & Wales - Charity number 1025779

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# Accounts

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**REPORT OF THE TRUSTEES AND  
FINANCIAL STATEMENTS  
FOR THE YEAR ENDED 31 MARCH 2021  
FOR  
LEWISHAM PAROCHIAL CHARITIES  
LEWISHAM RELIEF IN NEED**

Berringers LLP  
Chartered Accountants  
and Statutory Auditors  
Lygon House  
50 London Road  
Bromley  
Kent  
BR1 3RA

**LEWISHAM PAROCHIAL CHARITIES  
LEWISHAM RELIEF IN NEED**

**CONTENTS OF THE FINANCIAL STATEMENTS  
for the year ended 31 March 2021**

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**LEWISHAM PAROCHIAL CHARITIES  
LEWISHAM RELIEF IN NEED**

**REFERENCE AND ADMINISTRATIVE DETAILS  
for the year ended 31 March 2021**

<b>TRUSTEES</b>	Father Steve Hall Ex-officio Mr Roy Brown Co-opted Mr Alan Till Nominated (Chair) Mrs Gloria Phillips MBE Nominated (deceased 31.5.21) Mrs Stella Jeffrey Nominated Mrs Omega Jackson Co-opted Ms Julia Pring Co-opted (Vice Chair) (resigned 1.10.21) Mr Julian Watson Co-opted Ms Jennifer Henry Ex-officio Ms Joan Mackenzie Ex-officio
<b>PRINCIPAL ADDRESS</b>	Lloyd Court Slagrove Place London SE13 7LP
<b>REGISTERED CHARITY NUMBER</b>	1025779
<b>INDEPENDENT AUDITORS</b>	Berringers LLP Chartered Accountants and Statutory Auditors Lygon House 50 London Road Bromley Kent BR1 3RA
<b>CLERK</b>	Ms Joy Segan

**LEWISHAM PAROCHIAL CHARITIES  
LEWISHAM RELIEF IN NEED**

**REPORT OF THE TRUSTEES  
for the year ended 31 March 2021**

The trustees present their report with the financial statements of the charity for the year ended 31 March 2021. The trustees have adopted the provisions of 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 2019).

**OBJECTIVES AND ACTIVITIES**

**Objectives and aims**

The object of the charity is the relief of need, hardship or distress of persons resident in the Ancient Parish of Lewisham by means of grants or provision of services. Since 1994 this has included the provision of an almshouse providing sheltered accommodation for the elderly as indicated above.

At each Board meeting the Trustees consider matters arising from the administration of the almshouse and the awarding of grants. It is the Trustees clear intention to maintain the property in first class condition and to provide a safe and attractive home for the elderly residents. To this end the Trustees regularly consider improvements that could be made to the almshouses and ensure that regular repair and maintenance is carried out as required.

During the year the Trustees held three general meetings, including an AGM. The Finance and General Purposes Committee met on four occasions.

**Summary of activities undertaken for the public benefit in relation to these objectives**

The Trustees appoint residents for Lloyd Court. As a result of the pandemic and the lockdown from March 2020, all of the usual social activities were suspended to comply with the government social distancing rules. The charity took steps to ensure the safety of all residents by undertaking regular cleaning of communal areas.

Social events could not take place and residents were encouraged to comply with government guidelines. Family visits were curtailed as advised by the government. As a result the annual trustees visitations were cancelled but residents were offered the possibility of a phone call with a trustee should they wish.

During the course of the year sadly one resident passed away and a married couple jointly moved into a previously vacant flat.. The newly vacant flat will be decorated ready for the appointment of new residents.

The Trustees continued to carry out relevant refurbishments to each flat as they became vacant depending on the condition of the flat concerned. To bring the flats up to modern decoration standards, the charity will continue to implement a rolling programme agreed to upgrade the kitchens and bathrooms as each flat becomes vacant.

The Charity is also able to make small grants to persons in need living in the Ancient Parish of Lewisham. Following the agreement of the new financial approval limits (namely Finance and Administration Manager to £500, Chair's Emergency Action up to £3,000 and Finance and General Purposes Committee up to £5,000) grant requests are first considered at each Finance and General Purposes Committee meeting and advised for final approval at the following general meeting. During the year 2020/21 grants totalling £8,753 were awarded to and benefited a number of individuals and local groups. Also small Christmas gifts of £25 were awarded to 8 individuals recommended by local churches.

**Lee Charity of William Hatcliffe**

The Trustees received a number of request for grants that were outside the ancient parish of Lewisham. A number were within the jurisdiction of Lee Charity of William Hatcliffe, who reviewed these and transferred monies to Lewisham Relief in Need to pay out the grants to a total of £16,846. These are not considered part of the charity's activity and are not included in the grants awarded by the trustees.

**LEWISHAM PAROCHIAL CHARITIES  
LEWISHAM RELIEF IN NEED**

**REPORT OF THE TRUSTEES  
for the year ended 31 March 2021**

**ACHIEVEMENT AND PERFORMANCE**

**Charitable activities**

The Relief in Need Charity is responsible for a commercial property, 295/297 Lewisham High Street, which was originally bequeathed to the Vicar and churchwardens of St Mary the Virgin, Lewisham, under the will of Humphrey Streete in 1626. It passed to the Lewisham Parochial Charities late in the 19th century. At the beginning of the financial year, the charity's long term tenant Hire Service Shops requested a rent concession due to loss of business resulting from the pandemic. The charity granted a rent concession of four months and HSS finally gave a termination notice to the charity in October 2020. The property was vacated in January 2021. A new property agent Linays Commercial was appointed to market the shop on the ground floor with a view to securing a new tenant. Once the charity was able to inspect the property, the potential of refurbishing the upper floors for residential use became apparent. Trustees appointed a firm of architects, a3arc Ltd to work with the Finance & Administration Manager develop proposal drawings for three good size residential dwellings on the upper floors.

**Investment performance**

It is the Trustees policy to maximise the total return on investments whilst holding them in suitable accounts and relating their purpose.

Unrealised gains of £68,284 (2020 losses £20,658) on investments in the year was considered by the trustees to be satisfactory.

**FINANCIAL REVIEW**

**Reserves policy**

The Trustees' Financial Policies and Procedures document includes the following statement relating to the reserves policy:-

"It is the Trustees' policy to provide reserves in accordance with guidance from the Almshouse Association. These currently include the building maintenance funds (see below) and free reserves (i.e. excluding monies tied up in fixed assets or endowment funds) sufficient to cover 6 months running costs. This would enable the Charities to continue to function should there be a sudden drop or loss of income.

Building Maintenance Funds - An extraordinary repair fund is to be maintained for infrequent or major repairs such as roof repairs or re-pointing and major long term improvements. A cyclical maintenance fund is also maintained to cover the cost of items such as internal and external redecorations. Annual contributions are to be made to these funds in accordance with guidelines issued by the Almshouse association."

The Charity's incoming resources for the year were £157,978 (2020 - £159,491). Expenditure directly related to the objects of the charity during the year was £99,187 (2020 - £110,744) and that related to administration and governance was £13,514 (2020 - £9,285). The majority of this relates to the operation of Lloyd Court. A total of £40,000 was transferred to designated funds in accordance with the Trustees' reserve policy in 2012/13. Unrealised gain on investments and an investment property amounted to £18,457 (2020 loss £2,241) on unrestricted funds and £49,827 (2020 loss £18,417) on endowment funds.

**STRUCTURE, GOVERNANCE AND MANAGEMENT**

**Governing document**

The charity is controlled by its governing document, a deed of trust and constitutes an unincorporated charity.

The Charity is managed by the Board of Trustees as part of the Lewisham Parochial Charities. The original charities were formed some 200 years ago providing funds for education, health and poor relief services in the ancient parish of Lewisham.

On 11th October 1990 the Charity Commissioners approved a scheme (Ref 218,260 A/12) which grouped the 27 remaining charities into four new charities which are again confined to benefit people living in the ancient parish of Lewisham. The Lewisham Relief in Need Charity is one of these Charities.

The Charity Commissioners have approved an amendment to the scheme of 1990 to enable the Relief in Need Charity to build almshouses at Ladywell (known as Lloyd Court) (Ref 1,025,779 A/1 dated 2nd December 1994).

**LEWISHAM PAROCHIAL CHARITIES  
LEWISHAM RELIEF IN NEED**

**REPORT OF THE TRUSTEES  
for the year ended 31 March 2021**

**STRUCTURE, GOVERNANCE AND MANAGEMENT**

**Recruitment and appointment of new trustees**

The Trustees number up to sixteen in total of whom three are ex-officio (the vicar and churchwardens of St Mary the Virgin, Lewisham), eight are nominated by the Council of the London Borough of Lewisham and five co-opted from persons who through residence, occupation, employment or otherwise have special knowledge of the area of benefit.

Currently, the London Borough of Lewisham have only nominated 3 out of their 8 allotted Trustees.

The Trustees receive no remuneration and, in the year under review, did not claim any expenses.

**Organisational structure**

The day to day running of the almshouse is carried out by Finance and Administration Manager. The Clerk's office, serving both the Lewisham Parochial Charities and the Lewisham Almshouse Charities of William Hatcliffe and Abraham Colfe, is based in Lloyd Court. The Trustees pay a proportion of the Clerk's salary and contribute towards the costs of running the office.

The Lewisham Relief in Need charity pays a 65% proportion of the House Manager's salary due to her work at the Lloyd Court almshouse. The Lewisham Relief in Need charity also pays a proportion of the salaries of the part-time Premises Manager, Mr P Clark (this role also provides cover for the residents when the House Manager is absent). All staff report to the Finance and Administration Manager.

**Reporting serious incidents**

The Trustees confirm that by signing below they have declared that there were no serious incidents or other matters relating to this charity over the financial year 2020/21 that should have been brought to the attention of the Charity Commission but that have not.

They also confirm that in line with the Vetting and Barring Scheme, launched in October 2009, all staff and Trustees are subject to DBS checks.

**STATEMENT OF TRUSTEES' RESPONSIBILITIES**

The trustees are responsible for preparing the Report of the trustees and the financial statements in accordance with applicable law and United Kingdom Accounting Standards (United Kingdom Generally Accepted Accounting Practice).

The law applicable to charities in England and Wales, the Charities Act 2011, Charity (Accounts and Reports) Regulations 2008 and the provisions of the trust deed requires the trustees to prepare financial statements for each financial year which give a true and fair view of the state of affairs of the charity and of the incoming resources and application of resources, including the income and expenditure, of the charity for that period. In preparing those financial statements, the trustees are required to

- select suitable accounting policies and then apply them consistently;
- observe the methods and principles in the Charity SORP;
- make judgements and estimates that are reasonable and prudent;
- prepare the financial statements on the going concern basis unless it is inappropriate to presume that the charity will continue in business.

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

**LEWISHAM PAROCHIAL CHARITIES  
LEWISHAM RELIEF IN NEED**

**REPORT OF THE TRUSTEES  
for the year ended 31 March 2021**

Approved by order of the board of trustees on 26 October 2021 and signed on its behalf by:

Mr Alan Till - Trustee

**REPORT OF THE INDEPENDENT AUDITORS TO THE TRUSTEES OF  
LEWISHAM PAROCHIAL CHARITIES  
LEWISHAM RELIEF IN NEED**

**Opinion**

We have audited the financial statements of Lewisham Parochial Charities Lewisham Relief In Need (the 'charity') for the year ended 31 March 2021 which comprise the Statement of financial activities, the Balance sheet 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).

In our opinion the financial statements:

- give a true and fair view of the state of the charity's affairs as at 31 March 2021 and of its incoming resources and application of resources, for the year then ended;
- have been properly prepared in accordance with United Kingdom Generally Accepted Accounting Practice; and
- have been prepared in accordance with the requirements of the Charities Act 2011.

**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 charity 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**

In auditing the financial statements, we have concluded that the trustees' use of the going concern basis of accounting in the preparation of the financial statements is appropriate.

Based on the work we have performed, we have not identified any material uncertainties relating to events or conditions that, individually or collectively, may cast significant doubt on the charity's ability to continue as a going concern for a period of at least twelve months from when the financial statements are authorised for issue.

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, except to the extent otherwise explicitly stated in our report, 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 this gives rise to a material misstatement in the financial statements themselves. 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.

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

We have nothing to report in respect of the following matters where the Charities (Accounts and Reports) Regulations 2008 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.

**REPORT OF THE INDEPENDENT AUDITORS TO THE TRUSTEES OF  
LEWISHAM PAROCHIAL CHARITIES  
LEWISHAM RELIEF IN NEED**

**Responsibilities of trustees**

As explained more fully in the Statement of trustees' responsibilities, the trustees are responsible for the preparation of the financial statements which 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 charity'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 charity or to cease operations, or have no realistic alternative but to do so.

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

We have been appointed as auditors under Section 144 of the Charities Act 2011 and report in accordance with the Act and relevant regulations made or having effect thereunder.

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.

Irregularities, including fraud, are instances of non-compliance with laws and regulations. We design procedures in line with our responsibilities, outlined above, to detect material misstatements in respect of irregularities, including fraud. The extent to which our procedures are capable of detecting irregularities, including fraud is detailed below:

In identifying and assessing risks of material misstatement in respect of irregularities, including fraud and error, we considered the following:

- the nature of the industry, control environment and business performance;
- results of our enquiries to management about their own assessment of the risks of fraud and error;
- the matters discussed among the audit engagement team regarding how and where fraud may occur in the financial statements and any potential indicators of fraud.

Our procedures to respond to risk include the following:

- reviewing the financial statement disclosures and testing to supporting documentation;
- performing analytical procedures to identify any unusual or unexpected areas that may indicate risks of material misstatement due to fraud or error;
- addressing the risk of fraud and error through management override of controls, testing the appropriateness of journals, assessing whether the judgements made in making accounting estimates are indicative of a potential bias; and evaluating the business rationale of any significant transactions that are unusual or outside the normal course of business.

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.

**REPORT OF THE INDEPENDENT AUDITORS TO THE TRUSTEES OF  
LEWISHAM PAROCHIAL CHARITIES  
LEWISHAM RELIEF IN NEED**

**Use of our report**

This report is made solely to the charity's trustees, as a body, in accordance with Part 4 of the Charities (Accounts and Reports) Regulations 2008. Our audit work has been undertaken so that we might state to the charity's trustees those matters we are required to state to them in an 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 charity and the charity's trustees as a body, for our audit work, for this report, or for the opinions we have formed.

Berringers LLP  
Chartered Accountants  
and Statutory Auditors  
Lygon House  
50 London Road  
Bromley  
Kent  
BR1 3RA

26 October 2021

**LEWISHAM PAROCHIAL CHARITIES  
LEWISHAM RELIEF IN NEED**

**STATEMENT OF FINANCIAL ACTIVITIES  
for the year ended 31 March 2021**

	Notes	Unrestricted funds £	Endowment fund £	<b>2021 Total funds £</b>	2020 Total funds £
<b>INCOME AND ENDOWMENTS FROM</b>					
<b>Charitable activities</b>					
Almshouse maintenance		5,000	-	5,000	-
Other trading activities	2	127,950	-	127,950	126,614
Investment income	3	25,028	-	25,028	32,877
<b>Total</b>		<b>157,978</b>	<b>-</b>	<b>157,978</b>	159,491
<b>EXPENDITURE ON</b>					
<b>Charitable activities</b>					
Almshouse maintenance		90,434	-	90,434	102,706
Grants & gifts made		8,753	-	8,753	8,038
Other		13,514	-	13,514	9,285
<b>Total</b>		<b>112,701</b>	<b>-</b>	<b>112,701</b>	120,029
Net gains/(losses) on investments		18,457	49,827	68,284	(20,658)
<b>NET INCOME</b>		<b>63,734</b>	<b>49,827</b>	<b>113,561</b>	18,804
<b>RECONCILIATION OF FUNDS</b>					
<b>Total funds brought forward</b>		<b>1,297,412</b>	<b>231,031</b>	<b>1,528,443</b>	1,509,639
<b>TOTAL FUNDS CARRIED FORWARD</b>		<b>1,361,146</b>	<b>280,858</b>	<b>1,642,004</b>	1,528,443

The notes form part of these financial statements

**LEWISHAM PAROCHIAL CHARITIES  
LEWISHAM RELIEF IN NEED**

**BALANCE SHEET  
31 March 2021**

	Notes	Unrestricted funds £	Endowment fund £	<b>2021 Total funds £</b>	2020 Total funds £
<b>FIXED ASSETS</b>					
Tangible assets	7	257,171	-	257,171	257,375
<b>Investments</b>					
Investments	8	103,674	280,858	384,532	314,384
Investment property	9	700,000	-	700,000	700,000
		<u>1,060,845</u>	<u>280,858</u>	<u>1,341,703</u>	1,271,759
<b>CURRENT ASSETS</b>					
Debtors	10	21,499	-	21,499	11,365
Cash at bank and in hand		318,984	-	318,984	281,500
		<u>340,483</u>	-	<u>340,483</u>	292,865
<b>CREDITORS</b>					
Amounts falling due within one year	11	(40,182)	-	(40,182)	(36,181)
		<u>300,301</u>	-	<u>300,301</u>	256,684
<b>NET CURRENT ASSETS</b>					
		<u>300,301</u>	-	<u>300,301</u>	256,684
<b>TOTAL ASSETS LESS CURRENT LIABILITIES</b>					
		<u>1,361,146</u>	<u>280,858</u>	<u>1,642,004</u>	1,528,443
<b>NET ASSETS</b>					
		<u>1,361,146</u>	<u>280,858</u>	<u>1,642,004</u>	1,528,443
<b>FUNDS</b>					
	12			<u>1,361,146</u>	1,297,412
Unrestricted funds				<u>280,858</u>	231,031
Endowment funds					
<b>TOTAL FUNDS</b>					
				<u>1,642,004</u>	1,528,443

The financial statements were approved by the Board of Trustees and authorised for issue on 26 October 2021 and were signed on its behalf by:

Mr Alan Till - Trustee

**LEWISHAM PAROCHIAL CHARITIES  
LEWISHAM RELIEF IN NEED**

**NOTES TO THE FINANCIAL STATEMENTS  
for the year ended 31 March 2021**

**1. ACCOUNTING POLICIES**

**Basis of preparing the financial statements**

The financial statements of the charity, which is a public benefit entity under FRS 102, have been prepared in accordance with the Charities SORP (FRS 102) '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 2019)', Financial Reporting Standard 102 'The Financial Reporting Standard applicable in the UK and Republic of Ireland' and the Charities Act 2011. The financial statements have been prepared under the historical cost convention, with the exception of investments which are included at market value, as modified by the revaluation of certain assets.

**Income**

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.

**Expenditure**

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.

Grants offered subject to conditions which have not been met at the year end date are noted as a commitment but not accrued as expenditure.

**Tangible fixed assets**

Depreciation is provided at the following annual rates in order to write off each asset over its estimated useful life.

Freehold property	- Straight line over 10 years
Fixtures and fittings	- 20% on cost

**Investment property**

Investment property is shown at most recent valuation. Any aggregate surplus or deficit arising from changes in fair value is recognised in the Statement of financial activities.

**Taxation**

The charity is exempt from tax on its charitable activities.

**Fund accounting**

Unrestricted funds can be used in accordance with the charitable objectives at the discretion of the trustees.

Restricted funds can only be used for particular restricted purposes within the objects of the charity. Restrictions arise when specified by the donor or when funds are raised for particular restricted purposes.

Endowment funds represents assets which must be held permanently by the charity by way of investments. Income arising on the endowment fund can be used in accordance with the objects of the charity and is included as unrestricted income. Any capital gains or losses arising on the investments form part of the fund.

Further explanation of the nature and purpose of each fund is included in the notes to the financial statements.

**LEWISHAM PAROCHIAL CHARITIES  
LEWISHAM RELIEF IN NEED**

**NOTES TO THE FINANCIAL STATEMENTS - continued  
for the year ended 31 March 2021**

**2. OTHER TRADING ACTIVITIES**

	<b>2021</b>	2020
	£	£
Almshouse maintenance contributions	<b>126,916</b>	125,314
Washing machines income	<b>1,034</b>	1,300
	<b>127,950</b>	126,614
	<b>127,950</b>	126,614

**3. INVESTMENT INCOME**

	<b>2021</b>	2020
	£	£
Rents received	<b>14,799</b>	22,000
Investment income	<b>10,073</b>	9,908
Deposit account interest	<b>156</b>	969
	<b>25,028</b>	32,877
	<b>25,028</b>	32,877

**4. TRUSTEES' REMUNERATION AND BENEFITS**

There were no trustees' remuneration or other benefits for the year ended 31 March 2021 nor for the year ended 31 March 2020.

**Trustees' expenses**

There were no trustees' expenses paid for the year ended 31 March 2021 nor for the year ended 31 March 2020.

**5. STAFF COSTS**

The average monthly number of employees during the year was as follows:

	<b>2021</b>	2020
Warden & House Manager	<b>1</b>	1
Premises manager	<b>1</b>	1
Cleaning	<b>1</b>	1
Finance & administration manager	<b>1</b>	1
	<b>4</b>	4
	<b>4</b>	4

No employees received emoluments in excess of £60,000.

**LEWISHAM PAROCHIAL CHARITIES  
LEWISHAM RELIEF IN NEED**

**NOTES TO THE FINANCIAL STATEMENTS - continued  
for the year ended 31 March 2021**

**6. COMPARATIVES FOR THE STATEMENT OF FINANCIAL ACTIVITIES**

	Unrestricted funds £	Endowment fund £	Total funds £
<b>INCOME AND ENDOWMENTS FROM</b>			
Other trading activities	126,614	-	126,614
Investment income	32,877	-	32,877
<b>Total</b>	159,491	-	159,491
<b>EXPENDITURE ON</b>			
<b>Charitable activities</b>			
Almshouse maintenance	102,706	-	102,706
Grants & gifts made	8,038	-	8,038
Other	9,285	-	9,285
<b>Total</b>	120,029	-	120,029
Net gains/(losses) on investments	(2,241)	(18,417)	(20,658)
<b>NET INCOME/(EXPENDITURE)</b>	37,221	(18,417)	18,804
<b>RECONCILIATION OF FUNDS</b>			
<b>Total funds brought forward</b>	1,260,191	249,448	1,509,639
<b>TOTAL FUNDS CARRIED FORWARD</b>	1,297,412	231,031	1,528,443

**LEWISHAM PAROCHIAL CHARITIES  
LEWISHAM RELIEF IN NEED**

**NOTES TO THE FINANCIAL STATEMENTS - continued  
for the year ended 31 March 2021**

**7. TANGIBLE FIXED ASSETS**

	<b>Almshouse £</b>	<b>Fixtures &amp; Fittings £</b>	<b>Total £</b>
<b>COST</b>			
At 1 April 2019 and 31 March 2020	1,146,855	20,686	1,167,541
<b>DEPRECIATION</b>			
At 1 April 2018	4,080	20,686	24,766
Charge for year	204	-	204
At 31 March 2020	4,284	20,686	4,590
<b>NET BOOK VALUE</b>			
Before grant reduction	1,142,571	-	1,142,571
Less: Social Housing Grant	885,196	-	885,196
At 31 March 2020	257,375	-	57,5375
At 31 March 2019	257,579	-	257,375

The Social Housing Grant was paid by the Housing Corporation to reduce the cost of development. The Housing Grant is repayable under certain circumstances, primarily following the sale of a property but will normally be restricted to net proceeds of sale.

**8. FIXED ASSET INVESTMENTS**

	<b>Listed investments £</b>
<b>MARKET VALUE</b>	
At 1 April 2020	<b>314,384</b>
Additions	<b>1,864</b>
Revaluations	<b>68,284</b>
At 31 March 2021	<b>384,532</b>
<b>NET BOOK VALUE</b>	
At 31 March 2021	<b>384,532</b>
At 31 March 2020	<b>314,384</b>

There were no investment assets outside the UK.

**LEWISHAM PAROCHIAL CHARITIES  
LEWISHAM RELIEF IN NEED**

**NOTES TO THE FINANCIAL STATEMENTS - continued  
for the year ended 31 March 2021**

**9. INVESTMENT PROPERTY**

	<b>£</b>
<b>FAIR VALUE</b>	
At 1 April 2020 and 31 March 2021	<u><b>700,000</b></u>
<b>NET BOOK VALUE</b>	
At 31 March 2021	<u><u><b>700,000</b></u></u>
At 31 March 2020	<u><u>700,000</u></u>

The Commercial Property, in the opinion of the Trustees value is £700,000 at the end of the financial period.

**10. DEBTORS: AMOUNTS FALLING DUE WITHIN ONE YEAR**

	<b>2021</b>	<b>2020</b>
	<b>£</b>	<b>£</b>
Prepayments	<u><b>21,499</b></u>	<u>11,365</u>

**11. CREDITORS: AMOUNTS FALLING DUE WITHIN ONE YEAR**

	<b>2021</b>	<b>2020</b>
	<b>£</b>	<b>£</b>
Lewisham General Trust	<b>8,651</b>	7,523
Lewisham Education Charity	<b>2,305</b>	1,780
Accrued expenses	<u><b>29,226</b></u>	<u>26,878</u>
	<u><u><b>40,182</b></u></u>	<u><u>36,181</u></u>

**12. MOVEMENT IN FUNDS**

	At 1.4.20	Net movement in funds	Transfers between funds	At 31.3.21
	<b>£</b>	<b>£</b>	<b>£</b>	<b>£</b>
<b>Unrestricted funds</b>				
General fund	<b>82,986</b>	<b>69,702</b>	<b>(39,796)</b>	<b>112,892</b>
Routine maintenance	<b>84,416</b>	-	<b>10,000</b>	<b>94,416</b>
Cyclical maintenance	<b>41,926</b>	<b>(4,813)</b>	<b>15,000</b>	<b>52,113</b>
Extraordinary repairs	<b>76,955</b>	<b>(1,155)</b>	<b>10,000</b>	<b>85,800</b>
Charity fund property	<b>257,376</b>	-	<b>(204)</b>	<b>257,172</b>
Lift	<b>33,068</b>	-	<b>5,000</b>	<b>38,068</b>
Property fund	<b>700,000</b>	-	-	<b>700,000</b>
Depreciation fixtures & fittings	<b>20,685</b>	-	-	<b>20,685</b>
	<u><b>1,297,412</b></u>	<u><b>63,734</b></u>	-	<u><b>1,361,146</b></u>
<b>Endowment funds</b>				
Endowment fund	<b>231,031</b>	<b>49,827</b>	-	<b>280,858</b>
	<u><b>1,528,443</b></u>	<u><b>113,561</b></u>	-	<u><b>1,642,004</b></u>

**LEWISHAM PAROCHIAL CHARITIES  
LEWISHAM RELIEF IN NEED**

**NOTES TO THE FINANCIAL STATEMENTS - continued  
for the year ended 31 March 2021**

**12. MOVEMENT IN FUNDS - continued**

Net movement in funds, included in the above are as follows:

	Incoming resources £	Resources expended £	Gains and losses £	Movement in funds £
<b>Unrestricted funds</b>				
General fund	157,978	(106,733)	18,457	69,702
Cyclical maintenance	-	(4,813)	-	(4,813)
Extraordinary repairs	-	(1,155)	-	(1,155)
	<u>157,978</u>	<u>(112,701)</u>	<u>18,457</u>	<u>63,734</u>
<b>Endowment funds</b>				
Endowment fund	-	-	49,827	49,827
	<u>157,978</u>	<u>(112,701)</u>	<u>18,457</u>	<u>63,734</u>
<b>TOTAL FUNDS</b>	<u><u>157,978</u></u>	<u><u>(112,701)</u></u>	<u><u>68,284</u></u>	<u><u>113,561</u></u>

**Comparatives for movement in funds**

	At 1.4.19 £	Net movement in funds £	Transfers between funds £	At 31.3.20 £
<b>Unrestricted funds</b>				
General fund	66,870	55,912	(39,796)	82,986
Routine maintenance	74,416	-	10,000	84,416
Cyclical maintenance	40,879	(13,953)	15,000	41,926
Extraordinary repairs	71,693	(4,738)	10,000	76,955
Charity fund property	257,580	-	(204)	257,376
Lift	28,068	-	5,000	33,068
Property fund	700,000	-	-	700,000
Depreciation fixtures & fittings	20,685	-	-	20,685
	<u>1,260,191</u>	<u>37,221</u>	<u>-</u>	<u>1,297,412</u>
<b>Endowment funds</b>				
Endowment fund	249,448	(18,417)	-	231,031
	<u>249,448</u>	<u>(18,417)</u>	<u>-</u>	<u>231,031</u>
<b>TOTAL FUNDS</b>	<u><u>1,509,639</u></u>	<u><u>18,804</u></u>	<u><u>-</u></u>	<u><u>1,528,443</u></u>

**LEWISHAM PAROCHIAL CHARITIES  
LEWISHAM RELIEF IN NEED**

**NOTES TO THE FINANCIAL STATEMENTS - continued  
for the year ended 31 March 2021**

**12. MOVEMENT IN FUNDS - continued**

Comparative net movement in funds, included in the above are as follows:

	Incoming resources £	Resources expended £	Gains and losses £	Movement in funds £
<b>Unrestricted funds</b>				
General fund	159,491	(101,338)	(2,241)	55,912
Cyclical maintenance	-	(13,953)	-	(13,953)
Extraordinary repairs	-	(4,738)	-	(4,738)
	<u>159,491</u>	<u>(120,029)</u>	<u>(2,241)</u>	<u>37,221</u>
<b>Endowment funds</b>				
Endowment fund	-	-	(18,417)	(18,417)
	<u>159,491</u>	<u>(120,029)</u>	<u>(20,658)</u>	<u>18,804</u>

The Trustees deem it prudent to designate funds.

**Routine maintenance**

This fund is maintained to cover the routine maintenance of the almshouse during the year.

**Cyclical maintenance**

The fund is retained by the trustees to meet maintenance costs arising at regular intervals, e.g. internal and external redecoration and the cost of professional fees in respect of quinquennial inspections.

**Extraordinary repairs**

This fund is for future improvements and major works. Provision is made in accordance with the recommendations of the Almshouse Association and the fund may be drawn upon without prior consent of the Charity Commissioners.

**Charity fund property reserve**

This represents that proportion of the cost of properties and improvements which were financed from the Charity's own resources.

**Lift**

This fund is retained by the trustees to meet the maintenance and replacement of the lift.

**Property fund**

This fund represents the value of the investment property.

**Depreciation fund**

This fund is maintained to replace fixtures & fittings that have been depreciated.

**13. RELATED PARTY DISCLOSURES**

There were no related party transactions for the year ended 31 March 2021.

**LEWISHAM PAROCHIAL CHARITIES  
LEWISHAM RELIEF IN NEED**

**DETAILED STATEMENT OF FINANCIAL ACTIVITIES  
for the year ended 31 March 2021**

	2021 £	2020 £
<b>INCOME AND ENDOWMENTS</b>		
<b>Other trading activities</b>		
Almshouse maintenance contributions	126,916	125,314
Washing machines income	1,034	1,300
	127,950	126,614
<b>Investment income</b>		
Rents received	14,799	22,000
Investment income	10,073	9,908
Deposit account interest	156	969
	25,028	32,877
<b>Charitable activities</b>		
Grants	5,000	-
<b>Total incoming resources</b>	157,978	159,491
<b>EXPENDITURE</b>		
<b>Charitable activities</b>		
Staff costs	41,171	41,395
Rates and water	722	1,047
Insurance	3,069	2,559
Light and heat	17,422	12,266
Telephone	1,403	1,174
Cleaning	774	935
Linkline alarm system	6,791	4,191
General repairs	9,138	11,630
Refurbishment	4,813	13,953
Lift	1,078	1,338
Garden	3,330	4,650
Extraordinary repairs	1,155	4,738
Grants to individuals	5,464	8,038
	96,330	107,914
<b>Support costs</b>		
<b>Other</b>		
Postage and stationery	871	1,225
Sundries	1,060	901
Subscriptions	722	500
Accountancy	4,200	4,050
Freehold property	204	204
	7,057	6,880

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**LEWISHAM PAROCHIAL CHARITIES  
LEWISHAM RELIEF IN NEED**

**DETAILED STATEMENT OF FINANCIAL ACTIVITIES  
for the year ended 31 March 2021**

	2021 £	2020 £
<b>Other</b>		
<b>Governance costs</b>		
Auditors' remuneration	2,400	2,400
Legal & professional fees	4,220	-
Finance & Administration Manager Salary	2,694	2,835
	<u>9,314</u>	<u>5,235</u>
Total resources expended	<u>112,701</u>	<u>120,029</u>
<b>Net income</b>	<u>45,277</u>	<u>39,462</u>

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