

LEGACY EAST ALMSHOUSE PARTNERSHIP
CHARITY REGISTRATION NUMBER 1155672

FINANCIAL STATEMENTS
FOR THE YEAR ENDED 31 DECEMBER 2023

LEGACY EAST ALMSHOUSE PARTNERSHIP

FINANCIAL STATEMENTS
FOR THE YEAR ENDED 31 DECEMBER 2023

INCORPORATING THE FOLLOWING LINKED CHARITIES

BRIGHTLINGSEA SANTIAGO ALMSHOUSE CHARITY – CHARITY REGISTRATION NUMBER 1155672-1
CHELMSFORD ALMSHOUSE CHARITY – CHARITY REGISTRATION NUMBER 1155672-2
DR WEST MEMORIAL HOME – CHARITY REGISTRATION NUMBER 1155672-3
HODDES DON COTTAGE HOMES FOR THE AGED POOR – CHARITY REGISTRATION NUMBER 1155672-4
MISS RUTLAND'S ALMSHOUSES – CHARITY REGISTRATION NUMBER 1155672-7
NETHANIAH HOME – CHARITY REGISTRATION NUMBER 1155672-8
LOUGHTON ALMSHOUSE CHARITY – CHARITY REGISTRATION NUMBER 1155672-9
SPROWSTON WAR MEMORIAL TRUST – CHARITY REGISTRATION NUMBER 1155672-10
JOHN GILDERS & MASKELL ALMSHOUSE CHARITY – CHARITY REGISTRATION NUMBER 1155672-11
SPRINGFIELD GREEN ALMSHOUSES – CHARITY REGISTRATION NUMBER 1155672-12
WRITTLE ALMSHOUSE CHARITY – CHARITY REGISTRATION NUMBER 1155672-14
ERNEST ELIJAH EVERITT TRUST – CHARITY REGISTRATION NUMBER 1155672-15
MARY DAINS COTTAGES – CHARITY REGISTRATION NUMBER 1155672-16
COPLAND ALMSHOUSE CHARITY – CHARITY REGISTRATION NUMBER 1155672-17

CONTENTS

1 – 7	Report of the Trustees
8 – 9	Independent Auditor's Report
10	Statement of Financial Activities
11	Balance Sheet
12	Cash Flow Statement
13 – 19	Notes to the Accounts
20	Linked Charities – Summary Statement of Financial Activities
21	Linked Charities – Summary Balance Sheet

The following pages do not form part of the statutory financial statements

22 – 25	Brightlingsea Santiago Almshouse Charity
26 – 29	Chelmsford Almshouse Charity
30 – 33	Dr West Memorial Home
34 – 37	Hoddesdon Home for the Aged Poor
38 – 41	Miss Rutland's Almshouses
42 – 45	Nethaniah Home
46 – 49	Loughton Almshouse Charity
50 – 53	Sprowston War Memorial Trust
54 – 57	John Gilders and Maskell Almshouse Charity
58 – 61	Springfield Green Almshouses
62 – 65	Writtle Almshouses
66 – 69	Ernest Elijah Everitt Trust
70 – 73	Mary Dains Cottages
74 – 77	Copland Almshouse Charity
78	Legacy East Almshouse Partnership – Detailed Statement of Financial Activities

LEGACY EAST ALMSHOUSE PARTNERSHIP

ANNUAL REPORT OF THE TRUSTEES FOR THE YEAR ENDED 31 DECEMBER 2023

The Trustees present their report along with the financial statements of the charity for the year ended 31 December 2023. The trustees have adopted the provisions of the Statement of Recommended Practice (SORP) "Accounting and Reporting by Charities" in preparing the annual report and financial statements of the charity.

The financial statements have been prepared in accordance with the accounting policies set out in notes to the financial statements on pages 13 and 14 and comply with the charity's governing document, the Charities Act 2011 and 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 published in October 2019.

INTRODUCTION

Legacy East Almshouse Partnership (LEAP) was established in 2014 as a Charitable Incorporated Organisation and in 2015 took on the management of six almshouse charities from Genesis Housing Association Ltd as the corporate trustee of each of them, these were Dr West Memorial Home, Hoddesdon Cottage Homes for the Aged Poor, Miss Rutland's Almshouses, Nethaniah Home, Loughton Almshouse Charity, and Sprowston War Memorial Trust, between them these charities own nineteen properties.

Since then, LEAP has become the corporate trustee of a further eleven almshouse charities, including four from Colne Housing Society, giving a total of seventeen charities and seventy four properties:

- On 31st December 2017, LEAP became the corporate trustee of the John Gilders and Maskell Almshouses Charity in Clacton with four properties, two of which were in need of substantial repair and refurbishment.
- On 15th April 2018, LEAP became the corporate trustee of Springfield Green Almshouses in Chelmsford which has two bungalows built in 1878.
- On 1st July 2018 LEAP took over the corporate trusteeship from Colne Housing Society Ltd of the following four charities:
 - Copland Almshouse Charity (reg no. 226757) with four properties in Chelmsford.
 - Writtle Almshouse Charity (reg no. 276582) with three properties.
 - Chelmsford Almshouse Charity (reg no. 210698) with six flats.
 - Brightlingsea Santiago Almshouse Charity (reg no. 218050) with four bungalows and four flats.
- On 29th July 2020 LEAP took over the corporate trusteeship of Ernest Elijah Everitt Trust (reg no. 232586) with four properties in Southend.
- On 1st September 2020 LEAP took over the corporate trusteeship of Mary Dains Charity (reg no. 234313) with six properties in Trimley St Mary, near Felixstowe in Suffolk.
- On 31st December 2021 LEAP took over corporate trusteeship of the Fullers Almshouse Charity (reg no. 213703) with no properties but a considerable fund to provide new almshouses in the Stansted Mountfitchet area.
- On 1st July 2022 LEAP took over the corporate trusteeship of Sir William Petrie's Almshouses and Chapel (reg no. 242954) with twelve properties and its own chapel in Ingatestone to allow the previous trustees to retire including Lord Petre, a former Lord Lieutenant of Essex and a descendant of Sir William Petre. This almshouse charity was established in 1557. The Almshouses were originally built at a different site and were rebuilt in their current location in 1840.
- On 2nd October 2023 LEAP took on the management of the Chelmsford United Charities (reg no. 207552) with six properties on Moulsham Street Chelmsford. The Mildmay Almshouses were founded by Thos Mildmay in 1545, rebuilt by William Mildmay in 1758. They are Grade II Listed.

All the above charities, with the exception of Fullers Almshouse Charity have been linked to Legacy East Almshouse Partnership under a uniting direction which took effect from 1 January 2020, with the Copland Almshouse Charity being linked with effect from 1 January 2022, these are aggregated together in these financial statements as restricted funds. Sir William Petrie's Almshouses and Chapel and the Chelmsford United Charities were linked in 2024 and independent financial statements for the year ended 31 December 2023 will be prepared for these charities.

The charities of Priscilla Mansers Fund (registration number 1155672-5), Elizabeth Warners Cottage (registration number 1155672-6) and the Charity of Janet Dowsett (registration number 1155672-13) are also linked to Legacy East Almshouse Partnership. The charities of Priscilla Mansers Fund and Elizabeth Warners Cottage are dormant and have no funds or reserves. The Charity of Janet Dowsett was removed from the Charity Commission register on 22 August 1995.

OBJECTIVES AND ACTIVITIES

Objectives and aims

The objects of the Charity are:

1. To acquire, manage, maintain and develop almshouses and other charitable Trust property for the benefit of people in need of housing;
2. Such other purposes at the trustees' absolute discretion which may be charitable according to the law of England and Wales.

In furtherance of these purposes, the Charity may take over and manage established Permanent Endowment in accordance with the original objects of the Trusts relating to each Permanent Endowment.

Application of Income

The income and property of the Charity must be applied solely towards the promotion of the Charity's objects.

LEGACY EAST ALMSHOUSE PARTNERSHIP

ANNUAL REPORT OF THE TRUSTEES
FOR THE YEAR ENDED 31 DECEMBER 2023

OBJECTIVES AND ACTIVITIES

Significant activities

During the year ended 31 December 2023 the Charity managed seventeen almshouse charities in the area of Essex, Suffolk, Norfolk and Hertfordshire, fourteen of which are linked to this Charity, to provide accommodation to seventy four people in need of housing.

Public benefit

These activities are considered to be for the public benefit and in running the Charity the Trustees have regard for the Charity Commission guidance on public benefit.

LINKED CHARITIES

Legacy East Almshouse Partnership encompasses a number of linked charities that share this Trustees' Report and single set of aggregated financial statements. The linked charities share the same charity number as Legacy East Almshouse Partnership and have the same Trustees.

The active linked charities, their objectives and governing document are as follows:

Brightlingsea Santiago Almshouse Charity – charity number 1155672-1

The Charity is governed in accordance with a Scheme sealed by the Charity Commission on 24 August 1998 as amended by a further Scheme dated 4 October 2006.

The object of the Charity is the provision and maintenance of eight almshouse properties for beneficiaries in Brightlingsea, Essex

The beneficial groups that the Charity aims to assist, under the terms of the Charity Scheme, are as follows:

1. The residents of six of the almshouses shall be poor people resident in the Parish of Brightlingsea who either;
 - a. have learning disabilities, or
 - b. are elderly.
2. The residents of two of the almshouses shall be poor women who (except in special cases to be approved by the Charity Commission) are resident in the Parish of Brightlingsea, with preference for widows of seamen. If on occurrence of a vacancy in either of the said two almshouses there is no such applicant the vacancy may be filled by a person described in the first beneficial class.

Chelmsford Almshouse Charity – charity number 1155672-2

The Charity is governed in accordance with a Scheme sealed by the Charity Commission on 19 September 1974 as amended by further Schemes dated 18 October 1994 and 25 November 2008.

The object of the Charity is the provision and maintenance of six almshouse properties for beneficiaries in Chelmsford, Essex.

The beneficial group that the Charity aims to assist, under the terms of the Charity Scheme, are residents who shall (except in special cases to be approved by the Charity Commission) be poor persons in the following order of priority:

1. persons who attend or until prevented by infirmity or illness attended either;
 - a. Christ Church United Reformed Church, New London Road, Chelmsford, or
 - b. any non-conformist church or chapel in Chelmsford.
2. inhabitants of Chelmsford.

Dr West Memorial Home – charity number 1155672-3

The Charity is governed in accordance with a Scheme sealed by the Charity Commission on 9 August 1976.

The object of the Charity is the provision and maintenance of one almshouse property for beneficiaries in Hoddesdon, Hertfordshire.

The beneficial group that the Charity aims to assist, under the terms of the Charity Scheme, are aged persons living in Hoddesdon who the Trustees shall consider to be the most deserving objects of the Charity, such residents may be of either sex but with a preference for a married couple.

Hoddesdon Cottages for the Aged Poor – charity number 1155672-4

The Charity is governed in accordance with a Scheme sealed by the Charity Commission on 27 April 1971 with a further Scheme amendment dated 30 April 1996.

The object of the Charity is the provision and maintenance of four almshouse properties for beneficiaries in Hoddesdon, Hertfordshire.

The beneficial group that the Charity aims to assist, under the terms of the Charity Scheme, are aged persons living in Hoddesdon, such residents may be of either sex but with a preference for married couples.

LEGACY EAST ALMSHOUSE PARTNERSHIP

ANNUAL REPORT OF THE TRUSTEES
FOR THE YEAR ENDED 31 DECEMBER 2023

LINKED CHARITIES (continued)

Miss Rutland's Almshouse Charity – charity number 1155672-7

The Charity is governed in accordance with a Scheme sealed by the Charity Commission on 17 January 1979 with a further Scheme amendment dated 10 December 1996.

The objects of the Charity is the provision and maintenance of four almshouse properties for beneficiaries in Hempstead, Essex.

The beneficial group that the Charity aims to assist, under the terms of the Charity Scheme, are aged persons who are poor, invalid or infirm and are resident in the parish of Hempstead, Essex. If there is no suitably qualified applicant, a person resident in an adjoining parish who is otherwise duly qualified may be considered.

Nethaniah Home – charity number 1155672-8

The Charity is governed in accordance with a Scheme sealed by the Charity Commission on 6 March 1953 with a further Scheme amendments dated 17 June 1960, 11 July 1977 and 28 July 1998.

The object of the Charity is the provision and maintenance of four almshouse properties for beneficiaries in Ipswich, Suffolk.

The beneficial group that the Charity aims to assist, under the terms of the Charity Scheme, are deserving persons of either sex from Ipswich and being also either aged persons or persons completely and permanently physically disabled. Two beneficiaries shall be parishioners and communicants at the Parish Church of the Ecclesiastical Parish called the United Parish of St Mary Stoke with St Peter and St Mary Quay, Ipswich and shall be nominated by the Rector of the said ecclesiastical parish. The remaining beneficiaries shall be persons of any denomination but preference shall be given to members of the Church or Congregation of the Stoke Green Baptist Chapel at Ipswich.

Loughton Almshouse Charity – charity number 1155672-9

The Charity is governed in accordance with a Scheme sealed by the Charity Commission dated 14 October 1981.

The objects of the Charity is the provision and maintenance of four almshouse properties for beneficiaries in Loughton, Essex.

The beneficial group that the Charity aims to assist, under the terms of the Charity Scheme, are poor persons who are inhabitants of the ancient parish of Loughton, Essex.

Sprowston War Memorial Trust – charity number 1155672-10

The Charity is governed in accordance with a Scheme sealed by the Charity Commission on 21 July 1986 with a further Scheme amendment dated 12 March 1996.

The object of the Charity is the provision and maintenance of two almshouse properties for beneficiaries in Sprowston, Norfolk.

The beneficial group that the Charity aims to assist, under the terms of the Charity Scheme, except under special circumstances to be approved by the Charity Commission, shall be residents who qualify in the following classes and in the following order of priority:

- Aged relatives of men who were resident in the Ecclesiastical Parish of St Mary and St Margaret with St Cuthbert, Sprowston and were killed or died while serving in the armed forces during the Great War of 1914 to 1918;
- Men resident in the said Ecclesiastical Parish who served in the armed forces during the said war;
- Poor persons resident in the said Ecclesiastical Parish;
- Poor persons resident in the Diocese of Norwich, Norfolk.

John Gilders and Maskell Almshouses Charity – charity number 1155672-11

The Charity is governed in accordance with a Scheme sealed by the Charity Commission on 26 February 1998.

The object of the Charity is the provision and maintenance of four almshouse properties for beneficiaries in Clacton, Essex.

The beneficial group the Charity aims to assist under the terms of the Charity Scheme are poor persons of good character who have been resident in the former urban district of Clacton, Essex for a period of not less than two years preceding the time of their appointment. Preference shall be given to persons who have been resident in the former parish of Great Clacton.

Springfield Green Almshouses – charity number 1155672-12

The Charity is governed in accordance with a Scheme sealed by the Charity Commission on 22 October 1976 with a further Scheme amendment dated 19 July 2018.

The objects of the Charity is the provision and maintenance of two almshouse properties for beneficiaries in Springfield, Essex.

The beneficial group that the Charity aims to assist, under the terms of the Charity Scheme, are poor widows or spinsters of good character who are not less than 55 years of age being members of any Protestant denomination and who are born in the area of the Ecclesiastical Parish of All Saints, Springfield as constituted on the 19 February 1916 or (except in special cases to be approved by the Charity Commission) have resided in the said area for not less than six months next preceding the time of appointment with preference given to persons qualified as aforesaid who are members of the Church of England.

LEGACY EAST ALMSHOUSE PARTNERSHIP

ANNUAL REPORT OF THE TRUSTEES
FOR THE YEAR ENDED 31 DECEMBER 2023

LINKED CHARITIES (continued)

Writtle Almshouse Charity – charity number 1155672-14

The Charity is governed in accordance with a Scheme sealed by the Charity Commission on 14 January 1977 with a further Scheme amendment dated 4 October 2006.

The object of the Charity is the provision and maintenance of three almshouse properties for beneficiaries in Writtle, Essex.

The beneficial group that the Charity aims to assist, under the terms of the Charity Scheme, are persons in need who (except in special cases to be approved by the Charity Commission) are resident in the area of the Ancient Parish of Writtle at the time of appointment.

Ernest Elijah Everitt Trust – charity number 1155672-15

The Charity is governed in accordance with a conveyance dated 9 December 1957.

The object of the Charity is the provision and maintenance of four almshouse properties for beneficiaries in Southend, Essex.

The beneficial group that the Charity aims to assist, under the terms of the Charity Scheme, are aged and needy persons connected with the Union of Evangelical Churches or other Free Church body residing in the county borough of Southend-on-Sea.

Mary Dains Cottages – charity number 1155672-16

The Charity is governed in accordance with a Scheme sealed by the Charity Commission on 23 January 1961 with a further Scheme amendment dated 22 March 1989.

The objects of the Charity is the provision and maintenance of six almshouse properties for beneficiaries in Trimley St Mary, Suffolk.

The beneficial group that the Charity aims to assist, under the terms of the Charity Scheme, are poor persons of good character resident in the area of benefit with a preference for:

- (a) persons qualified as above and belonging to a non-conformist denomination;
- (b) persons who are resident in the parishes of Falkenham, Kirton, Trimley St. Martin and Trimley St. Mary.

Copland Almshouse Charity – charity number 1155672-17

The Charity is governed in accordance with a Scheme sealed by the Charity Commission on 24 August 1979 as varied by a with a further Scheme amendment dated 4 October 2006.

The object of the Charity is the provision and maintenance of four almshouse properties in Broomfield, Essex.

The beneficial group that the Charity aims to assist, under the terms of the Charity Scheme, are poor persons who (except in special cases to be approved by the Charity Commission) are resident in the area of the Parish of Broomfield at the time of appointment.

ACHIEVEMENT AND PERFORMANCE

The Trustee Body: A full meeting of trustees was held four times in 2023 to review and confirm all actions which had taken place in the preceding quarter as well as to consider and decide on future strategy and actions. These meetings were all held in person at a village hall in Copford, near Colchester.

Policies were kept under constant review including that of delegated authorities to the Clerk and to the four members of the Property sub-committee to ensure the efficient running of all the seventeen charities under LEAP, involving seventy four properties.

One new Trustee was appointed.

Throughout the year there was almost daily contact between the Chairman and the Clerk by email, and often involving other trustees as a means of ensuring that decisions are made in a timely and prompt manner.

Almshouse Residents

One new beneficiary was appointed at Springfield Green Almshouses, one at Nethaniah Home, one at Brightlingsea Santiago Almshouse Charity, one at Copland Almshouse Charity, one at Ernest Elijah Everitt Trust and one at Mary Dains Cottages in 2023.

Repayment plans were put in place for five residents who had got behind with their weekly Maintenance Contributions (the equivalent of rent) caused by the Covid pandemic. These arrears will be paid off gradually over time.

LEGACY EAST ALMSHOUSE PARTNERSHIP

ANNUAL REPORT OF THE TRUSTEES FOR THE YEAR ENDED 31 DECEMBER 2023

ACHIEVEMENT AND PERFORMANCE (continued)

Almshouse Properties

In addition to routine property management and maintenance issues which arose during the year, the trustees initiated and managed several projects including:

- Refurbishment of an almshouse at Nethaniah Home was completed. A refurbishment at Sproston War Memorial Trust was commissioned and completed in 2024.
- Redecoration was carried out at one almshouse at Springfield Green Almshouses, one at Brightlingsea Santiago Almshouse Charity and two at Mary Dains Cottages.
- The project to substantially improve the appearance of the outside area at Miss Rutland's Almshouse Charity at Hempstead, started in 2021, completed in 2023.
- Rear doors to Copland Almshouses were replaced.
- Replacement Fire Doors to all flats at Roman House, Chelmsford Almshouse Charity, were commissioned.
- Periodic Electrical Inspections were carried out where due and all remedial works undertaken.
- Linked Loft Smoke alarms were fitted to Mary Dains Cottages.
- Secondary Glazing was fitted at Mary Dains Cottages.
- Fire Safety Surveys were conducted at Brightlingsea Santiago Almshouse Charity Roman House flats, Chelmsford Almshouse Charity.

Conclusion: Finally, as Chairman, I should like to record my thanks especially to the Clerk, Clare Heyes, who has once again continued to work hard throughout 2023; to Vice- Chairman, Ian Dudley for his help and support throughout the year, and a big thank you to all of the trustees for their commitment and dedication in managing all seventeen charities and successfully providing seventy four homes to residents.

FINANCIAL REVIEW

Financial Position

The Charity's financial position is as set out in the Balance Sheet on page 11 and is considered satisfactory.

Reserves Policy

The Charity's policy on reserves is to maintain sufficient reserves to enable the Charity to continue to achieve its principal objectives.

FUTURE PLANS

LEAP has established maintenance funds for the proper management of the properties going forward for all of the charities under its management.

LEAP will ensure there are due processes in place with regard to the welfare of the resident(s) by signposting them to care and support services should they request it.

Trustees are investigating the possibility of providing a further almshouse on land owned at the Writtle Almshouse Charity.

Trustees are looking to provide car parking at Copland Almshouse Charity.

The trustees remain keen to see that the funds in the Fullers Almshouse Charity be used in the acquisition of almshouse properties in the Stansted Mountfitchet area. We remain in contact with Councillors of the Parish Council about opportunities to use this money for the benefit of residents in that area.

STRUCTURE, GOVERNANCE AND MANAGEMENT

Governing Document

Legacy East Almshouse Partnership is governed in accordance with a constitution dated 11 December 2013.

Methods adopted for recruitment and appointment of Trustees

The Trustees are appointed through co-option by existing Trustees and who need to have experience of managing almshouses and almshouse charities or who can offer expertise of benefit to almshouse charities. As vacancies for Trustees arise applications are sought from potential candidates known to the Trustees and other suitable local people. Applicants are then considered by the Trustees and appointments made by resolution of the Trustees.

LEGACY EAST ALMSHOUSE PARTNERSHIP

ANNUAL REPORT OF THE TRUSTEES
FOR THE YEAR ENDED 31 DECEMBER 2023

STRUCTURE, GOVERNANCE AND MANAGEMENT (continued)

Policies and Procedures adopted for the induction and training of Trustees

New Trustees are briefed by the Chairman and the Clerk on the history and activities of the Charity. They are provided with a copy of the Charity Commission publication "The Essential Trustee" detailing their responsibilities and providing guidance on being a Trustee. New Trustees are provided with a copy of the Charity Scheme and the latest accounts.

Organisational Structure of the Charity

Day to day administration of the Charity is carried out by the Clerk who reports to the Trustees. In addition, the Clerk maintains a good working relationship with Melissa Hill, a clerk of another almshouse charity, such that if she needs some help of whatever sort, she has someone she can rely on for that support.

Related Parties

Legacy East Almshouse Partnership acts as corporate trustee for seventeen almshouse charities, these are Dr West Memorial Home, Hoddessdon Cottage Homes for the Aged Poor, Miss Rutland's Almshouses, Nethaniah Home, Loughton Almshouse Charity, Sprowston War Memorial Trust, John Gilders & Maskell Almshouse Charity, Springfield Green Almshouses, Writtle Almshouse Charity, Copland Almshouse Charity, Brightlingsea Santiago Almshouse Charity, Chelmsford Almshouse Charity, Ernest Elijah Everitt Trust, Mary Dains Cottages, Fullers Almshouse Charity, Sir William Petrie's Almshouses and Chapel and Chelmsford United Charities (as from 1st October 2023). The Clerk to the Charity is also Clerk to other almshouse charities.

Statement of Major Risks

As an integral part of their management policy the Trustees maintain regular checks on risk factors which may adversely affect the Charity.

Through the employment of professional advisors the Trustees seek to ensure that all of the Charity's management and decision making processes take full account of, and comply with, relevant legislation and regulatory controls.

REFERENCE AND ADMINISTRATIVE DETAILS

Charity Name:	Legacy East Almshouse Partnership
Other Names:	LEAP
Charity Registered Number:	1155672
Address of Principal Office:	Newbridge Hill, West Bergholt, Essex, CO6 3ER

Trustees:

The Trustees who served during the year and to the date of this report were:

Peter Hill	Chairman
Ian Dudley	Vice Chairman
Christopher Andrews	
Diana Hoy	
Robert Neve	
Manda O'Connell	
Adam Edwards	
Kevin Dale	
Mark Westall	Appointed 16 February 2024

Clerk to the Charity:	Mrs Clare Heyes, 18 Newbridge Hill, West Bergholt, Essex, CO6 3ER 07803 908686
------------------------------	---

Auditors:	Haines Watts, Town Wall House, 4 Balkerne Hill, Colchester, Essex, CO3 3AD
------------------	--

Bankers:	The Co-operative Bank, Delf House, Southway, Skelmersdale, WN8 6WT
-----------------	--

LEGACY EAST ALMSHOUSE PARTNERSHIP
ANNUAL REPORT OF THE TRUSTEES
FOR THE YEAR ENDED 31 DECEMBER 2023

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 and Wales requires the Trustees to prepare financial statements for each financial year which give a true and fair view 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 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 and statements of recommended practice have been followed, subject to any material departures disclosed and explained in the financial statements; and
- Prepare the financial statements on the going concern basis unless it is inappropriate to presume that the charity will continue in operation.

The Trustees are responsible for keeping proper accounting records that disclose with reasonable accuracy at any time the financial position of the charity and which enable them to ensure that the financial statements comply with the Charities Act 2011, the Charities (Accounts and Reports) Regulations 2008 and the provisions of the Trust Deed.

The Trustees are also responsible for safeguarding the assets of the charity and, hence, for taking reasonable steps for the prevention and detection of fraud and other irregularities.

The Trustees are responsible for the maintenance and integrity of the Charity and financial information included on the Charity Commissions website. Legislation in the United Kingdom governing the preparation and dissemination of financial statements may differ from legislation in other jurisdictions.

Approved by the Trustees on: 16 August 2024
.....

and signed on their behalf by: Peter Hill
.....
Trustee

**INDEPENDENT AUDITOR'S REPORT
TO THE TRUSTEES OF LEGACY EAST ALMSHOUSE PARTNERSHIP
FOR THE YEAR ENDED 31 DECEMBER 2023**

OPINION

We have audited the financial statements of Legacy East Almshouse Partnership for the year ended 31 December 2023 which comprise the Statement of Financial Activities, the Balance Sheet and notes to the financial statements, including a summary of significant accounting policies. The financial reporting framework that has been applied in their preparation is applicable law and United Kingdom Accounting Standards, including FRS 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 31 December 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) (ISA's (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 United Kingdom, including the Financial Reporting Council'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 ISA's (UK) require us to report to you where:

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

OTHER INFORMATION

The Trustees are responsible for the other information. The other information comprises the information included in the Trustees 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.

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 in 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.

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 financial statements is inconsistent in any material respect with the trustees' report; or
- sufficient accounting records have not been kept;
- the financial statements are not in agreement with the accounting records and returns; or
- we have not obtained all the information and explanations necessary for the purposes of our audit.

**INDEPENDENT AUDITOR'S REPORT
TO THE TRUSTEES OF LEGACY EAST ALMSHOUSE PARTNERSHIP
FOR THE YEAR ENDED 31 DECEMBER 2023**

RESPONSIBILITIES OF TRUSTEES

As explained more fully in the Trustees' Responsibilities Statement on page 6, the trustees are responsible for the preparation of 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 Charity's ability to continue as a going concern, disclosing, as applicable, matters related to going concern and using the going concern basis of accounting unless the trustees either intends to liquidate the Charity or to cease operations, or have no realistic alternative but to do so.

AUDITOR'S RESPONSIBILITIES FOR THE AUDIT OF THE FINANCIAL STATEMENTS

We have been appointed as auditor under section 145 of the Charities Act 2011 and report in accordance with regulations made under section 154 of 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 auditor's 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 extent to which our procedures are capable of detecting irregularities, including fraud is detailed below:

- We considered the risk of fraud through management override and in response, we incorporated testing of manual journal entries into our audit approach throughout the financial year.
- We also considered the risk of fraud through assumptions and judgements used within accounting estimates and in response, reviewed and scrutinised these estimates in order to detect possible management bias.
- We also considered the risk of fraud associated with the preparation of the financial statements and in response, tested the disclosures prepared against relevant supporting documentation.

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 auditor's report.

USE OF OUR REPORT

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

Haines Watts

**HAINES WATTS
STATUTORY AUDITORS**

Town Wall House
Balkerne Hill
Colchester
Essex CO3 3AD

20 August 2024

Haines Watts is eligible to act as an auditor in terms of section 1212 of the Companies Act 2006.

LEGACY EAST ALMSHOUSE PARTNERSHIP

STATEMENT OF FINANCIAL ACTIVITIES
FOR THE YEAR ENDED 31 DECEMBER 2023

		<u>Unrestricted Funds</u>		<u>Restricted Fund</u>		<u>Total</u>	
		<u>(Legacy East</u>		<u>(Linked Charities)</u>		<u>(Combined)</u>	
	<u>Notes</u>	<u>2023</u>	<u>2022</u>	<u>2023</u>	<u>2022</u>	<u>2023</u>	<u>2022</u>
		<u>£</u>	<u>£</u>	<u>£</u>	<u>£</u>	<u>£</u>	<u>£</u>
INCOME AND ENDOWMENTS FROM:							
Charitable Activities	3	59,925	50,400	367,583	345,858	427,508	396,258
Investment Income	4	4,833	1,019	17,479	4,492	22,312	5,511
Other Income – Fee for Research Project		630	-	-	-	630	-
TOTAL		65,388	51,419	385,062	350,350	450,450	401,769
EXPENDITURE ON:							
Charitable Activities	5	35,539	30,529	187,281	191,312	222,820	221,841
TOTAL		35,539	30,529	187,281	191,312	222,820	221,841
NET		29,849	20,890	197,781	159,038	227,630	179,928
NET GAINS/(LOSSES) ON INVESTMENTS	9	-	-	69,727	(3,485)	69,727	(3,485)
NET INCOME		29,849	20,890	267,508	155,553	297,357	176,443
TRANSFERS BETWEEN FUNDS		-	-	-	-	-	-
OTHER RECOGNISED GAINS/(LOSSES)							
Gain on Revaluation of Housing Properties	8	-	-	702,428	967,335	702,428	967,335
NET MOVEMENT IN FUNDS		29,849	20,890	969,936	1,122,888	999,785	1,143,778
RECONCILIATION OF FUNDS:							
Total Funds Brought Forward		99,141	78,251	8,728,779	7,140,644	8,827,920	7,218,895
Introduce Copland Almshouse Charity Funds as at 1 January 2022	1	-	-	-	465,247	-	465,247
Total Funds Carried Forward		128,990	99,141	9,698,715	8,728,779	9,827,705	8,827,920

All incoming resources and resources expended derive from continuing activities.

LEGACY EAST ALMSHOUSE PARTNERSHIP

BALANCE SHEET
AS AT 31 DECEMBER 2023

		<u>Unrestricted Funds</u> <u>(Legacy East</u> <u>Almshouse Partnership)</u>		<u>Restricted Fund</u> <u>(Linked Charities)</u>		<u>Total</u> <u>(Combined)</u>	
	<u>Notes</u>	<u>2023</u> <u>£</u>	<u>2022</u> <u>£</u>	<u>2023</u> <u>£</u>	<u>2022</u> <u>£</u>	<u>2023</u> <u>£</u>	<u>2022</u> <u>£</u>
FIXED ASSETS							
Tangible Fixed Assets	8	-	-	8,120,348	7,417,920	8,120,348	7,417,920
Investments	9	-	-	1,170,492	993,265	1,170,492	993,265
		-	-	9,290,840	8,411,185	9,290,840	8,411,185
CURRENT ASSETS							
Debtors and Prepayments	10	19,465	31,764	130,032	150,819	149,497	182,583
Cash at Bank and in Hand	11	258,006	207,043	439,122	353,970	697,128	561,013
		277,471	238,807	569,154	504,789	846,625	743,596
CREDITORS: Amounts falling due with one year	12	148,481	139,666	68,000	80,475	216,481	220,141
NET CURRENT ASSETS		128,990	99,141	501,154	424,314	630,144	523,455
TOTAL ASSETS LESS CURRENT LIABILITIES		128,990	99,141	9,791,994	8,835,499	9,920,984	8,934,640
CREDITORS: Amounts falling due after more than one year	13	-	-	93,279	106,720	93,279	106,720
NET ASSETS	15	128,990	99,141	9,698,715	8,728,779	9,827,705	8,827,920
CAPITAL AND RESERVES							
Restricted Funds		-	-	9,698,715	8,728,779	9,698,715	8,728,779
Unrestricted Funds		128,990	99,141	-	-	128,990	99,141
		128,990	99,141	9,698,715	8,728,779	9,827,705	8,827,920

	)	
	)	
Peter Hill	)	
.....	)	
	)	TRUSTEES
	)	
	)	
Ian Dudley	)	
.....	)	

These accounts were approved by the Trustees on 16 August 2024

LEGACY EAST ALMSHOUSE PARTNERSHIP**CASH FLOW STATEMENT
FOR THE YEAR ENDED 31 DECEMBER 2023**

	Unrestricted Funds		Restricted Funds		Total	
	(Legacy East Almshouse Partnership)		(Linked Charities)		(Combined)	
	2023	2022	2023	2022	2023	2022
	£	£	£	£	£	£
NET CASH FLOW FROM OPERATING ACTIVITIES						
Net Movement in Funds	29,849	20,890	969,936	1,122,888	999,785	1,143,778
Gain on Revaluation of Housing Properties	-	-	(702,428)	(967,335)	(702,428)	(967,335)
(Gains)/Losses on Investments	-	-	(69,727)	3,486	(69,727)	3,486
Dividends from Investments and Interest	(4,833)	(1,019)	(17,479)	(4,492)	(22,312)	(5,511)
Decrease/(Increase) in Debtors	12,299	(4,898)	20,787	(13,588)	33,086	(18,486)
(Decrease)/Increase in Creditors (exc. Loans)	8,815	17,907	(12,475)	(5,418)	(3,660)	12,489
Cash Provided by/(Used) by Operating Activities	46,130	32,880	188,614	135,541	234,744	168,421
CASH FLOW FROM INVESTING ACTIVITIES						
Dividends from Investments and Interest	4,833	1,019	17,479	4,492	22,312	5,511
Purchase of Investments	-	-	(107,500)	(40,000)	(107,500)	(40,000)
Proceeds from Sale of Investments	-	-	-	-	-	-
Cash Provided by/(Used) by Investing Activities	4,833	1,019	(90,021)	(35,508)	(85,188)	(34,489)
CASH FLOW FROM FINANCING ACTIVITIES						
Repayment of Loans	-	-	(13,441)	(31,941)	(13,441)	(31,941)
Cash Used by Financing Activities	-	-	(13,441)	(31,941)	(13,441)	(31,941)
INCREASE/(DECREASE) IN CASH AND CASH EQUIVALENTS	50,963	33,899	85,152	68,092	136,115	101,991
CASH AND CASH EQUIVALENTS AT THE BEGINNING OF THE YEAR	207,043	173,144	353,970	262,275	561,013	435,419
INTRODUCE COPLAND ALMSHOUSE CHARITY AS AT 1 JANUARY 2022 (NOTE 1)	-	-	-	23,603	-	23,603
CASH AND CASH EQUIVALENTS AT THE END OF THE YEAR	258,006	207,043	439,122	353,970	697,128	561,013

The cash and cash equivalents of the Linked Charities are as follows:

	2023	2022
	£	£
Brightlingsea Santiago Almshouse Charity	78,508	75,212
Chelmsford Almshouse Charity	26,545	20,604
Dr West Memorial Home	7,899	5,615
Hoddesdon Home for the Aged Poor	5,072	-
Miss Rutland's Almshouses	37,743	26,507
Nethaniah Home	1,015	-
Loughton Almshouse Charity	39,921	38,245
Sprowston War Memorial Trust	1,014	-
John Gilders and Maskell Almshouse Charity	21,427	10,875
Springfield Green Almshouses	24,661	23,626
Writtle Almshouses	38,072	36,474
Ernest Elijah Everitt Trust	89,619	85,856
Mary Dains Cottages	34,618	4,216
Copland Almshouse Charity	33,008	26,740
	439,122	353,970

LEGACY EAST ALMSHOUSE PARTNERSHIP

NOTES TO THE FINANCIAL STATEMENTS FOR THE YEAR ENDED 31 DECEMBER 2023

1. INTRODUCTION

Legacy East Almshouse Partnership acts as corporate trustee for seventeen almshouse charities, these are Brightlingsea Almshouse Charity, Chelmsford Almshouse Charity, Dr West Memorial Home, Hoddesdon Cottage Homes for the Aged Poor, Miss Rutland's Almshouses, Nethaniah Home, Loughton Almshouse Charity, Sprowston War Memorial Trust, John Gilders & Maskell Almshouse Charity, Springfield Green Almshouses, Writtle Almshouse Charity, Ernest Elijah Everitt Trust, Mary Dains Cottages, Copland Almshouse Charity, Fullers Almshouse Charity, Sir William Petrie's Almshouses and Chapel and Chelmsford United Charities.

All the above charities, with the exception of Fullers Almshouse Charity, Sir William Petrie's Almshouses and Chapel and Chelmsford United Charities, have been linked to Legacy East Almshouse Partnership under a uniting direction, this took effect from 1 January 2020 with Copland Almshouse Charity being linked with effect from 1 January 2022.

Legacy East Almshouse Partnership is the reporting charity and these financial statements are the aggregation for itself and all of the other linked charities. Legacy East Almshouse Partnership is disclosed as an unrestricted fund with the Linked Charities being restricted funds and the total amounts being a combination of endowment, unrestricted and restricted funds.

Copland Almshouse Charity was linked with effect from 1 January 2022, the assets, liabilities and funds as at 31 December 2022 have been introduced as at 1 January 2022.

2. ACCOUNTING POLICIES

The following accounting policies have been used consistently in dealing with items which are considered material in relation to the Charity's accounts.

a) General Information and Basis of Accounting

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

The accounts have been prepared in accordance with Accounting and Reporting by Charities: Statement of Recommended Practice (SORP) applicable to charities preparing their accounts in accordance with the Financial Reporting Standard applicable in the UK and Republic of Ireland issued in October 2019, the Financial Reporting Standard applicable in the United Kingdom and Republic of Ireland (FRS 102), the Charities Act 2011, and UK Generally Accepted Accounting Practice.

The accounts are prepared using the historical cost accounting rules except that that freehold properties are included at valuation and investments are included at their market value.

Component Accounting is not applied since the replacement of those components of the property which have a shorter useful life than the main structure is not capitalised but written off as incurred to the General Fund or the Extraordinary Repair Fund.

b) Fund Accounting

Restricted funds are funds received by the Charity for a specific purpose and can only be used for that purpose. Unrestricted funds are available to spend on activities that further any of the purposes of Charity. Designated funds are unrestricted funds of the charity which the trustees have decided at their discretion to set aside to use for a specific purpose.

c) Going Concern

The accounts are prepared on a going concern basis as there are no material uncertainties about the Charity's ability to continue.

d) Income

Income is recognised when the Charity has entitlement to the funds, any performance conditions attached to the item(s) of income have been met, it is probable that the income will be received and the amount can be measured reliably.

Income from government and other grants, whether 'capital' grants or 'revenue' grants, is recognised when the Charity has entitlement to the funds, any performance conditions attached to the grants have been met, it is probable that the income will be received and the amount can be measured reliably and is not deferred.

For legacies, entitlement is taken as the earlier of the date on which either: the Charity is aware that probate has been granted, the estate has been finalised and notification has been made by the executor(s) to the Charity that a distribution will be made, or when a distribution is received from the estate.

Donations and other voluntary income are reflected in the accounts for the period in which they are received. Donations in kind are recognised by the Charity when received except in the case of services provided free or at undervalue by voluntary staff or others which are not reflected in the accounts.

LEGACY EAST ALMSHOUSE PARTNERSHIP

NOTES TO THE FINANCIAL STATEMENTS
FOR THE YEAR ENDED 31 DECEMBER 2023

2. ACCOUNTING POLICIES (CONTINUED)

e) Interest Received

Interest on funds held on deposit is included when receivable and the amount can be measured reliably by the Charity; this is normally upon notification of the interest paid or payable by the Bank.

f) Expenditure

Expenditure is recognised once there is a legal or constructive obligation to make a payment to a third party, it is probable that settlement will be required and the amount of the obligation can be measured reliably.

g) Repairs and Maintenance of Properties

The charges in the Statement of Financial Activities in respect of Cyclical Maintenance and Extraordinary Repairs reflect the Trustees' constant concern to keep the properties in good condition and are in accordance with the Almshouse Associations' recommendation that Almshouse Charities should set aside each year specific sums in this respect. Transfers are made from the General Fund each year to the Extraordinary Repair Fund to cover extraordinary repairs as they arise and to the Cyclical Maintenance Fund to cover repairs which arise on a cyclical basis.

h) Support Costs

The Charity's governance costs are allocated entirely to the Almshouse Costs since support costs relating to other activities are considered immaterial.

i) Tangible Fixed Assets

Housing Properties

The housing properties are included in the accounts at their insurance value. Additions after each revaluation are included at cost until a further revaluation.

The housing properties are not depreciated as revaluations are performed with sufficient regularity to ensure that the carrying amounts are not materially misstated.

The cost of refurbishment and improvements to the existing property are written off to the Revenue Reserve as incurred. Any major improvements or extensions to the property are capitalised.

j) Investments

Investments are shown on the Balance Sheet at their market value. Changes in market values during an accounting period are reflected in the accounts as unrealised gains or losses. Upon disposal of an investment the difference between original cost and disposal proceeds is reflected in the accounts as a realised gain or loss and an adjustment is made to unrealised gains or losses to reverse unrealised movements in value in earlier years.

k) Debtors

Contributions and other debtors are recognised at the settlement amount due. Prepayments are valued at the amount prepaid net of any discounts due.

l) Cash at Bank

Cash at bank and cash in hand includes cash and short term highly liquid investments with a short maturity of three months or less from the date of acquisition or opening of the deposit or similar account.

m) Creditors and Provisions

Creditors and provisions are recognised where the Charity has a present obligation resulting from a past event that will probably result in the transfer of funds to a third party and the amount due to settle the obligation can be measured or estimated reliably. Creditors and provisions are normally recognised at their settlement amount.

n) Taxation

The Charity is exempt from tax on its charitable activities.

LEGACY EAST ALMSHOUSE PARTNERSHIP**NOTES TO THE FINANCIAL STATEMENTS
FOR THE YEAR ENDED 31 DECEMBER 2023****3. INCOME FROM CHARITABLE ACTIVITIES**

	Unrestricted Funds		Restricted Funds		Total	
	Legacy East		Linked Charities		Combined	
	Almshouse Partnership					
	2023	2022	2023	2022	2023	2022
	£	£	£	£	£	£
Almshouse Management						
Management and Administration Fees	59,925	50,400	-	-	59,925	50,400
	59,925	50,400	-	-	59,925	50,400
Almshouse Income						
Contributions Due	-	-	377,414	351,728	377,414	351,728
Losses from Voids	-	-	(9,831)	(5,870)	(9,831)	(5,870)
	-	-	367,583	345,858	367,583	345,858
	59,925	50,400	367,583	345,858	427,508	396,258

4. INVESTMENT INCOME

	Unrestricted Funds		Restricted Funds		Total	
	Legacy East		Linked Charities		Combined	
	Almshouse Partnership					
	2023	2022	2023	2022	2023	2022
	£	£	£	£	£	£
Dividends Receivable from Listed Investments	-	-	345	334	345	334
Bank Deposit Account Interest Receivable	4,833	1,019	17,134	4,158	21,967	5,177
	4,833	1,019	17,479	4,492	22,312	5,511

5. EXPENDITURE ON CHARITABLE ACTIVITIES

	Unrestricted Funds		Restricted Funds		Total	
	Legacy East		Linked Charities		Combined	
	Almshouse Partnership					
	2023	2022	2023	2022	2023	2022
	£	£	£	£	£	£
Almshouse Management Operating Costs						
Clerks Fees and Expenses	32,775	27,900	-	-	32,775	27,900
Auditor's Remuneration	1,482	1,602	-	-	1,482	1,602
Trustees' Expenses	234	25	-	-	234	25
Sundry Expenses	551	575	-	-	551	575
Subscription	461	427	-	-	461	427
Bank Charges	36	-	-	-	36	-
	35,539	30,529	-	-	35,539	30,529
Almshouse Costs						
Vacant Property Costs	-	-	368	586	368	586
Water Charges	-	-	1,416	1,400	1,416	1,400
Light and Heat	-	-	19,890	17,296	19,890	17,296
Insurance	-	-	9,175	8,676	9,175	8,676
Repairs and Renewals	-	-	31,210	33,942	31,210	33,942
Extraordinary Repairs	-	-	34,019	41,565	34,019	41,565
Cyclical Repairs	-	-	5,386	4,751	5,386	4,751
Gardening	-	-	12,167	12,158	12,167	12,158
Cleaning	-	-	1,166	1,272	1,166	1,272
Bad Debts	-	-	371	311	371	311
Sundry Expenses	-	-	249	382	249	382
Housing Loan Interest	-	-	1,544	2,949	1,544	2,949
	-	-	116,961	125,288	116,961	125,288
Support Costs – Governance Costs						
Administration Fees	-	-	47,600	44,800	47,600	44,800
Auditor's Remuneration	-	-	21,840	20,082	21,840	20,082
Trustees' Expenses	-	-	230	-	230	-
Legal and Professional Fees	-	-	650	996	650	996
Almshouse Association Subscriptions	-	-	-	146	-	146
	-	-	187,281	191,312	187,281	191,312
	35,539	30,529	187,281	191,312	222,820	221,841

LEGACY EAST ALMSHOUSE PARTNERSHIP**NOTES TO THE FINANCIAL STATEMENTS
FOR THE YEAR ENDED 31 DECEMBER 2023****6. NET INCOME/(EXPENDITURE) FOR THE YEAR**

	<u>Unrestricted Funds</u>		<u>Restricted Funds</u>		<u>Total</u>	
	<u>Legacy East</u>		<u>Linked Charities</u>		<u>Combined</u>	
	<u>2023</u>	<u>2022</u>	<u>2023</u>	<u>2022</u>	<u>2023</u>	<u>2022</u>
	£	£	£	£	£	£
This is stated after charging:						
Auditor's Remuneration:						
Audit Fees	660	540	6,720	5,880	7,380	6,420
Accountancy Fees	822	1,062	15,120	14,202	15,942	15,264
	1,482	1,602	21,840	20,082	23,322	21,684

7. RELATED PARTY TRANSACTIONS AND TRUSTEES REMUNERATION

No trustees were remunerated year ended 31 December 2023 or the year ended 31 December 2022.

Four trustees were reimbursed travelling expenses of £464 during the year ended 31 December 2023, £234 by Legacy East Almshouse Partnership and £230 by Sprowston War Memorial Trust. One trustee was reimbursed travelling expenses of £25 by Legacy East Almshouse Partnership during the year ended 31 December 2022.

Legacy East Almshouse Charity utilised the clerk services of the daughter-in-law of one of the charity trustees, during the year ended 31 December 2023 the clerk was paid fees of £475.

The linked charity of Copland Almshouse Charity utilised the legal services of firm of solicitors in connection with its housing properties, one of the trustees is a partner in the Firm. The fees paid during the year ended 31 December 2023 were £250 and were carried out in the normal course of business on commercial terms.

There were no other related party transactions during the year ended 31 December 2023 or the year ended 31 December 2022.

8. HOUSING PROPERTIES

	<u>Restricted Funds</u>	
	<u>2023</u>	<u>2022</u>
	£	£
COST OR VALUATION		
At beginning of the year	7,417,920	6,024,082
Introduce Copland Almshouse Charity properties as at 1 January 2022	-	426,503
Gain on Revaluation	702,428	967,335
At end of the year	8,120,348	7,417,920
NET BOOK VALUE		
At beginning of the year	7,417,920	6,024,082
At end of the year	8,120,348	7,417,920

The housing properties were revalued during the year ended 31 December 2023 to their insurance reinstatement values.

The cost or valuation as at 31 December 2023 is represented by:

Cost	1,452,842	1,452,842
Accumulated revaluation gains	6,667,506	5,965,078
	8,120,348	7,417,920

LEGACY EAST ALMSHOUSE PARTNERSHIP**NOTES TO THE FINANCIAL STATEMENTS
FOR THE YEAR ENDED 31 DECEMBER 2023****9. INVESTMENTS**

	Restricted Funds Linked Charities	
	2023	2022
	£	£
Listed Investments		
Market value at beginning of the year	993,265	941,609
Introduce Copland Almshouse Charity investments as at 1 January 2022	-	15,141
Additions at cost	107,500	40,000
Revaluation gains/(losses)	69,727	(3,485)
Market value at end of the year	1,170,492	993,265
The cost or valuation as at 31 December 2023 is represented by:		
Cost	841,432	733,932
Accumulated revaluation gains	329,060	259,333
	1,170,492	993,265

10. DEBTORS AND PREPAYMENTS

	Unrestricted Funds Legacy East Almshouse Partnership		Restricted Funds Linked Charities		Total Combined	
	2023	2022	2023	2022	2023	2022
	£	£	£	£	£	£
Linked Charities	14,089	28,570	-	-	14,089	28,570
Contributions in Arrears	-	-	17,643	17,730	17,643	17,729
Other Debtors	4,815	2,513	-	29	4,815	2,542
Legacy East Almshouse Partnership	-	-	102,429	125,124	102,429	125,124
Prepayments and Accrued Income	561	681	9,960	7,936	10,521	8,618
	19,465	31,764	130,032	150,819	149,497	182,583

11. CASH AT BANK AND IN HAND

	Unrestricted Funds Legacy East Almshouse Partnership		Restricted Funds Linked Charities		Total Combined	
	2023	2022	2023	2022	2023	2022
	£	£	£	£	£	£
Co-operative Bank Current Account	127,617	121,147	-	-	127,617	121,147
COIF Deposit Account	130,389	85,896	439,122	353,970	569,511	439,866
	258,006	207,043	439,122	353,970	697,128	561,013

12. CREDITORS: Amounts due within one year

	Unrestricted Funds Legacy East Almshouse Partnership		Restricted Funds Linked Charities		Total Combined	
	2023	2022	2023	2022	2023	2022
	£	£	£	£	£	£
Loans (see note 14)	-	-	13,203	13,066	13,203	13,066
Linked Charities	102,429	125,124	-	-	102,429	125,124
Contributions Received in Advance	-	-	7,298	7,415	7,298	7,415
Other Creditors	42,280	13,426	8,361	8,922	50,641	22,348
Legacy East Almshouse Partnership	-	-	14,089	28,570	14,089	28,570
Accruals and Deferred Income	3,772	1,116	25,049	22,502	28,821	23,618
	148,481	139,666	68,000	80,475	216,481	220,141

LEGACY EAST ALMSHOUSE PARTNERSHIP**NOTES TO THE FINANCIAL STATEMENTS
FOR THE YEAR ENDED 31 DECEMBER 2022****13. CREDITORS: amounts falling due after more than one year**

	<u>Unrestricted Funds</u>		<u>Restricted Funds</u>		<u>Total</u>	
	<u>Legacy East</u>		<u>Linked Charities</u>		<u>Combined</u>	
	<u>Almshouse Partnership</u>					
	<u>2023</u>	<u>2022</u>	<u>2023</u>	<u>2022</u>	<u>2023</u>	<u>2022</u>
	£	£	£	£	£	£
Loans (see note 14)	-	-	93,279	106,720	93,279	106,720

14. LOANS

During the year ended 31 March 2015 the Hoddesdon Cottage Homes for the Aged Poor current account balance owed to Genesis Housing Association Ltd of £84,750 was converted to an interest free loan which is repayable over fifteen years commencing on 1 April 2016.

During the year ended 31 March 2015 Genesis Housing Association Ltd made a loan of £73,232 to Nathaniah Home so that substantial improvements to the housing properties could be carried out. A further loan for £10,000 was advanced during the year ended 31 December 2016. The loan is interest free loan and is repayable over fifteen years commencing on 1 April 2016.

During the year ended 31 December 2007 Sprowston War Memorial Trust borrowed £45,000 from the Charity Bank Ltd. The loan is subject to interest at a fixed rate of 6.5% per annum and is repayable over 25 years. The loan is secured on the housing properties at 104 and 106 North Walsham Road, Norwich.

The loans are repayable in monthly instalments as follows:

	<u>Restricted Funds</u>			
	<u>Linked Charities</u>			
	<u>2023</u>		<u>2022</u>	
	£	£	£	£
In one year or less		13,203		13,066
Between one and two years	13,334		13,188	
Between two and five years	40,870		40,374	
In five years or more	39,075		53,158	
		93,279		106,720
		106,482		119,786

15. ANALYSIS OF NET ASSETS BETWEEN FUNDS

	<u>Fixed Assets</u>		<u>Net Current</u>	
	<u>Freehold</u>	<u>Investments</u>	<u>Assets Less</u>	<u>Total</u>
	<u>Property</u>		<u>Long Term</u>	
	£	£	£	£
Legacy East Almshouse Partnership				
Unrestricted Funds – General Fund	-	-	128,990	128,990
Linked Charities				
Endowment Funds:				
Permanent Endowment Funds	-	37,069	-	37,069
Housing Property Reserves	2,764,738	-	(25,290)	2,739,448
Housing Property Revaluation Reserves	4,986,260	-	-	4,986,260
Restricted Funds:				
Social Housing Grant Funds	369,350	-	-	369,350
Unrestricted Funds:				
Cyclical Maintenance Funds	-	96,563	164,834	261,397
Extraordinary Repair Funds	-	234,044	64,162	298,206
General Funds	-	802,816	204,169	1,006,985
	8,120,348	1,170,492	407,875	9,698,715
	8,120,348	1,170,492	536,865	9,827,705

LEGACY EAST ALMSHOUSE PARTNERSHIP**NOTES TO THE FINANCIAL STATEMENTS**
FOR THE YEAR ENDED 31 DECEMBER 2023**16. FINANCIAL COMMITMENTS**

	<u>Unrestricted Funds</u>		<u>Restricted Funds</u>		<u>Total</u>	
	<u>Legacy East</u>		<u>Linked Charities</u>		<u>Combined</u>	
	<u>2023</u>	<u>2022</u>	<u>2023</u>	<u>2022</u>	<u>2023</u>	<u>2022</u>
	£	£	£	£	£	£
Authorised and Contracted For:						
Ernest Elijah Everitt Trust						
Refurnishment of bungalow one	-	-	-	7,580	-	7,580

17. NON-ADJUSTING POST BALANCE SHEET EVENTS

With effect from the 1 January 2024 the charities of Sir William Petre's Almshouses and Chapel (charity registration number 242954) and Chelmsford United Charities (charity registration number 207552) were linked to Legacy East Almshouse Partnership.

LEGACY EAST ALMSHOUSE PARTNERSHIP

LINKED CHARITIES – SUMMARY STATEMENT OF FINANCIAL ACTIVITIES
FOR THE YEAR ENDED 31 DECEMBER 2023

	<u>Restricted</u> <u>Fund</u> <u>Balances</u> <u>Brought</u> <u>Forward</u> <u>£</u>	<u>Copland</u> <u>Fund</u> <u>Balances</u> <u>Brought</u> <u>Forward</u> <u>£</u>	<u>Almshouse</u> <u>Income</u> <u>£</u>	<u>Investment</u> <u>Income</u> <u>£</u>	<u>Almshouse</u> <u>Costs</u> <u>£</u>	<u>Gains/Losses</u> <u>on</u> <u>Gains/Losses</u> <u>Investments</u> <u>£</u>	<u>Gains/Losses</u> <u>on</u> <u>Revaluation</u> <u>Of Housing</u> <u>Properties</u> <u>£</u>	<u>Restricted</u> <u>Fund</u> <u>Balances</u> <u>Carried</u> <u>Forward</u> <u>£</u>
Year Ended 31 December 2023								
Brightlingsea Santiago Almshouse Charity	1,146,150	-	51,835	3,441	(23,261)	3,828	47,516	1,229,509
Chelmsford Almshouse Charity	971,883	-	41,969	1,002	(23,382)	12,183	35,637	1,039,292
Dr West Memorial Home	159,481	-	8,482	304	(2,937)	4,252	14,613	184,195
Hoddesdon Home for the Aged Poor	432,313	-	28,839	93	(8,132)	2,122	78,886	534,121
Miss Rutland's Almshouses	668,466	-	29,037	1,331	(7,556)	7,499	92,825	791,602
Nethaniah Home	589,744	-	20,350	19	(8,783)	1,578	108,661	711,569
Loughton Almshouse Charity	599,701	-	29,416	1,750	(8,515)	2,432	24,521	649,305
Sprowston War Memorial Trust	203,799	-	11,462	19	(11,087)	1,620	36,492	242,305
John Gilders and Maskell Almshouse Charity	647,476	-	24,675	630	(8,789)	13,179	89,665	766,836
Springfield Green Almshouses	384,262	-	14,734	1,412	(6,775)	3,265	58,396	455,294
Writtle Almshouses	428,635	-	17,146	1,669	(12,977)	623	17,819	452,915
Ernest Elijah Everitt Trust	740,710	-	22,312	3,928	(13,591)	6,407	26,739	786,505
Mary Dains Cottages	1,192,303	-	40,770	540	(36,111)	9,731	46,900	1,254,133
Copland Almshouse Charity	563,856	-	26,556	1,341	(15,385)	1,008	23,758	601,134
	8,728,779	-	367,583	17,479	(187,281)	69,727	702,428	9,698,715

Year Ended 31 December 2022

Brightlingsea Santiago Almshouse Charity	950,660	-	52,137	909	(17,584)	(81)	160,109	1,146,150
Chelmsford Almshouse Charity	833,653	-	37,017	183	(20,592)	1,539	120,083	971,883
Dr West Memorial Home	146,640	-	7,995	64	(2,629)	533	6,878	159,481
Hoddesdon Home for the Aged Poor	375,993	-	27,163	-	(8,034)	62	37,129	432,313
Miss Rutland's Almshouses	620,459	-	27,314	314	(24,230)	921	43,688	668,466
Nethaniah Home	535,183	-	20,659	-	(17,436)	197	51,141	589,744
Loughton Almshouse Charity	511,158	-	27,779	456	(12,643)	124	72,827	599,701
Sprowston War Memorial Trust	181,570	-	11,105	-	(6,154)	102	17,176	203,799
John Gilders and Maskell Almshouse Charity	598,818	-	23,213	126	(8,936)	(7,946)	42,201	647,476
Springfield Green Almshouses	349,713	-	13,912	601	(6,277)	(1,171)	27,484	384,262
Writtle Almshouses	362,476	-	15,369	424	(9,752)	77	60,041	428,635
Ernest Elijah Everitt Trust	654,404	-	16,629	1,049	(22,277)	809	90,096	740,710
Mary Dains Cottages	1,019,917	-	38,343	62	(25,675)	1,229	158,427	1,192,303
Copland Almshouse Charity	-	465,247	27,223	304	(9,093)	120	80,055	563,856
	7,140,644	465,247	345,858	4,492	(191,312)	(3,485)	967,335	8,728,779

LEGACY EAST ALMSHOUSE PARTNERSHIP

LINKED CHARITIES – BALANCE SHEET
FOR THE YEAR ENDED 31 DECEMBER 2023

	<u>Fixed Assets</u>				<u>Creditors:</u>	<u>Creditors:</u>	
	<u>Tangible</u>		<u>Debtors</u>	<u>Cash at</u>	<u>Amounts</u>	<u>Amount due</u>	
	<u>Assets</u>		<u>and</u>	<u>Bank and</u>	<u>due within</u>	<u>in more than</u>	
	<u>Housing</u>		<u>Prepayments</u>	<u>in Hand</u>	<u>One Year</u>	<u>One Year</u>	<u>Net Assets</u>
	<u>Properties</u>	<u>Investments</u>			<u>£</u>	<u>£</u>	<u>£</u>
	<u>£</u>	<u>£</u>	<u>£</u>	<u>£</u>			
Year Ended 31 December 2023							
Brightlingsea Santiago Almshouse Charity	1,060,631	79,628	14,469	78,508	(3,727)	-	1,229,509
Chelmsford Almshouse Charity	795,474	208,425	15,992	26,545	(7,144)	-	1,039,292
Dr West Memorial Home	95,839	76,747	4,910	7,899	(1,200)	-	184,195
Hoddesdon Home for the Aged Poor	517,387	42,064	12,831	5,072	(7,920)	(35,313)	534,121
Miss Rutland's Almshouses	608,805	135,029	12,789	37,743	(2,764)	-	791,602
Nethaniah Home	712,662	29,660	10,021	1,015	(7,109)	(34,680)	711,569
Loughton Almshouse Charity	547,348	49,553	14,619	39,921	(2,136)	-	649,305
Sprowston War Memorial Trust	239,336	30,373	364	1,014	(5,496)	(23,286)	242,305
John Gilders and Maskell Almshouse Charity	588,083	153,692	5,443	21,427	(1,809)	-	766,836
Springfield Green Almshouses	382,995	50,545	459	24,661	(3,366)	-	455,294
Writtle Almshouses	397,737	12,422	7,534	38,072	(2,850)	-	452,915
Ernest Elijah Everitt Trust	596,835	109,604	2,345	89,619	(11,898)	-	786,505
Mary Dains Cottages	1,046,900	166,481	14,607	34,618	(8,473)	-	1,254,133
Copland Almshouse Charity	530,316	26,269	13,649	33,008	(2,108)	-	601,134
	8,120,348	1,170,492	130,032	439,122	(68,000)	(93,279)	9,698,715
Year Ended 31 December 2022							
Brightlingsea Santiago Almshouse Charity	1,013,115	40,800	20,039	75,212	(3,016)	-	1,146,150
Chelmsford Almshouse Charity	759,837	196,242	1,865	20,604	(6,665)	-	971,883
Dr West Memorial Home	81,226	67,995	5,839	5,615	(1,194)	-	159,481
Hoddesdon Home for the Aged Poor	438,501	33,442	9,071	-	(7,738)	(40,963)	432,313
Miss Rutland's Almshouses	515,980	117,530	11,937	26,507	(3,488)	-	668,466
Nethaniah Home	604,001	25,082	7,879	-	(6,989)	(40,229)	589,744
Loughton Almshouse Charity	522,827	28,621	11,748	38,245	(1,740)	-	599,701
Sprowston War Memorial Trust	202,844	25,753	4,451	-	(3,721)	(25,528)	203,799
John Gilders and Maskell Almshouse Charity	498,418	125,513	14,736	10,875	(2,066)	-	647,476
Springfield Green Almshouses	324,599	47,280	318	23,626	(11,561)	-	384,262
Writtle Almshouses	379,918	9,799	4,741	36,474	(2,297)	-	428,635
Ernest Elijah Everitt Trust	570,096	103,197	1,300	85,856	(19,739)	-	740,710
Mary Dains Cottages	1,000,000	156,750	39,946	4,216	(8,609)	-	1,192,303
Copland Almshouse Charity	506,558	15,261	16,949	26,740	(1,652)	-	563,856
	7,417,920	993,265	150,819	353,970	(80,475)	(106,720)	8,728,779

BRIGHTLINGSEA SANTIAGO ALMSHOUSE**DETAILED STATEMENT OF FINANCIAL ACTIVITIES
FOR THE YEAR ENDED 31 DECEMBER 2023**

	2023		2022	
	£	£	£	£
INCOME AND ENDOWMENTS				
CHARITABLE ACTIVITIES				
Contributions Due	53,344		52,137	
Losses from Voids	(1,509)		-	
		51,835		52,137
INVESTMENT INCOME				
M&G Multi Charity Income Share Dividends	-		-	
COIF Income Share Dividends	-		-	
COIF Deposit Account Interest Receivable	3,441		909	
		3,441		909
TOTAL INCOME		55,276		53,046
EXPENDITURE				
CHARITABLE ACTIVITIES				
Almshouse Costs				
Vacant Property Costs	70		-	
Water Charges	-		-	
Light and Heat	-		-	
Insurance	1,042		1,133	
Repairs and Renewals	5,479		3,463	
Extraordinary Repairs	3,000		2,080	
Cyclical Repairs	2,294		-	
Gardening	1,470		1,270	
Cleaning	1,166		1,272	
Bad Debts	(100)		-	
Sundry Expenses	-		58	
Housing Loan Interest	-		-	
		14,421		9,276
Support Costs – Governance				
Administration Fees	6,800		6,400	
Auditor's Remuneration	2,040		1,908	
Trustees' Expenses	-		-	
Legal and Professional Fees	-		-	
Almshouse Association Subscription	-		-	
		8,840		8,308
TOTAL EXPENDITURE		23,261		17,584
NET INCOME/(EXPENDITURE) BEFORE GAINS AND LOSSES		32,015		35,462
NET INVESTMENT GAINS/(LOSSES)		3,828		(81)
NET INCOME/(EXPENDITURE)		35,843		35,381
OTHER RECOGNISED GAINS/(LOSSES)				
Gain/(Loss) on Revaluation of Housing Properties		47,516		160,109
NET MOVEMENT IN FUNDS		83,359		195,490
RECONCILIATION OF FUNDS				
Total Funds Brought Forward		1,146,150		950,660
Total Funds Carried Forward		1,229,509		1,146,150

BRIGHTLINGSEA SANTIAGO ALMSHOUSE**DETAILED BALANCE SHEET
AS AT 31 DECEMBER 2023**

	2023		2022	
	£	£	£	£
FIXED ASSETS				
Tangible Fixed Assets – Housing Properties				
Net Book Value at Beginning of the year	1,013,115		853,006	
Additions at cost	-		-	
Depreciation Charge for the year	-		-	
Gain/(Loss) on Revaluation	47,516		160,109	
Net Book Value at end of the year		1,060,631		1,013,115
Listed Investments				
Market Value at Beginning of the year	40,800		20,881	
Additions at cost	35,000		20,000	
Disposal Proceeds	-		-	
Gain/(Loss) on Revaluation	3,828		(81)	
Market Value at end of the year		79,628		40,800
		1,140,259		1,053,915
CURRENT ASSETS				
Debtors and Prepayments				
Contributions in Arrears	2,320		1,766	
Other Debtors	-		-	
Legacy East Almshouse Partnership	10,749		17,059	
Prepayments and Accrued Income	1,400		1,214	
		14,469		20,039
Cash at Bank and in Hand				
Barclays Current Account	-		-	
COIF Deposit Account	78,508		75,212	
		78,508		75,212
		92,977		95,251
CREDITORS: Amounts falling due with one year				
Loans	-		-	
Contributions in Received in Advance	(1,687)		(1,108)	
Other Creditors	-		-	
Legacy East Almshouse Partnership	-		-	
Accruals and Deferred Income	(2,040)		(1,908)	
		(3,727)		(3,016)
NET CURRENT ASSETS/(LIABILITIES)		89,250		92,235
TOTAL ASSETS LESS CURRENT LIABILITIES		1,229,509		1,146,150
CREDITORS: Amounts falling due after more than one year				
Loans		-		-
NET ASSETS		1,229,509		1,146,150
CAPITAL AND RESERVES				
Endowment Funds:				
Permanent Endowment Fund	-		-	
Housing Property Reserve	292,988		292,988	
Housing Property Revaluation Reserve	632,643		585,127	
		925,631		878,115
Restricted Funds:				
Social Housing Grant Fund		135,000		135,000
Unrestricted Funds:				
Cyclical Maintenance Fund	28,792		25,486	
Extraordinary Repair Fund	30,955		24,505	
General Fund	109,131		83,044	
		168,878		133,035
		1,229,509		1,146,150

BRIGHTLINGSEA SANTIAGO ALMSHOUSE

RECONCILIATION OF MOVEMENT IN FUNDS
FOR THE YEAR ENDED 31 DECEMBER 2023

	<u>Balances</u> <u>Brought</u> <u>Forward</u> £	<u>Income</u> £	<u>Expenditure</u> £	<u>Gains/Losses</u> <u>on</u> <u>Investments</u> £	<u>Transfer</u> <u>Between</u> <u>Funds</u> £	<u>Gains/Losses</u> <u>on</u> <u>Revaluation</u> <u>Of Housing</u> <u>Properties</u> £	<u>Balances</u> <u>Carried</u> <u>Forward</u> £
Year Ended 31 December 2023							
Endowment Funds							
Permanent Endowment Fund	-	-	-	-	-	-	-
Housing Property Reserve	292,988	-	-	-	-	-	292,988
Housing Property Revaluation Reserve	585,127	-	-	-	-	47,516	632,643
	878,115	-	-	-	-	47,516	925,631
Restricted Funds							
Social Housing Grant Fund	135,000	-	-	-	-	-	135,000
Unrestricted Funds							
Cyclical Maintenance Fund	25,486	-	(2,294)	-	5,600	-	28,792
Extraordinary Repair Fund	24,505	-	-	1,698	4,752	-	30,955
General Fund	83,044	55,276	(20,967)	2,130	(10,352)	-	109,131
	133,035	55,276	(23,261)	3,828	-	-	168,878
Total Funds	1,146,150	55,276	(23,261)	3,828	-	47,516	1,229,509
Year Ended 31 December 2022							
Endowment Funds							
Permanent Endowment Fund	-	-	-	-	-	-	-
Housing Property Reserve	292,988	-	-	-	-	-	292,988
Housing Property Revaluation Reserve	425,018	-	-	-	-	160,109	585,127
	718,006	-	-	-	-	160,109	878,115
Restricted Funds							
Social Housing Grant Fund	135,000	-	-	-	-	-	135,000
Unrestricted Funds							
Cyclical Maintenance Fund	18,302	-	-	-	7,184	-	25,486
Extraordinary Repair Fund	20,009	-	-	104	4,392	-	24,505
General Fund	59,343	53,046	(17,584)	(185)	(11,576)	-	83,044
	97,654	53,046	(17,584)	(81)	-	-	133,035
Total Funds	950,660	53,046	(17,584)	(81)	-	160,109	1,146,150

BRIGHTLINGSEA SANTIAGO ALMSHOUSE**ANALYSIS OF NET ASSETS BETWEEN FUNDS****AS AT 31 DECEMBER 2023**

	Fixed Assets		Net Current Assets Less	
	Freehold Property	Investments	Long Term Loans	Total
	£	£	£	£
Endowment Funds:				
Permanent Endowment Fund	-	-	-	-
Housing Property Reserve	292,988	-	-	292,988
Housing Property Revaluation Reserve	632,643	-	-	632,643
Restricted Funds:				
Social Housing Grant Fund	135,000	-	-	135,000
Unrestricted Funds:				
Cyclical Maintenance Fund	-	-	28,792	28,792
Extraordinary Repair Fund	-	30,955	-	30,955
General Fund	-	48,673	60,458	109,131
	1,060,631	79,628	89,250	1,229,509

Housing Property Reserve

The Housing Property Reserve is permanent endowment of the Charity and is represented by the net equity in the housing properties.

Housing Properties Revaluation Reserve

This fund is part of the permanent endowment of the Charity and represents the surplus on revaluation of the housing properties.

Social Housing Grant Fund

The Social Housing Grant Fund is a restricted fund and represents the grant received of £135,000 in connection with the housing property improvements.

Cyclical Maintenance Fund

The Cyclical Maintenance Fund is unrestricted but designated by the Trustees for future cyclical repairs as they arise. A transfer is made from the General Fund each year being a specific amount as agreed by the Trustees.

Extraordinary Repair Fund

The Extraordinary Repair Fund is unrestricted but designated by the Trustees for future major repairs, improvements and rebuilding of the housing properties. A transfer is made from the General Fund each year being a specific amount as agreed by the Trustees. The fund is required by the Scheme to be specifically invested with income from these investments added to the Fund.

General Fund

The Fund represents accumulated surpluses of the Charity and is available for the general purposes of the Charity.

CHELMSFORD ALMSHOUSE CHARITY**DETAILED STATEMENT OF FINANCIAL ACTIVITIES
FOR THE YEAR ENDED 31 DECEMBER 2023**

	2023		2022	
	£	£	£	£
INCOME AND ENDOWMENTS				
CHARITABLE ACTIVITIES				
Contributions Due	41,969		38,745	
Losses from Voids	-		(1,728)	
		41,969		37,017
INVESTMENT INCOME				
M&G Multi Charity Income Share Dividends	-		-	
COIF Income Share Dividends	-		-	
COIF Deposit Account Interest Receivable	1,002		183	
		1,002		183
TOTAL INCOME		42,971		37,200
EXPENDITURE				
CHARITABLE ACTIVITIES				
Almshouse Costs				
Vacant Property Costs	-		-	
Water Charges	127		289	
Light and Heat	6,087		5,709	
Insurance	954		866	
Repairs and Renewals	2,776		1,906	
Extraordinary Repairs	5,218		402	
Cyclical Repairs	-		3,541	
Gardening	1,320		1,405	
Cleaning	-		-	
Bad Debts	-		-	
Sundry Expenses	-		-	
Housing Loan Interest	-		-	
		16,482		14,118
Support Costs – Governance				
Administration Fees	5,100		4,800	
Auditor's Remuneration	1,800		1,674	
Trustees' Expenses	-		-	
Legal and Professional Fees	-		-	
Almshouse Association Subscription	-		-	
		6,900		6,474
TOTAL EXPENDITURE		23,382		20,592
NET INCOME/(EXPENDITURE) BEFORE GAINS AND LOSSES		19,589		16,608
NET INVESTMENT GAINS/(LOSSES)		12,183		1,539
NET INCOME/(EXPENDITURE)		31,772		18,147
OTHER RECOGNISED GAINS/(LOSSES)				
Gain/(Loss) on Revaluation of Housing Properties		35,637		120,083
NET MOVEMENT IN FUNDS		67,409		138,230
RECONCILIATION OF FUNDS				
Total Funds Brought Forward		971,883		833,653
Total Funds Carried Forward		1,039,292		971,883

CHELMSFORD ALMSHOUSE CHARITY**DETAILED BALANCE SHEET
AS AT 31 DECEMBER 2023**

	2023		2022	
	£	£	£	£
FIXED ASSETS				
Tangible Fixed Assets – Housing Properties				
Net Book Value at Beginning of the year	759,837		639,754	
Additions at cost	-		-	
Depreciation Charge for the year	-		-	
Gain/(Loss) on Revaluation	35,637		120,083	
Net Book Value at end of the year		795,474		759,837
Listed Investments				
Market Value at Beginning of the year	196,242		194,703	
Additions at cost	-		-	
Disposal Proceeds	-		-	
Gain/(Loss) on Revaluation	12,183		1,539	
Market Value at end of the year		208,425		196,242
		1,003,899		956,079
CURRENT ASSETS				
Debtors and Prepayments				
Contributions in Arrears	801		877	
Other Debtors	-		-	
Legacy East Almshouse Partnership	14,089		-	
Prepayments and Accrued Income	1,102		988	
		15,992		1,865
Cash at Bank and in Hand				
Barclays Current Account	-		-	
COIF Deposit Account	26,545		20,604	
		26,545		20,604
		42,537		22,469
CREDITORS: Amounts falling due with one year				
Loans	-		-	
Contributions in Received in Advance	(158)		(143)	
Other Creditors	(3,798)		(4,336)	
Legacy East Almshouse Partnership	-		(195)	
Accruals and Deferred Income	(3,188)		(1,991)	
		(7,144)		(6,665)
NET CURRENT ASSETS/(LIABILITIES)		35,393		15,804
TOTAL ASSETS LESS CURRENT LIABILITIES		1,039,292		971,883
CREDITORS: Amounts falling due after more than one year				
Loans		-		-
NET ASSETS		1,039,292		971,883
CAPITAL AND RESERVES				
Endowment Funds:				
Permanent Endowment Fund	19,268		18,142	
Housing Property Reserve	21,241		21,241	
Housing Property Revaluation Reserve	774,233		738,596	
		814,742		777,979
Restricted Funds:				
Social Housing Grant Fund		-		-
Unrestricted Funds:				
Cyclical Maintenance Fund	17,568		13,368	
Extraordinary Repair Fund	30,124		25,200	
General Fund	176,858		155,336	
		224,550		193,904
		1,039,292		971,883

CHELMSFORD ALMSHOUSE CHARITY

RECONCILIATION OF MOVEMENT IN FUNDS
FOR THE YEAR ENDED 31 DECEMBER 2023

	<u>Balances</u> <u>Brought</u> <u>Forward</u> £	<u>Income</u> £	<u>Expenditure</u> £	<u>Gains/Losses</u> <u>on</u> <u>Investments</u> £	<u>Transfer</u> <u>Between</u> <u>Funds</u> £	<u>Gains/Losses</u> <u>on</u> <u>Revaluation</u> <u>Of Housing</u> <u>Properties</u> £	<u>Balances</u> <u>Carried</u> <u>Forward</u> £
Year Ended 31 December 2023							
Endowment Funds							
Permanent Endowment Fund	18,142	-	-	1,126	-	-	19,268
Housing Property Reserve	21,241	-	-	-	-	-	21,241
Housing Property Revaluation Reserve	738,596	-	-	-	-	35,637	774,233
	777,979	-	-	1,126	-	35,637	814,742
Restricted Funds							
Social Housing Grant Fund	-	-	-	-	-	-	-
Unrestricted Funds							
Cyclical Maintenance Fund	13,368	-	-	-	4,200	-	17,568
Extraordinary Repair Fund	25,200	-	-	1,360	3,564	-	30,124
General Fund	155,336	42,971	(23,382)	9,697	(7,764)	-	176,858
	193,904	42,971	(23,382)	11,057	-	-	224,550
Total Funds	971,883	42,971	(23,382)	12,183	-	35,637	1,039,292
Year Ended 31 December 2022							
Endowment Funds							
Permanent Endowment Fund	18,000	-	-	142	-	-	18,142
Housing Property Reserve	21,241	-	-	-	-	-	21,241
Housing Property Revaluation Reserve	618,513	-	-	-	-	120,083	738,596
	657,754	-	-	142	-	120,083	777,979
Restricted Funds							
Social Housing Grant Fund	-	-	-	-	-	-	-
Unrestricted Funds							
Cyclical Maintenance Fund	11,521	-	(3,541)	-	5,388	-	13,368
Extraordinary Repair Fund	21,734	-	-	172	3,294	-	25,200
General Fund	142,644	37,200	(17,051)	1,225	(8,682)	-	155,336
	175,899	37,200	(20,592)	1,397	-	-	193,904
Total Funds	833,653	37,200	(20,592)	1,539	-	120,083	971,883

CHELMSFORD ALMSHOUSE CHARITY**ANALYSIS OF NET ASSETS BETWEEN FUNDS
AS AT 31 DECEMBER 2023**

	<u>Fixed Assets</u>		<u>Net Current Assets Less</u>	
	<u>Freehold Property</u>	<u>Investments</u>	<u>Long Term Loans</u>	<u>Total</u>
	£	£	£	£
Endowment Funds:				
Permanent Endowment Fund	-	19,268	-	19,268
Housing Property Reserve	21,241	-	-	21,241
Housing Property Revaluation Reserve	774,233	-	-	774,233
Restricted Funds:				
Social Housing Grant Fund	-	-	-	-
Unrestricted Funds:				
Cyclical Maintenance Fund	-	-	17,568	17,568
Extraordinary Repair Fund	-	23,266	6,858	30,124
General Fund	-	165,891	10,967	176,858
	795,474	208,425	35,393	1,039,292

Permanent Endowment Fund

The Permanent Endowment Fund is permanent endowment of the Charity with the fund balance being specifically invested. Income from these investments is available for the general purposes of the Charity.

Housing Property Reserve

The Housing Property Reserve is permanent endowment of the Charity and is represented by the net equity in the housing properties.

Housing Properties Revaluation Reserve

This fund is part of the permanent endowment of the Charity and represents the surplus on revaluation of the housing properties.

Cyclical Maintenance Fund

The Cyclical Maintenance Fund is unrestricted but designated by the Trustees for future cyclical repairs as they arise. A transfer is made from the General Fund each year being a specific amount as agreed by the Trustees.

Extraordinary Repair Fund

The Extraordinary Repair Fund is unrestricted but designated by the Trustees for future major repairs, improvements and rebuilding of the housing properties. A transfer is made from the General Fund each year being a specific amount as agreed by the Trustees. The fund is required by the Scheme to be specifically invested with income from these investments added to the Fund.

General Fund

The Fund represents accumulated surpluses of the Charity and is available for the general purposes of the Charity.

DR WEST MEMORIAL HOME**DETAILED STATEMENT OF FINANCIAL ACTIVITIES
FOR THE YEAR ENDED 31 DECEMBER 2023**

	2023		2022	
	£	£	£	£
INCOME AND ENDOWMENTS				
CHARITABLE ACTIVITIES				
Contributions Due	8,482		7,995	
Losses from Voids	-		-	
		8,482		7,995
INVESTMENT INCOME				
M&G Multi Charity Income Share Dividends	-		-	
COIF Income Share Dividends	-		-	
COIF Deposit Account Interest Receivable	304		64	
		304		64
TOTAL INCOME		8,786		8,059
EXPENDITURE				
CHARITABLE ACTIVITIES				
Almshouse Costs				
Vacant Property Costs	-		-	
Water Charges	-		-	
Light and Heat	-		-	
Insurance	152		140	
Repairs and Renewals	258		253	
Extraordinary Repairs	-		-	
Cyclical Repairs	-		-	
Gardening	477		356	
Cleaning	-		-	
Bad Debts	-		-	
Sundry Expenses	-		-	
Housing Loan Interest	-		-	
		887		749
Support Costs – Governance				
Administration Fees	850		800	
Auditor's Remuneration	1,200		1,080	
Trustees' Expenses	-		-	
Legal and Professional Fees	-		-	
Almshouse Association Subscription	-		-	
		2,050		1,880
TOTAL EXPENDITURE		2,937		2,629
NET INCOME/(EXPENDITURE) BEFORE GAINS AND LOSSES		5,849		5,430
NET INVESTMENT GAINS/(LOSSES)		4,252		533
NET INCOME/(EXPENDITURE)		10,101		5,963
OTHER RECOGNISED GAINS/(LOSSES)				
Gain/(Loss) on Revaluation of Housing Properties		14,613		6,878
NET MOVEMENT IN FUNDS		24,714		12,841
RECONCILIATION OF FUNDS				
Total Funds Brought Forward		159,481		146,640
Total Funds Carried Forward		184,195		159,481

DR WEST MEMORIAL HOME**DETAILED BALANCE SHEET****AS AT 31 DECEMBER 2023**

	2023		2022	
	£	£	£	£
FIXED ASSETS				
Tangible Fixed Assets – Housing Properties				
Net Book Value at Beginning of the year	81,226		74,348	
Additions at cost	-		-	
Depreciation Charge for the year	-		-	
Gain/(Loss) on Revaluation	14,613		6,878	
Net Book Value at end of the year		95,839		81,226
Listed Investments				
Market Value at Beginning of the year	67,995		67,462	
Additions at cost	4,500		-	
Disposal Proceeds	-		-	
Gain/(Loss) on Revaluation	4,252		533	
Market Value at end of the year		76,747		67,995
		172,586		149,221
CURRENT ASSETS				
Debtors and Prepayments				
Contributions in Arrears	218		234	
Other Debtors	-		-	
Legacy East Almshouse Partnership	4,521		5,520	
Prepayments and Accrued Income	171		85	
		4,910		5,839
Cash at Bank and in Hand				
Barclays Current Account	-		-	
COIF Deposit Account	7,899		5,615	
		7,899		5,615
		12,809		11,454
CREDITORS: Amounts falling due with one year				
Loans	-		-	
Contributions in Received in Advance	-		-	
Other Creditors	-		(114)	
Legacy East Almshouse Partnership	-		-	
Accruals and Deferred Income	1,200		(1,080)	
		1,200		(1,194)
NET CURRENT ASSETS/(LIABILITIES)		11,609		10,260
TOTAL ASSETS LESS CURRENT LIABILITIES		184,195		159,481
CREDITORS: Amounts falling due after more than one year				
Loans		-		-
NET ASSETS		184,195		159,481
CAPITAL AND RESERVES				
Endowment Funds:				
Permanent Endowment Fund	-		-	
Housing Property Reserve	60,118		60,118	
Housing Property Revaluation Reserve	35,721		21,108	
		95,839		81,226
Restricted Funds:				
Social Housing Grant Fund		-		-
Unrestricted Funds:				
Cyclical Maintenance Fund	7,144		6,120	
Extraordinary Repair Fund	17,138		15,606	
General Fund	64,074		56,529	
		88,356		78,255
		184,195		159,481

DR WEST MEMORIAL HOME

RECONCILIATION OF MOVEMENT IN FUNDS
FOR THE YEAR ENDED 31 DECEMBER 2023

	<u>Balances</u> <u>Brought</u> <u>Forward</u> <u>£</u>	<u>Income</u> <u>£</u>	<u>Expenditure</u> <u>£</u>	<u>Gains/Losses</u> <u>on</u> <u>Investments</u> <u>£</u>	<u>Transfer</u> <u>Between</u> <u>Funds</u> <u>£</u>	<u>Gains/Losses</u> <u>on</u> <u>Revaluation</u> <u>Of Housing</u> <u>Properties</u> <u>£</u>	<u>Balances</u> <u>Carried</u> <u>Forward</u> <u>£</u>
Year Ended 31 December 2023							
Endowment Funds							
Permanent Endowment Fund	-	-	-	-	-	-	-
Housing Property Reserve	60,118	-	-	-	-	-	60,118
Housing Property Revaluation Reserve	21,108	-	-	-	-	14,613	35,721
	81,226	-	-	-	-	14,613	95,839
Restricted Funds							
Social Housing Grant Fund	-	-	-	-	-	-	-
Unrestricted Funds							
Cyclical Maintenance Fund	6,120	-	-	324	700	-	7,144
Extraordinary Repair Fund	15,606	-	-	938	594	-	17,138
General Fund	56,529	8,786	(2,937)	2,990	(1,294)	-	64,074
	78,255	8,786	(2,937)	4,252	-	-	88,356
Total Funds	159,481	8,786	(2,937)	4,252	-	14,613	184,195
Year Ended 31 December 2022							
Endowment Funds							
Permanent Endowment Fund	-	-	-	-	-	-	-
Housing Property Reserve	60,118	-	-	-	-	-	60,118
Housing Property Revaluation Reserve	14,230	-	-	-	-	6,878	21,108
	74,348	-	-	-	-	6,878	81,226
Restricted Funds							
Social Housing Grant Fund	-	-	-	-	-	-	-
Unrestricted Funds							
Cyclical Maintenance Fund	5,181	-	-	41	898	-	6,120
Extraordinary Repair Fund	14,939	-	-	118	549	-	15,606
General Fund	52,172	8,059	(2,629)	374	(1,447)	-	56,529
	72,292	8,059	(2,629)	533	-	-	78,255
Total Funds	146,640	8,059	(2,629)	533	-	6,878	159,481

This page does not form part of the statutory financial statements

DR WEST MEMORIAL HOME**ANALYSIS OF NET ASSETS BETWEEN FUNDS**
AS AT 31 DECEMBER 2023

	<u>Fixed Assets</u>		<u>Net Current</u>	
	<u>Freehold</u>		<u>Assets Less</u>	
	<u>Property</u>	<u>Investments</u>	<u>Long Term</u>	<u>Total</u>
	<u>£</u>	<u>£</u>	<u>Loans</u>	<u>£</u>
Endowment Funds:				
Permanent Endowment Funds	-	-	-	-
Housing Property Reserve	60,118	-	-	60,118
Housing Property Revaluation Reserve	35,721	-	-	35,721
Restricted Funds:				
Social Housing Grant Fund	-	-	-	-
Unrestricted Funds:				
Cyclical Maintenance Fund	-	5,546	1,598	7,144
Extraordinary Repair Fund	-	16,589	549	17,138
General Fund	-	54,612	9,462	64,074
	95,839	76,747	11,609	184,185

Housing Property Reserve

The Housing Property Reserve is permanent endowment of the Charity and is represented by the net equity in the housing properties.

Housing Properties Revaluation Reserve

This fund is part of the permanent endowment of the Charity and represents the surplus on revaluation of the housing properties.

Cyclical Maintenance Fund

The Cyclical Maintenance Fund is unrestricted but designated by the Trustees for future cyclical repairs as they arise. A transfer is made from the General Fund each year being a specific amount as agreed by the Trustees.

Extraordinary Repair Fund

The Extraordinary Repair Fund is unrestricted but designated by the Trustees for future major repairs, improvements and rebuilding of the housing properties. A transfer is made from the General Fund each year being a specific amount as agreed by the Trustees. The fund is required by the Scheme to be specifically invested with income from these investments added to the Fund.

General Fund

The Fund represents accumulated surpluses of the Charity and is available for the general purposes of the Charity.

HODDESDON COTTAGE HOMES FOR THE AGED POOR**DETAILED STATEMENT OF FINANCIAL ACTIVITIES**
FOR THE YEAR ENDED 31 DECEMBER 2023

	<u>2023</u>		<u>2022</u>	
	£	£	£	£
INCOME AND ENDOWMENTS				
CHARITABLE ACTIVITIES				
Contributions Due	28,839		27,163	
Losses from Voids	-		-	
		28,839		27,163
INVESTMENT INCOME				
M&G Multi Charity Income Share Dividends	-		-	
COIF Income Share Dividends	-		-	
COIF Deposit Account Interest Receivable	93		-	
		93		-
TOTAL INCOME		28,932		27,163
EXPENDITURE				
CHARITABLE ACTIVITIES				
Almshouse Costs				
Vacant Property Costs	-		-	
Water Charges	-		-	
Light and Heat	-		-	
Insurance	595		533	
Repairs and Renewals	744		1,413	
Extraordinary Repairs	-		-	
Cyclical Repairs	-		-	
Gardening	1,818		1,454	
Cleaning	-		-	
Bad Debts	-		-	
Sundry Expenses	15		-	
Housing Loan Interest	-		-	
		3,172		3,400
Support Costs – Governance				
Administration Fees	3,400		3,200	
Auditor's Remuneration	1,560		1,434	
Trustees' Expenses	-		-	
Legal and Professional Fees	-		-	
Almshouse Association Subscription	-		-	
		4,960		4,634
TOTAL EXPENDITURE		8,132		8,034
NET INCOME/(EXPENDITURE) BEFORE GAINS AND LOSSES		20,800		19,129
NET INVESTMENT GAINS/(LOSSES)		2,122		62
NET INCOME/(EXPENDITURE)		22,922		19,191
OTHER RECOGNISED GAINS/(LOSSES)				
Gain/(Loss) on Revaluation of Housing Properties		78,886		37,129
NET MOVEMENT IN FUNDS		101,808		56,320
RECONCILIATION OF FUNDS				
Total Funds Brought Forward		432,313		375,993
Total Funds Carried Forward		534,121		432,313

HODDESDON COTTAGE HOMES FOR THE AGED POOR**DETAILED BALANCE SHEET
AS AT 31 DECEMBER 2023**

	2023		2022	
	£	£	£	£
FIXED ASSETS				
Tangible Fixed Assets – Housing Properties				
Net Book Value at Beginning of the year	438,501		401,372	
Additions at cost	-		-	
Depreciation Charge for the year	-		-	
Gain/(Loss) on Revaluation	78,886		37,129	
Net Book Value at end of the year		517,387		438,501
Listed Investments				
Market Value at Beginning of the year	33,442		23,380	
Additions at cost	6,500		10,000	
Disposal Proceeds	-		-	
Gain/(Loss) on Revaluation	2,122		62	
Market Value at end of the year		42,064		33,442
		559,451		471,943
CURRENT ASSETS				
Debtors and Prepayments				
Contributions in Arrears	64		365	
Other Debtors	-		-	
Legacy East Almshouse Partnership	12,375		8,433	
Prepayments and Accrued Income	392		273	
		12,831		9,071
Cash at Bank and in Hand				
Barclays Current Account	-		-	
COIF Deposit Account	5,072		-	
		5,072		-
		17,903		9,071
CREDITORS: Amounts falling due with one year				
Loans	(5,650)		(5,650)	
Contributions in Received in Advance	(710)		(654)	
Other Creditors	-		-	
Legacy East Almshouse Partnership	-		-	
Accruals and Deferred Income	(1,560)		(1,434)	
		(7,920)		(7,738)
NET CURRENT ASSETS		9,983		1,333
TOTAL ASSETS LESS CURRENT LIABILITIES		569,434		473,276
CREDITORS: Amounts falling due after more than one year				
Loans		(35,313)		(40,963)
NET ASSETS		534,121		432,313
CAPITAL AND RESERVES				
Endowment Funds:				
Permanent Endowment Fund	-		-	
Housing Property Reserve	299,555		299,555	
Housing Property Revaluation Reserve	217,832		138,946	
		517,387		438,501
Restricted Funds:				
Social Housing Grant Fund		-		-
Unrestricted Funds:				
Cyclical Maintenance Fund	27,308		23,485	
Extraordinary Repair Fund	13,206		10,181	
General Fund	(23,780)		(39,854)	
		16,734		(6,188)
		534,121		432,313

HODDESDON COTTAGE HOMES FOR THE AGED POOR

RECONCILIATION OF MOVEMENT IN FUNDS **FOR THE YEAR ENDED 31 DECEMBER 2023**

	<u>Balances Brought Forward</u>	<u>Income</u>	<u>Expenditure</u>	<u>Gains/Losses on Investments</u>	<u>Transfer Between Funds</u>	<u>Gains/Losses on Revaluation Of Housing Properties</u>	<u>Balances Carried Forward</u>
	£	£	£	£	£	£	£
Year Ended 31 December 2023							
Endowment Funds							
Permanent Endowment Fund	-	-	-	-	-	-	-
Housing Property Reserve	299,555	-	-	-	-	-	299,555
Housing Property Revaluation Reserve	138,946	-	-	-	-	78,886	217,832
	438,501	-	-	-	-	78,886	517,387
Restricted Funds							
Social Housing Grant Fund	-	-	-	-	-	-	-
Unrestricted Funds							
Cyclical Maintenance Fund	23,485	-	-	1,023	2,800	-	27,308
Extraordinary Repair Fund	10,181	-	-	649	2,376	-	13,206
General Fund	(39,854)	28,932	(8,132)	450	(5,176)	-	(23,780)
	(6,188)	28,932	(8,132)	2,122	-	-	16,734
Total Funds	432,313	28,932	(8,132)	2,122	-	78,886	534,121
Year Ended 31 December 2022							
Endowment Funds							
Permanent Endowment Fund	-	-	-	-	-	-	-
Housing Property Reserve	299,555	-	-	-	-	-	299,555
Housing Property Revaluation Reserve	101,817	-	-	-	-	37,129	138,946
	401,372	-	-	-	-	37,129	438,501
Restricted Funds							
Social Housing Grant Fund	-	-	-	-	-	-	-
Unrestricted Funds							
Cyclical Maintenance Fund	19,836	-	-	57	3,592	-	23,485
Extraordinary Repair Fund	7,949	-	-	36	2,196	-	10,181
General Fund	(53,164)	27,163	(8,034)	(31)	(5,788)	-	(39,854)
	(25,379)	27,163	(8,034)	62	-	-	(6,188)
Total Funds	375,993	27,163	(8,034)	62	-	37,129	432,313

HODDESDON COTTAGE HOMES FOR THE AGED POOR**ANALYSIS OF NET ASSETS BETWEEN FUNDS****AS AT 31 DECEMBER 2023**

	<u>Fixed Assets</u>		<u>Net Current Assets Less</u>	
	<u>Freehold Property</u>	<u>Investments</u>	<u>Long Term Loans</u>	<u>Total</u>
	<u>£</u>	<u>£</u>	<u>£</u>	<u>£</u>
Endowment Funds:				
Permanent Endowment Fund	-	-	-	-
Housing Property Reserve	299,555	-	-	299,555
Housing Property Revaluation Reserve	217,832	-	-	217,832
Restricted Funds:				
Social Housing Grant Fund	-	-	-	-
Unrestricted Funds:				
Cyclical Maintenance Fund	-	17,505	9,803	27,308
Extraordinary Repair Fund	-	13,206	-	13,206
General Fund	-	11,353	(35,133)	(23,780)
	517,387	42,064	(25,330)	534,121

Housing Property Reserve

The Housing Property Reserve is permanent endowment of the Charity and is represented by the net equity in the housing properties.

Housing Properties Revaluation Reserve

This fund is part of the permanent endowment of the Charity and represents the surplus on revaluation of the housing properties.

Cyclical Maintenance Fund

The Cyclical Maintenance Fund is unrestricted but designated by the Trustees for future cyclical repairs as they arise. A transfer is made from the General Fund each year being a specific amount as agreed by the Trustees.

Extraordinary Repair Fund

The Extraordinary Repair Fund is unrestricted but designated by the Trustees for future major repairs, improvements and rebuilding of the housing properties. A transfer is made from the General Fund each year being a specific amount as agreed by the Trustees. The fund is required by the Scheme to be specifically invested with income from these investments added to the Fund.

General Fund

The Fund represents accumulated surpluses of the Charity and is available for the general purposes of the Charity.

MISS RUTLAND'S ALMSHOUSES**DETAILED STATEMENT OF FINANCIAL ACTIVITIES
FOR THE YEAR ENDED 31 DECEMBER 2023**

	2023		2022	
	£	£	£	£
INCOME AND ENDOWMENTS				
CHARITABLE ACTIVITIES				
Contributions Due	29,037		27,314	
Losses from Voids	-		-	
		29,037		27,314
INVESTMENT INCOME				
M&G Multi Charity Income Share Dividends	-		-	
COIF Income Share Dividends	-		-	
COIF Deposit Account Interest Receivable	1,331		314	
		1,331		314
TOTAL INCOME		30,368		27,628
EXPENDITURE				
CHARITABLE ACTIVITIES				
Almshouse Costs				
Vacant Property Costs	92		-	
Water Charges	-		-	
Light and Heat	29		131	
Insurance	686		613	
Repairs and Renewals	1,421		3,655	
Extraordinary Repairs	-		14,356	
Cyclical Repairs	-		-	
Gardening	353		855	
Cleaning	-		-	
Bad Debts	-		-	
Sundry Expenses	15		(14)	
Housing Loan Interest	-		-	
		2,596		19,596
Support Costs – Governance				
Administration Fees	3,400		3,200	
Auditor's Remuneration	1,560		1,434	
Trustees' Expenses	-		-	
Legal and Professional Fees	-		-	
Almshouse Association Subscription	-		-	
		4,960		4,634
TOTAL EXPENDITURE		7,556		24,230
NET INCOME/(EXPENDITURE) BEFORE GAINS AND LOSSES		22,812		3,398
NET INVESTMENT GAINS/(LOSSES)		7,499		921
NET INCOME/(EXPENDITURE)		30,311		4,319
OTHER RECOGNISED GAINS/(LOSSES)				
Gain/(Loss) on Revaluation of Housing Properties		92,825		43,688
NET MOVEMENT IN FUNDS		123,136		48,007
RECONCILIATION OF FUNDS				
Total Funds Brought Forward		668,466		620,459
Total Funds Carried Forward		791,602		668,466

MISS RUTLAND'S ALMSHOUSES**DETAILED BALANCE SHEET
AS AT 31 DECEMBER 2023**

	2023		2022	
	£	£	£	£
FIXED ASSETS				
Tangible Fixed Assets – Housing Properties				
Net Book Value at Beginning of the year	515,980		472,292	
Additions at cost	-		-	
Depreciation Charge for the year	-		-	
Gain/(Loss) on Revaluation	92,825		43,688	
Net Book Value at end of the year		608,805		515,980
Listed Investments				
Market Value at Beginning of the year	117,530		116,609	
Additions at cost	10,000		-	
Disposal Proceeds	-		-	
Gain/(Loss) on Revaluation	7,499		921	
Market Value at end of the year		135,029		117,530
		743,834		633,510
CURRENT ASSETS				
Debtors and Prepayments				
Contributions in Arrears	2,610		1,311	
Other Debtors	-		29	
Legacy East Almshouse Partnership	9,595		10,217	
Prepayments and Accrued Income	584		380	
		12,789		11,937
Cash at Bank and in Hand				
Barclays Current Account	-		-	
COIF Deposit Account	37,743		26,507	
		37,743		26,507
		50,532		38,444
CREDITORS: Amounts falling due with one year				
Loans	-		-	
Contributions in Received in Advance	(1,204)		(2,054)	
Other Creditors	-		-	
Legacy East Almshouse Partnership	-		-	
Accruals and Deferred Income	(1,560)		(1,434)	
		(2,764)		(3,488)
NET CURRENT ASSETS		47,768		34,956
TOTAL ASSETS LESS CURRENT LIABILITIES		791,602		668,466
CREDITORS: Amounts falling due after more than one year				
Loans		-		-
NET ASSETS		791,602		668,466
CAPITAL AND RESERVES				
Endowment Funds:				
Permanent Endowment Fund	-		-	
Housing Property Reserve	248,952		248,952	
Housing Property Revaluation Reserve	359,853		267,028	
		608,805		515,980
Restricted Funds:				
Social Housing Grant Fund		-		-
Unrestricted Funds:				
Cyclical Maintenance Fund	22,829		19,268	
Extraordinary Repair Fund	22,711		19,352	
General Fund	137,257		113,866	
		182,797		152,486
		791,602		668,466

MISS RUTLAND'S ALMSHOUSES

RECONCILIATION OF MOVEMENT IN FUNDS
FOR THE YEAR ENDED 31 DECEMBER 2023

	<u>Balances</u> <u>Brought</u> <u>Forward</u> <u>£</u>	<u>Income</u> <u>£</u>	<u>Expenditure</u> <u>£</u>	<u>Gains/Losses</u> <u>on</u> <u>Investments</u> <u>£</u>	<u>Transfer</u> <u>Between</u> <u>Funds</u> <u>£</u>	<u>Gains/Losses</u> <u>on</u> <u>Revaluation</u> <u>Of Housing</u> <u>Properties</u> <u>£</u>	<u>Balances</u> <u>Carried</u> <u>Forward</u> <u>£</u>
Year Ended 31 December 2023							
Endowment Funds							
Permanent Endowment Fund	-	-	-	-	-	-	-
Housing Property Reserve	248,952	-	-	-	-	-	248,952
Housing Property Revaluation Reserve	267,028	-	-	-	-	92,825	359,853
	515,980	-	-	-	-	92,825	608,805
Restricted Funds							
Social Housing Grant Fund	-	-	-	-	-	-	-
Unrestricted Funds							
Cyclical Maintenance Fund	19,268	-	-	761	2,800	-	22,829
Extraordinary Repair Fund	19,352	-	-	983	2,376	-	22,711
General Fund	113,866	30,368	(7,556)	5,755	(5,176)	-	137,257
	152,486	30,368	(7,556)	7,499	-	-	182,797
Total Funds	668,466	30,368	(7,556)	7,499	-	92,825	791,602
Year Ended 31 December 2022							
Endowment Funds							
Permanent Endowment Fund	-	-	-	-	-	-	-
Housing Property Reserve	248,952	-	-	-	-	-	248,952
Housing Property Revaluation Reserve	223,340	-	-	-	-	43,688	267,028
	472,292	-	-	-	-	43,688	515,980
Restricted Funds							
Social Housing Grant Fund	-	-	-	-	-	-	-
Unrestricted Funds							
Cyclical Maintenance Fund	15,579	-	-	97	3,592	-	19,268
Extraordinary Repair Fund	17,038	-	-	118	2,196	-	19,352
General Fund	115,550	27,628	(24,230)	706	(5,788)	-	113,866
	148,167	27,628	(24,230)	921	-	-	152,486
Total Funds	620,459	27,628	(24,230)	921	-	43,688	668,466

MISS RUTLAND'S ALMSHOUSES**ANALYSIS OF NET ASSETS BETWEEN FUNDS****AS AT 31 DECEMBER 2023**

	<u>Fixed Assets</u>		<u>Net Current Assets Less</u>	
	<u>Freehold Property</u>	<u>Investments</u>	<u>Long Term Loans</u>	<u>Total</u>
	<u>£</u>	<u>£</u>	<u>£</u>	<u>£</u>
Endowment Funds:				
Permanent Endowment Fund	-	-	-	-
Housing Property Reserve	248,952	-	-	248,952
Housing Property Revaluation Reserve	359,853	-	-	359,853
Restricted Funds:				
Social Housing Grant Fund	-	-	-	-
Unrestricted Funds:				
Cyclical Maintenance Fund	-	13,021	9,808	22,829
Extraordinary Repair Fund	-	18,427	4,284	22,711
General Fund	-	103,581	33,676	137,257
	608,805	135,029	47,768	791,602

Housing Property Reserve

The Housing Property Reserve is permanent endowment of the Charity and is represented by the net equity in the housing properties.

Housing Properties Revaluation Reserve

This fund is part of the permanent endowment of the Charity and represents the surplus on revaluation of the housing properties.

Cyclical Maintenance Fund

The Cyclical Maintenance Fund is unrestricted but designated by the Trustees for future cyclical repairs as they arise. A transfer is made from the General Fund each year being a specific amount as agreed by the Trustees.

Extraordinary Repair Fund

The Extraordinary Repair Fund is unrestricted but designated by the Trustees for future major repairs, improvements and rebuilding of the housing properties. A transfer is made from the General Fund each year being a specific amount as agreed by the Trustees. The fund is required by the Scheme to be specifically invested with income from these investments added to the Fund.

General Fund

The Fund represents accumulated surpluses of the Charity and is available for the general purposes of the Charity.

NETHANIAH HOME**DETAILED STATEMENT OF FINANCIAL ACTIVITIES**
FOR THE YEAR ENDED 31 DECEMBER 2023

	<u>2023</u>		<u>2022</u>	
	£	£	£	£
INCOME AND ENDOWMENTS				
CHARITABLE ACTIVITIES				
Contributions Due	21,960		20,659	
Losses from Voids	(1,610)		-	
		20,350		20,659
INVESTMENT INCOME				
M&G Multi Charity Income Share Dividends	-		-	
COIF Income Share Dividends	-		-	
COIF Deposit Account Interest Receivable	19		-	
		19		-
TOTAL INCOME		20,369		20,659
EXPENDITURE				
CHARITABLE ACTIVITIES				
Almshouse Costs				
Vacant Property Costs	78		-	
Water Charges	-		-	
Light and Heat	-		-	
Insurance	795		703	
Repairs and Renewals	1,994		3,542	
Extraordinary Repairs	-		8,527	
Cyclical Repairs	-		-	
Gardening	-		-	
Cleaning	-		-	
Bad Debts	436		-	
Sundry Expenses	120		30	
Housing Loan Interest	-		-	
		3,423		12,802
Support Costs – Governance				
Administration Fees	3,400		3,200	
Auditor's Remuneration	1,560		1,434	
Trustees' Expenses	-		-	
Legal and Professional Fees	400		-	
Almshouse Association Subscription	-		-	
		5,360		4,634
TOTAL EXPENDITURE		8,783		17,436
NET INCOME/(EXPENDITURE) BEFORE GAINS AND LOSSES		11,586		3,223
NET INVESTMENT GAINS/(LOSSES)		1,578		197
NET INCOME/(EXPENDITURE)		13,164		3,420
OTHER RECOGNISED GAINS/(LOSSES)				
Gain/(Loss) on Revaluation of Housing Properties		108,661		51,141
NET MOVEMENT IN FUNDS		121,825		54,561
RECONCILIATION OF FUNDS				
Total Funds Brought Forward		589,744		535,183
Total Funds Carried Forward		711,569		589,744

NETHANIAH HOME

DETAILED BALANCE SHEET
AS AT 31 DECEMBER 2023

	<u>2023</u>		<u>2022</u>	
	£	£	£	£
FIXED ASSETS				
Tangible Fixed Assets – Housing Properties				
Net Book Value at Beginning of the year	604,001		552,860	
Additions at cost	-		-	
Depreciation Charge for the year	-		-	
Gain/(Loss) on Revaluation	108,661		51,141	
Net Book Value at end of the year		712,662		604,001
Listed Investments				
Market Value at Beginning of the year	25,082		24,885	
Additions at cost	3,000		-	
Disposal Proceeds	-		-	
Gain/(Loss) on Revaluation	1,578		197	
Market Value at end of the year		29,660		25,082
		742,322		629,083
CURRENT ASSETS				
Debtors and Prepayments				
Contributions in Arrears	2,743		4,190	
Other Debtors	-		-	
Legacy East Almshouse Partnership	6,795		3,328	
Prepayments and Accrued Income	483		361	
		10,021		7,879
Cash at Bank and in Hand				
Barclays Current Account	-		-	
COIF Deposit Account	1,015		-	
		1,015		-
		11,036		7,879
CREDITORS: Amounts falling due with one year				
Loans	(5,549)		(5,549)	
Contributions in Received in Advance	-		(6)	
Other Creditors	-		-	
Legacy East Almshouse Partnership	-		-	
Accruals and Deferred Income	(1,560)		(1,434)	
		(7,109)		(6,989)
NET CURRENT ASSETS/(LIABILITIES)		3,927		890
TOTAL ASSETS LESS CURRENT LIABILITIES		746,249		629,973
CREDITORS: Amounts falling due after more than one year				
Loans		(34,680)		(40,229)
NET ASSETS		711,569		589,744
CAPITAL AND RESERVES				
Endowment Funds:				
Permanent Endowment Fund	-		-	
Housing Property Reserve	171,750		171,750	
Housing Property Revaluation Reserve	498,912		390,251	
		670,662		562,001
Restricted Funds:				
Social Housing Grant Fund		42,000		42,000
Unrestricted Funds:				
Cyclical Maintenance Fund	19,679		16,454	
Extraordinary Repair Fund	7,342		4,660	
General Fund	(28,114)		(35,371)	
		(1,093)		(14,257)
		711,569		589,744

NETHANIAH HOME

RECONCILIATION OF MOVEMENT IN FUNDS
FOR THE YEAR ENDED 31 DECEMBER 2023

	<u>Balances</u> <u>Brought</u> <u>Forward</u> <u>£</u>	<u>Income</u> <u>£</u>	<u>Expenditure</u> <u>£</u>	<u>Gains/Losses</u> <u>on</u> <u>Investments</u> <u>£</u>	<u>Transfer</u> <u>Between</u> <u>Funds</u> <u>£</u>	<u>Gains/Losses</u> <u>on</u> <u>Revaluation</u> <u>Of Housing</u> <u>Properties</u> <u>£</u>	<u>Balances</u> <u>Carried</u> <u>Forward</u> <u>£</u>
Year Ended 31 December 2023							
Endowment Funds							
Permanent Endowment Fund	-	-	-	-	-	-	-
Housing Property Reserve	171,750	-	-	-	-	-	171,750
Housing Property Revaluation Reserve	390,251	-	-	-	-	108,661	498,912
	562,001	-	-	-	-	108,661	670,662
Restricted Funds							
Social Housing Grant Fund	42,000	-	-	-	-	-	42,000
Unrestricted Funds							
Cyclical Maintenance Fund	16,454	-	-	425	2,800	-	19,679
Extraordinary Repair Fund	4,660	-	-	306	2,376	-	7,342
General Fund	(35,371)	20,369	(8,783)	847	(5,176)	-	(28,114)
	(14,257)	20,369	(8,783)	1,578	-	-	(1,093)
Total Funds	589,744	20,369	(8,783)	1,578	-	108,661	711,569
Year Ended 31 December 2022							
Endowment Funds							
Permanent Endowment Fund	-	-	-	-	-	-	-
Housing Property Reserve	171,750	-	-	-	-	-	171,750
Housing Property Revaluation Reserve	339,110	-	-	-	-	51,141	390,251
	510,860	-	-	-	-	51,141	562,001
Restricted Funds							
Social Housing Grant Fund	42,000	-	-	-	-	-	42,000
Unrestricted Funds							
Cyclical Maintenance Fund	12,793	-	-	69	3,592	-	16,454
Extraordinary Repair Fund	4,623	-	-	37	-	-	4,660
General Fund	(35,093)	20,659	(17,436)	91	(3,592)	-	(35,371)
	(17,677)	20,659	(17,436)	197	-	-	(14,257)
Total Funds	535,183	20,659	(17,436)	197	-	51,141	589,744

NETHANIAH HOMEANALYSIS OF NET ASSETS BETWEEN FUNDS
AS AT 31 DECEMBER 2023

	<u>Fixed Assets</u>		<u>Net Current Assets Less</u>	
	<u>Freehold</u>	<u>Investments</u>	<u>Long Term</u>	
	<u>Property</u>		<u>Loans</u>	<u>Total</u>
	<u>£</u>	<u>£</u>	<u>£</u>	<u>£</u>
Endowment Funds:				
Permanent Endowment Fund	-	-	-	-
Housing Property Reserve	171,750	-	-	171,750
Housing Property Revaluation Reserve	498,912	-	-	498,912
Restricted Funds:				
Social Housing Grant Fund	42,000	-	-	42,000
Unrestricted Funds:				
Cyclical Maintenance Fund	-	11,026	8,653	19,679
Extraordinary Repair Fund	-	7,342	-	7,342
General Fund	-	11,292	(39,406)	(28,114)
	<u>712,662</u>	<u>29,660</u>	<u>(30,753)</u>	<u>711,569</u>

Housing Property Reserve

The Housing Property Reserve is permanent endowment of the Charity and is represented by the net equity in the housing properties.

Housing Properties Revaluation Reserve

This fund is part of the permanent endowment of the Charity and represents the surplus on revaluation of the housing properties.

Social Housing Grant Fund

The Social Housing Grant Fund is a restricted fund and represents the grant received of £42,000 in connection with the housing property improvements.

Cyclical Maintenance Fund

The Cyclical Maintenance Fund is unrestricted but designated by the Trustees for future cyclical repairs as they arise. A transfer is made from the General Fund each year being a specific amount as agreed by the Trustees.

Extraordinary Repair Fund

The Extraordinary Repair Fund is unrestricted but designated by the Trustees for future major repairs, improvements and rebuilding of the housing properties. A transfer is made from the General Fund each year being a specific amount as agreed by the Trustees. The fund is required by the Scheme to be specifically invested with income from these investments added to the Fund.

General Fund

The Fund represents accumulated surpluses of the Charity and is available for the general purposes of the Charity.

LOUGHTON ALMSHOUSE CHARITY**DETAILED STATEMENT OF FINANCIAL ACTIVITIES
FOR THE YEAR ENDED 31 DECEMBER 2023**

	2023		2022	
	£	£	£	£
INCOME AND ENDOWMENTS				
CHARITABLE ACTIVITIES				
Contributions Due	29,416		27,779	
Losses from Voids	-		-	
		29,416		27,779
INVESTMENT INCOME				
M&G Multi Charity Income Share Dividends	-		-	
COIF Income Share Dividends	-		-	
COIF Deposit Account Interest Receivable	1,750		456	
		1,750		456
TOTAL INCOME		31,166		28,235
EXPENDITURE				
CHARITABLE ACTIVITIES				
Almshouse Costs				
Vacant Property Costs	-		53	
Water Charges	-		-	
Light and Heat	-		-	
Insurance	638		560	
Repairs and Renewals	987		1,577	
Extraordinary Repairs	-		4,200	
Cyclical Repairs	-		-	
Gardening	1,900		1,600	
Cleaning	-		-	
Bad Debts	-		-	
Sundry Expenses	30		19	
Housing Loan Interest	-		-	
		3,555		8,009
Support Costs – Governance				
Administration Fees	3,400		3,200	
Auditor's Remuneration	1,560		1,434	
Trustees' Expenses	-		-	
Legal and Professional Fees	-		-	
Almshouse Association Subscription	-		-	
		4,960		4,634
TOTAL EXPENDITURE		8,515		12,643
NET INCOME/(EXPENDITURE) BEFORE GAINS AND LOSSES		22,651		15,592
NET INVESTMENT GAINS/(LOSSES)		2,432		124
NET INCOME/(EXPENDITURE)		25,083		15,716
OTHER RECOGNISED GAINS/(LOSSES)				
Gain/(Loss) on Revaluation of Housing Properties		24,521		72,827
NET MOVEMENT IN FUNDS		49,604		88,543
RECONCILIATION OF FUNDS				
Total Funds Brought Forward		599,701		511,158
Total Funds Carried Forward		649,305		599,701

LOUGHTON ALMSHOUSE CHARITY**DETAILED BALANCE SHEET
AS AT 31 DECEMBER 2023**

	2023		2022	
	£	£	£	£
FIXED ASSETS				
Tangible Fixed Assets – Housing Properties				
Net Book Value at Beginning of the year	522,827		450,000	
Additions at cost	-		-	
Depreciation Charge for the year	-		-	
Gain/(Loss) on Revaluation	24,521		72,827	
Net Book Value at end of the year		547,348		522,827
Listed Investments				
Market Value at Beginning of the year	28,621		23,497	
Additions at cost	18,500		5,000	
Disposal Proceeds	-		-	
Gain/(Loss) on Revaluation	2,432		124	
Market Value at end of the year		49,553		28,621
		596,901		551,448
CURRENT ASSETS				
Debtors and Prepayments				
Contributions in Arrears	2,942		1,806	
Other Debtors	-		-	
Legacy East Almshouse Partnership	10,826		9,219	
Prepayments and Accrued Income	851		723	
		14,619		11,748
Cash at Bank and in Hand				
Barclays Current Account	-		-	
COIF Deposit Account	39,921		38,245	
		39,921		38,245
		54,540		49,993
CREDITORS: Amounts falling due with one year				
Loans	-		-	
Contributions in Received in Advance	(576)		(306)	
Other Creditors	-		-	
Legacy East Almshouse Partnership	-		-	
Accruals and Deferred Income	(1,560)		(1,434)	
		(2,136)		(1,740)
NET CURRENT ASSETS/(LIABILITIES)		52,404		48,253
TOTAL ASSETS LESS CURRENT LIABILITIES		649,305		599,701
CREDITORS: Amounts falling due after more than one year				
Loans		-		-
NET ASSETS		649,305		599,701
CAPITAL AND RESERVES				
Endowment Funds:				
Permanent Endowment Fund	-		-	
Housing Property Reserve	15,977		15,977	
Housing Property Revaluation Reserve	412,505		387,984	
		428,482		403,961
Restricted Funds:				
Social Housing Grant Fund		118,866		118,866
Unrestricted Funds:				
Cyclical Maintenance Fund	21,112		17,691	
Extraordinary Repair Fund	24,115		20,943	
General Fund	56,730		38,240	
		101,957		76,874
		649,305		599,701

LOUGHTON ALMSHOUSE CHARITY

RECONCILIATION OF MOVEMENT IN FUNDS
FOR THE YEAR ENDED 31 DECEMBER 2023

	<u>Balances</u> <u>Brought</u> <u>Forward</u> £	<u>Income</u> £	<u>Expenditure</u> £	<u>Gains/Losses</u> <u>on</u> <u>Investments</u> £	<u>Transfer</u> <u>Between</u> <u>Funds</u> £	<u>Gains/Losses</u> <u>on</u> <u>Revaluation</u> <u>Of Housing</u> <u>Properties</u> £	<u>Balances</u> <u>Carried</u> <u>Forward</u> £
Year Ended 31 December 2023							
Endowment Funds							
Permanent Endowment Fund	-	-	-	-	-	-	-
Housing Property Reserve	15,977	-	-	-	-	-	15,977
Housing Property Revaluation Reserve	387,984	-	-	-	-	24,521	412,505
	403,961	-	-	-	-	24,521	428,482
Restricted Funds							
Social Housing Grant Fund	118,866	-	-	-	-	-	118,866
Unrestricted Funds							
Cyclical Maintenance Fund	17,691	-	-	621	2,800	-	21,112
Extraordinary Repair Fund	20,943	-	-	796	2,376	-	24,115
General Fund	38,240	31,166	(8,515)	1,015	(5,176)	-	56,730
	76,874	31,166	(8,515)	2,432	-	-	101,957
Total Funds	599,701	31,166	(8,515)	2,432	-	24,521	649,305
Year Ended 31 December 2022							
Endowment Funds							
Permanent Endowment Fund	-	-	-	-	-	-	-
Housing Property Reserve	15,977	-	-	-	-	-	15,977
Housing Property Revaluation Reserve	315,157	-	-	-	-	72,827	387,984
	331,134	-	-	-	-	72,827	403,961
Restricted Funds							
Social Housing Grant Fund	118,866	-	-	-	-	-	118,866
Unrestricted Funds							
Cyclical Maintenance Fund	14,021	-	-	78	3,592	-	17,691
Extraordinary Repair Fund	22,902	-	(4,200)	45	2,196	-	20,943
General Fund	24,235	28,235	(8,443)	1	(5,788)	-	38,240
	61,158	28,235	(12,643)	124	-	-	76,874
Total Funds	551,158	28,235	(12,643)	124	-	72,827	599,701

This page does not form part of the statutory financial statements

LOUGHTON ALMSHOUSE CHARITY**ANALYSIS OF NET ASSETS BETWEEN FUNDS**
AS AT 31 DECEMBER 2023

	<u>Fixed Assets</u>		<u>Net Current Assets Less</u>	
	<u>Freehold Property</u>	<u>Investments</u>	<u>Long Term Loans</u>	<u>Total</u>
	<u>£</u>	<u>£</u>	<u>£</u>	<u>£</u>
Endowment Funds:				
Permanent Endowment Fund	-	-	-	-
Housing Property Reserve	15,977	-	-	15,977
Housing Property Revaluation Reserve	412,505	-	-	412,505
Restricted Funds:				
Social Housing Grant Fund	118,866	-	-	118,866
Unrestricted Funds:				
Cyclical Maintenance Fund	-	10,622	10,490	21,112
Extraordinary Repair Fund	-	14,636	9,479	24,115
General Fund	-	24,295	32,435	56,730
	547,348	49,553	52,404	649,305

Housing Property Reserve

The Housing Property Reserve is permanent endowment of the Charity and is represented by the net equity in the housing properties.

Housing Properties Revaluation Reserve

This fund is part of the permanent endowment of the Charity and represents the surplus on revaluation of the housing properties.

Social Housing Grant Fund

The Social Housing Grant Fund is a restricted fund and represents the grant received of £118,866 in connection with the housing property improvements.

Cyclical Maintenance Fund

The Cyclical Maintenance Fund is unrestricted but designated by the Trustees for future cyclical repairs as they arise. A transfer is made from the General Fund each year being a specific amount as agreed by the Trustees.

Extraordinary Repair Fund

The Extraordinary Repair Fund is unrestricted but designated by the Trustees for future major repairs, improvements and rebuilding of the housing properties. A transfer is made from the General Fund each year being a specific amount as agreed by the Trustees. The fund is required by the Scheme to be specifically invested with income from these investments added to the Fund.

General Fund

The Fund represents accumulated surpluses of the Charity and is available for the general purposes of the Charity.

SPROWSTON WAR MEMORIAL TRUST**DETAILED STATEMENT OF FINANCIAL ACTIVITIES
FOR THE YEAR ENDED 31 DECEMBER 2023**

	2023		2022	
	£	£	£	£
INCOME AND ENDOWMENTS				
CHARITABLE ACTIVITIES				
Contributions Due	11,462		11,105	
Losses from Voids	-		-	
		11,462		11,105
INVESTMENT INCOME				
M&G Multi Charity Income Share Dividends	-		-	
COIF Income Share Dividends	-		-	
COIF Deposit Account Interest Receivable	19		-	
		19		-
TOTAL INCOME		11,481		11,105
EXPENDITURE				
CHARITABLE ACTIVITIES				
Almshouse Costs				
Vacant Property Costs	-		-	
Water Charges	-		-	
Light and Heat	-		-	
Insurance	304		274	
Repairs and Renewals	205		1,246	
Extraordinary Repairs	5,784		-	
Cyclical Repairs	-		-	
Gardening	-		-	
Cleaning	-		-	
Bad Debts	-		-	
Sundry Expenses	-		-	
Housing Loan Interest	1,544		1,840	
		7,837		3,360
Support Costs – Governance				
Administration Fees	1,700		1,600	
Auditor's Remuneration	1,320		1,194	
Trustees' Expenses	230		-	
Legal and Professional Fees	-		-	
Almshouse Association Subscription	-		-	
		3,250		2,794
TOTAL EXPENDITURE		11,087		6,154
NET INCOME/(EXPENDITURE) BEFORE GAINS AND LOSSES		394		4,951
NET INVESTMENT GAINS/(LOSSES)		1,620		102
NET INCOME/(EXPENDITURE)		2,014		5,053
OTHER RECOGNISED GAINS/(LOSSES)				
Gain/(Loss) on Revaluation of Housing Properties		36,492		17,176
NET MOVEMENT IN FUNDS		38,506		22,229
RECONCILIATION OF FUNDS				
Total Funds Brought Forward		203,799		181,570
Total Funds Carried Forward		242,305		203,799

SPROWSTON WAR MEMORIAL TRUST**DETAILED BALANCE SHEET
AS AT 31 DECEMBER 2023**

	2023		2022	
	£	£	£	£
FIXED ASSETS				
Tangible Fixed Assets – Housing Properties				
Net Book Value at Beginning of the year	202,844		185,668	
Additions at cost	-		-	
Depreciation Charge for the year	-		-	
Gain/(Loss) on Revaluation	36,492		17,176	
Net Book Value at end of the year		239,336		202,844
Listed Investments				
Market Value at Beginning of the year	25,753		20,651	
Additions at cost	3,000		5,000	
Disposal Proceeds	-		-	
Gain/(Loss) on Revaluation	1,620		102	
Market Value at end of the year		30,373		25,753
		269,709		228,597
CURRENT ASSETS				
Debtors and Prepayments				
Contributions in Arrears	141		-	
Other Debtors	-		-	
Legacy East Almshouse Partnership	-		4,311	
Prepayments and Accrued Income	223		140	
		364		4,451
Cash at Bank and in Hand				
Barclays Current Account	-		-	
COIF Deposit Account	1,014		-	
		1,014		-
		1,378		4,451
CREDITORS: Amounts falling due with one year				
Loans	(2,004)		(1,867)	
Contributions in Received in Advance	-		(660)	
Other Creditors	-		-	
Legacy East Almshouse Partnership	(2,172)		-	
Accruals and Deferred Income	(1,320)		(1,194)	
		(5,496)		(3,721)
NET CURRENT ASSETS/(LIABILITIES)		(4,118)		730
TOTAL ASSETS LESS CURRENT LIABILITIES		265,591		229,327
CREDITORS: Amounts falling due after more than one year				
Loans		(23,286)		(25,528)
NET ASSETS		242,305		203,799
CAPITAL AND RESERVES				
Endowment Funds:				
Permanent Endowment Fund	-		-	
Housing Property Reserve	112,275		110,170	
Housing Property Revaluation Reserve	101,771		65,279	
		214,046		175,449
Restricted Funds:				
Social Housing Grant Fund		-		-
Unrestricted Funds:				
Cyclical Maintenance Fund	6,988		5,345	
Extraordinary Repair Fund	16,716		14,613	
General Fund	4,555		8,392	
		28,259		28,350
		242,305		203,799

SPROWSTON WAR MEMORIAL TRUST

RECONCILIATION OF MOVEMENT IN FUNDS
FOR THE YEAR ENDED 31 DECEMBER 2023

	<u>Balances</u> <u>Brought</u> <u>Forward</u> £	<u>Income</u> £	<u>Expenditure</u> £	<u>Gains/Losses</u> <u>on</u> <u>Investments</u> £	<u>Transfer</u> <u>Between</u> <u>Funds</u> £	<u>Gains/Losses</u> <u>on</u> <u>Revaluation</u> <u>Of Housing</u> <u>Properties</u> £	<u>Balances</u> <u>Carried</u> <u>Forward</u> £
Year Ended 31 December 2023							
Endowment Funds							
Permanent Endowment Fund	-	-	-	-	-	-	-
Housing Property Reserve	110,170	-	-	-	2,105	-	112,275
Housing Property Revaluation Reserve	65,279	-	-	-	-	36,492	101,771
	175,449	-	-	-	2,105	36,492	214,046
Restricted Funds							
Social Housing Grant Fund	-	-	-	-	-	-	-
Unrestricted Funds							
Cyclical Maintenance Fund	5,345	-	-	243	1,400	-	6,988
Extraordinary Repair Fund	14,613	-	-	915	1,188	-	16,716
General Fund	8,392	11,481	(11,087)	462	(4,693)	-	4,555
	28,350	11,481	(11,087)	1,620	(2,105)	-	28,259
Total Funds	203,799	11,481	(11,087)	1,620	-	36,492	242,305
Year Ended 31 December 2022							
Endowment Funds							
Permanent Endowment Fund	-	-	-	-	-	-	-
Housing Property Reserve	108,361	-	-	-	1,809	-	110,170
Housing Property Revaluation Reserve	48,103	-	-	-	-	17,176	65,279
	156,464	-	-	-	1,809	17,176	175,449
Restricted Funds							
Social Housing Grant Fund	-	-	-	-	-	-	-
Unrestricted Funds							
Cyclical Maintenance Fund	3,557	-	-	(8)	1,796	-	5,345
Extraordinary Repair Fund	13,422	-	-	93	1,098	-	14,613
General Fund	8,127	11,105	(6,154)	17	(4,703)	-	8,392
	25,106	11,105	(6,154)	102	(1,809)	-	28,350
Total Funds	181,570	11,105	(6,154)	102	-	17,176	203,799

SPROWSTON WAR MEMORIAL TRUST**ANALYSIS OF NET ASSETS BETWEEN FUNDS
AS AT 31 DECEMBER 2023**

	Fixed Assets		Net Current Assets Less	
	Freehold	Investments	Long Term	
	Property		Loans	Total
	£	£	£	£
Endowment Funds:				
Permanent Endowment Fund	-	-	-	-
Housing Property Reserve	137,565	-	(25,290)	112,275
Housing Property Revaluation Reserve	101,771	-	-	101,771
Restricted Funds:				
Social Housing Grant Fund	-	-	-	-
Unrestricted Funds:				
Cyclical Maintenance Fund	-	4,266	2,722	6,988
Extraordinary Repair Fund	-	16,716	-	16,716
General Fund	-	9,391	(4,836)	4,555
	239,336	30,373	(27,404)	242,305

Housing Property Reserve

The Housing Property Reserve is permanent endowment of the Charity and is represented by the net equity in the housing properties.

Housing Properties Revaluation Reserve

This fund is part of the permanent endowment of the Charity and represents the surplus on revaluation of the housing properties.

Cyclical Maintenance Fund

The Cyclical Maintenance Fund is unrestricted but designated by the Trustees for future cyclical repairs as they arise. A transfer is made from the General Fund each year being a specific amount as agreed by the Trustees.

Extraordinary Repair Fund

The Extraordinary Repair Fund is unrestricted but designated by the Trustees for future major repairs, improvements and rebuilding of the housing properties. A transfer is made from the General Fund each year being a specific amount as agreed by the Trustees. The fund is required by the Scheme to be specifically invested with income from these investments added to the Fund.

General Fund

The Fund represents accumulated surpluses of the Charity and is available for the general purposes of the Charity.

JOHN GILDERS & MASKELL ALMSHOUSE CHARITY**DETAILED STATEMENT OF FINANCIAL ACTIVITIES
FOR THE YEAR ENDED 31 DECEMBER 2023**

	2023		2022	
	£	£	£	£
INCOME AND ENDOWMENTS				
CHARITABLE ACTIVITIES				
Contributions Due	24,675		23,213	
Losses from Voids	-		-	
		24,675		23,213
INVESTMENT INCOME				
M&G Multi Charity Income Share Dividends	-		-	
COIF Income Share Dividends	14		4	
COIF Deposit Account Interest Receivable	616		122	
		630		126
TOTAL INCOME		25,305		23,339
EXPENDITURE				
CHARITABLE ACTIVITIES				
Almshouse Costs				
Vacant Property Costs	-		-	
Water Charges	-		-	
Light and Heat	-		-	
Insurance	670		599	
Repairs and Renewals	3,136		3,672	
Extraordinary Repairs	-		-	
Cyclical Repairs	-		-	
Gardening	-		-	
Cleaning	-		-	
Bad Debts	-		-	
Sundry Expenses	23		31	
Housing Loan Interest	-		-	
		3,829		4,302
Support Costs – Governance				
Administration Fees	3,400		3,200	
Auditor's Remuneration	1,560		1,434	
Trustees' Expenses	-		-	
Legal and Professional Fees	-		-	
Almshouse Association Subscription	-		-	
		4,960		4,634
TOTAL EXPENDITURE		8,789		8,936
NET INCOME/(EXPENDITURE) BEFORE GAINS AND LOSSES		16,516		14,403
NET INVESTMENT GAINS/(LOSSES)		13,179		(7,946)
NET INCOME/(EXPENDITURE)		29,695		6,457
OTHER RECOGNISED GAINS/(LOSSES)				
Gain/(Loss) on Revaluation of Housing Properties		89,665		42,201
NET MOVEMENT IN FUNDS		119,360		48,658
RECONCILIATION OF FUNDS				
Total Funds Brought Forward		647,476		598,818
Total Funds Carried Forward		766,836		647,476

JOHN GILDERS & MASKELL ALMSHOUSE CHARITY**DETAILED BALANCE SHEET
AS AT 31 DECEMBER 2023**

	2023		2022	
	£	£	£	£
FIXED ASSETS				
Tangible Fixed Assets – Housing Properties				
Net Book Value at Beginning of the year	498,418		456,217	
Additions at cost	-		-	
Depreciation Charge for the year	-		-	
Gain/(Loss) on Revaluation	89,665		42,201	
Net Book Value at end of the year		588,083		498,418
Listed Investments				
Market Value at Beginning of the year	125,513		133,459	
Additions at cost	15,000		-	
Disposal Proceeds	-		-	
Gain/(Loss) on Revaluation	13,179		(7,946)	
Market Value at end of the year		153,692		125,513
		741,775		623,931
CURRENT ASSETS				
Debtors and Prepayments				
Contributions in Arrears	1,116		1,074	
Other Debtors	-		-	
Legacy East Almshouse Partnership	3,825		13,326	
Prepayments and Accrued Income	502		336	
		5,443		14,736
Cash at Bank and in Hand				
Barclays Current Account	-		-	
COIF Deposit Account	21,427		10,875	
		21,427		10,875
		26,870		25,611
CREDITORS: Amounts falling due with one year				
Loans	-		-	
Contributions in Received in Advance	(249)		(632)	
Other Creditors	-		-	
Legacy East Almshouse Partnership	-		-	
Accruals and Deferred Income	(1,560)		(1,434)	
		(1,809)		(2,066)
NET CURRENT ASSETS/(LIABILITIES)		25,061		23,545
TOTAL ASSETS LESS CURRENT LIABILITIES		766,836		647,476
CREDITORS: Amounts falling due after more than one year				
Loans		-		-
NET ASSETS		766,836		647,476
CAPITAL AND RESERVES				
Endowment Funds:				
Permanent Endowment Fund	-		-	
Housing Property Reserve	35,809		35,809	
Housing Property Revaluation Reserve	522,544		432,879	
		558,353		468,688
Restricted Funds:				
Social Housing Grant Fund		29,730		29,730
Unrestricted Funds:				
Cyclical Maintenance Fund	40,969		34,574	
Extraordinary Repair Fund	64,771		57,298	
General Fund	73,013		57,186	
		178,753		149,058
		766,836		647,476

JOHN GILDERS & MASKELL ALMSHOUSE CHARITY

**RECONCILIATION OF MOVEMENT IN FUNDS
FOR THE YEAR ENDED 31 DECEMBER 2023**

	<u>Balances Brought Forward</u> £	<u>Income</u> £	<u>Expenditure</u> £	<u>Gains/Losses on Investments</u> £	<u>Transfer Between Funds</u> £	<u>Gains/Losses on Revaluation Of Housing Properties</u> £	<u>Balances Carried Forward</u> £
Year Ended 31 December 2023							
Endowment Funds							
Permanent Endowment Fund	-	-	-	-	-	-	-
Housing Property Reserve	35,809	-	-	-	-	-	35,809
Housing Property Revaluation Reserve	432,879	-	-	-	-	89,665	522,544
	468,688	-	-	-	-	89,665	558,353
Restricted Funds							
Social Housing Grant Fund	29,730	-	-	-	-	-	29,730
Unrestricted Funds							
Cyclical Maintenance Fund	34,574	-	-	3,595	2,800	-	40,969
Extraordinary Repair Fund	57,298	-	-	5,097	2,376	-	64,771
General Fund	57,186	25,305	(8,789)	4,487	(5,176)	-	73,013
	149,058	25,305	(8,789)	13,179	-	-	178,753
Total Funds	647,476	35,305	(8,789)	13,179	-	89,665	766,836
Year Ended 31 December 2022							
Endowment Funds							
Permanent Endowment Fund	-	-	-	-	-	-	-
Housing Property Reserve	35,809	-	-	-	-	-	35,809
Housing Property Revaluation Reserve	390,678	-	-	-	-	42,201	432,879
	426,487	-	-	-	-	42,201	468,688
Restricted Funds							
Social Housing Grant Fund	29,730	-	-	-	-	-	29,730
Unrestricted Funds							
Cyclical Maintenance Fund	33,646	-	-	(2,664)	3,592	-	34,574
Extraordinary Repair Fund	57,508	-	-	(2,406)	2,196	-	57,298
General Fund	51,447	23,339	(8,936)	(2,876)	(5,788)	-	57,186
	142,601	23,339	(8,936)	(7,946)	-	-	149,058
Total Funds	598,818	23,339	(8,936)	(7,946)	-	42,201	647,476

JOHN GILDERS & MASKELL ALMSHOUSE CHARITY**ANALYSIS OF NET ASSETS BETWEEN FUNDS****AS AT 31 DECEMBER 2023**

	<u>Fixed Assets</u>		<u>Net Current Assets Less</u>	
	<u>Freehold Property</u>	<u>Investments</u>	<u>Long Term Loans</u>	<u>Total</u>
	<u>£</u>	<u>£</u>	<u>£</u>	<u>£</u>
Endowment Funds:				
Permanent Endowment Fund	-	-	-	-
Housing Property Reserve	35,809	-	-	35,809
Housing Property Revaluation Reserve	522,544	-	-	522,544
Restricted Funds:				
Social Housing Grant Fund	29,730	-	-	29,730
Unrestricted Funds:				
Cyclical Maintenance Fund	-	34,577	6,392	40,969
Extraordinary Repair Fund	-	62,575	2,196	64,771
General Fund	-	56,540	16,473	73,013
	588,083	153,692	25,061	766,836

Housing Property Reserve

The Housing Property Reserve is permanent endowment of the Charity and is represented by the net equity in the housing properties.

Housing Properties Revaluation Reserve

This fund is part of the permanent endowment of the Charity and represents the surplus on revaluation of the housing properties.

Social Housing Grant Fund

The Social Housing Grant Fund is a restricted fund and represents the grant received of £29,730 in connection with the housing property improvements.

Cyclical Maintenance Fund

The Cyclical Maintenance Fund is unrestricted but designated by the Trustees for future cyclical repairs as they arise. A transfer is made from the General Fund each year being a specific amount as agreed by the Trustees.

Extraordinary Repair Fund

The Extraordinary Repair Fund is unrestricted but designated by the Trustees for future major repairs, improvements and rebuilding of the housing properties. A transfer is made from the General Fund each year being a specific amount as agreed by the Trustees. The fund is required by the Scheme to be specifically invested with income from these investments added to the Fund.

General Fund

The Fund represents accumulated surpluses of the Charity and is available for the general purposes of the Charity.

SPRINGFIELD GREEN ALMSHOUSES**DETAILED STATEMENT OF FINANCIAL ACTIVITIES
FOR THE YEAR ENDED 31 DECEMBER 2023**

	2023		2022	
	£	£	£	£
INCOME AND ENDOWMENTS				
CHARITABLE ACTIVITIES				
Contributions Due	14,948		13,912	
Losses from Voids	(214)		-	
		14,734		13,912
INVESTMENT INCOME				
M&G Multi Charity Income Share Dividends	-		-	
COIF Income Share Dividends	331		330	
COIF Deposit Account Interest Receivable	1,081		271	
		1,412		601
TOTAL INCOME		16,146		14,513
EXPENDITURE				
CHARITABLE ACTIVITIES				
Almshouse Costs				
Vacant Property Costs	-		-	
Water Charges	162		151	
Light and Heat	-		-	
Insurance	559		499	
Repairs and Renewals	3,034		1,649	
Extraordinary Repairs	-		-	
Cyclical Repairs	-		-	
Gardening	-		-	
Cleaning	-		-	
Bad Debts	-		-	
Sundry Expenses	-		75	
Housing Loan Interest	-		1,109	
		3,755		3,483
Support Costs – Governance				
Administration Fees	1,700		1,600	
Auditor's Remuneration	1,320		1,194	
Trustees' Expenses	-		-	
Legal and Professional Fees	-		-	
Almshouse Association Subscription	-		-	
		3,020		2,794
TOTAL EXPENDITURE		6,775		6,277
NET INCOME/(EXPENDITURE) BEFORE GAINS AND LOSSES		9,371		8,236
NET INVESTMENT GAINS/(LOSSES)		3,265		(1,171)
NET INCOME/(EXPENDITURE)		12,636		7,065
OTHER RECOGNISED GAINS/(LOSSES)				
Gain/(Loss) on Revaluation of Housing Properties		58,396		27,484
NET MOVEMENT IN FUNDS		71,032		34,549
RECONCILIATION OF FUNDS				
Total Funds Brought Forward		384,262		349,713
Total Funds Carried Forward		455,294		384,262

SPRINGFIELD GREEN ALMSHOUSES**DETAILED BALANCE SHEET
AS AT 31 DECEMBER 2023**

	2023		2022	
	£	£	£	£
FIXED ASSETS				
Tangible Fixed Assets – Housing Properties				
Net Book Value at Beginning of the year	324,599		297,115	
Additions at cost	-		-	
Depreciation Charge for the year	-		-	
Gain/(Loss) on Revaluation	58,396		27,484	
Net Book Value at end of the year		382,995		324,599
Listed Investments				
Market Value at Beginning of the year	47,280		48,451	
Additions at cost	-		-	
Disposal Proceeds	-		-	
Gain/(Loss) on Revaluation	3,265		(1,171)	
Market Value at end of the year		50,545		47,280
		433,540		371,879
CURRENT ASSETS				
Debtors and Prepayments				
Contributions in Arrears	-		2	
Other Debtors	-		-	
Legacy East Almshouse Partnership	-		-	
Prepayments and Accrued Income	459		316	
		459		318
Cash at Bank and in Hand				
Barclays Current Account	-		-	
COIF Deposit Account	24,661		23,626	
		24,661		23,626
		25,120		23,944
CREDITORS: Amounts falling due with one year				
Loans	-		-	
Contributions in Received in Advance	(376)		(211)	
Other Creditors	(91)		(86)	
Legacy East Almshouse Partnership	(1,579)		(10,070)	
Accruals and Deferred Income	(1,320)		(1,194)	
		(3,366)		(11,561)
NET CURRENT ASSETS/(LIABILITIES)		21,754		12,383
TOTAL ASSETS LESS CURRENT LIABILITIES		455,294		384,262
CREDITORS: Amounts falling due after more than one year				
Loans		-		-
NET ASSETS		455,294		384,262
CAPITAL AND RESERVES				
Endowment Funds:				
Permanent Endowment Fund	17,801		16,450	
Housing Property Reserve	101,261		101,261	
Housing Property Revaluation Reserve	281,734		223,338	
		400,796		341,049
Restricted Funds:				
Social Housing Grant Fund		-		-
Unrestricted Funds:				
Cyclical Maintenance Fund	12,623		11,223	
Extraordinary Repair Fund	16,976		14,929	
General Fund	24,899		17,061	
		54,498		43,213
		455,294		384,262

SPRINGFIELD GREEN ALMSHOUSES

RECONCILIATION OF MOVEMENT IN FUNDS
FOR THE YEAR ENDED 31 DECEMBER 2023

	<u>Balances</u> <u>Brought</u> <u>Forward</u> <u>£</u>	<u>Income</u> <u>£</u>	<u>Expenditure</u> <u>£</u>	<u>Gains/Losses</u> <u>on</u> <u>Investments</u> <u>£</u>	<u>Transfer</u> <u>Between</u> <u>Funds</u> <u>£</u>	<u>Gains/Losses</u> <u>on</u> <u>Revaluation</u> <u>Of Housing</u> <u>Properties</u> <u>£</u>	<u>Balances</u> <u>Carried</u> <u>Forward</u> <u>£</u>
Year Ended 31 December 2023							
Endowment Funds							
Permanent Endowment Fund	16,450	-	-	1,351	-	-	17,801
Housing Property Reserve	101,261	-	-	-	-	-	101,261
Housing Property Revaluation Reserve	223,338	-	-	-	-	58,396	281,734
	341,049	-	-	1,351	-	58,396	400,796
Restricted Funds							
Social Housing Grant Fund	-	-	-	-	-	-	-
Unrestricted Funds							
Cyclical Maintenance Fund	11,223	-	-	-	1,400	-	12,623
Extraordinary Repair Fund	14,929	-	-	859	1,188	-	16,976
General Fund	17,061	16,146	(6,775)	1,055	(2,588)	-	24,899
	43,213	16,146	(6,775)	1,914	-	-	54,498
Total Funds	384,262	16,146	(6,775)	3,265	-	58,396	455,294
Year Ended 31 December 2022							
Endowment Funds							
Permanent Endowment Fund	17,863	-	-	(1,413)	-	-	16,450
Housing Property Reserve	82,328	-	-	-	18,933	-	101,261
Housing Property Revaluation Reserve	195,854	-	-	-	-	27,484	223,338
	296,045	-	-	(1,413)	18,933	27,484	341,049
Restricted Funds							
Social Housing Grant Fund	-	-	-	-	-	-	-
Unrestricted Funds							
Cyclical Maintenance Fund	9,427	-	-	-	1,796	-	11,223
Extraordinary Repair Fund	13,723	-	-	108	1,098	-	14,929
General Fund	30,518	14,513	(6,277)	134	(21,827)	-	17,061
	53,668	14,513	(6,277)	242	(18,933)	-	43,213
Total Funds	349,713	14,513	(6,277)	(1,171)	-	27,484	384,262

SPRINGFIELD GREEN ALMSHOUSES**ANALYSIS OF NET ASSETS BETWEEN FUNDS****AS AT 31 DECEMBER 2023**

	<u>Fixed Assets</u>		<u>Net Current Assets Less</u>	
	<u>Freehold Property</u>	<u>Investments</u>	<u>Long Term Loans</u>	<u>Total</u>
	<u>£</u>	<u>£</u>	<u>£</u>	<u>£</u>
Endowment Funds:				
Permanent Endowment Fund	-	17,801	-	17,801
Housing Property Reserve	101,261	-	-	101,261
Housing Property Revaluation Reserve	281,734	-	-	281,734
Restricted Funds:				
Social Housing Grant Fund	-	-	-	-
Unrestricted Funds:				
Cyclical Maintenance Fund	-	-	12,623	12,623
Extraordinary Repair Fund	-	14,690	2,286	16,976
General Fund	-	18,054	6,845	24,899
	382,995	50,545	21,754	455,294

Permanent Endowment Fund

The Permanent Endowment Fund is permanent endowment of the Charity with the fund balance being specifically invested. Income from these investments is available for the general purposes of the Charity.

Housing Property Reserve

The Housing Property Reserve is permanent endowment of the Charity and is represented by the net equity in the housing properties.

Housing Properties Revaluation Reserve

This fund is part of the permanent endowment of the Charity and represents the surplus on revaluation of the housing properties.

Cyclical Maintenance Fund

The Cyclical Maintenance Fund is unrestricted but designated by the Trustees for future cyclical repairs as they arise. A transfer is made from the General Fund each year being a specific amount as agreed by the Trustees.

Extraordinary Repair Fund

The Extraordinary Repair Fund is unrestricted but designated by the Trustees for future major repairs, improvements and rebuilding of the housing properties. A transfer is made from the General Fund each year being a specific amount as agreed by the Trustees. The fund is required by the Scheme to be specifically invested with income from these investments added to the Fund.

General Fund

The Fund represents accumulated surpluses of the Charity and is available for the general purposes of the Charity.

WRITTLE ALMSHOUSE CHARITY**DETAILED STATEMENT OF FINANCIAL ACTIVITIES
FOR THE YEAR ENDED 31 DECEMBER 2023**

	2023		2022	
	£	£	£	£
INCOME AND ENDOWMENTS				
CHARITABLE ACTIVITIES				
Contributions Due	17,146		15,369	
Losses from Voids	-		-	
		17,146		15,369
INVESTMENT INCOME				
M&G Multi Charity Income Share Dividends	-		-	
COIF Income Share Dividends	-		-	
COIF Deposit Account Interest Receivable	1,669		424	
		1,669		424
TOTAL INCOME		18,815		15,793
EXPENDITURE				
CHARITABLE ACTIVITIES				
Almshouse Costs				
Vacant Property Costs	-		-	
Water Charges	-		-	
Light and Heat	4,814		1,653	
Insurance	510		465	
Repairs and Renewals	2,283		2,059	
Extraordinary Repairs	-		-	
Cyclical Repairs	-		-	
Gardening	1,380		1,780	
Cleaning	-		-	
Bad Debts	-		-	
Sundry Expenses	-		75	
Housing Loan Interest	-		-	
		8,987		6,032
Support Costs – Governance				
Administration Fees	2,550		2,400	
Auditor's Remuneration	1,440		1,320	
Trustees' Expenses	-		-	
Legal and Professional Fees	-		-	
Almshouse Association Subscription	-		-	
		3,990		3,720
TOTAL EXPENDITURE		12,977		9,752
NET INCOME/(EXPENDITURE) BEFORE GAINS AND LOSSES		5,838		6,041
NET INVESTMENT GAINS/(LOSSES)		623		77
NET INCOME/(EXPENDITURE)		6,461		6,118
OTHER RECOGNISED GAINS/(LOSSES)				
Gain/(Loss) on Revaluation of Housing Properties		17,819		60,041
NET MOVEMENT IN FUNDS		24,280		66,159
RECONCILIATION OF FUNDS				
Total Funds Brought Forward		428,635		362,476
Total Funds Carried Forward		452,915		428,635

WRITTLE ALMSHOUSE CHARITY**DETAILED BALANCE SHEET**
AS AT 31 DECEMBER 2023

	<u>2023</u>		<u>2022</u>	
	£	£	£	£
FIXED ASSETS				
Tangible Fixed Assets – Housing Properties				
Net Book Value at Beginning of the year	379,918		319,877	
Additions at cost	-		-	
Depreciation Charge for the year	-		-	
Gain/(loss) on Revaluation	17,819		60,041	
Net Book Value at end of the year		397,737		379,918
Listed Investments				
Market Value at Beginning of the year	9,799		9,722	
Additions at cost	2,000		-	
Disposal Proceeds	-		-	
Gain/(Loss) on Revaluation	623		77	
Market Value at end of the year		12,422		9,799
		410,159		389,717
CURRENT ASSETS				
Debtors and Prepayments				
Contributions in Arrears	598		563	
Other Debtors	-		-	
Legacy East Almshouse Partnership	6,192		3,584	
Prepayments and Accrued Income	744		594	
		7,534		4,741
Cash at Bank and in Hand				
Barclays Current Account	-		-	
COIF Deposit Account	38,072		36,474	
		38,072		36,474
		45,606		41,215
CREDITORS: Amounts falling due with one year				
Loans	-		-	
Contributions in Received in Advance	(796)		(796)	
Other Creditors	-		-	
Legacy East Almshouse Partnership	-		-	
Accruals and Deferred Income	(2,054)		(1,501)	
		(2,850)		(2,297)
NET CURRENT ASSETS/(LIABILITIES)		42,756		38,918
TOTAL ASSETS LESS CURRENT LIABILITIES		452,915		428,635
CREDITORS: Amounts falling due after more than one year				
Loans		-		-
NET ASSETS		452,915		428,635
CAPITAL AND RESERVES				
Endowment Funds:				
Permanent Endowment Fund	-		-	
Housing Property Reserve	56,368		56,368	
Housing Property Revaluation Reserve	341,369		323,550	
		397,737		379,918
Restricted Funds:				
Social Housing Grant Fund		-		-
Unrestricted Funds:				
Cyclical Maintenance Fund	11,657		9,557	
Extraordinary Repair Fund	19,922		17,897	
General Fund	23,599		21,263	
		55,178		48,717
		452,915		428,635

WRITTLE ALMSHOUSE CHARITY

RECONCILIATION OF MOVEMENT IN FUNDS
FOR THE YEAR ENDED 31 DECEMBER 2023

	<u>Balances Brought Forward</u>	<u>Income</u>	<u>Expenditure</u>	<u>Gains/Losses on Investments</u>	<u>Transfer Between Funds</u>	<u>Gains/Losses on Revaluation Of Housing Properties</u>	<u>Balances Carried Forward</u>
	<u>£</u>	<u>£</u>	<u>£</u>	<u>£</u>	<u>£</u>	<u>£</u>	<u>£</u>
Year Ended 31 December 2023							
Endowment Funds							
Permanent Endowment Fund	-	-	-	-	-	-	-
Housing Property Reserve	56,368	-	-	-	-	-	56,368
Housing Property Revaluation Reserve	323,550	-	-	-	-	17,819	341,369
	379,918	-	-	-	-	17,819	397,737
Restricted Funds							
Social Housing Grant Fund	-	-	-	-	-	-	-
Unrestricted Funds							
Cyclical Maintenance Fund	9,557	-	-	-	2,100	-	11,657
Extraordinary Repair Fund	17,897	-	-	243	1,782	-	19,922
General Fund	21,263	18,815	(12,977)	380	(3,882)	-	23,599
	48,717	18,815	(12,977)	623	-	-	55,178
Total Funds	428,635	18,815	(12,977)	623	-	17,819	452,915
Year Ended 31 December 2022							
Endowment Funds							
Permanent Endowment Fund	-	-	-	-	-	-	-
Housing Property Reserve	56,368	-	-	-	-	-	56,368
Housing Property Revaluation Reserve	263,509	-	-	-	-	60,041	323,550
	319,877	-	-	-	-	60,041	379,918
Restricted Funds							
Social Housing Grant Fund	-	-	-	-	-	-	-
Unrestricted Funds							
Cyclical Maintenance Fund	6,863	-	-	-	2,694	-	9,557
Extraordinary Repair Fund	16,221	-	-	29	1,647	-	17,897
General Fund	19,515	15,793	(9,752)	48	(4,341)	-	21,263
	42,599	15,793	(9,752)	77	-	-	48,717
Total Funds	362,476	15,793	(9,752)	77	-	60,041	428,635

WRITTLE ALMSHOUSE CHARITY**ANALYSIS OF NET ASSETS BETWEEN FUNDS****AS AT 31 DECEMBER 2023**

	<u>Fixed Assets</u>		<u>Net Current Assets Less</u>	
	<u>Freehold Property</u>	<u>Investments</u>	<u>Long Term Loans</u>	<u>Total</u>
	<u>£</u>	<u>£</u>	<u>£</u>	<u>£</u>
Endowment Funds:				
Permanent Endowment Fund	-	-	-	-
Housing Property Reserve	56,368	-	-	56,368
Housing Property Revaluation Reserve	341,369	-	-	341,369
Restricted Funds:				
Social Housing Grant Fund	-	-	-	-
Unrestricted Funds:				
Cyclical Maintenance Fund	-	-	11,657	11,657
Extraordinary Repair Fund	-	5,739	14,183	19,922
General Fund	-	6,683	16,916	23,599
	<u>397,737</u>	<u>12,422</u>	<u>42,756</u>	<u>452,915</u>

Housing Property Reserve

The Housing Property Reserve is permanent endowment of the Charity and is represented by the net equity in the housing properties.

Housing Properties Revaluation Reserve

This fund is part of the permanent endowment of the Charity and represents the surplus on revaluation of the housing properties.

Cyclical Maintenance Fund

The Cyclical Maintenance Fund is unrestricted but designated by the Trustees for future cyclical repairs as they arise. A transfer is made from the General Fund each year being a specific amount as agreed by the Trustees.

Extraordinary Repair Fund

The Extraordinary Repair Fund is unrestricted but designated by the Trustees for future major repairs, improvements and rebuilding of the housing properties. A transfer is made from the General Fund each year being a specific amount as agreed by the Trustees. The fund is required by the Scheme to be specifically invested with income from these investments added to the Fund.

General Fund

The Fund represents accumulated surpluses of the Charity and is available for the general purposes of the Charity.

ERNEST ELIJAH EVERITT TRUST**DETAILED STATEMENT OF FINANCIAL ACTIVITIES
FOR THE YEAR ENDED 31 DECEMBER 2023**

	2023		2022	
	£	£	£	£
INCOME AND ENDOWMENTS				
CHARITABLE ACTIVITIES				
Contributions Due	23,495		19,499	
Losses from Voids	(1,183)		(2,870)	
		22,312		16,629
INVESTMENT INCOME				
M&G Multi Charity Income Share Dividends	-		-	
COIF Income Share Dividends	-		-	
COIF Deposit Account Interest Receivable	3,928		1,049	
		3,928		1,049
TOTAL INCOME		26,240		17,678
EXPENDITURE				
CHARITABLE ACTIVITIES				
Almshouse Costs				
Vacant Property Costs	-		533	
Water Charges	-		-	
Light and Heat	-		-	
Insurance	691		629	
Repairs and Renewals	360		2,960	
Extraordinary Repairs	7,580		12,000	
Cyclical Repairs	-		1,210	
Gardening	-		-	
Cleaning	-		-	
Bad Debts	-		311	
Sundry Expenses	-		-	
Housing Loan Interest	-		-	
		8,631		17,643
Support Costs – Governance				
Administration Fees	3,400		3,200	
Auditor's Remuneration	1,560		1,434	
Trustees' Expenses	-		-	
Legal and Professional Fees	-		-	
Almshouse Association Subscription	-		-	
		4,960		4,634
TOTAL EXPENDITURE		13,591		22,277
NET INCOME/(EXPENDITURE) BEFORE GAINS AND LOSSES		12,649		(4,599)
NET INVESTMENT GAINS/(LOSSES)		6,407		809
NET INCOME/(EXPENDITURE)		19,056		(3,790)
OTHER RECOGNISED GAINS/(LOSSES)				
Gain/(Loss) on Revaluation of Housing Properties		26,739		90,096
NET MOVEMENT IN FUNDS		45,795		86,306
RECONCILIATION OF FUNDS				
Total Funds Brought Forward		740,710		654,404
Total Funds Carried Forward		786,505		740,710

ERNEST ELIJAH EVERITT TRUST**DETAILED BALANCE SHEET
AS AT 31 DECEMBER 2023**

	2023		2022	
	£	£	£	£
FIXED ASSETS				
Tangible Fixed Assets – Housing Properties				
Net Book Value at Beginning of the year	570,096		480,000	
Additions at cost	-		-	
Depreciation Charge for the year	-		-	
Gain/(Loss) on Revaluation	26,739		90,096	
Net Book Value at end of the year		596,835		570,096
Listed Investments				
Market Value at Beginning of the year	103,197		102,388	
Additions at cost	-		-	
Disposal Proceeds	-		-	
Gain/(Loss) on Revaluation	6,407		809	
Market Value at end of the year		109,604		103,197
		706,439		673,293
CURRENT ASSETS				
Debtors and Prepayments				
Contributions in Arrears	1,229		402	
Other Debtors	-		-	
Legacy East Almshouse Partnership	-		-	
Prepayments and Accrued Income	1,116		898	
		2,345		1,300
Cash at Bank and in Hand				
Barclays Current Account	-		-	
COIF Deposit Account	89,619		85,856	
		89,619		85,856
		91,964		87,156
CREDITORS: Amounts falling due with one year				
Loans	-		-	
Contributions in Received in Advance	-		-	
Other Creditors	-		-	
Legacy East Almshouse Partnership	(10,338)		(18,305)	
Accruals and Deferred Income	(1,560)		(1,434)	
		(11,898)		(19,739)
NET CURRENT ASSETS/(LIABILITIES)		80,066		67,417
TOTAL ASSETS LESS CURRENT LIABILITIES		786,505		740,710
CREDITORS: Amounts falling due after more than one year				
Loans		-		-
NET ASSETS		786,505		740,710
CAPITAL AND RESERVES				
Endowment Funds:				
Permanent Endowment Fund	-		-	
Housing Property Reserve	480,000		480,000	
Housing Property Revaluation Reserve	116,835		90,096	
		596,835		570,096
Restricted Funds:				
Social Housing Grant Fund		-		-
Unrestricted Funds:				
Cyclical Maintenance Fund	12,185		9,385	
Extraordinary Repair Fund	8,852		6,476	
General Fund	168,633		154,753	
		189,670		170,614
		786,505		740,710

ERNEST ELIJAH EVERITT TRUST

RECONCILIATION OF MOVEMENT IN FUNDS
FOR THE YEAR ENDED 31 DECEMBER 2023

	<u>Balances</u> <u>Brought</u> <u>Forward</u> <u>£</u>	<u>Income</u> <u>£</u>	<u>Expenditure</u> <u>£</u>	<u>Gains/Losses</u> <u>on</u> <u>Investments</u> <u>£</u>	<u>Transfer</u> <u>Between</u> <u>Funds</u> <u>£</u>	<u>Gains/Losses</u> <u>on</u> <u>Revaluation</u> <u>Of Housing</u> <u>Properties</u> <u>£</u>	<u>Balances</u> <u>Carried</u> <u>Forward</u> <u>£</u>
Year Ended 31 December 2023							
Endowment Funds							
Permanent Endowment Fund	-	-	-	-	-	-	-
Housing Property Reserve	480,000	-	-	-	-	-	480,000
Housing Property Revaluation Reserve	90,096	-	-	-	-	26,739	116,835
	570,096	-	-	-	-	26,739	596,835
Restricted Funds							
Social Housing Grant Fund	-	-	-	-	-	-	-
Unrestricted Funds							
Cyclical Maintenance Fund	9,385	-	-	-	2,800	-	12,185
Extraordinary Repair Fund	6,476	-	-	-	2,376	-	8,852
General Fund	154,753	26,240	(13,591)	6,407	(5,176)	-	168,633
	170,614	26,240	(13,591)	6,407	-	-	189,670
Total Funds	740,710	26,240	(13,591)	6,407	-	26,739	786,505
Year Ended 31 December 2022							
Endowment Funds							
Permanent Endowment Fund	-	-	-	-	-	-	-
Housing Property Reserve	480,000	-	-	-	-	-	480,000
Housing Property Revaluation Reserve	-	-	-	-	-	90,096	90,096
	480,000	-	-	-	-	90,096	570,096
Restricted Funds							
Social Housing Grant Fund	-	-	-	-	-	-	-
Unrestricted Funds							
Cyclical Maintenance Fund	7,003	-	(1,210)	-	3,592	-	9,385
Extraordinary Repair Fund	4,280	-	-	-	2,196	-	6,476
General Fund	163,121	17,678	(21,067)	809	(5,788)	-	154,753
	174,404	17,678	(22,277)	809	-	-	170,614
Total Funds	654,404	17,678	(22,277)	809	-	90,096	740,710

ERNEST ELIJAH EVERITT TRUST**ANALYSIS OF NET ASSETS BETWEEN FUNDS
AS AT 31 DECEMBER 2023**

	Fixed Assets		Net Current Assets Less	
	Freehold Property	Investments	Long Term Loans	Total
	£	£	£	£
Endowment Funds:				
Permanent Endowment Fund	-	-	-	-
Housing Property Reserve	480,000	-	-	480,000
Housing Property Revaluation Reserve	116,835	-	-	116,835
Restricted Funds:				
Social Housing Grant Fund	-	-	-	-
Unrestricted Funds:				
Cyclical Maintenance Fund	-	-	12,185	12,185
Extraordinary Repair Fund	-	-	8,852	8,852
General Fund	-	109,604	59,029	168,633
	596,835	109,604	80,066	786,505

Housing Property Reserve

The Housing Property Reserve is permanent endowment of the Charity and is represented by the net equity in the housing properties.

Housing Properties Revaluation Reserve

This fund is part of the permanent endowment of the Charity and represents the surplus on revaluation of the housing properties.

Cyclical Maintenance Fund

The Cyclical Maintenance Fund is unrestricted but designated by the Trustees for future cyclical repairs as they arise. A transfer is made from the General Fund each year being a specific amount as agreed by the Trustees.

Extraordinary Repair Fund

The Extraordinary Repair Fund is unrestricted but designated by the Trustees for future major repairs, improvements and rebuilding of the housing properties. A transfer is made from the General Fund each year being a specific amount as agreed by the Trustees. The fund is required by the Scheme to be specifically invested with income from these investments added to the Fund.

General Fund

The Fund represents accumulated surpluses of the Charity and is available for the general purposes of the Charity.

MARY DAINS COTTAGES**DETAILED STATEMENT OF FINANCIAL ACTIVITIES
FOR THE YEAR ENDED 31 DECEMBER 2023**

	2023		2022	
	£	£	£	£
INCOME AND ENDOWMENTS				
CHARITABLE ACTIVITIES				
Contributions Due	44,290		39,333	
Losses from Voids	(3,520)		(990)	
		40,770		38,343
INVESTMENT INCOME				
M&G Multi Charity Income Share Dividends	-		-	
COIF Income Share Dividends	-		-	
COIF Deposit Account Interest Receivable	540		62	
		540		62
TOTAL INCOME		41,310		38,405
EXPENDITURE				
CHARITABLE ACTIVITIES				
Almshouse Costs				
Vacant Property Costs	-		-	
Water Charges	1,127		960	
Light and Heat	8,960		9,803	
Insurance	926		1,059	
Repairs and Renewals	6,348		4,826	
Extraordinary Repairs	8,096		-	
Cyclical Repairs	1,367		-	
Gardening	2,329		1,543	
Cleaning	-		-	
Bad Debts	35		-	
Sundry Expenses	23		15	
Housing Loan Interest	-		-	
Depreciation of Housing Properties	-		-	
		29,211		18,206
Support Costs – Governance				
Administration Fees	5,100		4,800	
Auditor's Remuneration	1,800		1,674	
Trustees' Expenses	-		-	
Legal and Professional Fees	-		995	
Almshouse Association Subscription	-		-	
		6,900		7,469
TOTAL EXPENDITURE		36,111		25,675
NET INCOME/(EXPENDITURE) BEFORE GAINS AND LOSSES		5,199		12,730
NET INVESTMENT GAINS/(LOSSES)		9,731		1,229
NET INCOME/(EXPENDITURE)		14,930		13,959
OTHER RECOGNISED GAINS/(LOSSES)				
Gain/(Loss) on Revaluation of Housing Properties		46,900		158,427
NET MOVEMENT IN FUNDS		61,830		172,386
RECONCILIATION OF FUNDS		1,192,303		1,019,917
Total Funds Brought Forward				
Total Funds Carried Forward		1,254,133		1,192,303

MARY DAINS COTTAGES**DETAILED BALANCE SHEET
AS AT 31 DECEMBER 2023**

	2023		2022	
	£	£	£	£
FIXED ASSETS				
Tangible Fixed Assets – Housing Properties				
Net Book Value at Beginning of the year	1,000,000		841,573	
Additions at cost	-		-	
Depreciation Charge for the year	-		-	
Gain/(Loss) on Revaluation	46,900		158,427	
Net Book Value at end of the year		1,046,900		1,000,000
Listed Investments				
Market Value at Beginning of the year	156,750		155,521	
Additions at cost	-		-	
Disposal Proceeds	-		-	
Gain/(Loss) on Revaluation	9,731		1,229	
Market Value at end of the year		166,481		156,750
		1,213,381		1,156,750
CURRENT ASSETS				
Debtors and Prepayments				
Contributions in Arrears	130		278	
Other Debtors	-		-	
Legacy East Almshouse Partnership	13,380		38,749	
Prepayments and Accrued Income	1,097		919	
		14,607		39,946
Cash at Bank and in Hand				
Barclays Current Account	-		-	
COIF Deposit Account	34,618		4,216	
		34,618		4,216
		49,225		44,162
CREDITORS: Amounts falling due with one year				
Loans	-		-	
Contributions in Received in Advance	(1,090)		(692)	
Other Creditors	(4,376)		(4,321)	
Legacy East Almshouse Partnership	-		-	
Accruals and Deferred Income	(3,007)		(3,596)	
		(8,473)		(8,609)
NET CURRENT ASSETS/(LIABILITIES)		40,752		35,553
TOTAL ASSETS LESS CURRENT LIABILITIES		1,254,133		1,192,303
CREDITORS: Amounts falling due after more than one year				
Loans		-		-
NET ASSETS		1,254,133		1,192,303
CAPITAL AND RESERVES				
Endowment Funds:				
Permanent Endowment Fund	-		-	
Housing Property Reserve	841,573		841,573	
Housing Property Revaluation Reserve	205,327		158,427	
		1,046,900		1,000,000
Restricted Funds:				
Social Housing Grant Fund		-		-
Unrestricted Funds:				
Cyclical Maintenance Fund	18,725		15,892	
Extraordinary Repair Fund	13,279		9,715	
General Fund	175,229		166,696	
		207,233		192,303
		1,254,133		1,192,303

MARY DAINS COTTAGES

RECONCILIATION OF MOVEMENT IN FUNDS
FOR THE YEAR ENDED 31 DECEMBER 2023

	<u>Balances</u> <u>Brought</u> <u>Forward</u> £	<u>Income</u> £	<u>Expenditure</u> £	<u>Gains/Losses</u> <u>on</u> <u>Investments</u> £	<u>Transfer</u> <u>Between</u> <u>Funds</u> £	<u>Gains/Losses</u> <u>on</u> <u>Revaluation</u> <u>Of Housing</u> <u>Properties</u> £	<u>Balances</u> <u>Carried</u> <u>Forward</u> £
Year Ended 31 December 2023							
Endowment Funds							
Permanent Endowment Fund	-	-	-	-	-	-	-
Housing Property Reserve	841,573	-	-	-	-	-	841,573
Housing Property Revaluation Reserve	158,427	-	-	-	-	46,900	205,327
	1,000,000	-	-	-	-	46,900	1,046,900
Restricted Funds							
Social Housing Grant Fund	-	-	-	-	-	-	-
Unrestricted Funds							
Cyclical Maintenance Fund	15,892	-	(1,367)	-	4,200	-	18,725
Extraordinary Repair Fund	9,715	-	-	-	3,564	-	13,279
General Fund	166,696	41,310	(34,744)	9,731	(7,764)	-	175,229
	192,303	41,310	(36,111)	9,731	-	-	207,233
Total Funds	1,192,303	41,310	(36,111)	9,731	-	46,900	1,254,133
Year Ended 31 December 2022							
Endowment Funds							
Permanent Endowment Fund	-	-	-	-	-	-	-
Housing Property Reserve	841,573	-	-	-	-	-	841,573
Housing Property Revaluation Reserve	-	-	-	-	-	158,427	158,427
	841,573	-	-	-	-	158,427	1,000,000
Restricted Funds							
Social Housing Grant Fund	-	-	-	-	-	-	-
Unrestricted Funds							
Cyclical Maintenance Fund	10,504	-	-	-	5,388	-	15,892
Extraordinary Repair Fund	6,421	-	-	-	3,294	-	9,715
General Fund	161,419	38,405	(25,675)	1,229	(8,682)	-	166,696
	178,344	38,405	(25,675)	1,229	-	-	192,303
Total Funds	1,019,917	38,405	(25,675)	1,229	-	158,427	1,192,303

MARY DAINS COTTAGES**ANALYSIS OF NET ASSETS BETWEEN FUNDS****AS AT 31 DECEMBER 2023**

	Fixed Assets		Net Current	Total
	Freehold	Investments	Assets Less	
	Property		Long Term	
	£	£	Loans	£
Endowment Funds:				
Permanent Endowment Fund	-	-	-	-
Housing Property Reserve	841,573	-	-	841,573
Housing Property Revaluation Reserve	205,327	-	-	205,327
Restricted Funds:				
Social Housing Grant Fund	-	-	-	-
Unrestricted Funds:				
Cyclical Maintenance Fund	-	-	18,725	18,725
Extraordinary Repair Fund	-	-	13,279	13,279
General Fund	-	166,481	8,748	175,229
	1,046,900	166,481	40,752	1,254,133

Housing Property Reserve

The Housing Property Reserve is permanent endowment of the Charity and is represented by the net equity in the housing properties.

Housing Properties Revaluation Reserve

This fund is part of the permanent endowment of the Charity and represents the surplus on revaluation of the housing properties.

Cyclical Maintenance Fund

The Cyclical Maintenance Fund is unrestricted but designated by the Trustees for future cyclical repairs as they arise. A transfer is made from the General Fund each year being a specific amount as agreed by the Trustees.

Extraordinary Repair Fund

The Extraordinary Repair Fund is unrestricted but designated by the Trustees for future major repairs, improvements and rebuilding of the housing properties. A transfer is made from the General Fund each year being a specific amount as agreed by the Trustees. The fund is required by the Scheme to be specifically invested with income from these investments added to the Fund.

General Fund

The Fund represents accumulated surpluses of the Charity and is available for the general purposes of the Charity.

COPLAND ALMSHOUSE CHARITY**DETAILED STATEMENT OF FINANCIAL ACTIVITIES
FOR THE YEAR ENDED 31 DECEMBER 2023**

	2023		2022	
	£	£	£	£
INCOME AND ENDOWMENTS				
CHARITABLE ACTIVITIES				
Contributions Due	28,351		27,505	
Losses from Voids	(1,795)		(282)	
		26,556		27,223
INVESTMENT INCOME				
M&G Multi Charity Income Share Dividends	-		-	
COIF Income Share Dividends	-		-	
COIF Deposit Account Interest Receivable	1,341		304	
		1,341		304
TOTAL INCOME		27,897		27,527
EXPENDITURE				
CHARITABLE ACTIVITIES				
Almshouse Costs				
Vacant Property Costs	128		-	
Water Charges	-		-	
Light and Heat	-		-	
Insurance	653		603	
Repairs and Renewals	2,185		1,721	
Extraordinary Repairs	4,341		-	
Cyclical Repairs	1,725		-	
Gardening	1,120		1,895	
Cleaning	-		-	
Bad Debts	-		-	
Sundry Expenses	23		94	
Housing Loan Interest	-		-	
		10,175		4,313
Support Costs – Governance				
Administration Fees	3,400		3,200	
Auditor's Remuneration	1,560		1,434	
Trustees' Expenses	-		-	
Legal and Professional Fees	250		-	
Almshouse Association Subscription	-		146	
		5,210		4,780
TOTAL EXPENDITURE		15,385		9,093
NET INCOME/(EXPENDITURE) BEFORE GAINS AND LOSSES		12,512		18,434
NET INVESTMENT GAINS/(LOSSES)		1,008		120
NET INCOME/(EXPENDITURE)		13,520		18,554
OTHER RECOGNISED GAINS/(LOSSES)				
Gain/(Loss) on Revaluation of Housing Properties		23,758		80,055
NET MOVEMENT IN FUNDS		37,278		98,609
RECONCILIATION OF FUNDS				
Total Funds Brought Forward		563,856		465,247
Total Funds Carried Forward		601,134		563,856

COPLAND ALMSHOUSE CHARITY**DETAILED BALANCE SHEET
AS AT 31 DECEMBER 2023**

	2023		2022	
	£	£	£	£
FIXED ASSETS				
Tangible Fixed Assets – Housing Properties				
Net Book Value at Beginning of the year	506,558		426,503	
Additions at cost	-		-	
Depreciation Charge for the year	-		-	
Gain/(Loss) on Revaluation	23,758		80,055	
Net Book Value at end of the year		530,316		506,558
Listed Investments				
Market Value at Beginning of the year	15,261		15,141	
Additions at cost	10,000		-	
Disposal Proceeds	-		-	
Gain/(Loss) on Revaluation	1,008		120	
Market Value at end of the year		26,269		15,261
		556,585		521,819
CURRENT ASSETS				
Debtors and Prepayments				
Contributions in Arrears	2,730		4,862	
Other Debtors	-		-	
Legacy East Almshouse Partnership	10,083		11,378	
Prepayments and Accrued Income	836		709	
		13,649		16,949
Cash at Bank and in Hand				
Barclays Current Account	-		-	
COIF Deposit Account	33,008		26,740	
		33,008		26,740
		46,657		43,689
CREDITORS: Amounts falling due with one year				
Loans	-		-	
Contributions in Received in Advance	(452)		(153)	
Other Creditors	(96)		(65)	
Legacy East Almshouse Partnership	-		-	
Accruals and Deferred Income	(1,560)		(1,434)	
		(2,108)		(1,652)
NET CURRENT ASSETS/(LIABILITIES)		44,549		42,037
TOTAL ASSETS LESS CURRENT LIABILITIES		601,134		563,856
CREDITORS: Amounts falling due after more than one year				
Loans		-		-
NET ASSETS		601,134		563,856
CAPITAL AND RESERVES				
Endowment Funds:				
Permanent Endowment Fund	-		-	
Housing Property Reserve	1,581		1,581	
Housing Property Revaluation Reserve	484,981		461,223	
		486,562		462,804
Restricted Funds:				
Social Housing Grant Fund		43,754		43,754
Unrestricted Funds:				
Cyclical Maintenance Fund	13,818		12,743	
Extraordinary Repair Fund	12,099		9,269	
General Fund	44,901		35,286	
		70,818		57,298
		601,134		563,856

COPLAND ALMSHOUSE CHARITY

RECONCILIATION OF MOVEMENT IN FUNDS
FOR THE YEAR ENDED 31 DECEMBER 2023

	<u>Balances</u> <u>Brought</u> <u>Forward</u> £	<u>Income</u> £	<u>Expenditure</u> £	<u>Gains/Losses</u> <u>on</u> <u>Investments</u> £	<u>Transfer</u> <u>Between</u> <u>Funds</u> £	<u>Gains/Losses</u> <u>on</u> <u>Revaluation</u> <u>Of Housing</u> <u>Properties</u> £	<u>Balances</u> <u>Carried</u> <u>Forward</u> £
Year Ended 31 December 2023							
Endowment Funds							
Permanent Endowment Fund	-	-	-	-	-	-	-
Housing Property Reserve	1,581	-	-	-	-	-	1,581
Housing Property Revaluation Reserve	461,223	-	-	-	-	23,758	484,981
	462,804	-	-	-	-	23,758	486,562
Restricted Funds							
Social Housing Grant Fund	43,754	-	-	-	-	-	43,754
Unrestricted Funds							
Cyclical Maintenance Fund	12,743	-	(1,725)	-	2,800	-	13,818
Extraordinary Repair Fund	9,269	-	-	454	2,376	-	12,099
General Fund	35,286	27,897	(13,660)	554	(5,176)	-	44,901
	57,298	27,897	(15,385)	1,008	-	-	70,818
Total Funds	563,856	27,897	(15,385)	1,008	-	23,758	601,134
Year Ended 31 December 2022							
Endowment Funds							
Permanent Endowment Fund	-	-	-	-	-	-	-
Housing Property Reserve	1,581	-	-	-	-	-	1,581
Housing Property Revaluation Reserve	381,168	-	-	-	-	80,055	461,223
	382,749	-	-	-	-	80,055	462,804
Restricted Funds							
Social Housing Grant Fund	43,754	-	-	-	-	-	43,754
Unrestricted Funds							
Cyclical Maintenance Fund	9,151	-	-	-	3,592	-	12,743
Extraordinary Repair Fund	7,017	-	-	56	2,196	-	9,269
General Fund	22,576	27,527	(9,093)	64	(5,788)	-	35,286
	38,744	27,527	(9,093)	120	-	-	57,298
Total Funds	465,247	27,527	(9,093)	120	-	80,055	563,856

COPLAND ALMSHOUSE CHARITYANALYSIS OF NET ASSETS BETWEEN FUNDSAS AT 31 DECEMBER 2023

	<u>Fixed Assets</u>		<u>Net Current Assets Less</u>	
	<u>Freehold Property</u>	<u>Investments</u>	<u>Long Term Loans</u>	<u>Total</u>
	£	£	£	£
Endowment Funds:				
Permanent Endowment Fund	-	-	-	-
Housing Property Reserve	1,581	-	-	1,581
Housing Property Revaluation Reserve	484,981	-	-	484,981
Restricted Funds:				
Social Housing Grant Fund	43,754	-	-	43,754
Unrestricted Funds:				
Cyclical Maintenance Fund	-	-	13,818	13,818
Extraordinary Repair Fund	-	9,903	2,196	12,099
General Fund	-	16,366	28,535	44,901
	<u>530,316</u>	<u>26,269</u>	<u>44,549</u>	<u>601,134</u>

Housing Property Reserve

The Housing Property Reserve is permanent endowment of the Charity and is represented by the net equity in the housing properties.

Housing Properties Revaluation Reserve

This fund is part of the permanent endowment of the Charity and represents the surplus on revaluation of the housing properties.

Social Housing Grant Fund

The Social Housing Grant Fund is a restricted fund and represents the grant received of £43,754 in connection with the housing property purchase.

Cyclical Maintenance Fund

The Cyclical Maintenance Fund is unrestricted but designated by the Trustees for future cyclical repairs as they arise. A transfer is made from the General Fund each year being a specific amount as agreed by the Trustees.

Extraordinary Repair Fund

The Extraordinary Repair Fund is unrestricted but designated by the Trustees for future major repairs, improvements and rebuilding of the housing properties. A transfer is made from the General Fund each year being a specific amount as agreed by the Trustees. The fund is required by the Scheme to be specifically invested with income from these investments added to the Fund.

General Fund

The Fund represents accumulated surpluses of the Charity and is available for the general purposes of the Charity.

LEGACY EAST ALMSHOUSE PARTNERSHIP**DETAILED STATEMENT OF FINANCIAL ACTIVITIES
FOR THE YEAR ENDED 31 DECEMBER 2023**

	<u>2023</u>	<u>2022</u>
	£	£
INCOME AND ENDOWMENTS		
CHARITABLE ACTIVITIES		
Management and Administration Fees	59,925	50,400
INVESTMENT INCOME		
COIF Deposit Account Interest Receivable	4,833	1,019
OTHER INCOME		
Fee for Research Project	630	-
TOTAL INCOME	<u>65,388</u>	<u>51,419</u>
EXPENDITURE		
CHARITABLE ACTIVITIES		
Almshouse Management Operating Costs		
Clerks Fees and Expenses	32,775	27,900
Auditor's Remuneration	1,482	1,602
Trustees' Expenses	234	25
Sundry Expenses	551	575
Subscriptions	461	427
Bank Charges	36	-
TOTAL EXPENDITURE	<u>35,539</u>	<u>30,529</u>
NET INCOME BEING THE NET MOVEMENT IN FUNDS	<u>29,849</u>	<u>20,890</u>
RECONCILIATION OF FUNDS		
Total Funds Brought Forward	99,141	78,251
Total Funds Carried Forward	<u>128,990</u>	<u>99,141</u>