

**Charity registration number 1139580**  
**Company registration number 7277557**  
**Homes and Communities Agency registration number 4695**

**Hackney Parish Almshouses  
Charity  
(Formerly Dr Spurstowe and  
Bishop Wood  
Almshouses Charity)**

**Annual report and financial statements  
For the year ended 31 December 2020**

## Hackney Parish Almshouses Charity

### Legal and administrative information

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
**Charity number** 1139580

**Company number** 07277557

**Homes and Communities Agency  
registration number** 4695

**Directors and trustees** Mr Jonathan Jarrett (Chairman)  
Mr Peter Ottino  
Councillor Margaret Gordon  
Mrs Joannie Andrews  
Mr Datoru Ben Paul-Worika  
Rev Al Gordon  
Rev Andrew Wilson  
Mrs Olivia Gordon  
Mr John Parmiter  
Ms Jacqueline Driver  
Councillor Penny Wrout

**Clerk to the trustees** The Trust Partnership

**Registered office**   
6 Trull Farm  
Buildings  
Tetbury  
Gloucestershire  
GL8 8SQ

**Independent auditors** Dunkley's  
Woodlands Grange  
Woodlands Bradley  
Stoke Bristol  
BS32 4JY

**Bankers** HSBC Bank Plc  
2 Cheapside High Road  
Wood Green  
London  
N22 6HJ

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#### Introduction

The Hackney Parish Almshouses Charity is an incorporated Charitable Company Limited by Guarantee. Prior to incorporation, the charities comprised two separate entities: one known as Dr Spurstowe and Bishop Wood Almshouses and the other known as Norris and Mongers Almshouses. The Hackney Parish Almshouses Charity provides forty-six homes located on three separate sites within the London Borough of Hackney.

Mongers almshouses are located near the church of St John of Jerusalem. They were originally created from a bequest from Henry Monger in 1669. The almshouses were rebuilt in the 1840's, with funds from Sir John Cass's Foundation, and later extended in 1997.

Norris House almshouse was founded in 1857 in memory of South Hackney's first rector, Henry Handley Norris (1771–1850). Norris was a leading member of the Hackney Phalanx, a group of early nineteenth-century Anglican High Churchmen. The almshouses were rebuilt in 1967 and subsequently refurbished in 2002.

Dr Spurstowe House is an almshouse comprising thirty-one flats located in Navarino Road, central Hackney and is the modern-day culmination of two historic charities each with their own almshouses. In 1666, the Reverend Dr William Spurstowe, vicar of Hackney, built almshouses in Mare Street and his brother, Henry, endowed the Charity with additional land later gifted, with the almshouses, to the manor of Kings Hold in 1667. The Dr Spurstowe Charity took over administration of the historic Bishop Wood Almshouses, Lower Clacton in 1906. Originally these almshouses were built in the late 1600's with funds left in the will of Hackney born Thomas Wood, Bishop of Lichfield. They were sold in 2015 to help fund the new almshouses in Navarino Road.

#### Objectives and Activities

The object of the Charity is the provision and maintenance of almshouse accommodation for local people in financial need. In exceptional circumstances, a resident may be appointed who meets the financial need criteria but lives outside the area of benefit. The number of residents appointed under this exception must not exceed one third of the total number of residents.

Trustees are pleased to report that the agreed objectives above have been satisfied and a healthy financial position has been maintained to allow future planning and sustainability.

#### Public Benefit

In carrying out the Charity's objectives, Trustees have had regard to the Charity Commission's guidance on Public Benefit. Given that the purpose of the Charity is the relief of poverty, only the benefit aspect of "public benefit" requires satisfying in an identifiable way. Trustees are satisfied that the continuous demand for the affordable housing demonstrates this test is met.

#### Achievements & Performance

##### Maintaining Almshouses

Providing and maintaining the almshouses is the main activity of the Charity. In the period up to 31 December 2020, Property Costs comprised 56% (2019 58%) of the total expenditure with the balance split between governance costs 28% (2019 23%) and loan interest 16% (2019 19%). Examination of the Property Costs shows two thirds £82,506 (2019 £80,219) was spent on Repairs and Maintenance which includes the provision of a warden, cleaning and gardening. Trustees consider the provision of a warden as central to resident welfare. Almshouse Trustees have a duty of care towards the beneficiaries which is considered in more detail below.

The Trust Partnership provides the day to day property management and resident welfare function. Responsive repairs are reported by the resident to the administrator and outsourced to a variety of sub-

contractors. Progress is monitored and reported to Trustees at quarterly board meetings along with Management Accounts showing expenditure. Cyclical maintenance and planned repairs are budgeted for and reported on within the Management Accounts.

#### Provision of Almshouse Accommodation

Hackney Parish Almshouses Charity is a social housing provider registered with, and regulated by, the Regulator of Social Housing as well as the Charity Commission. The Charity is a member of The Almshouse Association.

Trustees are aware of their duty of care to the residents as beneficiaries of the Charity and under the Care Act 2014. Resident welfare, including safeguarding, is central to the activities within the Charity and the provision of a warden acting as a good neighbour, visiting residents regularly and calling on them monthly to carry out safety checks such as smoke detector testing allows Trustees to monitor resident welfare.

Day to day management is carried out by The Trust Partnership, who employs the warden and provides clerking and administrative functions. Within the breakdown of expenditure, the fees payable to The Trust Partnership are split into management and clerking functions representing 67% (2019 63%) of the Governance Costs. The warden's costs are accounted for within Property Costs. Reports on the almshouse management are made quarterly to the Trustees' board meeting. Decisions are made by the The Trust Partnership under an approved delegated authority procedure.

The Pastoral Committee, made up of Trustees with delegated authority for resident allocation and social functions, meets regularly to ensure the Trustees' duty of care is monitored and upheld. Reports are made to the quarterly Trustees' board meetings. Residents meetings are held at least once a year and a regular newsletter is produced. Christmas and mid-summer resident parties are part of the social calendar and paid for by the Charity. In addition, the Legal & Governance Committee meets to ensure regulatory compliance and the Property Committee oversees property management.

#### Relief of Financial Hardship

The governing documents, most notably the Articles of Association dated 19<sup>th</sup> January 2017, allow for the Trustees to make it a condition of a resident's appointment that contributions to the maintenance of the property should be made. The contribution, known as the Weekly Maintenance Contribution (WMC), is set by Trustees annually in accordance with the formula given by the Regulator of Social Housing. Trustees also request a monthly Service Charge to cover non-housing related expenditure. This charge is reviewed annually based on the actual costs within the previous year.

The level of WMC and Service Charge is set within the context of social housing. Residents unable to pay are signposted to the Borough of Hackney for assessment and assistance.

### **Financial Review**

#### The Financial Statements

The Financial Statements show total expenditure on charitable activities of £222,884 (2019 £222,796) of which £125,624 (2019 £129,836) relates to Property Costs which have been itemised above in Maintaining Almshouses. Governance costs represent £62,343 (2019 £51,464) which includes outsourced clerking, administration and accountancy fees as well as professional fees and trustee insurance.

**Trustees annual report for the year ended 31 December 2020 (continued)**

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The income for the year is £328,564 (2019 £328,040) of which £307,494 (2019 £302,218) is from the Weekly Maintenance Contributions (WMC) and Service Charges paid by the almshouse residents. The Charity is a social housing provider regulated by the Regulator of Social Housing (RSH). As such the level of contributions must follow the regulator's guidance and annual increases can only be made within the limits of the formula provided. Service Charges are based upon the actual costs during the preceding year.

Tangible Fixed Assets relate to the three sets of almshouses and are valued at £12,260,504 (2019 £12,261,786) based on valuations in 2015 and 2017 (net of the HCA grant for the building of Dr Spurstowe House). The minor adjustment in comparison to the previous year relates to depreciation of the communal furniture, which does not form part of the property valuation.

Debtors are broadly consistent with 2019, standing at £2,355 in 2020 (2019 £2,448) and is as a result of all WMC arrears being subject to an active recovery plan.

Investment Policy

Fixed Asset Investments are valued at the year-end as £2,564,030 (2019 £2,566,976) and are held as cash or within funds managed by the National Almshouse Association Common Investment Fund (NAACIF) or the Charities Investment Fund (COIF) managed by CCLA. The Trustees' objective is to invest funds in order to maximise financial return and capital growth within an acceptable risk, to balance the income and capital return

Trustees are considering whether to redevelop or refurbish one of three current almshouse blocks. A final decision has yet to be made and, as a result, the funds held within COIF are held as cash for the purposes of liquidity. Trustees do not consider this to be a significant risk in the form of lost income given the current economic climate as a result of the pandemic and the imminent decision regarding the property.

The proportion of the residents' contributions representing Extraordinary Repairs has been invested in COIF and NAACIF.

Reference in the Financial Statements to South Hackney Parochial Charity (SHPC) Dowry of £179,152 refers to a Designated Fund set up specifically to assist HPAC to undertake repairs and maintenance of the Norris and Monger almshouses when they were transferred in March 2017. Funds used from this dowry, originally £270,000, are expendable.

Reserves

Funds reported within the Balance Sheet are considered in detail in the Notes accompanying the Financial Statements (Note 9). Unrestricted general funds of £531,767 are considered enough to meet almshouse maintenance in the short to medium term. As at 31 December 2020, the Charity had total unrestricted funds amounting to £599,633, restricted funds amounting to £681,471 and endowment funds (predominantly comprising the almshouse buildings) of £12,632,411. Trustees are satisfied that their reserves criteria have been met.

## Hackney Parish Almshouses Charity

### Trustees annual report for the year ended 31 December 2020 (continued)

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#### Value for Money Metrics

The Regulator of Social Housing requires all registered providers to report on the following metrics:

Metric		2020	2019
1	Reinvestment	1.02%	1.06%
2	New supply delivered	0	0
3	Gearing	8.2%	8.6%
4	EBITDA MRI (EBITDA Major Repairs Included) Interest cover %	50%	65%
5	Headline Social Housing costs per unit	2,731	2,823
6a	Operating Margin (Social lettings)	40.9%	43.0%
6b	Operating Margin (Overall)	32.2%	32.1%
7	ROCE%	0.76%	0.76%

The metrics do not lend themselves to comparison with other small registered providers and benchmarking would be of most relevance with data from other almshouses. Small changes can have a disproportionate effect upon the figures.

Preliminary conclusions from the metric above indicate that the costs per unit for repairs and maintenance exceeded the budget of £1,913 based on The Almshouse Association's outline budget. This is, in part, due to exceptional repair costs for Dr Spurstowe House, a relatively new build and repairs at Norris and Mongers almshouses, being older properties.

#### Risk Management

The Risk Register is considered by Trustees at every meeting and the performance of mitigating measures is monitored.

The pandemic has not affected the demand for almshouses but there is an impact on those residents with changed circumstances finding it difficult to pay the WMC from Housing Benefit. The impact on the charity's income is minimal and is hampered by a failure of the computer system at Hackney Borough following a major cyber attack.

Recent correspondence from M&G Investment managers has confirmed that the income and capital yield from investments is likely to continue to be adversely affected in the next year but the asset allocation will benefit from an improving UK equities and bond market.. The reserves within the Charity are considered sufficient to ensure continuation of the Charity's activities within the short to medium term.

Notwithstanding the current economic uncertainties, the risks facing the Charity are considered in terms of governance, finance, operational and external factors, as follows:

#### Governance

The impact of the government's care at home policy and the inclusion of social housing providers within the Care Act 2014 has introduced an additional responsibility on Trustees to ensure, as far as possible, that residents are supported. Measures such as warden provision and resident-related policies help to mitigate

the risk. During the year amended terms of reference for the Pastoral Committee seek to address specific resident issues as well as the allocation of residents.

Additional responsibilities imposed by regulatory bodies are closely monitored and addressed.

During the year Trustees began a strategic review of the Charity's activities and an Away Day was held in February 2021. See Plans for The Future.

#### Finance

The income from charitable activities, investment income and interest received continues to exceed expenditure but regard is had to the potential threat to the value of, and income from, the investment portfolio as a result of general market forces and recently from the Covid-19 pandemic in particular.

Weekly Maintenance Contributions alone are just sufficient to sustain average yearly spend on property upkeep and governance. Increases in contribution charges are subject to regulation to ensure beneficiaries are not placed into hardship by excessive charging above local housing allowance targets. Resident arrears are contained through prompt action and signposting support.

Trustees are mindful of the interest payments on the loan for the redevelopment of Dr Spurstowe House almshouses. At this time current returns on investments are not sufficiently low to consider repayment (in part or whole) but this is kept under review.

Trustees consider that reserves are sufficient to ensure the long-term sustainability of the Charity.

#### Operational

Minimising the loss of income from voids is achieved by efficient turnaround of vacant almshouses and maintenance of a register of eligible applicants.

#### External Factors

The consequences of changing government policy especially in relation to unforeseen factors, such as Covid-19 or as a result of general housing or social care-related legislation, are monitored. Trustees are also aware that, over time, the expectations of the beneficiary group may change especially in relation to the property facilities. As longevity increases, demand for disabled access increases. Trustees are mindful of the changing requirements which are considered within the strategy review.

#### **Plans for the Future**

Over the past two years, Trustees have discussed the potential for redeveloping Norris House which was built in the 1960's, updated in 2002 and now requires further refurbishment. During 2021, Trustees have decided to explore opportunities for working in partnership with a local almshouse which is also looking to expand the number of units held. In 2020 a quinquennial survey identified a number of repairs due within the five-year cycle. These are to be managed by a local surveyor to ensure economies of scale and a tender process. The expenditure is not considered sufficient to impact on the possibility of rebuilding Norris House and feasibility studies have commenced.



### **Structure Governance and Management**

The Articles governing the Hackney Parish Almshouses Charity specify that there shall be between eight and fourteen Trustees who will act as both Trustees and Members of the Charity. The Trustees who have served during the years are set out on the legal and administrative information page.

The Trustees are appointed as follows:

- Two ex-officio Trustees being the Rectors for the time being of the parishes of Hackney and St John of Jerusalem Church, both in the London Borough of Hackney.
  - Six nominated Trustees: two appointed by the London Borough of Hackney, two by the PCC of the parish of Hackney Church and two appointed by the PCC of St John of Jerusalem.
  - No more than six co-opted Trustees being individuals appointed by the resolution of the Trustees.
- The term of office of a Nominated Trustee shall be four years and for a Co-opted Trustee the term shall be five years.

The Chair and the Clerk are responsible for inducting new Trustees which involves awareness of a Trustee's responsibilities, the governing documents, administrative procedures and the history of the Charity.

The 2017 Charities Code of Governance provides the basis for Trustee performance.

All Trustees are volunteers and are not remunerated.

### **Key Management Personnel**

Trustees comprise the key management of the Charity and are responsible for the overall direction and running of the organisation. Trustees employ The Trust Partnership to manage the Charity's day to day activities and to provide administration assistance to the Trustees.

**Statement of trustees' responsibilities**

The trustees are responsible for preparing the Trustees' 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 trustees to prepare financial statements for each financial year which give a true and fair view of the state of affairs of the charity and of the incoming resources and application of resources of the charity for that period. In preparing these financial statements, the trustees are required to:

- select suitable accounting policies and then apply them consistently;
- observe the methods and principles in the Charities SORP;
- make judgements 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.

The trustees are responsible for keeping proper accounting records that disclose with reasonable accuracy at any time the financial position of the company and which enable them to ensure that the financial statements comply with the Companies Act 2006. They are also responsible for safeguarding the assets of the company and hence for taking reasonable steps for the prevention and detection of fraud and other irregularities.

**Statement of disclosure to auditors**

So far as the trustees are aware, there is no relevant audit information of which the company's auditors are unaware. Additionally, the trustees have taken all the necessary steps that they ought to have taken as trustees in order to make themselves aware of all relevant audit information and to establish that the company's auditors are aware of that information.

Approved by the Board of Trustees and signed on its behalf

.....  
**Jonathan Jarrett**

**Chair**

Date:

**Statement of financial activities  
For the year ended 31 December 2020**

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**Report of the Independent Auditors to the Trustees of  
Hackney Parish Almshouses Charity  
(Registered number: 7277557)**

**Opinion**

We have audited the financial statements of Hackney Parish Almshouses Charity (the 'charitable company') for the year ended 31 December 2020 which comprise the Statement of Financial Activities, the Balance Sheet, the Cash Flow Statement and notes to the financial statements, including a summary of significant accounting policies. The financial reporting framework that has been applied in their preparation is applicable law and United Kingdom Accounting Standards (United Kingdom Generally Accepted Accounting Practice).

In our opinion the financial statements:

- give a true and fair view of the state of the charitable company's affairs as at 31 December 2020 and of its incoming resources and application of resources, including its result, 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 Companies Act 2006.

**Basis for opinion**

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

**Conclusions relating to going concern**

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

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

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

**Other information**

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

Our opinion on the financial statements does not cover the other information and, except to the extent otherwise explicitly stated in our report, we do not express any form of assurance conclusion thereon.

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

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

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

- the information given in the Report of the Trustees is inconsistent in any material respect with the financial statements; or
  - the charitable company has not kept adequate 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.
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## **Hackney Parish Almshouses Charity**

### **Statement of financial activities**

**For the year ended 31 December 2020**

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**Report of the Independent Auditors to the Trustees of  
Hackney Parish Almshouses Charity  
(Registered number: 7277557)**

#### **Responsibilities of trustees**

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

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

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

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

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

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

Extent to which the audit was considered capable of detecting irregularities, including fraud

We identify and assess the risks of material misstatement of the financial statements, whether due to fraud or error, and then design and perform audit procedures responsive to those risks, including obtaining audit evidence that is sufficient and appropriate to provide a basis for our opinion.

Identifying and assessing potential risks related to irregularities

In identifying and assessing risks of material misstatement in respect of irregularities, including fraud and non-compliance with laws and regulations, we considered the following:

- the nature of the industry and sector, control environment and business performance including the design of the company's remuneration policies, bonus levels and performance targets;
- any matters we identified, having obtained and reviewed the company's documentation of their policies and procedures relating to:
  - identifying, evaluating and complying with laws and regulations and whether they were aware of any instances of non-compliance;
  - detecting and responding to the risks of fraud and whether they have knowledge of any actual, suspected or alleged fraud;
  - the internal controls established to mitigate risks of fraud or non-compliance with laws and regulations;
  - the matters discussed among the audit engagement team regarding how and where fraud might occur in the financial statements and any potential indicators of fraud.

As a result of these procedures, we considered the opportunities and incentives that may exist within the organisation for fraud and identified the greatest potential for fraud in the areas of management override of controls, and revenue recognition. We also obtained an understanding of the legal and regulatory framework that the company operates in, focusing on provisions of those laws and regulations that had a direct effect on the determination of material amounts and disclosures in the financial statements.

## Hackney Parish Almshouses Charity

### Statement of financial activities

For the year ended 31 December 2020

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**Report of the Independent Auditors to the Trustees of  
Hackney Parish Almshouses Charity  
(Registered number: 7277557)**

Audit response to risks identified

Our procedures to respond to risks identified included the following:

- enquiring of management, concerning actual and potential litigation and claims;
- performing analytical procedures to identify any unusual or unexpected relationships that may indicate risks of material misstatement due to fraud;
- in addressing the risk of fraud through management override of controls, testing the appropriateness of journal entries and other adjustments; assessing whether the judgements made in making accounting estimates are indicative of a potential bias; and evaluating the business rationale of any significant transactions that are unusual or outside the normal course of business.

We also communicated relevant identified laws and regulations and potential fraud risks to all engagement team members, and remained alert to any indications of fraud or non-compliance with laws and regulations throughout the audit.

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

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

This report is made solely to the charitable company's trustees, as a body, in accordance with Part 4 of the Charities (Accounts and Reports) Regulations 2008. Our audit work has been undertaken so that we might state to the charitable company's trustees those matters we are required to state to them in an auditors' report and for no other purpose. To the fullest extent permitted by law, we do not accept or assume responsibility to anyone other than the charitable company and the charitable company's trustees as a body, for our audit work, for this report, or for the opinions we have formed.

Dunkley's  
Chartered Accountants  
Registered Auditors  
Eligible to act as an auditor in terms of Section 1212 of the Companies Act 2006  
Woodlands Grange  
Woodlands Lane  
Bradley Stoke  
Bristol  
BS32 4JY

Date: .....

# Hackney Parish Almshouses Charity

## Statement of financial activities For the year ended 31 December 2020

	Notes	Unrestricted Funds £	Restricted Funds £	Endowment Funds £	Total 2020 £	Total 2019 £
<b>Income &amp; expenditure</b>						
<b>Income from:</b>						
Maintenance Contributions		282,930	24,564	-	307,494	302,218
Investment Income		5,576	8,619	-	14,195	8,962
Interest Received		4,664	-	-	4,664	14,654
Other income	2	2,211	-	-	2,211	2,206
<b>Total</b>		<b>295,381</b>	<b>33,183</b>	<b>-</b>	<b>328,564</b>	<b>328,040</b>
<b>Expenditure on:</b>						
<b>Activities in furtherance of</b>						
<b>the charity's objectives</b>	11/12	173,611	14,356	-	187,967	181,300
Loan interest		-	-	34,917	34,917	41,496
Other recognised losses/(gains)		2,563	34,622	-	37,185	(109,260)
<b>Total Expenditure</b>		<b>176,174</b>	<b>48,978</b>	<b>34,917</b>	<b>260,069</b>	<b>113,536</b>
Transfers between funds		(83,053)	250	82,803	-	-
<b>Net income/(expenditure) and net movements in funds</b>		<b>36,154</b>	<b>(15,545)</b>	<b>47,886</b>	<b>68,495</b>	<b>214,504</b>
<b>Reconciliation of funds</b>	9					
<b>Fund balances brought forward at 31.12.2019</b>		<b>563,479</b>	<b>697,016</b>	<b>12,584,525</b>	<b>13,845,020</b>	<b>13,630,516</b>
<b>Fund balances carried forward at 31.12.2020</b>		<b>599,633</b>	<b>681,471</b>	<b>12,632,411</b>	<b>13,913,515</b>	<b>13,845,020</b>

The statement of changes in equity includes all gains and losses in the year. All incomes and expenditures derive from continuing activities.

The notes on pages 15 to 24 form part of these accounts.

# Hackney Parish Almshouses Charity

## Statement of financial activities For the year ended 31 December 2020

### Comparative Statement of Financial Activities For the Year Ending 31 December 2019

	Notes	Unrestricted Funds £	Restricted Funds £	Endowment Funds £	Total 2019 £
<b>Income &amp; expenditure</b>					
<b>Income from:</b>					
Maintenance Contributions		282,622	19,596	-	302,218
Investment Income		4,614	8,962	-	13,576
Interest Received		10,040	-	-	10,040
Other income	2	2,206	-	-	2,206
<b>Total</b>		<b>299,482</b>	<b>28,558</b>	<b>-</b>	<b>328,040</b>
<b>Expenditure on:</b>					
<b>Activities in furtherance of</b>					
<b>the charity's objectives</b>	11/12	168,879	12,421	-	181,300
Loan interest		-	-	41,496	41,496
Other recognised losses		(13,813)	(95,447)	-	(109,260)
<b>Total</b>		<b>155,066</b>	<b>(83,026)</b>	<b>41,496</b>	<b>113,536</b>
Transfers between funds		(86,176)	250	85,926	-
<b>Net income and net movements in funds</b>		<b>58,240</b>	<b>111,834</b>	<b>44,430</b>	<b>214,504</b>
<b>Reconciliation of funds</b>	9				
<b>Fund balances brought forward at</b>					
<b>31.12.2018</b>		<b>505,239</b>	<b>585,182</b>	<b>12,540,095</b>	<b>13,630,516</b>
<b>Fund balances carried forward at</b>					
<b>31.12.2019</b>		<b>563,479</b>	<b>697,016</b>	<b>12,584,525</b>	<b>13,845,020</b>

The statement of changes in equity includes all gains and losses in the year. All incomes and expenditures derive from continuing activities.

The notes on pages 15 to 24 form part of these accounts.

**Balance Sheet**  
**As at 31 December 2020**

**Company number: 07277557**

	Notes	2020	2019
		£	£
<b>Fixed Assets</b>			
Tangible assets	3	12,260,504	12,260,786
Investments	4	2,564,030	2,566,976
		<u>14,824,534</u>	<u>14,827,762</u>
<b>Current assets</b>			
Debtors	5	29,229	14,966
Bank balances		<u>165,786</u>	<u>122,384</u>
		195,015	137,350
<b>Current liabilities</b>			
Creditors	6	<u>121,930</u>	<u>81,614</u>
		121,930	81,614
<b>Net current assets</b>		73,085	55,736
Long term creditor	7	<u>984,104</u>	<u>1,038,478</u>
<b>Total assets less current liabilities</b>		<u>13,913,515</u>	<u>13,845,020</u>
<b>Capital and reserves</b>	9		
Unrestricted funds		599,633	563,479
Restricted funds		681,471	697,016
Endowment funds		<u>12,632,411</u>	<u>12,584,525</u>
		<u>13,913,515</u>	<u>13,845,020</u>

These financial statements have been prepared in accordance with the special provisions relating to small companies within Part 15 of the Companies Act 2006.

Approved by the directors and trustees on

and signed on its behalf by:

.....  
**Jonathan Jarrett (Trustee)**

The notes on pages 15 to 24 form part of these accounts.



**Statement of Cashflows**

**For the year ended 31 December 2020**

	<b>Note</b>	<b>2020 £</b>	<b>2019 £</b>
<b>CASH FLOWS FROM OPERATING ACTIVITIES:</b>			
<b>Net cash used in operating activities</b>	<b>8</b>	<b>68,312</b>	<b>80,435</b>
<b>Cash flows from investing activities:</b>			
Dividends and interest from investments		4,664	10,040
Proceeds from sale of investments		14,356	12,421
Purchase of investments		(43,930)	(43,930)
<b>Net cash used in investing activities:</b>		<b>(24,910)</b>	<b>(21,469)</b>
Change in cash and cash equivalents in the reporting period		43,402	58,966
Cash equivalents at the beginning of the reporting period		122,384	63,418
Cash and cash equivalents at the end of the reporting period		165,786	122,384

The notes on pages 15 to 24 form part of these accounts.

**Notes to the financial statements (continued)**  
**For the year ended 31 December 2020**

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**1. Accounting policies**

**1.1 Accounting convention**

The financial statements have been prepared in accordance with Accounting and Reporting by Charities: Statement of Recommended Practice applicable to charities preparing their accounts in accordance with the Financial Reporting Standard applicable in the UK and Republic of Ireland (FRS 102) (effective 1 January 2015) - (Charities SORP (FRS 102)), the Financial Reporting Standard applicable in the UK and Republic of Ireland (FRS 102) and the Companies Act 2006. The Hackney Parish Almshouses Charity constitutes a public benefit entity as defined by FRS 102. The Trustees consider that there are no material uncertainties about the charity's ability to operate as a going concern.

**1.2 Income**

All incoming resources are recognised when the charitable trust has entitlement to the funds, the receipt is probable and the amount can be measured reliably. Donations are recognised on a receivable basis (where there are no performance-related conditions) where the receipt is probable and the amount can be reliably measured. Investment income from loans and short term deposits is accrued in relation to the period to which it relates. Other investment income from assets held in asset portfolios or current accounts is included when reported as received by the portfolio manager.

**1.4 Expenditure**

Expenditure is recognised once there is a legal or constructive obligation to transfer economic benefit to a third party, it is probable that a transfer of economic benefits will be required in settlement and the amount of the obligation can be measured reliably. Expenditure is classified by activity. The costs of each activity are made up of the total of direct costs and shared costs, including support costs involved in undertaking each activity. Direct costs attributable to a single activity are allocated directly to that activity. Shared costs which contribute to more than one activity and support costs which are not attributable to a single activity are apportioned between those activities on a basis consistent with the use of resources. They are analysed between costs of maintaining the properties and governance of the charity. Expenditure includes attributable VAT, which cannot be recovered. Charitable activities - these are costs incurred on the charity trust's individual charitable activities, including support costs and costs relating to the governance of the charitable trust apportioned to charitable activities.

**1.5 Tangible fixed assets, freehold property and depreciation**

Tangible fixed assets are stated at cost less depreciation. Depreciation is provided on all fixed assets, other than freehold property, at rates calculated to write off the cost, less estimated residual value, of each asset over its expected useful life, as follows:-

Furniture                      -                      at 25% of the reducing balance

The freehold property 'Dr William Spurstowe House' is shown at deemed historic cost. The cost of the rebuild of Dr William Spurstowe House as included within the accounts to 31 December 2013 was £3,871,068 less the grant received from HCA of £2,190,000. This was restated in the accounts on transition to FRS 102 (see note 15) to its fair value as deemed cost per section 35.10 (c) of FRS 102. The property was valued in 2014, with an expected open market value for current use as an almshouse, at £3,150,000. No depreciation has been provided on the property on the basis that the estimated residual value would be higher than the current cost. Bishop Wood was sold on 23 January 2015 for £1,437,500. The freehold properties 'Norris and Monger Houses' were valued at market value as at 28.07.16 and are included in these financial statements at that value.

**Notes to the financial statements (continued)**  
**For the year ended 31 December 2020**

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**1.6 Investments**

Listed investments are a form of basic financial instrument and are initially recognised at their transaction value and subsequently measured at their fair value as at the balance sheet date using the closing quoted market price. The charity does not acquire put options, derivatives or other complex financial instruments. Realised gains (or losses) on investment assets are calculated as the difference between disposal proceeds and their opening carrying value or their purchase value if acquired subsequent to the first day of the financial year. Unrealised gains and losses are calculated as the difference between the fair value at the year end and their carrying value at that date. Realised and unrealised investment gains (or losses) are combined in the statement of financial activities and are credited (or debited) in the year in which they arise. Other Investments are included at cost, which is considered to be approximate to their market value.

**1.7 Debtors**

Debtors are recognised at their settlement amount, less any provision for non-recoverability. Prepayments are valued at the amount prepaid. They have been discounted to the present value of the future cash receipt where such discounting is material.

**1.8 Cash at bank and in hand**

Cash at bank and in hand represents such accounts and instruments that are available on demand or have a maturity of less than three months from the date of acquisition.

**1.9 Liabilities and provisions**

Liabilities are recognised when there is an obligation at the balance sheet date as a result of a past event, it is probable that a transfer of economic benefit will be required in settlement, and the amount of the settlement can be estimated reliably. Liabilities are recognised at the amount that the charitable trust anticipates it will pay to settle the debt or the amount it has received as advanced payments for the goods or services it must provide. Provisions are recognised when the charitable trust has an obligation at the reporting date as a result of a past event which it is probable will result in the transfer of economic benefits and the obligation can be estimated reliably. Provisions are measured at the best estimate of the amounts required to settle the obligation. Where the effect of the time value of money is material, the provision is based on the present value of those amounts, discounted at the pre-tax discount rate that reflects the risks specific to the liability. The unwinding of the discount is recognised within interest payable and similar charges.

**1.10 Financial instruments**

The Charity only has financial assets and financial liabilities of a kind that qualify as basic financial instruments. Basic financial instruments are initially recognised at transaction value and subsequently measured at their settlement value.

**1.11 Cyclical repairs and maintenance**

The Charity has established a regular programme of cyclical repairs and maintenance. Costs are charged to the revenue account in the year in which they are incurred.

**1.12 Extraordinary repairs reserve and routine repairs reserve**

An amount from the weekly maintenance contribution is allocated to the extraordinary repairs reserve (Restricted fund). Costs of extraordinary repairs, unless representing improvements to the properties, are charged to the restricted fund in the year in which they are incurred.

## Hackney Parish Almshouses Charity

### Notes to the financial statements (continued) For the year ended 31 December 2020

#### 2. Other Income

	31.12.2020	31.12.2019
	£	£
Solar FIT Income	2,089	2,106
Other Income	122	100
	<u>2,211</u>	<u>2,206</u>

#### 3. Tangible Fixed Assets

	Furniture	Norris & Mongers Houses	Dr William Spurstowe House	Total 31.12.2020
	£	£	£	£
<b>Cost or revaluation</b>				
At 1 Jan 2020	2,333	2,985,000	11,465,000	14,452,333
Less HCA Grant	-	-	(2,190,000)	(2,190,000)
Additions in year	-	-	-	-
	<u>2,333</u>	<u>2,985,000</u>	<u>9,275,000</u>	<u>12,262,333</u>
<b>Depreciation</b>				
At 1 Jan 2020	1,547	-	-	1,547
Charge in year	282	-	-	282
	<u>1,829</u>	<u>-</u>	<u>-</u>	<u>1,829</u>
Net cost/valuation at 31.12.2020	<u>504</u>	<u>2,985,000</u>	<u>9,275,000</u>	<u>12,260,504</u>
Net cost/valuation at 31.12.2019	<u>786</u>	<u>2,985,000</u>	<u>9,275,000</u>	<u>12,260,786</u>

The charity owns three almshouses, Dr Spurstowe House and the Norris and Mongers Almshouses, formerly of South Hackney Parochial Charity. The Norris and Mongers Almshouses were transferred to the ownership of Hackney Parish Almshouses Charity on 28.07.16. They were not previously valued in the accounts of South Hackney Parochial Charity but have since been valued at an open market value of £2,225,000 and £760,000 respectively. The transfer of the properties, included a dowry of £270,000 for use in the event of the requirement to carry out emergency repairs to the properties. The dowry is included in the restricted extraordinary repair fund within these accounts. Repair costs to the properties have been included in the income and expenditure account in the year in which these were incurred.

Under the terms of the grant received from Homes and Communities Agency of £2,190,000 in respect of Dr Spurstowe House, some or all of the grant may become repayable in the future if certain terms are not adhered to. As at 31 December 2020 no liability has been included within these accounts in relation to this as it is understood all terms have been adhered to as at the date of approval.

**Notes to the financial statements (continued)**  
**For the year ended 31 December 2020**

**4. Investments**

	NAACIF fund	COIF fund	2020 Total	2019 Total
	£	£	£	£
Market value 31.12.2019	792,969	1,774,007	2,566,976	2,416,167
Purchases	43,930	-	43,930	43,930
Movements in year	-	-	-	-
	836,900	1,774,007	2,610,907	2,460,097
Sales	(14,356)	-	(14,356)	(12,421)
Net investments gains/(losses)	(37,185)	4,664	(32,521)	119,300
Market value 31.12.2020	785,359	1,778,671	2,564,030	2,566,976
Cost 31.12.2020	661,310	1,778,671	2,439,981	2,405,743

**5. Debtors**

	31.12.2020	31.12.2019
	£	£
Maintenance contributions in (advance)/arrear	(4,795)	(5,163)
Prepayments	7,150	7,611
Other debtors	26,874	12,518
	29,229	14,966

**6. Creditors: amounts falling due within one year**

	31.12.2020	31.12.2019
	£	£
Amounts falling due within one year:		
Creditors	30,635	14,725
Accruals	40,885	22,967
Bank loan (secured)	50,410	43,922
	121,930	81,614

The average number of days taken to pay purchase invoices in the year ended 31 December 2020 was 139 days (2019: 76 days).

## Hackney Parish Almshouses Charity

### Notes to the financial statements (continued) For the year ended 31 December 2020

#### 7. Creditors: amounts falling due after more than one year

	31.12.2020	31.12.2019
Bank loan (secured)	984,104	1,038,478

The bank loan is payable by monthly instalments and is charged at 3% interest above the base rate. The bank loan is secured against Doctor William Spurstowe House (34-40 Navarino Road, London, E8 1AF).

#### 8. Reconciliation of net income/(expenditure) to net cash flow from operating activities

	2020 £	2019 £
<b>Net Income for the reporting period per the statement of financial activities</b>	68,495	214,504
Adjustments for:		
Depreciation charges	282	282
Losses/(Gains) on investments	32,520	(119,300)
Dividends and interest from investments	(4,664)	(10,040)
(Increase)/decrease in debtors	(14,263)	38,209
(Decrease) in creditors	(14,058)	(43,220)
<b>Net cash used in operating activities</b>	68,312	80,435

Notes to the financial statements (continued)  
For the year ended 31 December 2020

9. Funds

	2019	Property expenditure	Admin expenditure	Sale/ Revaluation of investments	Income	Transfers	2020
	£	£	£	£	£	£	£
Unrestricted funds - accumulated	563,479	(111,268)	(62,343)	(2,563)	295,381	(83,053)	599,633
Restricted funds - extraordinary repair fund	697,016	(14,356)	-	(34,622)	33,183	250	681,471
Endowment fund - capital	12,584,525	-	(34,917)	-	-	82,803	12,632,411
	13,845,020	(125,624)	(97,260)	(37,185)	328,564	-	13,913,515

**Unrestricted funds – accumulated**

The income funds to be used in respect of repairs and insurance and all other charges and outgoings payable in respect of the property of the charity. All charges incidental to the administration and management to be met by the income account.

**Restricted funds – extraordinary repair fund**

The fund to be used for the extraordinary repair, improvement or rebuilding of the almshouses and other property belonging to the Charity. A transfer of not less than £250 out of the income of the charity to be invested annually in the fund.

**Endowment funds – capital**

The fund to be used for the cost or provision of new almshouses. The Charity Commission agreed in 2010 that the fund may be used for the rebuild of the current almshouses. Transfers to be out of income account from time to time in such amounts as the Trustees see fit.

Notes to the financial statements (continued)  
For the year ended 31 December 2020

10. Analysis of fund assets and liabilities

	Unrestricted funds Accumulated £	Restricted funds Extraordinary £	Endowment funds Capital £	31.12.2020 Total £
Tangible fixed assets	504	-	12,260,000	12,260,504
Fixed asset investments	521,555	635,250	1,407,225	2,564,030
Current assets	168,238	26,777	-	195,015
Current liabilities	(90,664)	19,444	(50,710)	(121,930)
Long term liabilities	-	-	(984,104)	(984,104)
	599,633	681,471	12,632,411	13,913,515

	Unrestricted funds Accumulated £	Restricted funds Extraordinary £	Endowment funds Capital £	31.12.2019 Total £
Tangible fixed assets	786	-	12,260,000	12,260,786
Fixed asset investments	500,692	659,059	1,407,225	2,566,976
Current assets	124,929	12,421	-	137,350
Current liabilities	(62,928)	25,536	(44,222)	(81,614)
Long term liabilities	-	-	(1,038,478)	(1,038,478)
	563,479	697,016	12,584,525	13,845,020



Notes to the financial statements (continued)  
For the year ended 31 December 2020

11. Charitable Activities - Property Costs

	Unrestricted fund	Restricted funds	Endowment funds	31.12.2020
	Accumulated	Extraordinary	Capital	Total costs
	£	£	£	£
Council Tax and Water rates	3,521	-	-	3,521
Light and Heat	(1,104)	-	-	(1,104)
Repairs and maintenance	68,150	14,356	-	82,506
Warden, cleaning and gardening	34,301	-	-	34,301
Insurance	5,082	-	-	5,082
Depreciation	282	-	-	282
Resident events	980	-	-	980
Write off of resident arrears	56	-	-	56
	111,268	14,356	-	125,624
	Unrestricted fund	Restricted funds	Endowment funds	31.12.2019
	Accumulated	Extraordinary	Capital	Total costs
	£	£	£	£
Council Tax and Water rates	3,761	-	-	3,761
Light and Heat	4,376	-	-	4,376
Repairs and maintenance	67,797	12,421	-	80,218
Warden, cleaning and gardening	33,595	-	-	33,595
Insurance	4,897	-	-	4,897
Depreciation	282	-	-	282
Resident events	1,206	-	-	1,206
Write off of resident arrears	1,501	-	-	1,501
	117,415	12,421	-	129,836

**Notes to the financial statements (continued)**  
**For the year ended 31 December 2020**

**Charitable Activities – Support and Governance Costs**

	Unrestricted funds Accumulated £	Restricted funds Extraordinary £	Endowment funds Capital £	31.12.2020 Total costs £
Almshouse management	20,213	-	-	20,213
Clerk's remuneration	21,342	-	-	21,342
Accountancy	9,509	-	-	9,509
Audit/Year End Accounts	1,800	-	-	1,800
Legal and professional	4,524	-	-	4,524
Sundry expenses	3,095	-	-	3,095
Bank charges	246	-	-	246
Subscriptions	949	-	-	949
Trustee insurance	665	-	-	665
	<b>62,343</b>	<b>-</b>	<b>-</b>	<b>62,343</b>

	Unrestricted funds Accumulated £	Restricted funds Extraordinary £	Endowment funds Capital £	31.12.2019 Total costs £
Almshouse management	16,877	-	-	16,877
Clerk's remuneration	15,391	-	-	15,391
Accountancy	8,594	-	-	8,594
Audit/Year End Accounts	4,500	-	-	4,500
Legal and professional	2,065	-	-	2,065
Sundry expenses	2,700	-	-	2,700
Bank charges	279	-	-	279
Subscriptions	393	-	-	393
Trustee insurance	665	-	-	665
	<b>51,464</b>	<b>-</b>	<b>-</b>	<b>51,464</b>

**13. Payments to trustees**

No trustees received any remuneration from the charity during the year (2019: Nil). Travel expenses amounting to £nil (2019: £nil) were reimbursed to no (2019: 0) trustees.

The Charity considers its key management personnel comprise the Trustees. The total employment benefits, including employer pension costs of key management personnel were £nil (2019: £nil). There were no employees in this charity in 2020 (2019: Nil).

**Notes to the financial statements (continued)**  
**For the year ended 31 December 2020**

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**14. Related party transactions**

There were no related party transactions during the financial year ended 31 December 2020.

**15. Contingent liabilities**

During the year ended 31 December 2013 the second capital grant of £1,095,000 was received from Homes and Communities Agency (HCA), taking the total grant to £2,190,000. This was a contribution towards the redevelopment of Dr William Spurstowe House.

Under the terms of the grant some or all of the grant may become repayable in the future if certain terms are not adhered to.

As at 31 December 2020 no liability has been included within these accounts in relation to this as it is understood all terms have been adhered to as at the date of approval.

**16. Share capital**

Hackney Parish Almshouses Charity is a company limited by guarantee and does not have any share capital. The company currently has 6 members and their individual liability towards the company's debts is limited to £1 in the event of the company being wound up within 12 months of ceasing to be a member.

Notes to the financial statements (continued)  
For the year ended 31 December 2020

Detailed Income and Expenditure Account

	Dr Spurstowe House	Norris & Mongers Houses	Total
<b>Income &amp; expenditure</b>			
<b>Income from:</b>			
Maintenance Contributions	222,712	84,782	307,494
Investment Income	5,576	8,619	14,195
Interest Received	4,664	-	4,664
Other income	2,211	-	2,211
<b>Total</b>	<b>235,163</b>	<b>93,401</b>	<b>328,564</b>
<b>Expenditure on:</b>			
<b>Activities in furtherance of the charity's objectives</b>			
<b>Property costs</b>			
Council Tax and Water rates	951	2,570	3,521
Light and Heat	1,178	(2,282)	(1,104)
Repairs and maintenance	40,427	42,079	82,506
Warden, cleaning and gardening	19,131	15,170	34,301
Insurance	3,303	1,779	5,082
Depreciation	282	-	282
Resident events	980	-	980
Write off of resident arrears	-	56	56
	<b>66,252</b>	<b>59,372</b>	<b>125,624</b>
<b>Governance costs</b>			
Almshouse management	13,138	7,075	20,213
Clerk's remuneration	13,874	7,468	21,342
Accountancy	6,138	3,371	9,509
Audit/Year End Accounts	1,213	587	1,800
Legal and professional	3,037	1,487	4,524
Sundry expenses	3,095	-	3,095
Bank charges	246	-	246
Subscriptions	949	-	949
Trustee Insurance	432	233	665
	<b>42,122</b>	<b>20,221</b>	<b>62,343</b>
<b>Loan interest</b>	<b>34,917</b>	<b>-</b>	<b>34,917</b>
<b>Other recognised losses</b>	<b>20,562</b>	<b>16,623</b>	<b>37,185</b>
<b>Net income</b>	<b>71,310</b>	<b>(2,815)</b>	<b>68,495</b>

*This page does not form part of the financial statements*