

BEESTON'S, ANDREWES' AND PALYN'S CHARITY

England & Wales · Charity number 1064558

Details

Other names THE BESTON, ANDREWES AND PALYN CHARITY

Status Registered

Legal form Other

Registered 1997-09-23

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

Contact

Address The Girdlers Co
Girdlers Hall
Basinghall Avenue
London
EC2V 5DD

Phone 02074484851

Email clerk@girdlers.co.uk

Website www.girdlers.co.uk

Activities

Objects: (1) FOR THE BENEFIT OF THE RESIDENTS IN THE ALMSHOUSES OF THE CHARITY OR ANY OF THEM AS FAR AS IS REQUIRED AND IN SUCH MANNER AS THE TRUSTEE THINKS FIT FROM TIME TO TIME (2) SUBJECT THERETO, IN ACCORDANCE WITH THE PROVISIONS FOR RELIEF IN NEED HEREINAFTER CONTAINED. THE TRUSTEES SHALL APPLY THE INCOME OF THE CHARITY APPLICABLE FOR RELIEF IN NEED IN RELIEVING EITHER GENERALLY OR INDIVIDUALLY PERSONS WHO HAVE THE QUALIFICATIONS HEREINAFTER PRESCRIBED FOR RESIDENTS OF THE ALMSHOUSES OF THE CHARITY, IN THE SAME ORDER OF PRIORITY, AND WHO ARE IN CONDITIONS OF NEED, HARDSHIP OR DISTRESS EITHER IN GIFTS IN KIND OR GRANTS OF MONEY WHICH MAY INCLUDE GRANTS TO ANY ALMSHOUSE OR OTHER CHARITABLE INSTITUTION ESTABLISHED FOR THE BENEFIT OF PERSONS QUALIFIED AS AFORESAID;

Activities: Almshouses

Classification

- **How:** Provides Buildings/facilities/open Space
- **What:** The Prevention Or Relief Of Poverty, Accommodation/housing
- **Who:** Elderly/old People

Geography

- **Area of benefit:** GREATER LONDON
- Southwark

Finances

Period end	Income	Expenditure	Assets	Employees
2024-09-29	£175,073	£289,123	-	-
2023-09-29	£159,449	£321,589	-	-
2022-09-29	£150,469	£152,450	-	-
2021-09-29	£156,018	£175,252	-	-
2020-09-29	£160,452	£118,560	-	-

Trustees

Name	Role	Appointed
THE GIRDLETS' COMPANY		

BEESTON'S, ANDREWES' AND PALYN'S CHARITY

England & Wales - Charity number 1064558

Accounts

Charity Number: 1064558

**THE WORSHIPFUL COMPANY
OF GIRDERS
BEESTON'S, ANDREWES' AND
PALYN'S CHARITY**

**Financial statements
29 September 2024**

THE WORSHIPFUL COMPANY OF GIRDERS BEESTON'S, ANDREWES' AND PALYN'S CHARITY

Financial statements for the year ended 29 September 2024

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THE WORSHIPFUL COMPANY OF GIRDERS BEESTON'S, ANDREWES' AND PALYN'S CHARITY

Trustee's Report Year ended 29 September 2024

REFERENCE AND ADMINISTRATIVE DETAILS

The Beeston's, Andrewes' and Palyn's Charity ("the Charity") is a registered charity under the Charities Act 2011, Number 1064558.

The financial statements comply with the current statutory requirements, the Trust Deed, and in accordance with Accounting and Reporting by Charities: Statement of Recommended Practice applicable to charities preparing their accounts in accordance with the Financial Reporting Standard applicable in the UK and Republic of Ireland (FRS 102)

The Girdlers' Company, which is managed by the Court of the Company, is the Trustee of the Charity. Members of the Court during the year were:

A K Maitland +
A R Udal
S K Drake +
A M James
A R Westall
J M Westall
O C S Swann
Sir Charles Burnett Bt
R T H Roberts
I C N Seaton MBE CC +
R M J Keene
The Rt Hon the Lord Strathallmond
J J Meade
M G Roberts
S N Seaton
The Hon Robin Neill
P H Reeve
The Reverend Sir George Newton Bt
J N Maitland
C N G Crowther-Smith
J T James
T H Crawley-Boevey +
N P G Salisbury
MCR James
E Mackaness (elected 26/07/24)

+ Members of the Almshouse Committee (Liverymen Dr R K T Williams, Mr N Burlington and Miss MRC Freeman are also members, but not on the Court).

Company staff assisting the Court were:

Mr N Archer MVO (Clerk to the Company) Elected 2/05/24
Miss S Bennett (Charities Manager)
Mrs S T Harris (Financial Manager)

THE WORSHIPFUL COMPANY OF GIRDERS BEESTON'S, ANDREWES' AND PALYN'S CHARITY

Trustee's Report Year ended 29 September 2024

Almshouses address:	272 Consort Road London SE15 3SD
Administration address:	Girdlers' Hall, Basinghall Avenue, London EC2V 5DD
Almshouse Manager:	Mr Mark Harris 14 Beeston's House 272 Consort Road London SE15 3SD
Bankers:	National Westminster Bank plc P O Box 712 94 Moorgate London EC2M 6UR
Auditor:	Saffery LLP 71 Queen Victoria Street London EC4V 4BE
Investment Manager:	Waverton Investment Management Ltd 16 Babmaes Street London SW1Y 6AH

THE WORSHIPFUL COMPANY OF GIRDERS BEESTON'S, ANDREWES' AND PALYN'S CHARITY

Trustee's Report Year ended 29 September 2023

STRUCTURE, GOVERNANCE AND MANAGEMENT

The Charity Commission Scheme of 24 June 1997 vests the management and administration of Beeston's, Andrewes' and Palyn's Charity (the Charity) in the Master and Wardens or Keepers of the Art or Mystery of Girdlers (commonly called The Girdlers' Company).

The Court of The Girdlers' Company sets out the general policy of the Charity, as advised by its Almshouse Committee. The day-to-day affairs of the Charity, which include the selection of new residents, maintenance of the property and grounds, and the health and safety of residents and staff, are coordinated by the Clerk, the Charities Manager, the Almshouse Manager and the Financial Manager.

The Almshouse Committee meets twice a year, with the Clerk, Charities Manager and Almshouse Manager in attendance.

Membership of the Court

The Court is made up of the Master, three Wardens and up to 24 Assistants, and its membership is drawn from the Livery of the Company.

Progression to the office of Master, by election at each stage, is from Assistant (for two years), Renter Warden, Middle Warden, Upper Warden (one year in each office) and finally to Master. After one further year as Immediate Past Master, members of the Court assume the office of Past Master until retirement from the Court.

Assistants, when joining the Court, receive an induction pack which includes the Charity Commission's 'The Essential Trustee', the Charity's Trust Deed and its latest accounts. They are encouraged to attend seminars run by the Company's various professional advisers on the responsibilities of a trustee.

Governance

Members' Register of Interests

During the year, Court members continued with annually to review and, if required, update their Register of Interests Forms.

Trustee Eligibility

All Court Members have reviewed and signed a Trustee Eligibility Form.

Risk management

The Trustee has examined the Charity's operations and considered the risks arising. In the opinion of the Trustee, the Charity has well-established resources and review systems which, under normal conditions, should allow risks identified to be managed at an acceptable level. Risk areas monitored are; Charity Law and Regulation, Governance and Management, External Influences, Operational Processes, Human Resources, Technological and Financial.

THE WORSHIPFUL COMPANY OF GIRDERS BEESTON'S, ANDREWES' AND PALYN'S CHARITY

Trustee's Report Year ended 29 September 2024

OBJECTIVES AND ACTIVITIES

The Beeston's, Andrewes' and Palyn's Charity has two objectives:

- To provide (to eligible persons), and to manage, safe and secure almshouses.
- To give relief in need to almshouse residents or others with the same qualifications.

Cuthbert Beeston, Master of the Girdlers' Company in 1570, founded seven almshouses near Old London Bridge in 1582. The Girdlers' Company as his Trustee rebuilt them in Consort Road, Peckham in 1834. These houses were re-modelled internally, and six additional houses built on the garden in 1972/73 with the help of funds from the charity founded by Richard Andrewes, Renter Warden of the Girdlers' Company in 1631. Palyn's Almshouses were built in 1980 to replace six almshouses built in 1852 in Montpelier Road, now known as Choumert Road, Peckham, which themselves replaced the original six almshouses founded in 1609 in Pesthouse Row, St Luke's, Finsbury, as a result of a bequest from George Palyn, Citizen and Girdler.

The Charity provides accommodation consisting of 12 bungalows and 6 flats for residents, as well as a community hall and an office for the Almshouse Manager.

The Trust Deed directs that the residents are to be poor persons in the following categories (or their widows or dependants), whose application for residence shall be considered in the priority shown:

1. Freemen of the City of London;
2. Persons who are or have been employed in trades akin to that of a girdler, including the trades of working in metals, leather, cloth and fabrics;
3. Persons who are resident in the former administrative County of London as constituted on 31 March 1965.

Assessing whether an applicant is a "poor person" is done in a number of ways, including considering applicants' existing quality of life.

In applying income under the head of relief in need the Trustee shall not commit itself to repeat or renew the relief granted on any occasion in any case. The Charity is not to relieve public funds but income may be applied in supplementing relief or assistance provided out of public funds.

The Charity owns 24.436 acres of agricultural land at Orlestone, Romney Marsh. This land was bequeathed for a term of 1,000 years to the Girdlers' Company under the terms of the will of Thomas Nevitt (Master Girdler in 1617) in 1633.

THE WORSHIPFUL COMPANY OF GIRDERS BEESTON'S, ANDREWES' AND PALYN'S CHARITY

Trustee's Report Year ended 29 September 2024

The Charity is a member of The Almshouse Association and follows its guidance for the administration of the almshouses, notably as provided in the Association's publication 'Standards of Almshouse Management'.

The accommodation is uniformly one-bedroomed, and vacancies are advertised on the Almshouse Association's website. These are rare, are filled as swiftly as possible. There are currently seven single or joint applicants on the List.

Public Benefit

The Trustee has referred to the Charity Commission's general guidance on public benefit when reviewing its aims and objectives and in planning future activities.

ACHIEVEMENTS AND PERFORMANCE

There were 18 residents at the end of the year, with one unit in the process of being filled.

Regular contact is maintained between Girdlers' Hall and the Almshouses through visits made by the Master, the Chairman of the Almshouse Committee, the Clerk, and the Charities Manager. Members of the Girdlers' Company attend a barbecue in the grounds of the Almshouses in early July.

The Almshouse Manager continued with the practice of undertaking a 6-monthly internal and external inspection of each Almshouse and the Community Hall. Although the Almshouse is not a Registered Provider, the Trustee is mindful of The Regulator of Social Housing's focus on social housing provider's duty to provide homes that are well-maintained and of a decent standard, underlined after the tragic death of Awaab Ishak.

The Almshouse Committee Chairman and the Charities Manager have held a Residents' Meeting to maintain good communications between the Almshouse residents and the Trustee.

Safeguarding Policy

The Trustee operates a Safeguarding Policy and Procedure which sets out the Charity's commitment to safeguard all residents, visitors, staff and volunteers. The safeguarding policy can be found in the Residents' Handbook which is circulated to all Residents.

The Clerk and Charities Manager are designated as the initial contacts for all safeguarding concerns.

FINANCIAL REVIEW

During the year investment income and bank interest amounted to £49,563 (2023: £42,809) which with rental income of £ 3,300 (2023: £3,300) totalled £52,863 (2023: £46,109). The applied weekly contribution rate was increased by 8% in line with the state pension. Income from charitable activities increased to £ 122,210 (2023: £113,340) due to the annual increase and reduction in the level of void periods compared to the previous year.

Charitable expenditure decreased to £273,827 (2023: £306,921). The window replacement program to the 12 bungalows continued. Financial statements show net gain on investments of £465,145 (2023: £251,248).

The Trustee transferred £20,000 from unrestricted funds during the year. There was no expenditure from the fund. The fund value at the year-end was £29,416 (2023: £9,416).

THE WORSHIPFUL COMPANY OF GIRDERS BEESTON'S, ANDREWES' AND PALYN'S CHARITY

Trustee's Report Year ended 29 September 2024

Investment Policy

Waverton Capital Management were reappointed investment managers for the charity. There has been no change to the investment objective, which is to manage the portfolio on a total return basis, giving increased capital growth in the long term and the income requirement has been removed. The Charity is not reliant on income from investments but has the power to realise cash from held reserves if needed.

Reserves Policy

The Trustee is content that current and anticipated income and expenditure levels will leave the trust with increasing reserves to fund forecast cyclical maintenance, as well as covering operating costs. The Charity's unrestricted reserves stand at over £3,000,000 at 29th September 2024, which more than cover the annual running costs of £130,000. As at the 31st December 2024, the current value of the investment portfolio which makes up the bulk of the reserves stood at £3,110,647 up from £3,068,854 at the year end.

Following a review, the Trustee has agreed that for future accounting periods the ERF will be maintained at a level high enough to fund the refurbishment of a typical housing unit before a new resident moves in, which the Trustee estimates as £25,000. Transfers from unrestricted funds will be made to this end as necessary.

FUTURE PLANS

The Trustee will continue to review overall management of the Charity and Almshouse buildings on a regular basis to ensure that improvements to the site are carried out as required, consistent with available funds. Further details of the Charity's ability to continue as a going concern are included in note 1 (b)

There is a rolling programme of renovation for the bungalows and for Beeston's House. In 2024 we replaced the windows in the bungalows with double glazed units – a total of 60 windows (18 of which were required to be wood to meet listed building requirements). We have now started repairs to the windows of the main building. We are not permitted to replace the windows due to the Grade II listing, and so substantial repairs are required. The total cost of the programme will be over £200,000. Other renovation continues as units become vacant. We also carried out some wall repairs to the bungalows (the damage was due to thermal movement) and we are currently at the planning stage for external repair and redecoration of Beeston's House which will follow the window repairs.

THE WORSHIPFUL COMPANY OF GIRDERS BEESTON'S, ANDREWES' AND PALYN'S CHARITY

Trustee's Report Year ended 29 September 2024

Statement of Trustee's Responsibilities

The Trustee is responsible, prudently, diligently and in good faith, for preparing the Trustee's Report 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 & Wales requires the Trustee 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 of the charity for that period. In preparing these financial statements, the Trustee is required to:

- comply with the provisions of the Deed of Trust;
- select suitable accounting policies and apply them consistently;
- observe the methods and principles in the Charities SORP;
- make judgments and estimates that are reasonable and prudent;
- state whether applicable accounting standards have been followed, subject to any material departures disclosed and explained in the financial statements;
- prepare the financial statements on the going concern basis unless it is inappropriate to presume that the charity will continue in business.

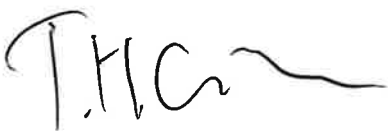
Pursuant to the above, the Trustee is responsible (1) for keeping proper accounting records that disclose with reasonable accuracy at any time the financial position of the charity and (2) for causing to be produced financial statements which comply with the relevant provisions of the Charities Act 2011, the Charity (Accounts and Reports) Regulations 2008 and the provisions of the charity's Trust Deed and (3) for safeguarding the assets of the charity and in so doing taking reasonable steps for the prevention and detection of fraud and other irregularities.

The Trustee is responsible for the maintenance and integrity of the charity and financial information included on the charity's website. Legislation in the United Kingdom governing the preparation and dissemination of financial statements may differ from legislations in other jurisdictions.

AUDITOR

Saffery LLP has expressed its willingness to be appointed as auditor for the forthcoming year.

Approved on 20th March 2025 and signed on behalf of the Trustee by



Sir Thomas Crawley-Boevey Bt
Chairman of the Almshouse Committee

THE WORSHIPFUL COMPANY OF GIRDLERS BEESTON'S, ANDREWES' AND PALYN'S CHARITY

Independent Auditor's Report to the Trustee

Opinion

We have audited the financial statements of the Beeston's, Andrewes' and Palyn's Charity for the year ended 29 September 2024 which comprise the Statement of Financial Activities, Balance Sheet and notes to the financial statements, including significant accounting policies. The financial reporting framework that has been applied in their preparation is applicable law and United Kingdom Accounting Standards, including Financial Reporting Standard 102, the Financial Reporting Standard applicable in the UK and Republic of Ireland (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 29 September 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 Auditor's 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 Trustee's 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 Trustee with respect to going concern are described in the relevant sections of this report.

Other information

The Trustee is responsible for the other information. The other information comprises the information included in the annual report, other than the financial statements and our auditor's report 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.

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 course of 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.

THE WORSHIPFUL COMPANY OF GIRDERS BEESTON'S, ANDREWES' AND PALYN'S CHARITY

Matters on which we are required to report by exception

We have nothing to report in respect of the following matters in relation to which the Charities (Accounts and Reports) Regulations 2008 require us to report to you if, in our opinion:

- the information given in the Trustee's Annual Report is inconsistent in any material respect with the financial statements; or
- the charity has not kept sufficient accounting records; or
- the financial statements are not in agreement with the accounting records and returns; or
- we have not received all the information and explanations we require for our audit.

Responsibilities of the Trustee

As explained more fully in the Trustee's Responsibilities Statement set out on page 7, the Trustee is responsible for the preparation of the financial statements and for being satisfied that they give a true and fair view, and for such internal control as the Trustee determines 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 Trustee is 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 Trustee either intends to liquidate the charity or to cease operations, or has no realistic alternative but to do so.

Auditors' responsibilities for the audit of the financial statements

We have been appointed as auditors under the Charities Act 2011 and report in accordance with regulations made under that Act.

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 an auditors' report 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 specific procedures for this engagement and the extent to which these are capable of detecting irregularities, including fraud are detailed below.

Identifying and assessing risks related to irregularities:

We assessed the susceptibility of the charity's financial statements to material misstatement and how fraud might occur, including through discussions with representatives of the Trustee, discussions within our audit team planning meeting, updating our record of internal controls and ensuring these controls operated as intended. We evaluated possible incentives and opportunities for fraudulent manipulation of the financial statements. We identified laws and regulations that are of significance in the context of the charity by discussions with representatives of the Trustee and updating our understanding of the sector in which the charity operates.

Laws and regulations of direct significance in the context of the charity include the Charities Act 2011, the Charities (Accounts and Reports) Regulations 2008 and guidance issued by the Charity Commission for England and Wales.

THE WORSHIPFUL COMPANY OF GIRDERS BEESTON'S, ANDREWES' AND PALYN'S CHARITY

Audit response to risks identified:

We considered the extent of compliance with these laws and regulations as part of our audit procedures on the related financial statement items including a review of financial statement disclosures. We reviewed the charity's records of breaches of laws and regulations, minutes of meetings and correspondence with relevant authorities to identify potential material misstatements arising. We discussed the charity's policies and procedures for compliance with laws and regulations with members of management responsible for compliance.

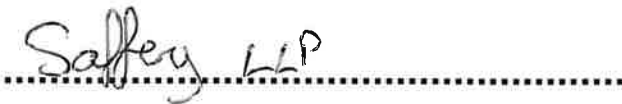
During the planning meeting with the audit team, the engagement partner drew attention to the key areas which might involve non-compliance with laws and regulations or fraud. We enquired of management whether they were aware of any instances of non-compliance with laws and regulations or knowledge of any actual, suspected or alleged fraud. We addressed the risk of fraud through management override of controls by testing the appropriateness of journal entries and identifying any significant transactions that were unusual or outside the normal course of business. We assessed whether judgements made in making accounting estimates gave rise to a possible indication of management bias. At the completion stage of the audit, the engagement partner's review included ensuring that the team had approached their work with appropriate professional scepticism and thus the capacity to identify non-compliance with laws and regulations and fraud.

There are inherent limitations in the audit procedures described above and the further removed non-compliance with laws and regulations is from the events and transactions reflected in the financial statements, the less likely we would become aware of it. Also, the risk of not detecting a material misstatement due to fraud is higher than the risk of not detecting one resulting from error, as fraud may involve deliberate concealment by, for example, forgery or intentional misrepresentations, or through collusion.

A further description of our responsibilities is available on the Financial Reporting Council's website at: www.frc.org.uk/auditorsresponsibilities. This description forms part of our auditor's report.

Use of our report

This report is made solely to the charity's Trustee, 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 Trustee those matters we are required to state to it in an auditor's report and for no other purpose. To the fullest extent permitted by law, we do not accept or assume responsibility to anyone other than the charity and the Trustee, for our audit work, for this report, or for the opinions we have formed.

A handwritten signature in cursive script that reads "Saffery LLP". The signature is written over a horizontal dotted line.

Saffery LLP
Statutory Auditors

71 Queen Victoria Street
London
EC4V 4BE

Date: 8 May 2025

Saffery LLP is eligible to act as an auditor in terms of section 1212 of the Companies Act 2006

**THE WORSHIPFUL COMPANY OF GIRDERS
BEESTON'S, ANDREWES' AND PALYN'S CHARITY**

**Statement of Financial Activities
Year ended 29 September 2024**

	Notes	Extraordinary Repair Fund £	Unrestricted Funds £	Permanent Endowment £	Total Funds 2024 £	Total Funds 2023 £
Income and endowments from:						
Donations & legacies		-	-	-	-	-
Investments	3	-	52,863	-	52,863	46,109
Charitable activities		-	122,210	-	122,210	113,340
Total Income		-	175,073	-	175,073	159,449
Expenditure on						
Raising Funds			15,736	-	15,736	14,668
Charitable activities	4	-	273,387	-	273,387	306,921
Total expenditure			289,123	-	289,123	321,589
Net Expenditure before gains/(losses) on investments		-	(114,050)	-	(114,050)	(162,140)
Net gain/(loss) on investments		-	465,150	-	465,150	251,248
Net expenditure/(income) before transfers		-	351,100	-	351,100	89,108
Transfer		20,000	(20,000)	-	-	-
Net movement in funds		20,000	331,100	-	351,100	89,108
Balances brought forward at 30 th September 2023		9,416	2,737,087	1,238,250	3,984,753	3,895,645
Balances carried forward at 29th September 2024		29,416	3,068,187	1,238,250	4,335,853	3,984,753

The notes on pages 13 to 20 form part of these financial statements.

THE WORSHIPFUL COMPANY OF GIRDERS BEESTON'S, ANDREWES' AND PALYN'S CHARITY

Balance sheet as at 29 September 2024

	notes	2024 £	2023 £
Fixed Assets			
Investment	6 (a)	3,068,855	2,619,241
Almshouses	6 (b)	1,138,250	1,138,250
Investment (agricultural land)	6 (c)	100,000	100,000
		4,307,105	3,857,491
Current assets			
Debtors	7	19,252	9,217
Cash at bank		68,880	165,859
		88,132	175,076
Creditors: amounts falling due within one year	8	(59,384)	(47,814)
Net current assets		28,748	127,262
Net assets		4,335,853	3,984,753
Funds			
Permanent endowment		1,238,250	1,238,250
Extraordinary repair fund		29,416	9,416
Unrestricted – general fund		3,068,187	2,737,087
		4,335,853	3,984,753

Approved by the Trustee and authorised for issue on 20th March 2025 and signed on its behalf by:



Sir Thomas Crawley-Boevey Bt
Chairman of the Almshouse Committee

The notes on pages 13 to 20 form part of these financial statements.

THE WORSHIPFUL COMPANY OF GIRDERS BEESTON'S, ANDREWES' AND PALYN'S CHARITY

Notes to the financial statements For the year ended 29 September 2024

1. Accounting policies

(a) Basis of accounting

The Charity is an incorporated charity (registered number 1064558). The address of the registered office is The Girdlers' Company, Girdlers' Hall, Basinghall Avenue, London EC2V 5DD.

The financial statements have been prepared under the historical cost convention (except for the valuation of investments). The financial statements are prepared in accordance with the 'Statement of Recommended Practice: Accounting and Reporting by Charities preparing their accounts in accordance with the Financial Reporting Standard applicable in the UK and Republic of Ireland (FRS102)' and the Financial Reporting Standard applicable in the UK and Republic of Ireland (FRS102) and the Charities Act 2011.

The financial statements have been prepared to give a 'true and fair' view and have departed from the Charities (Accounts and Reports) Regulations 2008 only to the extent required to provide a 'true and fair' view. This departure has involved following Accounting and Reporting by Charities preparing their financial statements in accordance with the Financial Reporting Standard applicable in the UK and Republic of Ireland (FRS 102) (second addition) rather than the Accounting and Reporting by Charities: Statement of Recommended Practice effective from 1 April 2005, which has since been withdrawn.

The Charity constitutes a public benefit entity as defined by FRS 102.

The Trustee has taken advantage of the disclosure exemption in respect of the requirements of Section 7 "Statement of Cash Flows" in preparing these accounts as permitted by FRS 102 and the Charities SORP (FRS 102) (second edition).

(b) Going Concern

There are no material uncertainties about the entity's ability to continue as a going concern. The Trustee has a reasonable expectation that the charity has adequate resources to continue its activities for the foreseeable future.

Due to the demographic of the tenants, with 77% being of state pension age, and the remainder on universal credit, the income of our residents who pay the charity a Weekly Maintenance Contribution to the Charity, is not affected and the Charity would expect to receive all income amounts due.

For this reason, it continues to adopt the going concern basis of preparation of the financial statements.

THE WORSHIPFUL COMPANY OF GIRDLERS BEESTON'S, ANDREWES' AND PALYN'S CHARITY

Notes to the financial statements For the year ended 29 September 2024

- (c) **Income**
Dividends, interest, rental income and grant income are accounted for on a receivable basis.
- (d) **Expenditure**
Expenditure is allocated to two principal expense headings: Raising funds and Charitable Activities. Expenses include value added tax where appropriate, and are accounted for on the accruals basis.
- Raising funds are costs incurred in managing the investment portfolio.
- Expenditure on Charitable Activities comprises direct expenditure, including direct staff costs attributable to the Charity's activities in providing direct almshouse services and governance costs.
- Governance costs included above comprise audit fees and bank charges.
- (e) **Taxation**
The Charity is entitled to exemption from taxation on income and capital gains to the extent that its funds are applied for charitable purposes.
- (f) **Pension cost**
The Girdlers' Company operates a non-contributory Individual Personal Pension Plan.
- (g) **Fixed Assets**
Investments
Investments held for the long term to generate income or capital growth are carried at market value as fixed assets. Realised and unrealised gains and losses are included in the Statement of Financial Activities (SOFA).
- Tangible Assets**
At each reporting end date, the charity reviews the carrying amounts of its tangible assets to determine whether there is any indication that those assets have suffered an impairment or loss. Any impairment loss is recognised in the Statement of Financial Activities (SOFA).
- Recognised impairment losses are reversed if, and only if the reasons for the impairment loss have ceased to apply. A reversal of an impairment loss is recognised immediately in the SOFA.
- Repairs, maintenance and refurbishment expenditure on existing assets is not capitalised. Should a new asset be built, eg an extra housing unit, the costs of this development would be capitalised. No depreciation will be provided, as explained in the paragraph below.
- Almshouses**
These are held at deemed cost. No depreciation is provided on these since, in the opinion of the Trustee, the repairs and maintenance work carried out on the buildings results in the buildings having such a long useful economic life and/or high residual value that depreciation would be immaterial.

THE WORSHIPFUL COMPANY OF GIRDERS BEESTON'S, ANDREWES' AND PALYN'S CHARITY

Notes to the financial statements For the year ended 29 September 2024

(h) **Financial instruments**

Financial liabilities and equity are classified according to the substance of the financial instrument's contractual obligations, rather than its legal form. The Charity's cash at bank and in hand and trade and other debtors and its trade and other creditors and bank overdrafts are measured initially at the transaction price, including transaction costs, and subsequently at amortised cost using the effective interest method. Debt instruments that are payable or receivable within one year are measured at the undiscounted amount of the cash or other consideration expected to be paid or received.

(i) **Critical judgements and estimates**

The value of the agricultural land on Romney Marsh is shown at a Trustee valuation, and is deemed to reflect a fair value of the land.

For further information on the Charity's going concern, please refer to note 1 (b).

(j) **Capital Commitment**

As at 29th September 2024, the Charity had signed a Letter of Intent with CLG Enterprises UK Ltd for repairs and redecoration of window to Beeston House to the value of £33,950 exclusive of VAT.

2. **Extraordinary Repair Fund**

An Extraordinary Repair Fund has been set up for the Almshouses as provided under the Charity Commission Scheme 1064558.

The Extraordinary Repair Fund is a reserve fund for the purpose of providing for significant repair, improvement or rebuilding of the almshouses of the Charity. The Trustee may at any time apply the fund, or any part of it, for its purpose.

The Trustee transferred £20,000 (2023: £20,000) from unrestricted funds to the Extraordinary Repair Fund during the year.

3. **Investment Income**

	2024 £	2023 £
Rent from Romney Marsh	3,300	3,300
Investment income - Equities	48,257	41,977
Bank interest	1,306	832
Total incoming resources	<u>52,863</u>	<u>46,109</u>

THE WORSHIPFUL COMPANY OF GIRDERS BEESTON'S, ANDREWES' AND PALYN'S CHARITY

Notes to the financial statements For the year ended 29 September 2024

4. Charitable activities

The following costs relate to the charitable activity which is to provide (to eligible persons) and to manage safe and secure almshouses, and to give relief in need to almshouse residents or others with the same qualifications.

	Extraordinary Repair Fund	Unrestricted	2024	2023
	£	£	£	£
Entertainment	-	2,866	2,866	3,385
Cleaning	-	4,070	4,070	4,462
Light and heat	-	4,795	4,795	6,570
Garden and tree maintenance	-	3,940	3,940	6,271
Insurance	-	3,644	3,644	3,707
Repairs and maintenance	-	141,714	141,714	167,300
Telephone	-	836	836	647
Manager's salary costs	-	51,888	51,888	50,267
Apportioned salary costs	-	44,505	44,505	53,892
Water rates	-	733	733	455
Sundries	-	1,812	1,812	1,097
Aid call	-	1,136	1,136	1,041
Hampers/cakes and donations	-	1,580	1,580	1,684
Governance costs	-	9,868	9,868	6,143
	-	273,387	273,387	306,921

Included in governance costs of the Charity are the auditor's fees of £7,880 (2024: £6,000).

5. Staff costs

	2024	2023
	£	£
Wages and salaries	74,654	79,947
Employer's NIC	9,468	10,318
Pension cost	12,271	13,894
	<u>96,393</u>	<u>104,159</u>

No employee earned in excess of £60,000 during the year, for services provided to the charity. The average number of staff on an average head count basis during the year was 9 (2023: 9).

Key management personnel

The Trustee has authority and responsibility for planning, directing and controlling the activities of the Charity. The Trustee receives no remuneration for services provided as Trustee.

THE WORSHIPFUL COMPANY OF GIRDERS BEESTON'S, ANDREWES' AND PALYN'S CHARITY

Notes to the financial statements For the year ended 29 September 2024

6. Fixed assets

a) Quoted investments

	Total Funds 2024 £	Total Funds 2023 £
Listed investments	3,058,254	2,540,170
Cash awaiting re-investment	10,601	79,071
	3,068,855	2,619,241
 Market value of listed investments		
30 September 2023	2,540,170	2,426,772
Additions	1,146,862	310,270
Disposals	(1,106,982)	(448,302)
Unrealised gain/(loss)	478,205	251,430
 Market Value		
29 September 2024	3,058,255	2,540,170

(b) Almshouses

Cuthbert Beeston, Master of the Girdlers' Company in 1570, founded 7 almshouses near Old London Bridge in 1582. The Girdlers' Company as his Trustee rebuilt them in Consort Road, Peckham, in 1834. These houses were re-modeled internally and 6 additional houses built on the garden in 1972/73 with the help of funds from the charity founded by Richard Andrewes, Renter Warden of the Girdlers' Company in 1631.

The Palyn's almshouses built in 1980 replace 6 almshouses built in 1852 in Montpelier Road, now known as Choument Road, Peckham, which themselves replaced the original 6 almshouses founded in 1609 in Pesthouse Row, St Luke's, Finsbury, as a result of a bequest from George Palyn, citizen and Girdler.

The Charity therefore owns 18 freehold almshouses in Peckham which form part of its permanent endowment.

The Almshouses are carried at deemed cost £1,138,250 (2023: £1,138,250).

THE WORSHIPFUL COMPANY OF GIRDERS BEESTON'S, ANDREWES' AND PALYN'S CHARITY

Notes to the financial statements For the year ended 29 September 2024

(c) Land

The Charity also owns 24.436 acres of freehold agricultural land at Orlestone, Romney Marsh. This land was bequeathed for a term of 1000 years to the Girdlers' Company under the terms of the will of Thomas Nevitt of 1633 and is subject to a Farm Business Tenancy Agreement dated 8th April 2021. The Trustee, having taken professional advice, revalued the land at £100,000 at 29 September 2011 and considers that the valuation has not materially changed.

7.	Debtors	2024 £	2023 £
	Other debtors and prepayments	7,554	4,477
	Funds due from investment manager	11,698	3,090
	Rent due	-	1,650
		<u>19,252</u>	<u>9,217</u>
8.	Creditors: Amounts falling due within one year	2024 £	2023 £
	Audit and accountancy	7,788	6,000
	Investment manager's fees	4,000	3,800
	Amounts due to the Girdlers' Company	43,768	23,956
	Other creditors	3,828	14,058
		<u>59,384</u>	<u>47,814</u>

9. Outline summary of fund movements Year ended 29 September 2024

Fund	Balance bfwd £	Income £	Expenditure £	Transfers £	Gains and Losses £	Balances cfwd £
ERF	9,416			20,000		29,416
Unrestricted	2,737,087	175,073	(289,123)	(20,000)	465,150	3,068,187
Perm endow't	1,238,250					1,238,250
Total	<u>3,984,753</u>	<u>175,073</u>	<u>(289,123)</u>	<u>-</u>	<u>465,150</u>	<u>4,335,853</u>

As at 29th September 2023

Fund	Balance bfwd £	Income £	Expenditure £	Transfers £	Gains and Losses £	Balances cfwd £
ERF	37,701	-	(48,285)	20,000	-	9,416
Unrestricted	2,619,694	159,449	(273,304)	(20,000)	251,248	2,737,087
Perm endow't	1,238,250	-	-	-	-	1,238,250
Total	<u>3,895,645</u>	<u>159,449</u>	<u>(321,589)</u>	<u>-</u>	<u>251,248</u>	<u>3,984,753</u>

THE WORSHIPFUL COMPANY OF GIRDERS BEESTON'S, ANDREWES' AND PALYN'S CHARITY

Notes to the financial statements For the year ended 29 September 2024

10. Analysis of net assets between funds

As at 29th September 2024

	Permanent Endowment £	Extraordinary Repair Fund £	General Fund £	Total £
Property and investments	1,238,250	-	3,068,856	4,307,105
Net current assets/(liabilities)	-	29,416	(668)	28,748
	<u>1,238,250</u>	<u>29,416</u>	<u>3,068,187</u>	<u>4,335,853</u>

As at 29th September 2023

	Permanent Endowment £	Extraordinary Repair Fund £	General Fund £	Total £
Property and investments	1,238,250	-	2,619,241	3,857,491
Net current assets	-	9,416	117,846	127,262
	<u>1,238,250</u>	<u>9,416</u>	<u>2,737,087</u>	<u>3,984,753</u>

11. Related party transactions

The Girdlers' Company is the Trustee of the Charity. It receives neither remuneration nor expenses for services provided as Trustee.

The Girdlers' Company maintains a central payroll system for all employees. Salary and wages costs for the Almshouse Manager totaling £51,888 (2023: £50,267) are reflected in these accounts. Additionally, apportioned salary costs of £44,505 (2023: £53,892) for the governance and administration of the charity are shown in these accounts.

At the year end, there was an outstanding amount due to the Girdlers Company, its Trustee, of £43,768 (2023: £23,956 due to the Company).

THE WORSHIPFUL COMPANY OF GIRDERS BEESTON'S, ANDREWES' AND PALYN'S CHARITY

Statement of Financial Activities Year ended 29 September 2024

As at 29th September 2023

	Notes	Extraordinary Repair Fund £	Unrestricted Funds £	Permanent Endowment £	Total Funds 2023 £	Total Funds 2022 £
Income and endowments from:						
Donations & legacies		-	-	-	-	1,500
Investments	3	-	46,109	-	46,109	39,756
Charitable activities		-	113,340	-	113,340	109,213
Total Income		-	159,449	-	159,449	150,469
Expenditure on						
Raising Funds		-	14,668	-	14,668	14,429
Charitable activities	4	48,285	258,636	-	306,921	138,021
Total expenditure		48,285	273,304	-	321,589	152,450
Net Expenditure before gains/(losses) on investments		(48,285)	(113,855)	-	(162,140)	(1,981)
Net gain/(loss) on investments		-	251,248	-	251,248	(231,890)
Net expenditure/(income) before transfers		(48,285)	137,393	-	89,108	233,871
Transfer		20,000	(20,000)	-	-	-
Net movement in funds		(28,285)	117,393	-	89,108	(233,871)
Balances brought forward at 30 th September 2022		37,701	2,619,694	1,238,250	3,895,645	4,129,516
Balances carried forward at 29th September 2023		9,416	2,737,087	1,238,250	3,984,753	3,895,645

BEESTON'S, ANDREWES' AND PALYN'S CHARITY

England & Wales - Charity number 1064558

Accounts

Charity Number: 1064558

**THE WORSHIPFUL COMPANY
OF GIRDERS
BEESTON'S, ANDREWES' AND
PALYN'S CHARITY**

**Financial statements
29 September 2023**

THE WORSHIPFUL COMPANY OF GIRDERS BEESTON'S, ANDREWES' AND PALYN'S CHARITY

Financial statements for the year ended 29 September 2023

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THE WORSHIPFUL COMPANY OF GIRDERS BEESTON'S, ANDREWES' AND PALYN'S CHARITY

Trustee's Report Year ended 29 September 2023

REFERENCE AND ADMINISTRATIVE DETAILS

The Beeston's, Andrewes' and Palyn's Charity ("the Charity") is a registered charity under the Charities Act 2011, Number 1064558.

The financial statements comply with the current statutory requirements, the Trust Deed, and in accordance with Accounting and Reporting by Charities: Statement of Recommended Practice applicable to charities preparing their accounts in accordance with the Financial Reporting Standard applicable in the UK and Republic of Ireland (FRS 102)

The Girdlers' Company, which is managed by the Court of the Company, is the Trustee of the Charity. Members of the Court during the year were:

N P G Salisbury +
A K Maitland
A R Udal
A R Westall
J M Westall
O C S Swann
Sir Charles Burnett Bt
R T H Roberts +
I C N Seaton MBE CC +
R M J Keene
The Rt Hon the Lord Strathairn
J J Meade
M G Roberts
S N Seaton
The Hon Robin Neill
P H Reeve
The Reverend Sir George Newton Bt
J N Maitland
C N G Crowther-Smith
J T James
Major General Sir Sebastian Roberts KCVO OBE (Deceased 9/3/23)
T H Crawley-Boevey +
S K Drake
A M James
MCR James (elected 27/07/23)

+ Members of the Almshouse Committee (Liverymen Dr R K T Williams, Mr N Burlington and Miss MRC Freeman are also members, but not on the Court).

Company staff assisting the Court were:

Brigadier M C Whiteside OBE (Clerk to the Company) Resigned 7/9/23
Miss S Bennett (Charities Manager)
Mrs S T Harris (Financial Manager)

THE WORSHIPFUL COMPANY OF GIRDLERS BEESTON'S, ANDREWES' AND PALYN'S CHARITY

Trustee's Report Year ended 29 September 2023

Almshouses address: 272 Consort Road
London
SE15 3SD

Administration address: Girdlers' Hall, Basinghall Avenue,
London EC2V 5DD

Almshouse Manager: Mr Mark Harris
14 Beeston's House
272 Consort Road
London SE15 3SD

Bankers: National Westminster Bank plc
P O Box 712
94 Moorgate
London EC2M 6XT

Auditor: Saffery LLP
71 Queen Victoria Street
London
EC4V 4BE

Investment Manager: Waverton Investment Management Ltd
16 Babmaes Street
London
SW1Y 6AH

THE WORSHIPFUL COMPANY OF GIRDERS BEESTON'S, ANDREWES' AND PALYN'S CHARITY

Trustee's Report Year ended 29 September 2023

STRUCTURE, GOVERNANCE AND MANAGEMENT

The Charity Commission Scheme of 24 June 1997 decrees that the management and administration of Beeston's, Andrewes' and Palyn's Charity (the Charity) be vested in the Master and Wardens or Keepers of the Art or Mystery of Girdlers (commonly called The Girdlers' Company).

The Court of The Girdlers' Company sets out the general policy of the Charity, as advised by the Almshouse Committee. The day-to-day affairs of the Charity (including the selection of new residents, maintenance of the property and grounds, health and safety of residents and staff, and this year includes the management of the COVID crisis, are coordinated by the Clerk, the Charities Manager, the Almshouse Manager and the Financial Manager.

The Almshouse Committee meets twice a year, with the Clerk, Charities Manager and Almshouse Manager in attendance.

Membership of the Court

The Court is made up of the Master, three Wardens and up to 24 Assistants and its membership is drawn from the Livery of the Company.

The progression, by election at each stage to the office of Master, is from Assistant (for up to two years) to Renter Warden, Middle Warden, Upper Warden (one year in each office) and finally election to Master. After one further year as Immediate Past Master, members of the Court assume the office of Past Master until retirement from the Court.

Assistants, when joining the Court, are presented with an induction pack which includes the Charity Commission's 'The Essential Trustee', the Charity's Trust Deed and the latest accounts. They are also encouraged to attend appropriate seminars, run by the Company's various professional advisors, on the responsibilities of being a Trustee.

The Girdlers' Company is also Trustee of The Girdlers' Company Charitable Trust.

Governance

1. Trustee Training

In April 2021, several Court Members undertook online Trustee Governance Refresher Training. This built on the October 2019 governance training session which covered: charity regulation, conflicts of interest, Trustees' main duties, the role and responsibility of being a trustee, serious incident reporting and the Governance Code. The Code's Principles and rationale are used to inform on the recommended best practice

2. Members' Register of Interests

During the Year the Court continued with annual practice of reviewing, and if required, updating their Register of Interests Form.

3. Trustee Eligibility

As part of an overall Governance Review all Court Members have reviewed and signed a Trustee Eligibility Form.

THE WORSHIPFUL COMPANY OF GIRDERS BEESTON'S, ANDREWES' AND PALYN'S CHARITY

Trustee's Report Year ended 29 September 2023

Risk management

The Trustee has examined the principal areas of the Charity's operations and considered the major risks which might arise in each of these areas. In the opinion of the Trustee, the Charity has established resources and reviewed systems which, under normal conditions, should allow the risk identified to be managed to an acceptable level in its day-to-day operations. The following risk areas are monitored; Charity, law and Regulation, Governance and Management, External Influences, Operational Processes, Human Resources, Technological and Financial.

OBJECTIVES AND ACTIVITIES

The Beeston's, Andrewes' and Palyn's Charity has two objectives:

- To provide (to eligible persons) and to manage safe and secure almshouses.
- To give relief in need to almshouse residents or others with the same qualifications

Cuthbert Beeston, Master of the Girdlers' Company in 1570, founded seven almshouses near Old London Bridge in 1582. The Girdlers' Company as his Trustee rebuilt them in Consort Road, Peckham in 1834. These houses were re-modelled internally, and six additional houses built on the garden in 1972/73 with the help of funds from the charity founded by Richard Andrewes, Renter Warden of the Girdlers' Company in 1631. Palyn's Almshouses were built in 1980 to replace six almshouses built in 1852 in Montpelier Road, now known as Choumert Road, Peckham, which themselves replaced the original six almshouses founded in 1609 in Pesthouse Row, St Luke's, Finsbury, as a result of a bequest from George Palyn, Citizen and Girdler.

The Charity provides accommodation consisting of 12 bungalows and 6 flats for residents, as well as a community hall and an office for the Almshouse Manager.

The Trust Deed directs that the residents are to be poor persons in the following categories (or their widows or dependants), whose application for residence shall be considered in the priority shown:

1. Freemen of the City of London;
2. Persons who are or have been employed in trades akin to that of a girdler, including the trades of working in metals, leather, cloth and fabrics;
3. Persons who are resident in the former administrative County of London as constituted on 31 March 1965.

Assessing whether an applicant is a "poor person" is done in a number of ways, including considering applicants' existing quality of life.

THE WORSHIPFUL COMPANY OF GIRDERS BEESTON'S, ANDREWES' AND PALYN'S CHARITY

Trustee's Report Year ended 29 September 2023

In applying income under the head of relief in need the Trustee shall not commit itself to repeat or renew the relief granted on any occasion in any case. The Charity is not to relieve public funds but income may be applied in supplementing relief or assistance provided out of public funds.

The Charity also owns 24.436 acres of freehold agricultural land at Orlestone, Romney Marsh. This land was bequeathed for a term of 1,000 years to the Girdlers' Company under the terms of the will of Thomas Nevitt (Master Girdler in 1617) in 1633.

The Charity is a member of The Almshouse Association and follows its guidance for the administration of the almshouses, notably as provided in the Association's publication 'Standards of Almshouse Management'.

The accommodation is uniformly one-bedroomed, and vacancies are advertised for example; on: the Almshouse Association's website; via Age UK Lambeth and Southwark; via Southwark Pensioners. Vacancies, which are rare, are filled as early as possible. There are currently 7 single or joint applicants on the List of Applicants.

Public Benefit

The Trustee has referred to the Charity Commission's general guidance on public benefit when reviewing its aims and objectives and in planning future activities.

ACHIEVEMENTS AND PERFORMANCE

There were 20 residents at the end of the year and one vacant unit which remained vacant from January until March 2023. Regular contact was maintained between Girdlers' Hall and the Almshouses through visits made by the Master, the Chairman of the Almshouse Committee, the Clerk, and the Charities Manager.

Members of the Girdlers' Company invited by the Residents attended a barbecue held in the grounds of the Almshouses in early July.

Six Month Unit Maintenance Inspections. The Almshouse Manager continued with the practice of undertaking a 6-monthly internal and external inspection of each Almshouse and the Community Hall. Although the Almshouse is not a Registered Provider, the Trustee is mindful of The Regulator of Social Housing's focus on social housing provider's duty to provide homes that are well-maintained and of a decent standard following the tragic case of Awaab Ishak, who died of a respiratory condition caused by mould in his home.

The Almshouse Committee Chairman and the Charities Manager have held six-monthly Resident Meetings to improve the communication between the Almshouse residents and the Trustee.

Safeguarding Policy

The Trustee operates a Safeguarding Policy and Procedure which sets out the Charity's commitment to safeguard all residents, visitors, staff and volunteers. The safeguarding policy had been added as an addendum to the Residents' Handbook and circulated to all Residents.

The Clerk and Charities Manager are designated as the initial contacts for all safeguarding concerns.

FINANCIAL REVIEW

During the year investment income and bank interest amounted to £42,809 (2022: £36,456) which with rental income of £ 3,300 (2022: £3,300) totalled £46,109 (2022: £39,756). The applied weekly contribution rate was increased by 3.1% in line with the state pension. Income from charitable activities increased to £ 113,340 (2022: £109,213) due to the annual increase and reduction in the level of void periods compared to the previous year.

THE WORSHIPFUL COMPANY OF GIRDERS BEESTON'S, ANDREWES' AND PALYN'S CHARITY

Trustee's Report Year ended 29 September 2023

Charitable expenditure increased to £306,921 (2022: £138,021) due to the commencement of the window replacement program to the 12 bungalows, the refurbishment of two units before new residents moved in and some additional repairs expenditure. The financial statements show net gain on investments of £251,248 (2022: loss £231,890).

The Trustee keeps the value of the Extraordinary Repair Fund under review and transferred £20,000 from unrestricted funds during the year. The fund value at the year-end was £9,416 (2022: £37,701)

Investment Policy

Waverton Capital Management were reappointed investment managers for the charity. There has been no change to the investment objective, which is to manage the portfolio on a total return basis, giving increased capital growth in the long term and the income requirement has been removed. The Charity is not reliant on income from investments but has the power to realise cash from held reserves if needed.

Reserves Policy

The Trustee is content that current and anticipated income and expenditure levels will leave the trust with increasing reserves to fund forecast cyclical maintenance, as well as covering operating costs. The Charity's unrestricted reserves stand at over £2,700,000 at 29th September 2023, which more than cover the annual running costs of £130,000. As at the 31st December 2023, the current value of the investment portfolio which makes up the bulk of the reserves stood at £2,775,146, up from £2,619,241 at the year end.

Turning to the ERF, the Trustee plans to maintain this fund at £50,000 in future years, as a reserve to help fund major rebuilding, should the need arise.

FUTURE PLANS

The Trustee will continue to review overall management of the Charity and Almshouse buildings on a regular basis to ensure that improvements to the site are carried out as required, consistent with available funds. Further details of the Charity's ability to continue as a going concern are included in note 1 (b)

THE WORSHIPFUL COMPANY OF GIRDERS BEESTON'S, ANDREWES' AND PALYN'S CHARITY

Trustee's Report Year ended 29 September 2023

Statement of Trustee's Responsibilities

The Trustee is responsible, prudently, diligently and in good faith, for preparing the Trustee's Report 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 & Wales requires the Trustee 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 of the charity for that period. In preparing these financial statements, the Trustee is required to:

- comply with the provisions of the Deed of Trust;
- select suitable accounting policies and apply them consistently;
- observe the methods and principles in the Charities SORP;
- make judgments and estimates that are reasonable and prudent;
- state whether applicable accounting standards have been followed, subject to any material departures disclosed and explained in the financial statements;
- prepare the financial statements on the going concern basis unless it is inappropriate to presume that the charity will continue in business.

Pursuant to the above, the Trustee is responsible (1) for keeping proper accounting records that disclose with reasonable accuracy at any time the financial position of the charity and (2) for causing to be produced financial statements which comply with the relevant provisions of the Charities Act 2011, the Charity (Accounts and Reports) Regulations 2008 and the provisions of the charity's Trust Deed and (3) for safeguarding the assets of the charity and in so doing taking reasonable steps for the prevention and detection of fraud and other irregularities.

The Trustee is responsible for the maintenance and integrity of the charity and financial information included on the charity's website. Legislation in the United Kingdom governing the preparation and dissemination of financial statements may differ from legislations in other jurisdictions.

AUDITOR

Saffery LLP has expressed its willingness to be appointed as auditor for the forthcoming year.

Approved on 2nd May 2024 and signed on behalf of the Trustee by



Master

THE WORSHIPFUL COMPANY OF GIRDERS BEESTON'S, ANDREWES' AND PALYN'S CHARITY

Independent Auditor's Report to the Trustee

Opinion

We have audited the financial statements of the Beeston's, Andrewes' and Palyn's Charity for the year ended 29 September 2023 which comprise the Statement of Financial Activities, Balance Sheet and notes to the financial statements, including significant accounting policies. The financial reporting framework that has been applied in their preparation is applicable law and United Kingdom Accounting Standards, including Financial Reporting Standard 102, the Financial Reporting Standard applicable in the UK and Republic of Ireland (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 29 September 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 Auditor's 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 Trustee's 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 Trustee with respect to going concern are described in the relevant sections of this report.

Other information

The Trustee is responsible for the other information. The other information comprises the information included in the annual report, other than the financial statements and our auditor's report 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.

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 course of 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.

THE WORSHIPFUL COMPANY OF GIRDERS BEESTON'S, ANDREWES' AND PALYN'S CHARITY

Matters on which we are required to report by exception

We have nothing to report in respect of the following matters in relation to which the Charities (Accounts and Reports) Regulations 2008 require us to report to you if, in our opinion:

- the information given in the Trustee's Annual Report is inconsistent in any material respect with the financial statements; or
- the charity has not kept sufficient accounting records; or
- the financial statements are not in agreement with the accounting records and returns; or
- we have not received all the information and explanations we require for our audit.

Responsibilities of the Trustee

As explained more fully in the Trustee's Responsibilities Statement set out on page 7, the Trustee is responsible for the preparation of the financial statements and for being satisfied that they give a true and fair view, and for such internal control as the Trustee determines 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 Trustee is 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 Trustee either intends to liquidate the charity or to cease operations, or has no realistic alternative but to do so.

Auditors' responsibilities for the audit of the financial statements

We have been appointed as auditors under the Charities Act 2011 and report in accordance with regulations made under that Act.

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 an auditors' report 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 specific procedures for this engagement and the extent to which these are capable of detecting irregularities, including fraud are detailed below.

Identifying and assessing risks related to irregularities:

We assessed the susceptibility of the charity's financial statements to material misstatement and how fraud might occur, including through discussions with representatives of the Trustee, discussions within our audit team planning meeting, updating our record of internal controls and ensuring these controls operated as intended. We evaluated possible incentives and opportunities for fraudulent manipulation of the financial statements. We identified laws and regulations that are of significance in the context of the charity by discussions with representatives of the Trustee and updating our understanding of the sector in which the charity operates.

Laws and regulations of direct significance in the context of the charity include the Charities Act 2011, the Charities (Accounts and Reports) Regulations 2008 and guidance issued by the Charity Commission for England and Wales.

THE WORSHIPFUL COMPANY OF GIRDERS BEESTON'S, ANDREWES' AND PALYN'S CHARITY

Audit response to risks identified:

We considered the extent of compliance with these laws and regulations as part of our audit procedures on the related financial statement items including a review of financial statement disclosures. We reviewed the charity's records of breaches of laws and regulations, minutes of meetings and correspondence with relevant authorities to identify potential material misstatements arising. We discussed the charity's policies and procedures for compliance with laws and regulations with members of management responsible for compliance.

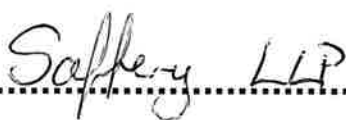
During the planning meeting with the audit team, the engagement partner drew attention to the key areas which might involve non-compliance with laws and regulations or fraud. We enquired of management whether they were aware of any instances of non-compliance with laws and regulations or knowledge of any actual, suspected or alleged fraud. We addressed the risk of fraud through management override of controls by testing the appropriateness of journal entries and identifying any significant transactions that were unusual or outside the normal course of business. We assessed whether judgements made in making accounting estimates gave rise to a possible indication of management bias. At the completion stage of the audit, the engagement partner's review included ensuring that the team had approached their work with appropriate professional scepticism and thus the capacity to identify non-compliance with laws and regulations and fraud.

There are inherent limitations in the audit procedures described above and the further removed non-compliance with laws and regulations is from the events and transactions reflected in the financial statements, the less likely we would become aware of it. Also, the risk of not detecting a material misstatement due to fraud is higher than the risk of not detecting one resulting from error, as fraud may involve deliberate concealment by, for example, forgery or intentional misrepresentations, or through collusion.

A further description of our responsibilities is available on the Financial Reporting Council's website at: www.frc.org.uk/auditorsresponsibilities. This description forms part of our auditor's report.

Use of our report

This report is made solely to the charity's Trustee, 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 Trustee those matters we are required to state to it in an auditor's report and for no other purpose. To the fullest extent permitted by law, we do not accept or assume responsibility to anyone other than the charity and the Trustee, for our audit work, for this report, or for the opinions we have formed.


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Saffery LLP

Chartered Accountants
Statutory Auditors

71 Queen Victoria Street
London
EC4V 4BE

Date: 2 May 2024

Saffery LLP is eligible to act as an auditor in terms of section 1212 of the Companies Act 2006

THE WORSHIPFUL COMPANY OF GIRDERS BEESTON'S, ANDREWES' AND PALYN'S CHARITY

Statement of Financial Activities Year ended 29 September 2023

Notes	Extraordinary Repair Fund	Unrestricted Funds	Permanent Endowment	Total Funds 2023	Total Funds 2022
	£	£	£	£	£
Income and endowments from:					
Donations & legacies	-	-	-	-	1,500
Investments 3	-	46,109	-	46,109	39,756
Charitable activities	-	113,340	-	113,340	109,213
Total Income	-	159,449	-	159,449	150,469
Expenditure on					
Raising Funds	-	14,668	-	14,668	14,429
Charitable activities 4	48,285	258,636	-	306,921	138,021
Total expenditure	48,285	273,304	-	321,589	152,450
Net Expenditure before gains/(losses) on investments	(48,285)	(113,855)	-	(162,140)	(1,981)
Net gain/(loss) on investments	-	251,248	-	251,248	(231,890)
Net (expenditure)/income before transfers	(48,285)	137,393	-	89,108	233,871
Transfer	20,000	(20,000)	-	-	-
Net movement in funds	(28,285)	117,393	-	89,108	(233,871)
Balances brought forward at 30 th September 2022	37,701	2,619,694	1,238,250	3,895,645	4,129,516
Balances carried forward at 29th September 2023	9,416	2,737,087	1,238,250	3,984,753	3,895,645

The notes on pages 13 to 20 form part of these financial statements.

**THE WORSHIPFUL COMPANY OF GIRDERS
BEESTON'S, ANDREWES' AND PALYN'S CHARITY**

Balance sheet as at 29 September 2023

	notes	2023 £	2022 £
Fixed Assets			
Investment	6 (a)	2,619,241	2,562,263
Almshouses	6 (b)	1,138,250	1,138,250
Investment (agricultural land)	6 (c)	100,000	100,000
		<u>3,857,491</u>	<u>3,800,513</u>
Current assets			
Debtors	7	9,217	15,557
Cash at bank		165,859	127,133
		<u>175,076</u>	<u>142,690</u>
Creditors: amounts falling due within one year	8	(47,814)	(47,558)
Net current assets		<u>127,262</u>	<u>95,132</u>
Net assets		<u>3,984,753</u>	<u>3,895,645</u>
Funds			
Permanent endowment		1,238,250	1,238,250
Extraordinary repair fund		9,416	37,701
Unrestricted – general fund		2,737,087	2,619,694
		<u>3,984,753</u>	<u>3,895,645</u>

Approved by the Trustee and authorised for issue on 2nd May 2024 and signed on its behalf by:



Master

The notes on pages 13 to 20 form part of these financial statements.

THE WORSHIPFUL COMPANY OF GIRDERS BEESTON'S, ANDREWES' AND PALYN'S CHARITY

Notes to the financial statements For the year ended 29 September 2023

1. Accounting policies

(a) Basis of accounting

The Charity is an incorporated charity (registered number 1064558). The address of the registered office is The Girdlers' Company, Girdlers' Hall, Basinghall Avenue, London EC2V5DD.

The financial statements have been prepared under the historical cost convention (except for the valuation of investments). The financial statements are prepared in accordance with the 'Statement of Recommended Practice: Accounting and Reporting by Charities preparing their accounts in accordance with the Financial Reporting Standard applicable in the UK and Republic of Ireland (FRS102)' and the Financial Reporting Standard applicable in the UK and Republic of Ireland (FRS102) and the Charities Act 2011.

The financial statements have been prepared to give a 'true and fair' view and have departed from the Charities (Accounts and Reports) Regulations 2008 only to the extent required to provide a 'true and fair' view. This departure has involved following Accounting and Reporting by Charities preparing their financial statements in accordance with the Financial Reporting Standard applicable in the UK and Republic of Ireland (FRS 102) (second addition) rather than the Accounting and Reporting by Charities: Statement of Recommended Practice effective from 1 April 2005, which has since been withdrawn.

The Charity constitutes a public benefit entity as defined by FRS 102.

The Trustee has taken advantage of the disclosure exemption in respect of the requirements of Section 7 "Statement of Cash Flows" in preparing these accounts as permitted by FRS 102 and the Charities SORP (FRS 102) (second edition).

(b) Going Concern

There are no material uncertainties about the entity's ability to continue as a going concern. The Trustee has a reasonable expectation that the charity has adequate resources to continue its activities for the foreseeable future.

Due to the demographic of the tenants, with 77% being of state pension age, and the remainder on universal credit, the income of our residents who pay the charity a Weekly Maintenance Contribution to the Charity, is not affected and the Charity would expect to receive all income amounts due.

For this reason, it continues to adopt the going concern basis of preparation of the financial statements.

THE WORSHIPFUL COMPANY OF GIRDLERS BEESTON'S, ANDREWES' AND PALYN'S CHARITY

Notes to the financial statements For the year ended 29 September 2023

- (c) **Income**
Dividends, interest, rental income and grant income are accounted for on a receivable basis.

- (d) **Expenditure**
Expenditure is allocated to two principal expense headings: Raising funds and Charitable Activities. Expenses include value added tax where appropriate, and are accounted for on the accruals basis.

Raising funds are costs incurred in managing the investment portfolio.

Expenditure on Charitable Activities comprises direct expenditure, including direct staff costs attributable to the Charity's activities in providing direct almshouse services and governance costs.

Governance costs included above comprise audit fees and bank charges.

- (e) **Taxation**
The Charity is entitled to exemption from taxation on income and capital gains to the extent that its funds are applied for charitable purposes.

- (f) **Pension cost**
The Girdlers' Company operates a non-contributory Individual Personal Pension Plan.

- (g) **Fixed Assets**
Investments
Investments held for the long term to generate income or capital growth are carried at market value as fixed assets. Realised and unrealised gains and losses are included in the Statement of Financial Activities (SOFA).

Tangible Assets

At each reporting end date, the charity reviews the carrying amounts of its tangible assets to determine whether there is any indication that those assets have suffered an impairment or loss. Any impairment loss is recognised in the Statement of Financial Activities (SOFA).

Recognised impairment losses are reversed if, and only if the reasons for the impairment loss have ceased to apply. A reversal of an impairment loss is recognised immediately in the SOFA.

Almshouses

These are held at deemed cost. No depreciation is provided on these since, in the opinion of the Trustee, the repairs and maintenance work carried out on the buildings results in the buildings having such a long useful economic life and/or high residual value that depreciation would be immaterial.

THE WORSHIPFUL COMPANY OF GIRDERS BEESTON'S, ANDREWES' AND PALYN'S CHARITY

Notes to the financial statements For the year ended 29 September 2023

(h) **Financial instruments**

Financial liabilities and equity are classified according to the substance of the financial instrument's contractual obligations, rather than its legal form. The Charity's cash at bank and in hand and trade and other debtors and its trade and other creditors and bank overdrafts are measured initially at the transaction price, including transaction costs, and subsequently at amortised cost using the effective interest method. Debt instruments that are payable or receivable within one year are measured at the undiscounted amount of the cash or other consideration expected to be paid or received.

(i) **Critical judgements and estimates**

The value of the agricultural land on Romney Marsh is shown at a Trustee valuation, and is deemed to reflect a fair value of the land.

For further information on the Charity's going concern, please refer to note 1 (b).

2. **Extraordinary Repair Fund**

An Extraordinary Repair Fund has been set up for the Almshouses as provided under the Charity Commission Scheme 1064558.

The Extraordinary Repair Fund is a reserve fund for the purpose of providing for significant repair, improvement or rebuilding of the almshouses of the Charity. The Trustee may at any time apply the fund, or any part of it, for its purpose.

The Trustee transferred £20,000 (2022: £15,000) from unrestricted funds to the Extraordinary Repair Fund during the year.

3. **Investment Income**

	2023 £	2022 £
Rent from Romney Marsh	3,300	3,300
Investment income - Equities	41,977	36,392
Bank interest	832	64
Total incoming resources	46,109	39,756

THE WORSHIPFUL COMPANY OF GIRDERS BEESTON'S, ANDREWES' AND PALYN'S CHARITY

Notes to the financial statements For the year ended 29 September 2023

4. Charitable activities

The following costs relate to the charitable activity which is to provide (to eligible persons) and to manage safe and secure almshouses, and to give relief in need to almshouse residents or others with the same qualifications.

	Extraordinary Repair Fund	Unrestricted	2023	2022
	£	£	£	£
Entertainment	-	3,385	3,385	1,876
Cleaning	-	4,462	4,462	3,253
Light and heat	-	6,570	6,570	2,533
Garden and tree maintenance	-	6,271	6,271	4,650
Insurance	-	3,707	3,707	2,853
Repairs and maintenance	48,285	119,015	167,300	20,515
Telephone	-	647	647	864
Manager's salary costs	-	50,267	50,267	44,152
Apportioned salary costs	-	53,892	53,892	46,809
Water rates	-	455	455	567
Sundries	-	1,097	1,097	429
Aid call	-	1,041	1,041	894
Hampers/cakes and donations	-	1,684	1,684	2,521
Governance costs	-	6,143	6,143	6,105
	48,285	258,636	306,921	138,021

Included in governance costs of the Charity are the auditor's fees of £6,000 (2022: £5,520).

5. Staff costs

	2023	2022
	£	£
Wages and salaries	79,947	70,999
Employer's NIC	10,318	8,279
Pension cost	13,894	11,683
	104,159	90,961

No employee earned in excess of £60,000 during the year, for services provided to the charity. The average number of staff on an average head count basis during the year was 9 (2022: 9).

Key management personnel

The Trustee has authority and responsibility for planning, directing and controlling the activities of the Charity. The Trustee receives no remuneration for services provided as Trustee.

THE WORSHIPFUL COMPANY OF GIRDERS BEESTON'S, ANDREWES' AND PALYN'S CHARITY

Notes to the financial statements For the year ended 29 September 2023

6. Fixed assets

a) Quoted investments

	Total Funds 2023 £	Total Funds 2022 £
Listed investments	2,540,170	2,426,772
Cash awaiting re-investment	79,071	135,491
	<u>2,619,241</u>	<u>2,562,263</u>
 Market value of listed investments		
30 September 2022	2,426,772	2,782,092
Additions	310,270	682,950
Disposals	(448,302)	(859,288)
Unrealised gain/(loss)	251,430	(178,982)
 Market Value		
29 September 2023	<u>2,540,170</u>	<u>2,426,772</u>

(b) Almshouses

Cuthbert Beeston, Master of the Girdlers' Company in 1570, founded 7 almshouses near Old London Bridge in 1582. The Girdlers' Company as his Trustee rebuilt them in Consort Road, Peckham, in 1834. These houses were re-modeled internally and 6 additional houses built on the garden in 1972/73 with the help of funds from the charity founded by Richard Andrewes, Renter Warden of the Girdlers' Company in 1631.

The Palyn's almshouses built in 1980 replace 6 almshouses built in 1852 in Montpelier Road, now known as Choument Road, Peckham, which themselves replaced the original 6 almshouses founded in 1609 in Pesthouse Row, St Luke's, Finsbury, as a result of a bequest from George Palyn, citizen and Girdler.

The Charity therefore owns 18 freehold almshouses in Peckham which form part of its permanent endowment.

The Almshouses are carried at deemed cost £1,138,250 (2022: £1,138,250).

THE WORSHIPFUL COMPANY OF GIRDLETS BEESTON'S, ANDREWES' AND PALYN'S CHARITY

Notes to the financial statements For the year ended 29 September 2023

(c) Land

The Charity also owns 24.436 acres of freehold agricultural land at Orlestone, Romney Marsh. This land was bequeathed for a term of 1000 years to the Girdlers' Company under the terms of the will of Thomas Nevitt of 1633 and is subject to a Farm Business Tenancy Agreement dated 8th April 2021. The Trustee, having taken professional advice, revalued the land at £100,000 at 29 September 2011 and considers that the valuation has not materially changed.

7.	Debtors	2023 £	2022 £
	Other debtors and prepayments	4,477	5,103
	Funds due from investment manager	3,090	8,804
	Rent due	1,650	1,650
		<u>9,217</u>	<u>15,557</u>
8.	Creditors: Amounts falling due within one year	2023 £	2022 £
	Audit and accountancy	6,000	5,520
	Investment manager's fees	3,800	3,400
	Amounts due to the Girdlers' Company	23,956	37,017
	Other creditors	14,058	1,621
		<u>47,814</u>	<u>47,558</u>

9. Outline summary of fund movements Year ended 29 September 2023

Fund	Balance bfwd £	Income £	Expenditure £	Transfers £	Gains and Losses £	Balances cfwd £
ERF	37,701	-	(48,285)	20,000	-	9,416
Unrestricted	2,619,694	159,449	(273,304)	(20,000)	251,248	2,737,087
Perm endow't	1,238,250	-	-	-	-	1,238,250
Total	3,895,645	159,449	(321,589)	-	251,248	3,984,753

As at 29th September 2022

Fund	Balance bfwd £	Income £	Expenditure £	Transfers £	Gains and Losses £	Balances cfwd £
ERF	22,701	-	-	15,000	-	37,701
Unrestricted	2,868,565	150,469	(152,450)	(15,000)	(231,890)	2,619,694
Perm endow't	1,238,250	-	-	-	-	1,238,250
Total	4,129,516	150,469	(152,450)	-	(231,890)	3,895,645

THE WORSHIPFUL COMPANY OF GIRDERS BEESTON'S, ANDREWES' AND PALYN'S CHARITY

Notes to the financial statements For the year ended 29 September 2023

10. Analysis of net assets between funds

As at 29th September 2023

	Permanent Endowment £	Extraordinary Repair Fund £	General Fund £	Total £
Property and investments	1,238,250	-	2,619,241	3,857,491
Net current assets	-	9,416	117,846	127,262
	<u>1,238,250</u>	<u>9,416</u>	<u>2,737,087</u>	<u>3,984,753</u>

As at 29th September 2022

	Permanent Endowment £	Extraordinary Repair Fund £	General Fund £	Total £
Fixed asset investments	1,238,250	57,701	2,524,562	3,800,513
Net current assets	-	-	95,132	95,132
	<u>1,238,250</u>	<u>57,701</u>	<u>2,599,833</u>	<u>3,895,645</u>

11. Related party transactions

The Girdlers' Company is the Trustee of the Charity. It receives neither remuneration nor expenses for services provided as Trustee.

The Girdlers' Company maintains a central payroll system for all employees. Salary and wages costs for the Almshouse Manager totaling £50,267 (2022: £44,152) are reflected in these accounts. Additionally, apportioned salary costs of £53,892 (2022: £46,809) for the governance and administration of the charity are shown in these accounts.

At the year end, there was an outstanding amount due to the Girdlers Company, its Trustee, of £23,956 (2022: £37,017 due to the Company).

**THE WORSHIPFUL COMPANY OF GIRDERS
BEESTON'S, ANDREWES' AND PALYN'S CHARITY**

**Notes to the financial statements
For the year ended 29 September 2023**

**Statement of Financial Activities
Year ended 29 September 2022**

	Notes	Extraordinary Repair Fund £	Unrestricted Funds £	Permanent Endowment £	Total Funds 2022 £	Total Funds 2021 £
Income and endowments from:						
Donations & legacies		-	1,500	-	1,500	-
Investments	3	-	39,756	-	39,756	48,123
Charitable activities		-	109,213	-	109,213	107,895
Total Income		-	150,469	-	150,469	156,018
Expenditure on						
Raising Funds		-	14,429	-	14,429	15,872
Charitable activities		-	138,021	-	138,021	159,380
Total expenditure		-	152,450	-	152,450	175,252
Net Expenditure before (losses)/gains on investments		-	(1,981)	-	(1,981)	(19,234)
Net (loss)/gain on investments		-	(231,890)	-	(231,890)	387,483
Transfer		15,000	(15,000)	-	-	-
Net movement in funds		15,000	(248,871)	-	(233,871)	368,249
Balances brought forward at 30 th September 2021		22,701	2,868,565	1,238,250	4,129,516	3,761,267
Balances carried forward at 29th September 2022		37,701	2,619,694	1,238,250	3,895,645	4,129,516

BEESTON'S, ANDREWES' AND PALYN'S CHARITY

England & Wales - Charity number 1064558

Accounts

Charity Number: 1064558

**THE WORSHIPFUL COMPANY
OF GIRDERS
BEESTON'S, ANDREWES' AND
PALYN'S CHARITY**

**Financial statements
29 September 2022**

**THE WORSHIPFUL COMPANY OF GIRDERS
BEESTON'S, ANDREWES' AND PALYN'S CHARITY**

Financial statements for the year ended 29 September 2022

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THE WORSHIPFUL COMPANY OF GIRDLERS BEESTON'S, ANDREWES' AND PALYN'S CHARITY

Trustee's Report Year ended 29 September 2022

REFERENCE AND ADMINISTRATIVE DETAILS

The Beeston's, Andrewes' and Palyn's Charity ("the Charity") is a registered charity under the Charities Act 2011, Number 1064558.

The financial statements comply with the current statutory requirements, the Trust Deed, and in accordance with Accounting and Reporting by Charities: Statement of Recommended Practice applicable to charities preparing their accounts in accordance with the Financial Reporting Standard applicable in the UK and Republic of Ireland (FRS 102)

The Girdlers' Company, which is managed by the Court of the Company, is the Trustee of the Charity. Members of the Court during the year were:

T H Crawley-Boevey +
N P G Salisbury +
A K Maitland
A R Udal
T J Straker
P V Straker
A R Westall
J M Westall
O C S Swann
Sir Charles Burnett Bt
R T H Roberts +
I C N Seaton MBE CC +
R M J Keene
The Rt Hon the Lord Strathairn
J J Meade
M G Roberts
S N Seaton
The Hon Robin Neill
P H Reeve
The Reverend Sir George Newton Bt
J N Maitland
C N G Crowther-Smith
J T James
Major General Sir Sebastian Roberts KCVO OBE
S K Drake
A M James

+ Members of the Almshouse Committee (Liverymen Dr R K T Williams and Mr N Burlington are also members, but not on the Court).

Company staff assisting the Court were:

Brigadier M C Whiteside OBE (Clerk to the Company)
Miss S Bennett (Charities Manager)
Mrs S T Harris (Financial Manager)

THE WORSHIPFUL COMPANY OF GIRDERS BEESTON'S, ANDREWES' AND PALYN'S CHARITY

Trustee's Report Year ended 29 September 2022

Almshouses address:	272 Consort Road London SE15 3SD
Administration address:	Girdlers' Hall, Basinghall Avenue, London EC2V 5DD
Almshouse Manager:	Mr Mark Harris 14 Beeston's House 272 Consort Road London SE15 3SD
Bankers:	National Westminster Bank plc P O Box 712 94 Moorgate London EC2M 6XT
Auditor:	Saffery Champness LLP 71 Queen Victoria Street London EC4V 4BE
Investment Manager:	Waverton Investment Management Ltd 16 Babmaes Street London SW1Y 6AH

THE WORSHIPFUL COMPANY OF GIRDERS BEESTON'S, ANDREWES' AND PALYN'S CHARITY

Trustee's Report Year ended 29 September 2022

STRUCTURE, GOVERNANCE AND MANAGEMENT

The Charity Commission Scheme of 24 June 1997 decrees that the management and administration of Beeston's, Andrewes' and Palyn's Charity (the Charity) be vested in the Master and Wardens or Keepers of the Art or Mystery of Girdlers (commonly called The Girdlers' Company).

The Court of The Girdlers' Company sets out the general policy of the Charity, as advised by the Almshouse Committee. The day-to-day affairs of the Charity (including the selection of new residents, maintenance of the property and grounds, health and safety of residents and staff, and this year includes the management of the COVID crisis, are coordinated by the Clerk, the Charities Manager, the Almshouse Manager and the Financial Manager.

The Almshouse Committee meets twice a year, with the Clerk, Charities Manager and Almshouse Manager in attendance.

Membership of the Court

The Court is made up of the Master, three Wardens and up to 24 Assistants and its membership is drawn from the Livery of the Company.

The progression, by election at each stage to the office of Master, is from Assistant (for up to two years) to Renter Warden, Middle Warden, Upper Warden (one year in each office) and finally election to Master. After one further year as Immediate Past Master, members of the Court assume the office of Past Master until retirement from the Court.

Assistants, when joining the Court, are presented with an induction pack which includes the Charity Commission's 'The Essential Trustee', the Charity's Trust Deed and the latest accounts. They are also encouraged to attend appropriate seminars, run by the Company's various professional advisors, on the responsibilities of being a Trustee.

The Girdlers' Company is also Trustee of The Girdlers' Company Charitable Trust.

Governance

1. Trustee Training

In April 2021, several Court Members undertook online Trustee Governance Refresher Training. This built on the October 2019 governance training session which covered: charity regulation, conflicts of interest, Trustees' main duties, the role and responsibility of being a trustee, serious incident reporting and the Governance Code. The Code's Principles and rationale are used to inform on the recommended best practice

2. Members' Register of Interests

During the Year the Court continued with annual practice of reviewing, and if required, updating their Register of Interests Form.

3. Trustee Eligibility

As part of an overall Governance Review all Court Members were asked to review and sign a Trustee Eligibility Form.

THE WORSHIPFUL COMPANY OF GIRDERS BEESTON'S, ANDREWES' AND PALYN'S CHARITY

Trustee's Report Year ended 29 September 2022

Risk management

The Trustee has examined the principal areas of the Charity's operations and considered the major risks which might arise in each of these areas. In the opinion of the Trustee, the Charity has established resources and reviewed systems which, under normal conditions, should allow the risk identified to be managed to an acceptable level in its day-to-day operations. The following risk areas are monitored; Charity, law and Regulation, Governance and Management, External Influences, Operational Processes, Human Resources, Technological and Financial.

OBJECTIVES AND ACTIVITIES

The Beeston's, Andrewes' and Palyn's Charity has two objectives:

- To provide (to eligible persons) and to manage safe and secure almshouses.
- To give relief in need to almshouse residents or others with the same qualifications

Cuthbert Beeston, Master of the Girdlers' Company in 1570, founded seven almshouses near Old London Bridge in 1582. The Girdlers' Company as his Trustee rebuilt them in Consort Road, Peckham in 1834. These houses were re-modelled internally, and six additional houses built on the garden in 1972/73 with the help of funds from the charity founded by Richard Andrewes, Renter Warden of the Girdlers' Company in 1631. Palyn's Almshouses were built in 1980 to replace six almshouses built in 1852 in Montpelier Road, now known as Choumert Road, Peckham, which themselves replaced the original six almshouses founded in 1609 in Pesthouse Row, St Luke's, Finsbury, as a result of a bequest from George Palyn, Citizen and Girdler.

The Charity provides accommodation consisting of 12 bungalows and 6 flats for residents, as well as a community hall and an office for the Almshouse Manager.

The Trust Deed directs that the residents are to be poor persons in the following categories (or their widows or dependants), whose application for residence shall be considered in the priority shown:

1. Freemen of the City of London;
2. Persons who are or have been employed in trades akin to that of a girdler, including the trades of working in metals, leather, cloth and fabrics;
3. Persons who are resident in the former administrative County of London as constituted on 31 March 1965.

Assessing whether an applicant is a "poor person" is done in a number of ways, including considering applicants' existing quality of life.

THE WORSHIPFUL COMPANY OF GIRDERS BEESTON'S, ANDREWES' AND PALYN'S CHARITY

Trustee's Report Year ended 29 September 2022

In applying income under the head of relief in need the Trustee shall not commit itself to repeat or renew the relief granted on any occasion in any case. The Charity is not to relieve public funds but income may be applied in supplementing relief or assistance provided out of public funds.

The Charity also owns 24.436 acres of freehold agricultural land at Orlestone, Romney Marsh. This land was bequeathed for a term of 1,000 years to the Girdlers' Company under the terms of the will of Thomas Nevitt (Master Girdler in 1617) in 1633.

The Charity is a member of The Almshouse Association and follows its guidance for the administration of the almshouses, notably as provided in the Association's publication 'Standards of Almshouse Management'.

The accommodation is uniformly one-bedroomed, and vacancies are advertised for example; on: the Almshouse Association's website; via Age UK Lambeth and Southwark; via Southwark Pensioners. Vacancies, which are rare, are filled as early as possible. There are currently 12 single or joint applicants on the List of Applicants.

Public Benefit

The Trustee has referred to the Charity Commission's general guidance on public benefit when reviewing its aims and objectives and in planning future activities.

ACHIEVEMENTS AND PERFORMANCE

There were 20 residents at the end of the year and one vacant unit which remained vacant until November 2022. Regular contact was maintained between Girdlers' Hall and the Almshouses through visits made by the Master, the Chairman of the Almshouse Committee, the Clerk, and the Charities Manager.

The residents were invited to lunch with members of the Court at Girdlers' Hall in the Spring, and members of the Girdlers' Company invited by the Residents attended a barbecue held in the grounds of the Almshouses in early July.

Six Month Unit Maintenance Inspections. The Almshouse Manager continued with the practice of undertaking a 6-monthly internal and external inspection of each Almshouse and the Community Hall. Although the Almshouse is not a Registered Provider, the Trustee is mindful of The Regulator of Social Housing's focus on social housing provider's duty to provide homes that are well-maintained and of a decent standard following the tragic case of Awaab Ishak, who died of a respiratory condition caused by mould in his home.

Safeguarding Policy

The Trustee operates a Safeguarding Policy and Procedure which sets out the Charity's commitment to safeguard all residents, visitors, staff and volunteers. The safeguarding policy had been added as an addendum to the Residents' Handbook and circulated to all Residents.

The Clerk and Charities Manager are designated as the initial contacts for all safeguarding concerns.

FINANCIAL REVIEW

During the year investment income and bank interest amounted to £36,456 (2021: £44,823) which with rental income of £ 3,300 (2021: £3,300) totalled £39,756 (2021: £48,123). The applied weekly contribution rate was increased by 2% in line with the state pension. Income from charitable activities increased to £ 109,213 (2021: £107,895) due to the annual increase and reduction in the level of void periods compared to the previous year.

Charitable expenditure decreased by 13% to £138,021 (2021: £159,380) due to no major refurbishment expenditure. The financial statements show net loss on investments of £231,890 (2021: Gain £387,483).

THE WORSHIPFUL COMPANY OF GIRDERS BEESTON'S, ANDREWES' AND PALYN'S CHARITY

Trustee's Report Year ended 29 September 2022

The Trustee intends, subject to sufficient funds, to make transfers to the Extraordinary Repair Fund from the Trust's unrestricted funds and agreed to transfer £15,000 during the year.

Investment policy

Waverton Capital Management were reappointed investment managers for the charity. There has been no change to the investment objective, Which is to manage the portfolio on a total return basis, giving increased capital growth in the long term and the income requirement has been removed. The Charity is not reliant on income from investments but has the power to realise cash from held reserves if needed.

Reserves Policy

The Trustee is content that current and anticipated income and expenditure levels will leave the Trust with increasing reserves to fund forecast cyclical maintenance, as well as covering operating costs. The Charity's unrestricted reserves stand at over £2,600,000 at 29th September 2022, which more than cover the annual running costs of £115,000. As at the 31st December 2022, the current value of the investment portfolio which makes up the bulk of the reserves stood at £2,454,162, up from £2,426,772 at the year end.

FUTURE PLANS

The Trustee will continue to review overall management of the Charity and Almshouse buildings on a regular basis to ensure that improvements to the site are carried out as required, consistent with available funds. Further details of the Charity's ability to continue as a going concern are included in note 1 (b)

THE WORSHIPFUL COMPANY OF GIRDERS BEESTON'S, ANDREWES' AND PALYN'S CHARITY

Trustee's Report Year ended 29 September 2022

Statement of Trustee's Responsibilities

The Trustee is responsible, prudently, diligently and in good faith, for preparing the Trustee's Report 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 & Wales requires the Trustee 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 of the charity for that period. In preparing these financial statements, the Trustee is required to:

- comply with the provisions of the Deed of Trust
- select suitable accounting policies and apply them consistently;
- observe the methods and principles in the Charities SORP;
- make judgments and estimates that are reasonable and prudent;
- state whether applicable accounting standards have been followed, subject to any material departures disclosed and explained in the financial statements;
- prepare the financial statements on the going concern basis unless it is inappropriate to presume that the charity will continue in business.

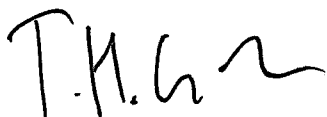
Pursuant to the above, the Trustee is responsible (1) for keeping proper accounting records that disclose with reasonable accuracy at any time the financial position of the charity and (2) for causing to be produced financial statements which comply with the relevant provisions of the Charities Act 2011, the Charity (Accounts and Reports) Regulations 2008 and the provisions of the charity's Trust Deed and (3) for safeguarding the assets of the charity and in so doing taking reasonable steps for the prevention and detection of fraud and other irregularities.

The Trustee is responsible for the maintenance and integrity of the charity and financial information included on the charity's website. Legislation in the United Kingdom governing the preparation and dissemination of financial statements may differ from legislations in other jurisdictions.

AUDITOR

Saffery Champness LLP has expressed its willingness to be appointed as auditor for the forthcoming year.

Approved on 2nd March 2023 and signed on behalf of the Trustee by



Sir Thomas Crawley-Boevey Bt
Master

THE WORSHIPFUL COMPANY OF GIRDLERS BEESTON'S, ANDREWES' AND PALYN'S CHARITY

Independent Auditor's Report to the Trustee

Opinion

We have audited the financial statements of the Beeston's, Andrewes' and Palyn's Charity for the year ended 29 September 2022 which comprise the Statement of Financial Activities, Balance Sheet and notes to the financial statements, including significant accounting policies. The financial reporting framework that has been applied in their preparation is applicable law and United Kingdom Accounting Standards, including Financial Reporting Standard 102, the Financial Reporting Standard applicable in the UK and Republic of Ireland (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 29 September 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 Auditor's 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 Trustee's 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 Trustee with respect to going concern are described in the relevant sections of this report.

Other information

The Trustee is responsible for the other information. The other information comprises the information included in the annual report, other than the financial statements and our auditor's report 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.

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 course of 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.

THE WORSHIPFUL COMPANY OF GIRDERS BEESTON'S, ANDREWES' AND PALYN'S CHARITY

Matters on which we are required to report by exception

We have nothing to report in respect of the following matters in relation to which the Charities (Accounts and Reports) Regulations 2008 require us to report to you if, in our opinion:

- the information given in the Trustee's Annual Report is inconsistent in any material respect with the financial statements; or
- the charity has not kept sufficient accounting records; or
- the financial statements are not in agreement with the accounting records and returns; or
- we have not received all the information and explanations we require for our audit.

Responsibilities of the Trustee

As explained more fully in the Trustee's Responsibilities Statement set out on page 7, the Trustee is responsible for the preparation of the financial statements and for being satisfied that they give a true and fair view, and for such internal control as the Trustee determines 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 Trustee is 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 Trustee either intends to liquidate the charity or to cease operations, or has no realistic alternative but to do so.

Auditors' responsibilities for the audit of the financial statements

We have been appointed as auditors under the Charities Act 2011 and report in accordance with regulations made under that Act.

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 an auditors' report 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 specific procedures for this engagement and the extent to which these are capable of detecting irregularities, including fraud are detailed below.

Identifying and assessing risks related to irregularities:

We assessed the susceptibility of the charity's financial statements to material misstatement and how fraud might occur, including through discussions with representatives of the Trustee, discussions within our audit team planning meeting, updating our record of internal controls and ensuring these controls operated as intended. We evaluated possible incentives and opportunities for fraudulent manipulation of the financial statements. We identified laws and regulations that are of significance in the context of the charity by discussions with representatives of the Trustee and updating our understanding of the sector in which the charity operates.

Laws and regulations of direct significance in the context of the charity include the Charities Act 2011, the Charities (Accounts and Reports) Regulations 2008 and guidance issued by the Charity Commission for England and Wales.

THE WORSHIPFUL COMPANY OF GIRDERS BEESTON'S, ANDREWES' AND PALYN'S CHARITY

Audit response to risks identified:

We considered the extent of compliance with these laws and regulations as part of our audit procedures on the related financial statement items including a review of financial statement disclosures. We reviewed the charity's records of breaches of laws and regulations, minutes of meetings and correspondence with relevant authorities to identify potential material misstatements arising. We discussed the charity's policies and procedures for compliance with laws and regulations with members of management responsible for compliance.

During the planning meeting with the audit team, the engagement partner drew attention to the key areas which might involve non-compliance with laws and regulations or fraud. We enquired of management whether they were aware of any instances of non-compliance with laws and regulations or knowledge of any actual, suspected or alleged fraud. We addressed the risk of fraud through management override of controls by testing the appropriateness of journal entries and identifying any significant transactions that were unusual or outside the normal course of business. We assessed whether judgements made in making accounting estimates gave rise to a possible indication of management bias. At the completion stage of the audit, the engagement partner's review included ensuring that the team had approached their work with appropriate professional scepticism and thus the capacity to identify non-compliance with laws and regulations and fraud.

There are inherent limitations in the audit procedures described above and the further removed non-compliance with laws and regulations is from the events and transactions reflected in the financial statements, the less likely we would become aware of it. Also, the risk of not detecting a material misstatement due to fraud is higher than the risk of not detecting one resulting from error, as fraud may involve deliberate concealment by, for example, forgery or intentional misrepresentations, or through collusion.

A further description of our responsibilities is available on the Financial Reporting Council's website at: www.frc.org.uk/auditorsresponsibilities. This description forms part of our auditor's report.

Use of our report

This report is made solely to the charity's Trustee, 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 Trustee those matters we are required to state to it in an auditor's report and for no other purpose. To the fullest extent permitted by law, we do not accept or assume responsibility to anyone other than the charity and the Trustee, for our audit work, for this report, or for the opinions we have formed.

.....Saffery Champness LLP

Saffery Champness LLP

Chartered Accountants
Statutory Auditors

71 Queen Victoria Street
London
EC4V 4BE

Date: 2nd March 2023

Saffery Champness LLP is eligible to act as an auditor in terms of section 1212 of the Companies Act 2006

THE WORSHIPFUL COMPANY OF GIRDERS BEESTON'S, ANDREWES' AND PALYN'S CHARITY

Statement of Financial Activities Year ended 29 September 2022

Notes	Extraordinary Repair Fund	Unrestricted Funds	Permanent Endowment	Total Funds 2022	Total Funds 2021
	£	£	£	£	£
Income and endowments from:					
Donations & legacies	-	1,500	-	1,500	-
Investments 3	-	39,756	-	39,756	48,123
Charitable activities	-	109,213	-	109,213	107,895
Total Income	-	150,469	-	150,469	156,018
Expenditure on					
Raising Funds	-	14,429	-	14,429	15,872
Charitable activities	-	138,021	-	138,021	159,380
Total expenditure	-	152,450	-	152,450	175,252
Net Expenditure before (losses)/gains on investments	-	(1,981)	-	(1,981)	(19,234)
Net (loss)/gain on investments	-	(231,890)	-	(231,890)	387,483
Transfer	15,000	(15,000)	-	-	-
Net movement in funds	15,000	(248,871)	-	(233,871)	368,249
Balances brought forward at 30 th September 2021	22,701	2,868,565	1,238,250	4,129,516	3,761,267
Balances carried forward at 29th September 2022	37,701	2,619,694	1,238,250	3,895,645	4,129,516

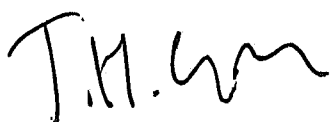
The notes on pages 13 to 20 form part of these financial statements.

THE WORSHIPFUL COMPANY OF GIRDERS BEESTON'S, ANDREWES' AND PALYN'S CHARITY

Balance sheet as at 29 September 2022

	notes	2022 £	2021 £
Fixed Assets			
Investment	6 (a)	2,562,263	2,808,881
Almshouses	6 (b)	1,138,250	1,138,250
Investment (agricultural land)	6 (c)	100,000	100,000
		<u>3,800,513</u>	<u>4,047,131</u>
Current assets			
Debtors	7	15,557	15,144
Cash at bank		127,133	129,837
		<u>142,690</u>	<u>144,981</u>
Creditors: amounts falling due within one year	8	(47,558)	(62,596)
Net current assets		<u>95,132</u>	<u>82,385</u>
Net assets		<u>3,895,645</u>	<u>4,129,516</u>
Funds			
Permanent endowment		1,238,250	1,238,250
Extraordinary repair fund		37,701	22,701
Unrestricted – general fund		2,619,694	2,868,565
		<u>3,895,645</u>	<u>4,129,516</u>

Approved by the Trustee and authorised for issue on 2nd March 2023 and signed on its behalf by:



Sir Thomas Crawley-Boevey Bt
Master

The notes on pages 13 to 20 form part of these financial statements.

THE WORSHIPFUL COMPANY OF GIRDERS BEESTON'S, ANDREWES' AND PALYN'S CHARITY

Notes to the financial statements For the year ended 29 September 2022

1. Accounting policies

(a) Basis of accounting

The Charity is an incorporated charity (registered number 1064558). The address of the registered office is The Girdlers' Company, Girdlers' Hall, Basinghall Avenue, London EC2V5DD.

The financial statements have been prepared under the historical cost convention (except for the valuation of investments). The financial statements are prepared in accordance with the 'Statement of Recommended Practice: Accounting and Reporting by Charities preparing their accounts in accordance with the Financial Reporting Standard applicable in the UK and Republic of Ireland (FRS102)' and the Financial Reporting Standard applicable in the UK and Republic of Ireland (FRS102) and the Charities Act 2011.

The financial statements have been prepared to give a 'true and fair' view and have departed from the Charities (Accounts and Reports) Regulations 2008 only to the extent required to provide a 'true and fair' view. This departure has involved following Accounting and Reporting by Charities preparing their financial statements in accordance with the Financial Reporting Standard applicable in the UK and Republic of Ireland (FRS 102) (second addition) rather than the Accounting and Reporting by Charities: Statement of Recommended Practice effective from 1 April 2005, which has since been withdrawn.

The Charity constitutes a public benefit entity as defined by FRS 102.

The Trustee has taken advantage of the disclosure exemption in respect of the requirements of Section 7 "Statement of Cash Flows" in preparing these accounts as permitted by FRS 102 and the Charities SORP (FRS 102) (second edition).

(b) Going Concern

There are no material uncertainties about the entity's ability to continue as a going concern. The Trustee has a reasonable expectation that the charity has adequate resources to continue its activities for the foreseeable future.

Due to the demographic of the tenants, with 77% being of state pension age, and the remainder on universal credit, the income of our residents who pay the charity a Weekly Maintenance Contribution to the charity, is not affected and the Charity would expect to receive all income amounts due.

For this reason, it continues to adopt the going concern basis of preparation of the financial statements.

THE WORSHIPFUL COMPANY OF GIRDLERS BEESTON'S, ANDREWES' AND PALYN'S CHARITY

Notes to the financial statements For the year ended 29 September 2022

- (c) **Income**
Dividends, interest, rental income and grant income are accounted for on a receivable basis.

- (d) **Expenditure**
Expenditure is allocated to two principal expense headings: Raising funds and Charitable Activities. Expenses include value added tax where appropriate, and are accounted for on the accruals basis.

Raising funds are costs incurred in managing the investment portfolio.

Expenditure on Charitable Activities comprises direct expenditure, including direct staff costs attributable to the Charity's activities in providing direct almshouse services and governance costs.

Governance costs included above comprise audit fees and bank charges.

- (e) **Taxation**
The Charity is entitled to exemption from taxation on income and capital gains to the extent that its funds are applied for charitable purposes.

- (f) **Pension cost**
The Girdlers' Company operates a non-contributory Individual Personal Pension Plan.

- (g) **Fixed Assets**
Investments
Investments held for the long term to generate income or capital growth are carried at market value as fixed assets. Realised and unrealised gains and losses are included in the Statement of Financial Activities.

Tangible Assets

At each reporting end date, the charity reviews the carrying amounts of its tangible assets to determine whether there is any indication that those assets have suffered an impairment or loss. Any impairment loss is recognised in the Statement of Financial Activities (SOFA)..

Recognised impairment losses are reversed if, and only if the reasons for the impairment loss have ceased to apply. A reversal of an impairment loss is recognised immediately in the SOFA.

Almshouses

These are held at deemed cost. No depreciation is provided on these since, in the opinion of the Trustee, the repairs and maintenance work carried out on the buildings results in the buildings having such a long useful economic life and/or high residual value that depreciation would be immaterial.

THE WORSHIPFUL COMPANY OF GIRDERS BEESTON'S, ANDREWES' AND PALYN'S CHARITY

Notes to the financial statements For the year ended 29 September 2022

(h) **Financial instruments**

Financial liabilities and equity are classified according to the substance of the financial instrument's contractual obligations, rather than its legal form. The Charity's cash at bank and in hand and trade and other debtors and its trade and other creditors and bank overdrafts are measured initially at the transaction price, including transaction costs, and subsequently at amortised cost using the effective interest method. Debt instruments that are payable or receivable within one year are measured at the undiscounted amount of the cash or other consideration expected to be paid or received.

(i) **Critical judgements and estimates**

The value of the agricultural land on Romney Marsh is shown at a Trustee valuation, and deem this to reflect a fair value for the land.

For further information on the Charity's Going concern, please refer to note 1 (b).

2. **Extraordinary Repair Fund**

An Extraordinary Repair Fund has been set up for the almshouses as provided under the Charity Commission Scheme 1064558.

The Extraordinary Repair Fund is a reserve fund for the purpose of providing for significant repair, improvement or rebuilding of the almshouses of the Charity. The Trustee may at any time apply the fund, or any part of it, for its purpose.

The Trustee transferred £15,000 (2021 £10,000) from unrestricted funds to the Extraordinary Repair Fund during the year.

3. **Investment Income**

	2022 £	2021 £
Rent from Romney Marsh	3,300	3,300
Investment income - Equities	36,392	44,811
Bank interest	64	12
Total incoming resources	<u>39,756</u>	<u>48,123</u>

THE WORSHIPFUL COMPANY OF GIRDERS BEESTON'S, ANDREWES' AND PALYN'S CHARITY

Notes to the financial statements For the year ended 29 September 2022

4. Charitable activities

The following costs relate to the Charitable Activity which is to provide (to eligible persons) and to manage safe and secure almshouses, and to give relief in need to almshouse residents or others with the same qualifications.

	Extraordinary Repair Fund	Unrestricted	2022	2021
	£	£	£	£
Entertainment	-	1,876	1,876	231
Cleaning	-	3,253	3,253	3,493
Light and Heat	-	2,533	2,533	2,336
Garden and tree maintenance	-	4,650	4,650	4,758
Insurance	-	2,853	2,853	2,683
Repairs and maintenance	-	20,515	20,515	59,182
Telephone	-	864	864	775
Manager's salary costs	-	44,152	44,152	41,032
Apportioned salary costs	-	46,809	46,809	34,814
Water rates	-	567	567	477
Sundries	-	429	429	349
Aid call	-	894	894	438
Hampers/cakes and donations	-	2,521	2,521	2,487
Governance costs	-	6,105	6,105	6,325
	-	138,021	138,021	159,380

Included in governance costs of the Charity are the auditor's fees of £5,520 (2021: £5,900).

5. Staff costs

	2022 £	2021 £
Wages and salaries	70,999	58,230
Employer's NIC	8,279	7,333
Pension cost	11,683	10,283
	<u>90,961</u>	<u>75,846</u>

No employee earned in excess of £60,000 during the year, for services provided to the charity. The average number of staff on an average head count basis during the year was 4(2021: 4).

Key management personnel

The Trustee has authority and responsibility for planning, directing and controlling the activities of the Charity. The Trustee receives no remuneration for services provided as Trustee.

THE WORSHIPFUL COMPANY OF GIRDRLERS BEESTON'S, ANDREWES' AND PALYN'S CHARITY

Notes to the financial statements For the year ended 29 September 2022

6. Fixed assets

a) Quoted investments

	Total Funds 2022 £	Total Funds 2021 £
Listed investments	2,426,772	2,782,092
Cash awaiting re-investment	135,491	26,789
	<u>2,562,263</u>	<u>2,808,881</u>
 Market value of listed investments		
30 September 2021	2,782,092	2,302,394
Additions	682,950	637,161
Disposals	(859,288)	(532,706)
Unrealised (loss)/gain	(178,982)	375,243
 Market Value		
29 September 2022	<u>2,426,772</u>	<u>2,782,092</u>

(b) Almshouses

Cuthbert Beeston, Master of the Girdlers' Company in 1570, founded 7 almshouses near Old London Bridge in 1582. The Girdlers' Company as his Trustee rebuilt them in Consort Road, Peckham, in 1834. These houses were re-modeled internally and 6 additional houses built on the garden in 1972/73 with the help of funds from the charity founded by Richard Andrewes, Renter Warden of the Girdlers' Company in 1631.

The Palyn's almshouses built in 1980 replace 6 almshouses built in 1852 in Montpelier Road, now known as Choument Road, Peckham, which themselves replaced the original 6 almshouses founded in 1609 in Pesthouse Row, St Luke's, Finsbury, as a result of a bequest from George Palyn, citizen and Girdler.

The Charity therefore owns 18 freehold almshouses in Peckham which form part of its permanent endowment.

The Almshouses are carried at deemed cost £1,138,250 (2021 £1,138,250).

THE WORSHIPFUL COMPANY OF GIRDERS BEESTON'S, ANDREWES' AND PALYN'S CHARITY

Notes to the financial statements For the year ended 29 September 2022

(c) Land

The Charity also owns 24.436 acres of freehold agricultural land at Orlestone, Romney Marsh. This land was bequeathed for a term of 1000 years to the Girdlers' Company under the terms of the will of Thomas Nevitt of 1633 and is subject to a Farm Business Tenancy Agreement dated 8th April 2021. The Trustee, having taken professional advice, revalued the land at £100,000 at 29 September 2011 and considers that the valuation has not materially changed.

7. Debtors	2022 £	2021 £
Other debtors and prepayments	5,103	5,154
Funds due from investment manager	8,804	9,990
Rent due	1,650	-
	<u>15,557</u>	<u>15,144</u>

8. Creditors: Amounts falling due within one year	2022 £	2021 £
Audit and accountancy	5,520	4,500
Investment manager's fees	3,400	3,700
Amounts due to the Girdlers' Company	37,017	612
Other creditors	1,621	53,784
	<u>47,558</u>	<u>62,596</u>

9. Outline summary of fund movements Year ended 29th September 2022

Fund	Balance Bfwd £	Income £	Expenditure £	Transfers £	Gains and Losses £	Balances cfwd £
ERF	22,701			15,000		37,701
Unrestricted	2,868,565	150,469	(152,450)	(15,000)	(231,890)	2,619,694
Perm endow't	1,238,250	-	-	-	-	1,238,250
Total	<u>4,129,516</u>	<u>150,469</u>	<u>(152,450)</u>	<u>-</u>	<u>(231,890)</u>	<u>3,895,645</u>

Year ended 29th September 2021

Fund	Balance Bfwd £	Income £	Expenditure £	Transfers £	Gains and Losses £	Balances cfwd £
ERF	57,149	-	(44,448)	10,000	-	22,701
Unrestricted	2,465,868	156,018	(130,804)	(10,000)	387,483	2,868,565
Perm endow't	1,238,250	-	-	-	-	1,238,250
Total	<u>3,761,267</u>	<u>156,018</u>	<u>(175,252)</u>	<u>-</u>	<u>387,483</u>	<u>4,129,516</u>

THE WORSHIPFUL COMPANY OF GIRDERS BEESTON'S, ANDREWES' AND PALYN'S CHARITY

Notes to the financial statements For the year ended 29 September 2022

10. Analysis of net assets between funds

As at 29th September 2022

	Permanent Endowment £	Extraordinary Repair Fund £	General Fund £	Total £
Property and investments	1,238,250	37,701	2,524,562	3,800,513
Net current assets	-	-	95,132	95,132
	<u>1,238,250</u>	<u>37,701</u>	<u>2,619,694</u>	<u>3,895,645</u>

As at 29th September 2020

	Permanent Endowment £	Extraordinary Repair Fund £	General Fund £	Total £
Fixed asset investments	1,238,250	22,701	2,786,180	4,047,131
Net current assets	-	-	82,385	82,385
	<u>1,238,250</u>	<u>22,701</u>	<u>2,868,565</u>	<u>4,129,516</u>

11. Related party transactions

The Girdlers' Company is the Trustee of the Charity. It receives neither remuneration nor expenses for services provided as Trustee.

The Girdlers' Company maintains a central payroll system for all employees. Salary and wages costs for the Almshouse Manager totaling £44,152 (2021: £41,032) are reflected in these accounts. Additionally, apportioned salary costs of £46,809 (2021: £34,814) for the governance and administration of the charity are shown in these accounts.

At the year end, there was an outstanding amount due to the Girdlers Company, its Trustee, of £37,017 (2021 £612 due to the Company).

**THE WORSHIPFUL COMPANY OF GIRDERS
BEESTON'S, ANDREWES' AND PALYN'S CHARITY**

**Notes to the financial statements
For the year ended 29 September 2022**

12. Statement of Financial Activities Year ended 29 September 2021

Notes	Extraordinary Repair Fund £	Unrestricted Funds £	Permanent Endowment £	Total Funds 2021 £	Total Funds 2020 £
Income and endowments from:					
Donations & legacies	-	-	-		527
Investments 3	-	48,123	-	48,123	57,790
Charitable activities	-	107,895	-	107,895	102,135
Total Income	-	156,018	-	156,018	160,452
Expenditure on					
Raising Funds	-	15,872	-	15,872	10,320
Charitable activities	44,448	114,932	-	159,380	116,943
Total expenditure	44,448	130,804	-	175,252	127,263
Income before /(losses) / gains on investments	(44,448)	25,214	-	(19,234)	33,189
Net gains on investments		387,483	-	387,483	85,371
Transfer	10,000	(10,000)	-	-	-
Net movement in funds	(34,448)	402,697	-	368,249	118,560
Balances brought forward at 30 th September 2020	57,149	2,465,868	1,238,250	3,761,267	3,642,707
Balances carried forward at 29 th September 2021	22,701	2,868,565	1,238,250	4,129,516	3,761,267

BEESTON'S, ANDREWES' AND PALYN'S CHARITY

England & Wales - Charity number 1064558

Accounts

**THE WORSHIPFUL COMPANY
OF GIRDERS
BEESTON'S, ANDREWES' AND
PALYN'S CHARITY**

**Financial statements
29 September 2021**

**THE WORSHIPFUL COMPANY OF GIRDERS
BEESTON'S, ANDREWES' AND PALYN'S CHARITY**

Financial statements for the year ended 29 September 2021

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THE WORSHIPFUL COMPANY OF GIRDERS BEESTON'S, ANDREWES' AND PALYN'S CHARITY

Trustee's Report Year ended 29 September 2021

REFERENCE AND ADMINISTRATIVE DETAILS

The Beeston's, Andrewes' and Palyn's Charity ("the Charity") is a registered charity under the Charities Act 2011, Number 1064558.

The financial statements comply with the current statutory requirements, the Trust Deed, and in accordance with Accounting and Reporting by Charities: Statement of Recommended Practice applicable to charities preparing their accounts in accordance with the Financial Reporting Standard applicable in the UK and Republic of Ireland (FRS 102)

The Girdlers' Company, which is managed by the Court of the Company, is the Trustee of the Charity. Members of the Court during the year were:

Major General Sir Sebastian Roberts KVO OBE +
T H Crawley-Boevey +
N P G Salisbury
A K Maitland
T J Straker
P V Straker
A R Westall
S V Straker
J M Westall
O C S Swann
Sir Charles Burnett Bt
R T H Roberts +
I C N Seaton MBE CC +
R M J Keene
The Rt Hon the Lord Strathairn
J J Meade
M G Roberts
S N Seaton
The Hon Robin Neill
P H Reeve
The Reverend Sir George Newton Bt
J N Maitland
C N G Crowther-Smith
J T James
A R Udall
S K Drake

+ Members of the Almshouse Committee (Liverymen Dr R K T Williams and Mr N Burlington are also members, but not on the Court).

Company staff assisting the Court were:

Brigadier M C Whiteside OBE (Clerk to the Company)
Miss S Bennett (Charities Manager)
Mrs S T Harris (Financial Manager)

THE WORSHIPFUL COMPANY OF GIRDERS BEESTON'S, ANDREWES' AND PALYN'S CHARITY

Trustee's Report Year ended 29 September 2021

Almshouses address:	272 Consort Road London SE15 3SD
Administration address:	Girdlers' Hall, Basinghall Avenue, London EC2V 5DD
Almshouse Manager:	Mr Mark Harris 14 Beeston's House 272 Consort Road London SE15 3SD
Bankers:	National Westminster Bank plc P O Box 712 94 Moorgate London EC2M 6XT
Auditor:	Saffery Champness LLP 71 Queen Victoria Street London EC4V 4BE
Investment Manager:	Waverton Investment Management Ltd 16 Babmaes Street London SW1Y 6AH
Solicitor:	Pemberton Greenish 45 Cadogan Gardens London SW3 2AQ

THE WORSHIPFUL COMPANY OF GIRDERS BEESTON'S, ANDREWES' AND PALYN'S CHARITY

Trustee's Report Year ended 29 September 2021

STRUCTURE, GOVERNANCE AND MANAGEMENT

The Charity Commission Scheme of 24 June 1997 decrees that the management and administration of Beeston's, Andrewes' and Palyn's Charity (the Charity) be vested in the Master and Wardens or Keepers of the Art or Mystery of Girdlers (commonly called The Girdlers' Company).

The Court of The Girdlers' Company sets out the general policy of the Charity, as advised by the Almshouse Committee. The day-to-day affairs of the Charity (including the selection of new residents, maintenance of the property and grounds, health and safety of residents and staff, and this year includes the management of the COVID crisis, are coordinated by the Clerk, the Charities Manager, the Almshouse Manager and the Financial Manager.

The Almshouse Committee meets twice a year, with the Clerk, Charities Manager and Almshouse Manager in attendance.

Membership of the Court

The Court is made up of the Master, three Wardens and up to 24 Assistants and its membership is drawn from the Livery of the Company.

The progression, by election at each stage to the office of Master, is from Assistant (for up to two years) to Renter-Warden, Middle Warden, Upper Warden (one year in each office) and finally election to Master. After one further year as Immediate Past Master, members of the Court assume the office of Past Master until retirement from the Court.

Assistants, when joining the Court, are presented with an induction pack which includes the Charity Commission's 'The Essential Trustee', the Charity's Trust Deed and the latest accounts. They are also encouraged to attend appropriate seminars, run by the Company's various professional advisors, on the responsibilities of being a Trustee.

The Girdlers' Company is also Trustee of The Girdlers' Company Charitable Trust.

Governance

1. Trustee Training

In April 2021, several Court Members undertook online Trustee Governance Refresher Training. This built on the October 2019 governance training session which covered: charity regulation, conflicts of interest, Trustees' main duties, the role and responsibility of being a trustee, serious incident reporting and the Governance Code. The Code's Principles and rationale are used to inform on the recommended best practice.

2. Members' Register of Interests

During the Year the Court continued with annual practice of reviewing, and if required, updating their Register of Interests Form.

3. Trustee Eligibility

As part of an overall Governance Review all Court Members were asked to review and sign a Trustee Eligibility Form.

THE WORSHIPFUL COMPANY OF GIRDERS BEESTON'S, ANDREWES' AND PALYN'S CHARITY

Trustee's Report Year ended 29 September 2021

Risk management

The Trustee has examined the principal areas of the Charity's operations and considered the major risks which might arise in each of these areas. In the opinion of the Trustee, the Charity has established resources and reviewed systems which, under normal conditions, should allow the risk identified to be managed to an acceptable level in its day-to-day operations. The following risk areas are monitored; Charity, law and Regulation, Governance and Management, External Influences, Operational Processes, Human Resources, Technological and Financial.

The External Influence of the COVID crisis has led to increased risk management in a number of areas. To adhere to Government advice on working practices, and to help protect the safety of residents, (a number of whom may be shielding), and staff alike, regular meetings are held with the Charity's Health & Safety adviser. During the pandemic all non-essential maintenance was deferred. The Almshouse Manager only attended the site for emergencies and with the correct PPE. The Financial situation is constantly monitored and stress tests are carried out for both current cash balances and the expected reduced income from the stock market.

OBJECTIVES AND ACTIVITIES

The Beeston's, Andrewes' and Palyn's Charity has two objectives:

- To provide (to eligible persons) and to manage safe and secure almshouses.
- To give relief in need to almshouse residents or others with the same qualifications

Cuthbert Beeston, Master of the Girdlers' Company in 1570, founded seven almshouses near Old London Bridge in 1582. The Girdlers' Company as his Trustee rebuilt them in Consort Road, Peckham in 1834. These houses were re-modelled internally, and six additional houses built on the garden in 1972/73 with the help of funds from the charity founded by Richard Andrewes, Renter Warden of the Girdlers' Company in 1631. Palyn's Almshouses were built in 1980 to replace six almshouses built in 1852 in Montpelier Road, now known as Choumert Road, Peckham, which themselves replaced the original six almshouses founded in 1609 in Pesthouse Row, St Luke's, Finsbury, as a result of a bequest from George Palyn, Citizen and Girdler.

The Charity provides accommodation consisting of 12 bungalows and 6 flats for residents, as well as a community hall and an office for the Almshouse Manager.

The Trust Deed directs that the residents are to be poor persons in the following categories (or their widows or dependants), whose application for residence shall be considered in the priority shown:

1. Freemen of the City of London;
2. Persons who are or have been employed in trades akin to that of a girdler, including the trades of working in metals, leather, cloth and fabrics;
3. Persons who are resident in the former administrative County of London as constituted on 31 March 1965.

Assessing whether an applicant is a "poor person" is done in a number of ways, including considering applicants' existing quality of life.

THE WORSHIPFUL COMPANY OF GIRDLERS BEESTON'S, ANDREWES' AND PALYN'S CHARITY

Trustee's Report Year ended 29 September 2021

In applying income under the head of relief in need the Trustee shall not commit itself to repeat or renew the relief granted on any occasion in any case. The Charity is not to relieve public funds but income may be applied in supplementing relief or assistance provided out of public funds.

The Charity also owns 24.436 acres of freehold agricultural land at Orlestone, Romney Marsh. This land was bequeathed for a term of 1,000 years to the Girdlers' Company under the terms of the will of Thomas Nevitt (Master Girdler in 1617) in 1633.

The Charity is a member of The Almshouse Association and follows its guidance for the administration of the almshouses, notably as provided in the Association's publication 'Standards of Almshouse Management'.

The accommodation is uniformly one-bedroomed, and vacancies are advertised for example; on: the Almshouse Association's website; via Age UK Lambeth and Southwark; via Southwark Pensioners. Vacancies, which are rare, are filled as early as possible. There are currently 12 single or joint applicants on the List of Applicants.

Public Benefit

The Trustee has referred to the Charity Commission's general guidance on public benefit when reviewing its aims and objectives and in planning future activities.

ACHIEVEMENTS AND PERFORMANCE

There were 22 residents at the end of the year and no vacant units. Regular contact was maintained between Girdlers' Hall and the Almshouses through visits made by the Master, the Chairman of the Almshouse Committee, the Clerk, and the Charities Manager.

During the year, the Charity undertook an arboricultural survey in the communal gardens, the report observed that the structural and physiological condition of the trees was generally very good, recognising that the trees had been regularly maintained. The charity also undertook the repair and decoration to the boundary walls and railings, as part of its planned maintenance programme.

The residents are usually invited to lunch with members of the Court at Girdlers' Hall in the Spring, and members of the Girdlers' Company invited by the Residents to a barbecue held in the grounds of the Almshouses in early July, however both events were cancelled due to the pandemic. The Charity hopes to hold a celebratory event in Summer 2022 with the residents and the members of the Girdlers' Company.

Safeguarding Policy

The Trustee operates a Safeguarding Policy and Procedure which sets out the Charity's commitment to safeguard all residents, visitors, staff and volunteers. The safeguarding policy had been added as an addendum to the Residents' Handbook and circulated to all Residents.

The Clerk and Charities Manager are designated as the initial contacts for all safeguarding concerns.

FINANCIAL REVIEW

During the year investment income and bank interest amounted to £44,823 (2020: £54,490) which with rental income of £ 3,300 (2020: £3,300) totalled £48,123 (2020: £57,790). The applied weekly contribution rate was increased by 2.5% in line with the state pension. Income increased by 5% to £ 107,895 (2020: £102,135) due to the annual increase and reduction in the level of void periods compared to the previous year.

Charitable expenditure increased by 36% to £ 159,380 (2020: £116,943) due to refurbishment expenditure.

The financial statements show net gain on investments of £387,483 (2020: £85,371).

THE WORSHIPFUL COMPANY OF GIRDERS BEESTON'S, ANDREWES' AND PALYN'S CHARITY

Trustee's Report Year ended 29 September 2021

The Trustee intends, subject to sufficient funds, to make transfers to the Extraordinary Repair Fund from the Trust's unrestricted funds and agreed to transfer £10,000 during the year.

Investment policy

Waverton Capital Management were reappointed investment managers for the charity. There has been no change to the investment objective, Which is to manage the portfolio on a total return basis, giving increased capital growth in the long term and the income requirement has been removed. The Charity is not reliant on income from investments but has the power to realise cash from held reserves if needed.

Further details can be found in note 1 (b) of the accounts.

Reserves Policy

The Trustee is content that current and anticipated income and expenditure levels will leave the Trust with increasing reserves to fund forecast cyclical maintenance, as well as covering operating costs. The Trustee does not feel the current COVID situation will impact on the future running of the Charity because unrestricted reserves stand at over £2,800,000 at 29th September 2021, which more than cover the annual running costs of £115,000. As at the 31st December 2021, the current value of the investment portfolio which makes up the bulk of the reserves stood at £2,898,031, up from £2,808,881 at the year end.

FUTURE PLANS

The Trustee will continue to review overall management of the Charity and Almshouse buildings on a regular basis to ensure that improvements to the site are carried out as required, consistent with available funds. The Trustee has reviewed this statement in light of the COVID 19 crisis but feels it does not need to be altered at this stage. Further details of the Charity's ability to continue as a going concern are included in note 1 (b)

THE WORSHIPFUL COMPANY OF GIRDERS BEESTON'S, ANDREWES' AND PALYN'S CHARITY

Trustee's Report Year ended 29 September 2021

Statement of Trustee's Responsibilities

The Trustee is responsible, prudently, diligently and in good faith, for preparing the Trustee's Report 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 & Wales requires the Trustee 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 of the charity for that period. In preparing these financial statements, the Trustee is required to:

- comply with the provisions of the Deed of Trust
- select suitable accounting policies and apply them consistently;
- observe the methods and principles in the Charities SORP;
- make judgments and estimates that are reasonable and prudent;
- state whether applicable accounting standards have been followed, subject to any material departures disclosed and explained in the financial statements;
- prepare the financial statements on the going concern basis unless it is inappropriate to presume that the charity will continue in business.

Pursuant to the above, the Trustee is responsible (1) for keeping proper accounting records that disclose with reasonable accuracy at any time the financial position of the charity and (2) for causing to be produced financial statements which comply with the relevant provisions of the Charities Act 2011, the Charity (Accounts and Reports) Regulations 2008 and the provisions of the charity's Trust Deed and (3) for safeguarding the assets of the charity and in so doing taking reasonable steps for the prevention and detection of fraud and other irregularities.

The Trustee is responsible for the maintenance and integrity of the charity and financial information included on the charity's website. Legislation in the United Kingdom governing the preparation and dissemination of financial statements may differ from legislations in other jurisdictions.

AUDITOR

Saffery Champness LLP has expressed its willingness to be appointed as auditor for the forthcoming year.

Approved on 3rd March 2022 and signed on behalf of the Trustee by



Major General Sir Sebastian Roberts KCVO OBE

Master

THE WORSHIPFUL COMPANY OF GIRDERS BEESTON'S, ANDREWES' AND PALYN'S CHARITY

Independent Auditor's Report to the Trustee

Opinion

We have audited the financial statements of the Beeston's, Andrewes' and Palyn's Charity for the year ended 29 September 2021 which comprise the Statement of Financial Activities, Balance Sheet and notes to the financial statements, including significant accounting policies. The financial reporting framework that has been applied in their preparation is applicable law and United Kingdom Accounting Standards, including Financial Reporting Standard 102, the Financial Reporting Standard applicable in the UK and Republic of Ireland (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 29 September 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 Auditor's 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 Trustee's 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 Trustee with respect to going concern are described in the relevant sections of this report.

Other information

The Trustee is responsible for the other information. The other information comprises the information included in the annual report, other than the financial statements and our auditor's report 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.

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 course of 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.

THE WORSHIPFUL COMPANY OF GIRDERS BEESTON'S, ANDREWES' AND PALYN'S CHARITY

Matters on which we are required to report by exception

We have nothing to report in respect of the following matters in relation to which the Charities (Accounts and Reports) Regulations 2008 require us to report to you if, in our opinion:

- the information given in the Trustee's Annual Report is inconsistent in any material respect with the financial statements; or
- the charity has not kept sufficient accounting records; or
- the financial statements are not in agreement with the accounting records and returns; or
- we have not received all the information and explanations we require for our audit.

Responsibilities of the Trustee

As explained more fully in the Trustee's Responsibilities Statement set out on page 7, the Trustee is responsible for the preparation of the financial statements and for being satisfied that they give a true and fair view, and for such internal control as the Trustee determines 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 Trustee is 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 Trustee either intends to liquidate the charity or to cease operations, or has no realistic alternative but to do so.

Auditors' responsibilities for the audit of the financial statements

We have been appointed as auditors under the Charities Act 2011 and report in accordance with regulations made under that Act.

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 an auditors' report 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 specific procedures for this engagement and the extent to which these are capable of detecting irregularities, including fraud are detailed below.

Identifying and assessing risks related to irregularities:

We assessed the susceptibility of the charity's financial statements to material misstatement and how fraud might occur, including through discussions with representatives of the Trustee, discussions within our audit team planning meeting, updating our record of internal controls and ensuring these controls operated as intended. We evaluated possible incentives and opportunities for fraudulent manipulation of the financial statements. We identified laws and regulations that are of significance in the context of the charity by discussions with representatives of the Trustee and updating our understanding of the sector in which the charity operates.

Laws and regulations of direct significance in the context of the charity include the Charities Act 2011, the Charities (Accounts and Reports) Regulations 2008 and guidance issued by the Charity Commission for England and Wales.

THE WORSHIPFUL COMPANY OF GIRDERS BEESTON'S, ANDREWES' AND PALYN'S CHARITY

Audit response to risks identified:

We considered the extent of compliance with these laws and regulations as part of our audit procedures on the related financial statement items including a review of financial statement disclosures. We reviewed the charity's records of breaches of laws and regulations, minutes of meetings and correspondence with relevant authorities to identify potential material misstatements arising. We discussed the charity's policies and procedures for compliance with laws and regulations with members of management responsible for compliance.

During the planning meeting with the audit team, the engagement partner drew attention to the key areas which might involve non-compliance with laws and regulations or fraud. We enquired of management whether they were aware of any instances of non-compliance with laws and regulations or knowledge of any actual, suspected or alleged fraud. We addressed the risk of fraud through management override of controls by testing the appropriateness of journal entries and identifying any significant transactions that were unusual or outside the normal course of business. We assessed whether judgements made in making accounting estimates gave rise to a possible indication of management bias. At the completion stage of the audit, the engagement partner's review included ensuring that the team had approached their work with appropriate professional scepticism and thus the capacity to identify non-compliance with laws and regulations and fraud.

There are inherent limitations in the audit procedures described above and the further removed non-compliance with laws and regulations is from the events and transactions reflected in the financial statements, the less likely we would become aware of it. Also, the risk of not detecting a material misstatement due to fraud is higher than the risk of not detecting one resulting from error, as fraud may involve deliberate concealment by, for example, forgery or intentional misrepresentations, or through collusion.

A further description of our responsibilities is available on the Financial Reporting Council's website at: www.frc.org.uk/auditorsresponsibilities. This description forms part of our auditor's report.

Use of our report

This report is made solely to the charity's Trustee, 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 Trustee those matters we are required to state to it in an auditor's report and for no other purpose. To the fullest extent permitted by law, we do not accept or assume responsibility to anyone other than the charity and the Trustee, for our audit work, for this report, or for the opinions we have formed.


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Saffery Champness LLP

Chartered Accountants
Statutory Auditors

71 Queen Victoria Street
London
EC4V 4BE

Date: 6 April 2022

Saffery Champness LLP is eligible to act as an auditor in terms of section 1212 of the Companies Act 2006

**THE WORSHIPFUL COMPANY OF GIRDERS
BEESTON'S, ANDREWES' AND PALYN'S CHARITY**

**Statement of Financial Activities
Year ended 29 September 2021**

	Notes	Extraordinary Repair Fund £	Unrestricted Funds £	Permanent Endowment £	Total Funds 2021 £	Total Funds 2020 £
Income and endowments from:						
Donations & legacies		-	-	-		527
Investments	3	-	48,123	-	48,123	57,790
Charitable activities		-	107,895	-	107,895	102,135
Total Income		-	156,018	-	156,018	160,452
Expenditure on						
Raising Funds		-	15,872	-	15,872	10,320
Charitable activities		44,448	114,932	-	159,380	116,943
Total expenditure		44,448	130,804	-	175,252	127,263
Income before /(losses) / gains on investments		(44,448)	25,214	-	(19,234)	33,189
Net gains on investments			387,483	-	387,483	85,371
Transfer		10,000	(10,000)	-	-	-
Net movement in funds		(34,448)	402,697	-	368,249	118,560
Balances brought forward at 30 th September 2020		57,149	2,465,868	1,238,250	3,761,267	3,642,707
Balances carried forward at 29th September 2021		22,701	2,868,565	1,238,250	4,129,516	3,761,267

The notes on pages 13 to 20 form part of these financial statements.

**THE WORSHIPFUL COMPANY OF GIRDERS
BEESTON'S, ANDREWES' AND PALYN'S CHARITY**

Balance sheet as at 29 September 2021

	notes	2021 £	2020 £
Fixed Assets			
Investment	6 (a)	2,808,881	2,435,644
Almshouses	6 (b)	1,138,250	1,138,250
Investment (agricultural land)	6 (c)	100,000	100,000
		<u>4,047,131</u>	<u>3,673,894</u>
Current assets			
Debtors	7	15,144	20,415
Cash at bank		129,837	96,640
		<u>144,981</u>	<u>117,055</u>
Creditors: amounts falling due within one year	8	(62,596)	(29,682)
Net current assets		<u>82,385</u>	<u>87,373</u>
Net assets		<u>4,129,516</u>	<u>3,761,267</u>
Funds			
Permanent endowment		1,238,250	1,238,250
Extraordinary repair fund		22,701	57,149
Unrestricted – general fund		2,868,565	2,465,868
		<u>4,129,516</u>	<u>3,761,267</u>

Approved by the Trustee and authorised for issue on 3rd March 2022 and signed on its behalf by:



Major General Sir Sebastian Roberts KCVO OBE
Master

The notes on pages 13 to 20 form part of these financial statements.

THE WORSHIPFUL COMPANY OF GIRDLETS BEESTON'S, ANDREWES' AND PALYN'S CHARITY

Notes to the financial statements For the year ended 29 September 2021

1. Accounting policies

(a) Basis of accounting

The Charity is an incorporated charity (registered number 1064558). The address of the registered office is The Girdlers' Company, Girdlers' Hall, Basinghall Avenue, London EC2V5DD.

The financial statements have been prepared under the historical cost convention (except for the valuation of investments). The financial statements are prepared in accordance with the 'Statement of Recommended Practice: Accounting and Reporting by Charities preparing their accounts in accordance with the Financial Reporting Standard applicable in the UK and Republic of Ireland (FRS102)' and the Financial Reporting Standard applicable in the UK and Republic of Ireland (FRS102) and the Charities Act 2011.

The financial statements have been prepared to give a 'true and fair' view and have departed from the Charities (Accounts and Reports) Regulations 2008 only to the extent required to provide a 'true and fair' view. This departure has involved following Accounting and Reporting by Charities preparing their financial statements in accordance with the Financial Reporting Standard applicable in the UK and Republic of Ireland (FRS 102) (second addition) rather than the Accounting and Reporting by Charities: Statement of Recommended Practice effective from 1 April 2005, which has since been withdrawn.

The Charity constitutes a public benefit entity as defined by FRS 102.

The Trustee has taken advantage of the disclosure exemption in respect of the requirements of Section 7 "Statement of Cash Flows" in preparing these accounts as permitted by FRS 102 and the Charities SORP (FRS 102) (second edition).

(b) Going Concern

There are no material uncertainties about the entity's ability to continue as a going concern. The Trustees have a reasonable expectation that the charity has adequate resources to continue its activities for the foreseeable future.

The Trustee has paid particular attention to the Charity's ability to continue as a going concern during the Covid 19 pandemic.

Due to the demographic of the tenants, with 77% being of state pension age, and the remainder on universal credit, the income of our residents who pay the charity a Weekly Maintenance Contribution to the charity, is not affected and the Charity would expect to receive all income amounts due.

The Trustee has a reasonable expectation that the entity has adequate resources to continue in operational existence for the foreseeable future which is a period of at least 12 months from the signing of the accounts and audit report.

For this reason, they continue to adopt the going concern basis of preparation of the financial statements.

THE WORSHIPFUL COMPANY OF GIRDERS BEESTON'S, ANDREWES' AND PALYN'S CHARITY

Notes to the financial statements For the year ended 29 September 2021

- (c) **Income**
Dividends, interest, rental income and grant income are accounted for on a receivable basis.
- (d) **Expenditure**
Expenditure is allocated to two principal expense headings: Raising funds and Charitable Activities. Expenses include value added tax where appropriate, and are accounted for on the accruals basis.

Raising funds are costs incurred in managing the investment portfolio.

Expenditure on Charitable Activities comprises direct expenditure, including direct staff costs attributable to the Charity's activities in providing direct almshouse services and governance costs.

Governance costs included above comprise audit fees and bank charges.

- (e) **Taxation**
The Charity is entitled to exemption from taxation on income and capital gains to the extent that its funds are applied for charitable purposes.
- (f) **Pension cost**
The Girdlers' Company operates a non-contributory Individual Personal Pension Plan.
- (g) **Fixed Assets**
Investments
Investments held for the long term to generate income or capital growth are carried at market value as fixed assets. Realised and unrealised gains and losses are included in the Statement of Financial Activities.

Tangible Assets

At each reporting end date, the charity reviews the carrying amounts of its tangible assets to determine whether there is any indication that those assets have suffered an impairment or loss. Any impairment loss is recognised in the Statement of Financial Activities (SOFA).

Recognised impairment losses are reversed if, and only if the reasons for the impairment loss have ceased to apply. A reversal of an impairment loss is recognised immediately in the SOFA.

Almshouses

These are held at deemed cost. No depreciation is provided on these since, in the opinion of the Trustee, the repairs and maintenance work carried out on the buildings results in the buildings having such a long useful economic life and/or high residual value that depreciation would be immaterial.

THE WORSHIPFUL COMPANY OF GIRDERS BEESTON'S, ANDREWES' AND PALYN'S CHARITY

Notes to the financial statements For the year ended 29 September 2021

(h) Financial instruments

Financial liabilities and equity are classified according to the substance of the financial instrument's contractual obligations, rather than its legal form. The Charity's cash at bank and in hand and trade and other debtors and its trade and other creditors and bank overdrafts are measured initially at the transaction price, including transaction costs, and subsequently at amortised cost using the effective interest method. Debt instruments that are payable or receivable within one year are measured at the undiscounted amount of the cash or other consideration expected to be paid or received.

(i) Critical judgements and estimates

The value of the agricultural land on Romney Marsh is shown at a Trustee valuation, and deem this to reflect a fair value for the land.

For further information on the Charity's Going concern, please refer to note 1 (b).

2. Extraordinary Repair Fund

An Extraordinary Repair Fund has been set up for the almshouses as provided under the Charity Commission Scheme 1064558.

The Extraordinary Repair Fund is a reserve fund for the purpose of providing for significant repair, improvement or rebuilding of the almshouses of the Charity. The Trustee may at any time apply the fund, or any part of it, for its purpose.

The Trustee transferred £10,000 (2020 £nil) from unrestricted funds to the Extraordinary Repair Fund during the year.

3. Investment Income

	2021 £	2020 £
Rent from Romney Marsh	3,300	3,300
Investment income - Equities	44,811	49,921
Investment income - Fixed interest	-	4,345
Bank interest	12	224
Total incoming resources	48,123	57,790

THE WORSHIPFUL COMPANY OF GIRDERS BEESTON'S, ANDREWES' AND PALYN'S CHARITY

Notes to the financial statements For the year ended 29 September 2021

4. Charitable activities

The following costs relate to the Charitable Activity which is to provide (to eligible persons) and to manage safe and secure almshouses, and to give relief in need to almshouse residents or others with the same qualifications.

	Extraordinary Repair Fund	Unrestricted	2021	2020
	£	£	£	£
Entertainment	-	231	231	670
Cleaning	-	3,493	3,493	5,281
Light and Heat	-	2,336	2,336	3,037
Garden and tree maintenance	-	4,758	4,758	2,565
Insurance	-	2,683	2,683	4,744
Repairs and maintenance	44,448	14,734	59,182	16,533
Telephone	-	775	775	1,046
Manager's salary costs	-	41,032	41,032	40,769
Apportioned salary costs	-	34,814	34,814	34,033
Water rates	-	477	477	165
Sundries	-	349	349	1,203
Aid call	-	438	438	1,034
Council tax on vacant units	-	-	-	160
Hampers/cakes and donations	-	2,487	2,487	1,703
Governance costs	-	6,325	6,325	4,000
	44,448	114,932	159,380	116,943

Included in governance costs of the Charity are the auditor's fees of £5,900 (2020: £4,000).

5. Staff costs

	2021	2020
	£	£
Wages and salaries	58,230	58,167
Employer's NIC	7,333	6,784
Pension cost	10,283	9,851
	75,846	74,802

No employee earned in excess of £60,000 during the year, for services provided to the charity.

Key management personnel

The Trustee has authority and responsibility for planning, directing and controlling the activities of the Charity. The Trustee receives no remuneration for services provided as Trustee.

The average number of staff employed during the year was 1 (2020 1).

THE WORSHIPFUL COMPANY OF GIRDERS BEESTON'S, ANDREWES' AND PALYN'S CHARITY

Notes to the financial statements For the year ended 29 September 2021

6. Fixed assets

a) Quoted investments

	Unrestricted Funds £	Total Funds 2021 £	Total Funds 2020 £
Listed investments	2,782,092	2,782,092	2,302,394
Cash awaiting re-investment	26,789	26,789	133,250
	<u>2,808,881</u>	<u>2,808,881</u>	<u>2,435,644</u>
Market value of listed investments			
30 September 2020	2,302,394	2,302,394	2,253,999
Additions	637,161	637,161	1,843,175
Disposals	(532,706)	(532,706)	(2,213,247)
Unrealised gain	375,243	375,243	347,652
Market Value			
29 September 2021	<u>2,782,092</u>	<u>2,782,092</u>	<u>2,302,394</u>

(b) Almshouses

Cuthbert Beeston, Master of the Girdlers' Company in 1570, founded 7 almshouses near Old London Bridge in 1582. The Girdlers' Company as his Trustee rebuilt them in Consort Road, Peckham, in 1834. These houses were re-modeled internally and 6 additional houses built on the garden in 1972/73 with the help of funds from the charity founded by Richard Andrewes, Renter Warden of the Girdlers' Company in 1631.

The Palyn's almshouses built in 1980 replace 6 almshouses built in 1852 in Montpellier Road, now known as Choument Road, Peckham, which themselves replaced the original 6 almshouses founded in 1609 in Pesthouse Row, St Luke's, Finsbury, as a result of a bequest from George Palyn, citizen and Girdler.

The Charity therefore owns 18 freehold almshouses in Peckham which form part of its permanent endowment.

The Almshouses are carried at deemed cost £1,138,250. (2020: £1,138,250).

THE WORSHIPFUL COMPANY OF GIRDERS BEESTON'S, ANDREWES' AND PALYN'S CHARITY

Notes to the financial statements For the year ended 29 September 2021

(c) Land

The Charity also owns 24.436 acres of freehold agricultural land at Orlestone, Romney Marsh. This land was bequeathed for a term of 1000 years to the Girdlers' Company under the terms of the will of Thomas Nevill of 1633 and is subject to a Farm Business Tenancy Agreement dated 8th April 2021. The Trustee, having taken professional advice, revalued the land at £100,000 at 29 September 2011 and considers that no further revaluation at this time is needed.

7. Debtors	2021 £	2020 £
Other debtors and prepayments	5,154	6,360
Funds due from investment manager	9,990	12,405
Rent due	-	1,650
	<u>15,144</u>	<u>20,415</u>
8. Creditors: Amounts falling due within one year	2021 £	2020 £
Audit and accountancy	4,500	4,000
Investment manager's fees	3,700	2,875
Amounts due to the Girdlers' Company	612	18,967
Other creditors	53,784	3,824
	<u>62,596</u>	<u>29,666</u>

9. Outline summary of fund movements Year ended 29th September 2021

Fund	Balance Bfwd £	Income £	Expenditure £	Transfers £	Gains and Losses £	Balances cfwd £
ERF	57,149	-	(44,448)	10,000	-	22,701
Unrestricted	2,465,868	156,018	(130,804)	(10,000)	387,483	2,868,565
Perm endow't	1,238,250	-	-	-	-	1,238,250
Total	<u>3,761,267</u>	<u>156,018</u>	<u>(175,252)</u>	<u>-</u>	<u>387,483</u>	<u>4,129,516</u>

Year ended 29th September 2020

Fund	Balance Bfwd £	Income £	Expenditure £	Transfers £	Gains and Losses £	Balances cfwd £
ERF	60,025	769	-	-	(3,645)	57,149
Unrestricted	2,344,432	159,683	(127,263)	-	89,016	2,465,868
Perm endow't	1,238,250	-	-	-	-	1,238,250
Total	<u>3,642,707</u>	<u>160,452</u>	<u>(127,263)</u>	<u>-</u>	<u>85,371</u>	<u>3,761,267</u>

THE WORSHIPFUL COMPANY OF GIRDERS BEESTON'S, ANDREWES' AND PALYN'S CHARITY

Notes to the financial statements For the year ended 29 September 2021

10. Analysis of net assets between funds

As at 29th September 2021

	Permanent Endowment £	Extraordinary Repair Fund £	General Fund £	Total £
Fixed asset investments	1,238,250	22,701	2,786,180	4,047,131
Net current assets	-	-	82,385	82,385
	<u>1,238,250</u>	<u>22,701</u>	<u>2,868,565</u>	<u>4,129,516</u>

As at 29th September 2020

	Permanent Endowment £	Extraordinary Repair Fund £	General Fund £	Total £
Fixed asset investments	1,238,250	57,149	2,378,495	3,673,894
Net current assets	-	-	87,373	87,373
	<u>1,238,250</u>	<u>57,149</u>	<u>2,465,868</u>	<u>3,761,267</u>

11. Related party transactions

The Girdlers' Company is the Trustee of the Charity. It receives neither remuneration nor expenses for services provided as Trustee.

The Girdlers' Company maintains a central payroll system for all employees. Salary and wages costs for the Almshouse Manager totaling £41,032 (2020: £40,769) are reflected in these accounts. Additionally, apportioned salary costs of £34,814 (2020: £34,033) for the governance and administration of the charity are shown in these accounts.

At the year end, there was an outstanding amount due to the Girdlers Company, its Trustee, of £612 (2020 £18,967 due to the Company).

**THE WORSHIPFUL COMPANY OF GIRDERS
BEESTON'S, ANDREWES' AND PALYN'S CHARITY**

**Notes to the financial statements
For the year ended 29 September 2021**

12. Statement of Financial Activities Year ended 29 September 2020

Notes	Extraordinary Repair Fund £	Unrestrict- ed Funds £	Permanent Endowment £	Total Funds 2020 £	Total Funds 2019 £
Income and endowments from:					
Donations & legacies	-	527	-	527	-
Investments 3	769	57,021	-	57,790	76,295
Charitable activities	-	102,135	-	102,135	95,781
Total Income	769	159,683	-	160,452	172,076
Expenditure on					
Raising Funds	-	10,320	-	10,320	8,959
Charitable activities 4	-	116,943	-	116,943	159,819
Total expenditure	-	127,263	-	127,263	168,778
Income before gains/(losses) on investments	769	32,420	-	33,189	3,298
Net gains on investments	(3,645)	89,016	-	85,371	73,559
Net movement in funds	(2,876)	121,436	-	118,560	76,857
Balances brought forward at 30 th September 2019	60,025	2,344,432	1,238,250	3,642,707	3,565,850
Balances carried forward at 29th September 2020	57,149	2,465,868	1,238,250	3,761,267	3,642,707

BEESTON'S, ANDREWES' AND PALYN'S CHARITY

England & Wales - Charity number 1064558

Accounts

Charity Number: 1064558

**THE WORSHIPFUL COMPANY
OF GIRDERS
BEESTON'S, ANDREWES' AND
PALYN'S CHARITY**

**Financial statements
29 September 2020**

**THE WORSHIPFUL COMPANY OF GIRDERS
BEESTON'S, ANDREWES' AND PALYN'S CHARITY**

Financial statements for the year ended 29 September 2020

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THE WORSHIPFUL COMPANY OF GIRDERS BEESTON'S, ANDREWES' AND PALYN'S CHARITY

Trustee's Report Year ended 29 September 2020

REFERENCE AND ADMINISTRATIVE DETAILS

The Beeston's, Andrewes' and Palyn's Charity ("the Charity") is a registered charity under the Charities Act 2011, Number 1064558.

The financial statements comply with the current statutory requirements, the Trust Deed, and in accordance with Accounting and Reporting by Charities: Statement of Recommended Practice applicable to charities preparing their accounts in accordance with the Financial Reporting Standard applicable in the UK and Republic of Ireland (FRS 102)

The Girdlers' Company, which is managed by the Court of the Company, is the Trustee of the Charity. Members of the Court during the year were:

Major General Sir Sebastian Roberts KCVO OBE +
T H Crawley-Boevey +
N P G Salisbury
A K Maitland
T J Straker
P V Straker
A R Westall
S V Straker
J M Westall
O C S Swann
Sir Charles Burnett Bt
R T H Roberts +
I C N Seaton MBE CC +
R M J Keene
The Rt Hon the Lord Strathallmond
J J Meade
M G Roberts
S N Seaton
The Hon Robin Neill
P H Reeve
The Reverend Sir George Newton Bt
J N Maitland
C N G Crowther-Smith
J T James
A R Udal
S K Drake (Appointed 23rd July 2020)

+ Members of the Almshouse Committee (Liverymen Dr R K T Williams and Mr N P Morgan are also members, but not on the Court).

Company staff assisting the Court were:

Brigadier M C Whiteside OBE (Clerk to the Company)
Miss S Bennett (Charities Manager)
Mrs S T Harris (Financial Manager)

THE WORSHIPFUL COMPANY OF GIRDERS BEESTON'S, ANDREWES' AND PALYN'S CHARITY

Trustee's Report Year ended 29 September 2020

Almshouses address:	272 Consort Road London SE15 3SD
Administration address:	Girdlers' Hall, Basinghall Avenue, London EC2V 5DD
Almshouse Manager:	Mr Mark Harris 14 Beeston's House 272 Consort Road London SE15 3SD
Bankers:	National Westminster Bank plc P O Box 712 94 Moorgate London EC2M 6XT
Auditor:	Saffery Champness LLP 71 Queen Victoria Street London EC4V 4BE
Investment Manager:	Waverton Investment Management Ltd 16 Babmaes Street London SW1Y 6AH
Solicitor:	Pemberton Greenish 45 Cadogan Gardens London SW3 2AQ

THE WORSHIPFUL COMPANY OF GIRDERS BEESTON'S, ANDREWES' AND PALYN'S CHARITY

Trustee's Report Year ended 29 September 2020

STRUCTURE, GOVERNANCE AND MANAGEMENT

The Charity Commission Scheme of 24 June 1997 decrees that the management and administration of Beeston's, Andrewes' and Palyn's Charity (the Charity) be vested in the Master and Wardens or Keepers of the Art or Mystery of Girdlers (commonly called The Girdlers' Company).

The Court of The Girdlers' Company sets out the general policy of the Charity, as advised by the Almshouse Committee. The day-to-day affairs of the Charity (including the selection of new residents, maintenance of the property and grounds, health and safety of residents and staff, and this year includes the management of the COVID crisis, are coordinated by the Clerk, the Charities Manager, the Almshouse Manager and the Financial Manager.

The Almshouse Committee meets twice a year, with the Clerk, Charities Manager and Almshouse Manager in attendance.

Membership of the Court

The Court is made up of the Master, three Wardens and up to 24 Assistants and its membership is drawn from the Livery of the Company.

The progression, by election at each stage to the office of Master, is from Assistant (for up to two years) to Renter Warden, Middle Warden, Upper Warden (one year in each office) and finally election to Master. After one further year as Immediate Past Master, members of the Court assume the office of Past Master until retirement from the Court.

Assistants, when joining the Court, are presented with an induction pack which includes the Charity Commission's 'The Essential Trustee', the Charity's Trust Deed and the latest accounts. They are also encouraged to attend appropriate seminars, run by the Company's various professional advisors, on the responsibilities of being a Trustee.

The Girdlers' Company is also Trustee of The Girdlers' Company Charitable Trust.

Governance

1. Trustee Training

In October 2019 12 Court Members and the Girdlers' Company Senior Management Team received Trustee Governance Training which covered; charity regulation, conflicts of interest, Trustees' main duties, the role and responsibility of being a Trustee, serious incident reporting and the Governance Code. The Code's Principles and rationale are used to inform on the recommended best practice. Other members of the Court had attended separate Trustee Training during the period.

2. Members' Register of Interests

During the Year the Court continued with annual practice of reviewing, and if required, updating their Register of Interests Form.

3. Trustee Eligibility

As part of an overall Governance Review all Court Members were asked to review and sign a Trustee Eligibility Form.

THE WORSHIPFUL COMPANY OF GIRDERS BEESTON'S, ANDREWES' AND PALYN'S CHARITY

Trustee's Report Year ended 29 September 2020

Risk management

The Trustee has examined the principal areas of the Charity's operations and considered the major risks which might arise in each of these areas. In the opinion of the Trustee, the Charity has established resources and reviewed systems which, under normal conditions, should allow the risk identified to be managed to an acceptable level in its day-to-day operations. The following risk areas are monitored; Charity, law and Regulation, Governance and Management, External Influences, Operational Processes, Human Resources, Technological and Financial.

The External Influence of the COVID crisis has led to increased risk management in a number of areas. To adhere to Government advice on working practices, and to help protect the safety of residents, (a number of whom may be shielding), and staff alike, regular meetings are held with the Charity's Health & Safety adviser. During the pandemic all non-essential maintenance was deferred. The Almshouse Manager only attended the site for emergencies and with the correct PPE. The Financial situation is constantly monitored and stress tests are carried out for both current cash balances and the expected reduced income from the stock market.

OBJECTIVES AND ACTIVITIES

The Beeston's, Andrewes' and Palyn's Charity has two objectives:

- To provide (to eligible persons) and to manage safe and secure almshouses.
- To give relief in need to almshouse residents or others with the same qualifications

Cuthbert Beeston, Master of the Girdlers' Company in 1570, founded seven almshouses near Old London Bridge in 1582. The Girdlers' Company as his Trustee rebuilt them in Consort Road, Peckham in 1834. These houses were re-modelled internally, and six additional houses built on the garden in 1972/73 with the help of funds from the charity founded by Richard Andrewes, Renter Warden of the Girdlers' Company in 1631. Palyn's Almshouses were built in 1980 to replace six almshouses built in 1852 in Montpelier Road, now known as Choumert Road, Peckham, which themselves replaced the original six almshouses founded in 1609 in Pesthouse Row, St Luke's, Finsbury, as a result of a bequest from George Palyn, Citizen and Girdler.

The Charity provides accommodation consisting of 12 bungalows and 6 flats for residents, as well as a community hall and an office for the Almshouse Manager.

The Trust Deed directs that the residents are to be poor persons in the following categories (or their widows or dependants), whose application for residence shall be considered in the priority shown:

1. Freemen of the City of London;
2. Persons who are or have been employed in trades akin to that of a girdler, including the trades of working in metals, leather, cloth and fabrics;
3. Persons who are resident in the former administrative County of London as constituted on 31 March 1965.

Assessing whether an applicant is a "poor person" is done in a number of ways, including considering applicants' existing quality of life.

THE WORSHIPFUL COMPANY OF GIRDERS BEESTON'S, ANDREWES' AND PALYN'S CHARITY

Trustee's Report Year ended 29 September 2020

In applying income under the head of relief in need the Trustee shall not commit itself to repeat or renew the relief granted on any occasion in any case. The Charity is not to relieve public funds but income may be applied in supplementing relief or assistance provided out of public funds.

The Charity also owns 24.436 acres of freehold agricultural land at Orlestone, Romney Marsh. This land was bequeathed for a term of 1,000 years to the Girdlers' Company under the terms of the will of Thomas Nevitt (Master Girdler in 1617) in 1633.

The Charity is a member of The Almshouse Association and follows its guidance for the administration of the almshouses, notably as provided in the Association's publication 'Standards of Almshouse Management'.

The accommodation is uniformly one-bedroomed, and vacancies are advertised for example; on: the Almshouse Association's website; via Age UK Lambeth and Southwark; via Southwark Pensioners. There are few enquiries received save when vacancies arise and are advertised. Vacancies, which are rare, are filled as early as possible. There are currently 9 single or joint applicants on the List of Applicants.

Public Benefit

The Trustee has referred to the Charity Commission's general guidance on public benefit when reviewing its aims and objectives and in planning future activities.

ACHIEVEMENTS AND PERFORMANCE

There were 21 residents at the end of the year and no vacant units. Regular contact was maintained between Girdlers' Hall and the Almshouses through visits made by the Master, the Chairman of the Almshouse Committee, the Clerk, and the Charities Manager.

During the year, the Charity redecorated 1 Beeston's and purchased new aid call units.

The residents are usually invited to lunch with members of the Court at Girdlers' Hall in the Spring, and members of the Girdlers' Company invited by the Residents to a barbecue held in the grounds of the Almshouses in early July, however both events were cancelled due to the pandemic. The Charity hopes to hold a celebratory event in Summer 2021 with the residents and the members of the Girdlers' Company in recognition of the difficult year that 2020 has been.

Safeguarding Policy

The Trustee operates a Safeguarding Policy and Procedure which sets out the Charity's commitment to safeguard all residents, visitors, staff and volunteers. The safeguarding policy had been added as an addendum to the Residents' Handbook and circulated to all Residents.

The Clerk and Charities Manager are designated as the initial contacts for all safeguarding concerns.

FINANCIAL REVIEW

During the year investment income and bank interest amounted to £ 54,490 (2019: £72,995) which with rental income of £ 3,300 (2019: £3,300) totalled £57,790 (2019: £76,295). The applied weekly contribution rate was increased by 3% in line with the state pension. Income increased by 7% to £ 102,135 (2019: £95,781) due to the annual increase and reduction in the level of void periods compared to the previous year.

Charitable expenditure decreased by 27% to £ 116,943 (2019: £159,819).

The financial statements show net gain on investments of £85,371 (2019: £73,559).

THE WORSHIPFUL COMPANY OF GIRDERS BEESTON'S, ANDREWES' AND PALYN'S CHARITY

Trustee's Report Year ended 29 September 2020

The Trustee intends, subject to sufficient funds, to make transfers to the Extraordinary Repair Fund from the Trust's unrestricted funds. In light of the current COVID situation, the trustee reviewed this plan and chose not to make a transfer during the year. It intends to restart transfers to the fund in future periods.

Investment policy

During the year, Waverton Capital Management were appointed investment managers for the charity. At the same time, a revised investment objective was issued by the Trustee, to manage the portfolio on a total return basis, giving increased capital growth in the long term and the income requirement has been removed. The Charity is not reliant on income from investments but has the power to realise cash from held reserves if needed.

Further details can be found in note 1 (b) of the accounts.

Reserves Policy

The Trustee is content that current and anticipated income and expenditure levels will leave the Trust with increasing reserves to fund forecast cyclical maintenance, as well as covering operating costs. The Trustee does not feel the current COVID situation will impact on the future running of the Charity because unrestricted reserves stand at over £2,400,000 at 29th September 2020, which more than cover the annual running costs of £115,000. As at the 31st December 2020, the current value of the investment portfolio which makes up the bulk of the reserves stood at £2,549,877, up from £2,434,644 at the year end.

FUTURE PLANS

The Trustee will continue to review overall management of the Charity and Almshouse buildings on a regular basis to ensure that improvements to the site are carried out as required, consistent with available funds. The Trustee has reviewed this statement in light of the COVID 19 crisis but feels it does not need to be altered at this stage. Further details of the Charity's ability to continue as a going concern are included in note 1 (b)

THE WORSHIPFUL COMPANY OF GIRDERS BEESTON'S, ANDREWES' AND PALYN'S CHARITY

Trustee's Report Year ended 29 September 2019

Statement of Trustee's Responsibilities

The Trustee is responsible, prudently, diligently and in good faith, for preparing the Trustee's Report 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 & Wales requires the Trustee 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 of the charity for that period. In preparing these financial statements, the Trustee is required to:

- comply with the provisions of the Deed of Trust
- select suitable accounting policies and apply them consistently;
- observe the methods and principles in the Charities SORP;
- make judgments and estimates that are reasonable and prudent;
- state whether applicable accounting standards have been followed, subject to any material departures disclosed and explained in the financial statements;
- prepare the financial statements on the going concern basis unless it is inappropriate to presume that the charity will continue in business.

Pursuant to the above, the Trustee is responsible (1) for keeping proper accounting records that disclose with reasonable accuracy at any time the financial position of the charity and (2) for causing to be produced financial statements which comply with the relevant provisions of the Charities Act 2011, the Charity (Accounts and Reports) Regulations 2008 and the provisions of the charity's Trust Deed and (3) for safeguarding the assets of the charity and in so doing taking reasonable steps for the prevention and detection of fraud and other irregularities.

The Trustee is responsible for the maintenance and integrity of the charity and financial information included on the charity's website. Legislation in the United Kingdom governing the preparation and dissemination of financial statements may differ from legislations in other jurisdictions.

AUDITOR

Saffery Champness LLP has expressed its willingness to be appointed as auditor for the forthcoming year.

Approved on 6th May 2021 and signed on behalf of the Trustee by



Major General Sir Sebastian Roberts KCVO OBE

Master

THE WORSHIPFUL COMPANY OF GIRDERS BEESTON'S, ANDREWES' AND PALYN'S CHARITY

Independent Auditor's Report to the Trustee

Opinion

We have audited the financial statements of The Beeston's, Andrewes' and Palyn's Charity for the year ended 29 September 2020 which comprise the Statement of Financial Activities, 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, including Financial Reporting Standard 102, the Financial Reporting Standard applicable in the UK and Republic of Ireland (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 29 September 2020 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

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

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

Other information

The Trustee is responsible for the other information. The other information comprises the information included in the annual report, other than the financial statements and our auditors' report thereon. Our opinion on the financial statements does not cover the other information and we do not express any form of assurance conclusion thereon.

In connection with our audit of the financial statements, our responsibility is to read the other information and, in doing so, consider whether the other information is materially inconsistent with the financial statements or our knowledge obtained in the audit or otherwise appears to be materially misstated. If we identify such material inconsistencies or apparent material misstatements, we are required to determine whether there is a material misstatement in the financial statements or a material misstatement of the other information. If, based on the work we have performed, we conclude that there is a material misstatement of this other information; we are required to report that fact.

We have nothing to report in this regard.

THE WORSHIPFUL COMPANY OF GIRDERS BEESTON'S, ANDREWES' AND PALYN'S CHARITY

Matters on which we are required to report by exception

We have nothing to report in respect of the following matters in relation to which the Charities (Accounts and Reports) Regulations 2008 require us to report to you if, in our opinion:

- the information given in the Trustee's Annual Report is inconsistent in any material respect with the financial statements; or
- the charity has not kept sufficient accounting records; or
- the financial statements are not in agreement with the accounting records and returns; or
- we have not received all the information and explanations we require for our audit.

Responsibilities of the trustee

As explained more fully in the Trustee's Responsibilities Statement set out on page 7, the Trustee is responsible for the preparation of the financial statements and for being satisfied that they give a true and fair view, and for such internal control as the Trustee determines 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 Trustee is 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 Trustee either intends to liquidate the charity or to cease operations, or has no realistic alternative but to do so.

Auditors' responsibilities for the audit of the financial statements

We have been appointed as auditors under the Charities Act 2011 and report in accordance with regulations made under that Act.

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 an auditors' report that includes our opinion. Reasonable assurance is a high level of assurance, but is not a guarantee that an audit conducted in accordance with ISAs (UK) will always detect a material misstatement when it exists. Misstatements can arise from fraud or error and are considered material if, individually or in the aggregate, they could reasonably be expected to influence the economic decisions of users taken on the basis of these financial statements.

A further description of our responsibilities for the audit of the financial statements is located on the Financial Reporting Council's website at: www.frc.org.uk/auditorsresponsibilities. This description forms part of our auditors' report.

Use of our report

This report is made solely to the charity's Trustee, 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 trustees those matters we are required to state to them in an auditor's report and for no other purpose. To the fullest extent permitted by law, we do not accept or assume responsibility to anyone other than the charity and the trustees as a body, for our audit work, for this report, or for the opinions we have formed.

Saffery Champness LLP

Saffery Champness LLP

12 June 2021

Chartered Accountants, Statutory Auditors

71 Queen Victoria Street, London, EC4V 4BE

Saffery Champness LLP is eligible to act as an auditor in terms of section 1212 of the Companies Act 2006

THE WORSHIPFUL COMPANY OF GIRDERS BEESTON'S, ANDREWES' AND PALYN'S CHARITY

Statement of Financial Activities Year ended 29 September 2020

	Notes	Extraordinary Repair Fund £	Unrestricte d Funds £	Permanent Endowment £	Total Funds 2020 £	Total Funds 2019 £
Income and endowments from:						
Donations & legacies		-	527	-	527	-
Investments	3	769	57,021	-	57,790	76,295
Charitable activities		-	102,135	-	102,135	95,781
Total Income		769	159,683	-	160,452	172,076
Expenditure on						
Raising Funds		-	10,320	-	10,320	8,959
Charitable activities	4	-	116,943	-	116,943	159,819
Total expenditure		-	127,263	-	127,263	168,778
Income before gains/(losses) on investments		769	32,420	-	33,189	3,298
Net gains on investments		(3,645)	89,016	-	85,371	73,559
Net movement in funds		(2,876)	121,436	-	118,560	76,857
Balances brought forward at 30 th September 2019		60,025	2,344,432	1,238,250	3,642,707	3,565,850
Balances carried forward at 29th September 2020		57,149	2,465,868	1,238,250	3,761,267	3,642,707

The notes on pages 12 to 19 form part of these financial statements.

THE WORSHIPFUL COMPANY OF GIRDERS BEESTON'S, ANDREWES' AND PALYN'S CHARITY

Balance sheet as at 29 September 2020

	notes	2020 £	2019 £
Fixed Assets			
Investment (Listed) at market value	6 (a)	2,434,644	2,359,213
Almshouses	6 (b)	1,138,250	1,138,250
Investment (agricultural land)	6 (c)	100,000	100,000
		<u>3,673,894</u>	<u>3,597,463</u>
Current assets			
Debtors	7	20,415	14,924
Cash at bank		96,640	50,262
		<u>117,055</u>	<u>65,186</u>
Creditors: amounts falling due within one year	8	29,682	19,942
Net current assets		<u>87,373</u>	<u>45,244</u>
Net assets		<u>3,761,267</u>	<u>3,642,707</u>
Funds			
Permanent endowment		1,238,250	1,238,250
Extraordinary repair fund		57,149	60,025
Unrestricted – general fund		2,465,868	2,344,432
		<u>3,761,267</u>	<u>3,642,707</u>

Approved by the Trustee and authorised for issue on 6th May 2021 and signed on its behalf by:



Major Genral Sir Sebastian Roberts KCVO OBE

Master

The notes on pages 12 to 19 form part of these financial statements.

THE WORSHIPFUL COMPANY OF GIRDERS BEESTON'S, ANDREWES' AND PALYN'S CHARITY

Notes to the financial statements For the year ended 29 September 2020

1. Accounting policies

(a) Basis of accounting

The Charity is an incorporated charity (registered number 1064558). The address of the registered office is The Girdlers' Company, Girdlers' Hall, Basinghall Avenue, London EC2V5DD.

The financial statements have been prepared to give a 'true and fair' view and have departed from the Charities (Accounts and Reports) Regulations 2008 only to the extent required to provide a 'true and fair' view. This departure has involved following Accounting and Reporting by Charities preparing their financial statements in accordance with the Financial Reporting Standard applicable in the UK and Republic of Ireland (FRS 102) (second addition) rather than the Accounting and Reporting by Charities: Statement of Recommended Practice effective from 1 April 2005, which has since been withdrawn.

The Charity constitutes a public benefit entity as defined by FRS 102.

The Trustee has taken advantage of the disclosure exemption in respect of the requirements of Section 7 "Statement of Cash Flows" in preparing these accounts as permitted by FRS 102 and the Charities SORP (FRS 102) (second edition).

(b) Going Concern

There are no material uncertainties about the entity's ability to continue as a going concern. The Trustees have a reasonable expectation that the charity has adequate resources to continue its activities for the foreseeable future.

The Trustee has paid particular attention to the Charity's ability to continue as a going concern during the Covid 19 pandemic.

Due to the demographic of the tenants, with 77% being of state pension age, and the remainder on universal credit, the income of our residents who pay the charity a Weekly Maintenance Contribution to the charity, is not affected and the Charity would expect to receive all income amounts due.

Whilst there is some uncertainty due to COVID-19 and the impact on investment value this does not constitute a material uncertainty in relation to going concern. If extraordinary repairs are required, these could be funded from capital and reserves as allowed in the Trust Deed. The trustee expects to fulfill its charitable objectives. The Trustee has a reasonable expectation that the entity has adequate resources to continue in operational existence for the foreseeable future which is a period of at least 12 months from the signing of the accounts and audit report.

For this reason, they continue to adopt the going concern basis of preparation of the financial statements.

THE WORSHIPFUL COMPANY OF GIRDERS BEESTON'S, ANDREWES' AND PALYN'S CHARITY

Notes to the financial statements For the year ended 29 September 2020

- (c) **Income**
Dividends, interest, rental income and grant income are accounted for on a receivable basis.
- (d) **Expenditure**
Expenditure is allocated to two principal expense headings: Raising funds and Charitable Activities. Expenses include value added tax where appropriate, and are accounted for on the accruals basis.
- Raising funds are costs incurred in managing the investment portfolio.
- Expenditure on Charitable Activities comprises direct expenditure, including direct staff costs attributable to the Charity's activities in providing direct almshouse services and governance costs.
- Governance costs included above comprise audit fees and bank charges.
- (e) **Taxation**
The Charity is entitled to exemption from taxation on income and capital gains to the extent that its funds are applied for charitable purposes.
- (f) **Pension cost**
The Girdlers' Company operates a non-contributory Individual Personal Pension Plan.
- (g) **Fixed Assets**
Investments
Investments held for the long term to generate income or capital growth are carried at market value as fixed assets. Realised and unrealised gains and losses are included in the Statement of Financial Activities.
- Tangible Assets**
At each reporting end date, the charity reviews the carrying amounts of its tangible assets to determine whether there is any indication that those assets have suffered an impairment or loss. Any impairment loss is recognised in the Statement of Financial Activities (SOFA)..
- Recognised impairment losses are reversed if, and only if the reasons for the impairment loss have ceased to apply. A reversal of an impairment loss is recognised immediately in the SOFA.
- Almshouses**
These are held at deemed cost. No depreciation is provided on these since, in the opinion of the Trustee, the repairs and maintenance work carried out on the buildings results in the buildings having such a long useful economic life and/or high residual value that depreciation would be immaterial.

THE WORSHIPFUL COMPANY OF GIRDERS BEESTON'S, ANDREWES' AND PALYN'S CHARITY

Notes to the financial statements For the year ended 29 September 2020

(h) **Financial instruments**

Financial liabilities and equity are classified according to the substance of the financial instrument's contractual obligations, rather than its legal form. The Charity's cash at bank and in hand and trade and other debtors and its trade and other creditors and bank overdrafts are measured initially at the transaction price, including transaction costs, and subsequently at amortised cost using the effective interest method. Debt instruments that are payable or receivable within one year are measured at the undiscounted amount of the cash or other consideration expected to be paid or received.

(i) **Critical judgements and estimates**

The value of the agricultural land on Romney Marsh is shown at a Trustee valuation, and deem this to reflect a fair value for the land.

For further information on the Charity's Going concern, please refer to note 1 (b).

2. **Extraordinary Repair Fund**

An Extraordinary Repair Fund has been set up for the almshouses as provided under the Charity Commission Scheme 1064558.

The Extraordinary Repair Fund is a reserve fund for the purpose of providing for significant repair, improvement or rebuilding of the almshouses of the Charity. The Trustee may at any time apply the fund, or any part of it, for its purpose.

The Trustee transferred £nil (2019 £40,000) from unrestricted funds to the Extraordinary Repair Fund during the year.

3. **Investment Income**

	2020 £	2019 £
Rent from Romney Marsh	3,300	3,300
Investment income - Equities	49,921	59,922
Investment income – Fixed interest	4,345	12,867
Bank interest	224	206
Total incoming resources	57,790	76,295

THE WORSHIPFUL COMPANY OF GIRDERS BEESTON'S, ANDREWES' AND PALYN'S CHARITY

Notes to the financial statements For the year ended 29 September 2020

4. Charitable activities

The following costs relate to the Charitable Activity which is to provide (to eligible persons) and to manage safe and secure almshouses, and to give relief in need to almshouse residents or others with the same qualifications.

	2020 £	2019 £
Entertainment	670	6,665
Cleaning	5,281	2,698
Light and heat	3,037	2,996
Garden and tree maintenance	2,565	1,884
Insurance	4,744	5,406
Repairs and maintenance	16,533	53,398
Telephone	1,046	1,217
Manager's salary costs	40,769	38,550
Apportioned salary costs	34,033	38,622
Water rates	165	162
Sundries	1,203	943
Aid call	1,034	776
Council tax on vacant units	160	111
Business rates on office	-	1,080
Christmas cakes and donations	1,703	1,711
Governance costs	4,000	3,600
	<u>116,943</u>	<u>159,819</u>

Included in governance costs of the Charity are the auditor's fees of £ 4,000 (2019: £3,600).

5. Staff costs

	2020 £	2019 £
Wages and salaries	58,167	62,665
Employer's NIC	6,784	6,305
Pension cost	9,851	8,202
	<u>74,802</u>	<u>77,172</u>

No employee earned in excess of £60,000 during the year, for services provided to the charity.

Key management personnel

The Trustee has authority and responsibility for planning, directing and controlling the activities of the Charity. The Trustee receives no remuneration for services provided as Trustee.

The average number of staff employed during the year was 1 (2019 1).

THE WORSHIPFUL COMPANY OF GIRDERS BEESTON'S, ANDREWES' AND PALYN'S CHARITY

Notes to the financial statements For the year ended 29 September 2020

6. Fixed assets

a) Quoted investments

	Extraordinary Repair Fund £	Unrestricted Funds £	Total Funds 2020 £	Total Funds 2019 £
Listed investments	-	2,302,394	2,302,394	2,324,815
Cash awaiting re-investment	57,149	76,101	132,250	34,398
	<u>57,149</u>	<u>2,378,495</u>	<u>2,434,644</u>	<u>2,359,213</u>
Market value of listed investments				
30 September 2019	70,815	2,253,999	2,253,999	2,272,323
Additions	-	1,843,175	1,843,175	31,100
Disposals	(70,815)	(2,142,432)	(2,213,247)	(49,778)
Unrealised (loss)/gain	-	347,652	347,652	71,170
Market Value				
29 September 2020	<u>-</u>	<u>2,302,394</u>	<u>2,302,394</u>	<u>2,324,815</u>

(b) Almshouses

Cuthbert Beeston, Master of the Girdlers' Company in 1570, founded 7 almshouses near Old London Bridge in 1582. The Girdlers' Company as his Trustee rebuilt them in Consort Road, Peckham, in 1834. These houses were re-modeled internally and 6 additional houses built on the garden in 1972/73 with the help of funds from the charity founded by Richard Andrewes, Renter Warden of the Girdlers' Company in 1631.

The Palyn's almshouses built in 1980 replace 6 almshouses built in 1852 in Montpelier Road, now known as Choument Road, Peckham, which themselves replaced the original 6 almshouses founded in 1609 in Pesthouse Row, St Luke's, Finsbury, as a result of a bequest from George Palyn, citizen and Girdler.

The Charity therefore owns 18 freehold almshouses in Peckham which form part of its permanent endowment.

The Almshouses are carried at deemed cost £1,138,250. (2019: £1,138,250).

THE WORSHIPFUL COMPANY OF GIRDERS BEESTON'S, ANDREWES' AND PALYN'S CHARITY

Notes to the financial statements For the year ended 29 September 2020

(c) Land

The Charity also owns 24.436 acres of freehold agricultural land at Orlestone, Romney Marsh. This land was bequeathed for a term of 1000 years to the Girdlers' Company under the terms of the will of Thomas Nevitt of 1633 and is subject to a Farm Business Tenancy Agreement dated 2nd February 2013. The Trustee, having taken professional advice, revalued the land at £100,000 at 29 September 2011 and considers that no further revaluation at this time is needed.

7. Debtors	2020	2019
	£	£
Other debtors and prepayments	6,360	4,802
Funds due from investment manager	12,405	8,472
Rent due	1,650	1,650
	20,415	14,924
8. Creditors: Amounts falling due within one year	2020	2019
	£	£
Audit and accountancy	4,000	3,600
Investment manager's fees	2,875	2,170
Amounts due to the Girdlers' Company	18,967	13,782
Other creditors	3,824	390
	29,666	19,942

9. Outline summary of fund movements

Year ended 29th September 2020

Fund	Balance Bfwd £	Income £	Expenditure £	Transfers £	Gains and Losses £	Balances cfwd £
ERF	60,025	769			(3,645)	57,149
Unrestricted	2,344,432	159,683	(127,263)		89,016	2,465,868
Perm endow't	1,238,250	-	-		-	1,238,250
Total	3,642,707	160,452	(127,263)	-	85,371	3,761,267

Year ended 29th September 2019

Fund	Balance Bfwd £	Income £	Expenditure £	Transfers £	Gains and Losses £	Balances cfwd £
ERF	60,008	1,241	(44,823)	40,000	3,599	60,025
Unrestricted	2,267,592	170,835	(123,955)	(40,000)	69,960	2,344,432
Perm endow't	1,238,250	-	-	-	-	1,238,250
Total	3,565,850	172,076	(168,778)	-	73,559	3,642,707

THE WORSHIPFUL COMPANY OF GIRDERS BEESTON'S, ANDREWES' AND PALYN'S CHARITY

Notes to the financial statements For the year ended 29 September 2020

10. Analysis of net assets between funds

As at 29th September 2020

	Permanent Endowment £	Extraordinary Repair Fund £	General Fund £	Total £
Fixed asset investments	1,238,250	57,149	2,378,495	3,673,894
Net current assets	-		87,373	87,373
	<u>1,238,250</u>	<u>57,149</u>	<u>2,465,868</u>	<u>3,761,267</u>

As at 29th September 2019

	Permanent Endowment £	Extraordinary Repair Fund £	General Fund £	Total £
Fixed asset investments	1,238,250	70,816	2,288,397	3,597,463
Net current assets	-	(10,791)	56,035	45,244
	<u>1,238,250</u>	<u>60,025</u>	<u>2,344,432</u>	<u>3,642,707</u>

11. Related party transactions

The Girdlers' Company is the Trustee of the Charity. It receives neither remuneration nor expenses for services provided as Trustee.

The Girdlers' Company maintains a central payroll system for all employees. Salary and wages costs for the Almshouse Manager totaling £40,769 (2019: £38,554) are reflected in these accounts. Additionally, apportioned salary costs of 34,033 for the governance and administration of the charity are shown in these accounts.

At the year end, there was an outstanding amount due to the Girdlers Company, its Trustee, of £18,967 (2019: £13,782 due to the Company).

THE WORSHIPFUL COMPANY OF GIRDERS BEESTON'S, ANDREWES' AND PALYN'S CHARITY

Notes to the financial statements For the year ended 29 September 2020

12. Statement of Financial Activities Year ended 29 September 2019

	Extraordinary Repair Fund £	Unrestricted funds £	Permanent endowment £	Total funds 2019 £
Income and endowments from:				
Investment income	1,241	75,054	--	76,295
Charitable activities	-	95,781	-	95,781
Total incoming resources	1,241	170,835	-	172,076
Expenditure on				
Raising funds	273	8,686	-	8,959
Charitable activities	44,550	115,269	-	159,819
Total resources expended	44,823	123,955	-	168,778
	(43,582)	46,880	-	3,298
Net gains on investments	3,599	69,960	-	73,559
Net incoming/(outgoing) resources before transfers	(39,983)	116,840	-	76,857
Transfers between funds	40,000	(40,000)	-	-
Net movement in funds	17	76,840	-	76,857
Balances brought forward at 30 September 2018	60,008	2,267,592	1,238,250	3,565,850
Balances carried forward at 29 September 2019	60,025	2,344,432	1,238,250	3,642,707