

LEGACY EAST ALMSHOUSE PARTNERSHIP

FINANCIAL STATEMENTS

FOR THE YEAR ENDED

31 DECEMBER 2024

	Page
Report of the Trustees	1 to 8
Independent Auditor's Report	9 to 11
Statement of Financial Activities	12
Balance Sheet	13
Cash Flow Statement	14
Notes to the Accounts	15 to 22
Linked Charities – Summary Statement of Financial Activities	23
Linked Charities – Summary Balance Sheet	24
Linked Charities – Summary Funds and Reserves	25
The following pages do not form part of the statutory financial statements:	
Brightlingsea Santiago Almshouse Charity	26 to 29
Chelmsford Almshouse Charity	30 to 33
Copland Almshouse Charity	34 to 37
Dr West Memorial Home	38 to 41
Hoddesdon Home for the Aged Poor	42 to 45
John Gilders & Maskell Almshouse Charity	46 to 49
Loughton Almshouse Charity	50 to 53
Mary Dains Cottages	54 to 57
Miss Rutland's Almshouses	58 to 61
Nethaniah Home	62 to 65
Sir William Petre's Almshouses and Chapel	66 to 69
Springfield Green Almshouses	70 to 73
Sprowston War Memorial Trust	74 to 77
The (Chelmsford) United Charities	78 to 81
The Ernest Elijah Everitt Trust	82 to 85
The Fuller Almshouses	86 to 89
Writtle Almshouses	90 to 93
Legacy East Almshouse Partnership – Detailed Statement of Financial Activities	94

**ANNUAL REPORT OF THE TRUSTEES
FOR THE YEAR ENDED 31 DECEMBER 2024**

The Trustees present their report along with the financial statements of the charity for the year ended 31 December 2024. 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 15, 16 and 17 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, Nathaniah 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 & 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 Fuller 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 Petre'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 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. The Fuller Almshouse Charity, Sir William Petre's Almshouses and Chapel and the Chelmsford United Charities were linked in 2024.

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 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.

The charities of Almshouses in Church Street (registration number 1155672-20), Baddow Road Almshouse Charity (registration number 1155672-27), Dame Alice Rowe (registration number 1155672-21), Matthew Joyce (registration number 1155672-23), Queen Elisabeth's Charity (registration number 1155672-26), Sarah Annie Bond (registration number 1155672-29), Sarah Eliza Hurrell Livermore (registration number 1155672-30), Sarah Nash (registration number 1155672-22), Thomas Mildmay for Almspeople and the Poor (registration number 1155672-25), William Davey and Others (registration number 1155672-24) and William Williams (registration number 1155672-28) are also linked to Legacy East Almshouse Partnership, these charities are all dormant and have no funds and reserves, these being transferred to The (Chelmsford) United Charities when it was formed on 13 November 1953.

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.

Significant activities

During the year ended 31 December 2024 the Charity managed seventeen almshouse charities in the area of Essex, Suffolk, Norfolk and Hertfordshire, fourteen of which are linked to this Charity as of 2025, 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.

LINKED CHARITIES - continued

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 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.

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.

John Gilders & 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.

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.

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.

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.

Sir William Petre's Almshouses and Chapel – charity number 1155672-18

The Charity is governed in accordance with statutory instrument 1977 no. 456 9th March 1977 (scheme) - 16th December 1976 and order dated 25 October 2006.

The object of the Charity is the provision of almshouses for poor persons of the Roman Catholic faith who are not less than 50 years of age at the time of appointment.

The beneficial group that the Charity aims to assist, under the terms of the Charity Scheme are people over 50, in need of housing, and of Roman Catholic faith.

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.

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.

LINKED CHARITIES - continued

The (Chelmsford) United Charities – charity number 1155672-19

The Charity is governed by a scheme dated 13 Nov 1953 as amended by scheme dated 15 March 1999 as amended on 24 Nov 2011 as amended by resolution dated 02 Sep 2016 as amended by resolution dated 30 Sep 2023.

The object of the Charity is the maintenance and improvement of the almshouse for the benefit of the almspeople and the poor of Chelmsford.

The 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.

The Fuller Almshouses – charity number 1155672-31

The Charity is governed in accordance with a Scheme of the Charity Commissioners dated 20 March 1991 as amended by scheme dated 25 May 1999 as amended by scheme of 4 October 2006.

The object of the Charity is provision of almshouses for women in need aged 60 or over. If there are no suitable qualified women then poor men of not less than 60 years of age may be residents.

The beneficial group are older women of Stansted Mountfitchet.

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.

ACHIEVEMENT AND PERFORMANCE

The Trustee Body: A full meeting of trustees was held four times in 2024 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 resident was appointed to The Ernest Elijah Everitt Trust at 3 Colchester Road, one new resident was appointed to John Gilders and Maskell Almshouses Charity at 217 Coppins Road, one new resident was appointed to Mary Dains Cottages at 100 Main Road, one new resident was appointed to Brightlingsea Santiago Almshouse Charity at 8 Santiago Cottages, one new resident was appointed to Brightlingsea Santiago Almshouse Charity at 2 Santiago Cottages to live with her partner who was already in situ and one new resident was appointed to Sprowston War Memorial Trust at 104 North Walsham Road.

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.

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:

- Major refurbishments were carried out at 4 Miss Rutland Almshouses, Hempstead and 104 North Walsham Road, Norwich (Sprowston war Memorial Trust).
- Redecoration was carried out at a number of almshouses, being one at Coppins Road (John Gilders and Maskell Almshouses Charity), two at Mary Dains, one at Santiago Almshouses in Brightlingsea, two at Springfield Green, one at Roman House (Chelmsford Almshouse Charity) and one at Colchester Road (The Ernest Elijah Everitt Trust).
- Replacement of guttering at Mary Dains Cottages.

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 2024; 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 13 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. An opportunity has been identified to acquire three new properties which will be built in 2025. 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.

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.

LEGACY EAST ALMSHOUSE PARTNERSHIP

ANNUAL REPORT OF THE TRUSTEES FOR THE YEAR ENDED 31 DECEMBER 2024

STRUCTURE, GOVERNANCE AND MANAGEMENT - continued

Related Parties

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

T C Group
Town Wall House
4 Balcerne Hill
Colchester
Essex
CO3 3AD

REFERENCE AND ADMINISTRATIVE DETAILS - continued

Bankers

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

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:

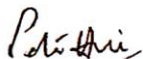
- Select suitable accounting policies and apply them consistently;
- Observe the methods and principles in the Charities SORP;
- Make judgements and estimates that are reasonable and prudent;
- State whether applicable accounting standards and statements of recommended practice have been followed, subject 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 order of the board of trustees on *23rd October 2025* and signed on its behalf by:



.....
Peter Hill – Trustee

**REPORT OF THE INDEPENDENT AUDITORS TO THE TRUSTEES OF
LEGACY EAST ALMSHOUSE PARTNERSHIP**

Opinion

We have audited the financial statements of Legacy East Almshouse Partnership for the year ended 31 December 2024 which comprise the Statement of Financial Activities, the Balance Sheet and notes to the financial statements, including a summary of significant accounting policies. The financial reporting framework that has been applied in their preparation is applicable law and United Kingdom Accounting Standards, including Financial Reporting Standard 102 'The Financial Reporting Standard applicable in the UK and Republic of Ireland'.

In our opinion the financial statements:

- give a true and fair view of the state of the charity's affairs as at 31 December 2024 and of its incoming resources and application of resources, including its income and expenditure, for the year then ended;
- have been properly prepared in accordance with United Kingdom Generally Accepted Accounting Practice, including Financial Reporting Standard 102 'The Financial Reporting Standard applicable in the UK and Republic of Ireland'; and
- have been prepared in accordance with the requirements of the Charities Act 2011.

Basis for opinion

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

Conclusions relating to going concern

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

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

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

Other information

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

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

We have nothing to report in this regard.

Matters on which we are required to report by exception

We have nothing to report in respect of the following matters where the Companies Act 2006 requires us to report to you if, in our opinion:

- adequate accounting records have not been kept or returns adequate for our audit have not been received from branches not visited by us; or
- the financial statements are not in agreement with the accounting records and returns; or
- certain disclosures of trustees' remuneration specified by law are not made; or
- we have not received all the information and explanations we require for our audit; or

Responsibilities of trustees

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

In preparing the financial statements, the trustees are responsible for assessing the charity's ability to continue as a going concern, disclosing, as applicable, matters related to going concern and using the going concern basis of accounting unless the trustees either intend to liquidate the charitable company 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 144 of the Charities Act 2011 and report in accordance with the Act and relevant regulations made or having effect thereunder.

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

Irregularities, including fraud, are instances of non-compliance with laws and regulations. We design procedures in line with our responsibilities, outlined above, to detect material misstatements in respect of irregularities, including fraud.

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

The objectives of our audit, in respect to fraud, are: to identify and assess the risks of material misstatement of the financial statements due to fraud; to obtain sufficient appropriate audit evidence regarding the assessed risks of material misstatement due to fraud, through designing and implementing appropriate responses; and to respond appropriately to fraud or suspected fraud identified during the audit. However, the primary responsibility for the prevention and detection of fraud rests with both those charged with governance of the entity and its management.

Our approach was as follows:

- We identified areas of laws and regulations that could reasonably be expected to have a material effect on the financial statements from our general commercial and sector experience, and through discussion with the trustees and other management (as required by auditing standards), and discussed with the directors and other management the policies and procedures regarding compliance with laws and regulations;
- We considered the legal and regulatory frameworks directly applicable to the financial statements reporting framework (FRS 102, The Charities Act 2011, UK GAAP Including Charities SORP (FRS 102)) and the relevant tax compliance regulations in the UK;
- 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 considered the risk of fraud through assumptions and judgements used within the accounting estimates and in response, reviewed and scrutinised these estimates in order to detect possible management bias;
- We considered the risk of fraud associated with the preparation of the financial statements and in response, tested the disclosures prepared against relevant supporting documentation.

Based on this understanding we designed our audit procedures to identify non-compliance with such laws and regulations. Where the risk was considered to be higher, we performed audit procedures to address each identified fraud risk. These procedures included: testing manual journals; reviewing the financial statement disclosures and testing to supporting documentation; performing analytical procedures; and enquiring of management, and were designed to provide reasonable assurance that the financial statements were free from fraud or error.

Owing to the inherent limitations of an audit, there is an unavoidable risk that we may not have detected some material misstatements in the financial statements, even though we have properly planned and performed our audit in accordance with auditing standards. For example, the further removed non-compliance with laws and regulations (irregularities) is from the events and transactions reflected in the financial statements, the less likely the inherently limited procedures required by auditing standards would identify it. The risk is also greater regarding irregularities occurring due to fraud rather than error, as fraud involves intentional concealment, forgery, collusion, omission or misrepresentation. We are not responsible for preventing non-compliance and cannot be expected to detect non-compliance with all laws and regulations.

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 Report of the Independent Auditors.

REPORT OF THE INDEPENDENT AUDITORS TO THE TRUSTEES OF
LEGACY EAST ALMSHOUSE PARTNERSHIP

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.

TC Group

TC Group
Statutory Auditors
Town Wall House
Balkerne Hill
Colchester
Essex
CO3 3AD

Date: 29.10.2025

TC Group is eligible for appointment as auditor of the charity by virtue of its eligibility for appointment as auditor of a company under section 1212 of the Companies Act 2006.

LEGACY EAST ALMSHOUSE PARTNERSHIP

STATEMENT OF FINANCIAL ACTIVITIES

FOR THE YEAR ENDED 31 DECEMBER 2024

	<u>Notes</u>	<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>2024</u> £	<u>2023</u> £	<u>2024</u> £	<u>2023</u> £	<u>2024</u> £	<u>2023</u> £
INCOME AND ENDOWMENTS FROM:							
Donations and legacies	3	1,500	-	-	-	1,500	-
Charitable Activities	4	63,750	59,925	492,320	367,583	556,070	427,508
Investment Income	5	6,654	4,833	124,097	57,044	130,751	61,877
Other Income – Fee for Research Project		-	630	-	-	-	630
TOTAL		71,904	65,388	616,417	424,627	688,321	490,015
EXPENDITURE ON:							
Charitable Activities	6	38,000	35,539	392,342	187,281	430,342	222,820
TOTAL		38,000	35,539	392,342	187,281	430,342	222,820
NET		33,904	29,849	224,075	237,346	257,979	267,195
NET GAINS/(LOSSES) ON INVESTMENTS	10	-	-	53,341	30,162	53,341	30,162
NET INCOME		33,904	29,849	277,416	267,508	311,320	297,357
TRANSFERS BETWEEN FUNDS		-	-	-	-	-	-
OTHER RECOGNISED GAINS/(LOSSES)							
Gain on Revaluation of Housing Properties	9	-	-	1,882,954	702,428	1,882,954	702,428
NET MOVEMENT IN FUNDS		33,904	29,849	2,160,370	969,936	2,194,274	999,785
RECONCILIATION OF FUNDS:							
Total Funds Brought Forward		128,990	99,141	9,698,715	8,728,779	9,827,705	8,827,920
Introduce Newly Linked Charity Funds as at 1 January 2024	1	-	-	2,653,784	-	2,653,784	-
Total Funds Carried Forward		162,894	128,990	14,512,869	9,698,715	14,675,763	9,827,705

All incoming resources and resources expended derive from continuing activities.

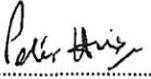
LEGACY EAST ALMSHOUSE PARTNERSHIP

BALANCE SHEET

31 DECEMBER 2024

	Notes	Unrestricted Funds (Legacy East Almshouse Partnership)		Restricted Fund (Linked Charities)		Total (Combined)	
		2024	2023	2024	2023	2024	2023
		£	£	£	£	£	£
FIXED ASSETS							
Tangible Fixed Assets	9	-	-	11,443,756	8,120,348	11,443,756	8,120,348
Investments	10	-	-	1,515,326	1,170,492	1,515,326	1,170,492
Investment Property	11	-	-	203,560	-	203,560	-
		-	-	13,162,642	9,290,840	13,162,642	9,290,840
CURRENT ASSETS							
Debtors and Prepayments	12	10,076	19,465	203,301	130,032	213,377	149,497
Cash at Bank and in Hand	13	317,565	258,006	1,300,276	439,122	1,617,841	697,128
		327,641	277,471	1,503,577	569,154	1,831,218	846,625
CREDITORS: Amounts falling due with one year	14	164,747	148,481	73,699	68,000	238,446	216,481
NET CURRENT ASSETS		162,894	128,990	1,429,878	501,154	1,592,772	630,144
TOTAL ASSETS LESS CURRENT LIABILITIES		162,894	128,990	14,592,520	9,791,994	14,755,414	9,920,984
CREDITORS: Amounts falling due after more than one year	15	-	-	79,651	93,279	79,651	93,279
NET ASSETS	17	162,894	128,990	14,512,869	9,698,715	14,675,763	9,827,705
CAPITAL AND RESERVES							
Restricted Funds		-	-	14,512,869	9,698,715	14,512,869	9,698,715
Unrestricted Funds		162,894	128,990	-	-	162,894	128,990
		162,894	128,990	14,512,869	9,698,715	14,675,763	9,827,705

The financial statements were approved by the Board of Trustees and authorised for issue on 23 December 2024 and were signed on its behalf by:


 Peter Hill - Trustee


 Robert Neve - Trustee

LEGACY EAST ALMSHOUSE PARTNERSHIP

CASH FLOW STATEMENT
FOR THE YEAR ENDED 31 DECEMBER 2024

	<u>Unrestricted Funds</u> <u>(Legacy East Almshouse Partnership)</u>		<u>Restricted Funds</u> <u>(Linked Charities)</u>		<u>Total</u> <u>(Combined)</u>	
	<u>2024</u> £	<u>2023</u> £	<u>2024</u> £	<u>2023</u> £	<u>2024</u> £	<u>2023</u> £
NET CASH FLOW FROM OPERATING ACTIVITIES						
Net Movement in Funds	33,904	29,849	2,160,370	969,936	2,194,274	999,785
Gain on Revaluation of Housing Properties	-	-	(1,882,954)	(702,428)	(1,882,954)	(702,428)
(Gains)/Losses on Investments	-	-	(53,341)	(30,162)	(53,341)	(30,162)
Dividends from Investments and Interest	(6,654)	(4,833)	(122,097)	(57,044)	(128,751)	(61,877)
Decrease/(Increase) in Debtors	9,389	12,299	(73,269)	20,787	(63,880)	33,086
(Decrease)/Increase in Creditors (exc. Loans)	16,266	8,815	5,550	(12,475)	21,816	(3,660)
Cash Provided by/(Used) by Operating Activities	52,905	46,130	34,259	188,614	87,164	234,744
CASH FLOW FROM INVESTING ACTIVITIES						
Dividends from Investments and Interest	6,654	4,833	122,097	57,044	128,751	61,877
Purchase of Investments	-	-	(171,551)	(147,065)	(171,551)	(147,065)
Proceeds from Sale of Investments	-	-	52,000	-	52,000	-
Cash Provided by/(Used) by Investing Activities	6,654	4,833	2,546	(90,021)	9,200	(85,188)
CASH FLOW FROM FINANCING ACTIVITIES						
Repayment of Loans	-	-	(13,479)	(13,441)	(13,479)	(13,441)
Cash Used by Financing Activities	-	-	(13,479)	(13,441)	(13,479)	(13,441)
INCREASE/(DECREASE) IN CASH AND CASH EQUIVALENTS	59,559	50,963	23,326	85,152	82,885	136,115
CASH AND CASH EQUIVALENTS AT THE BEGINNING OF THE YEAR	258,006	207,043	439,122	353,970	697,128	561,013
INTRODUCE LINKED CHARITIES AS AT 1 JANUARY 2024 (NOTE 1)	-	-	837,828	-	837,828	-
CASH AND CASH EQUIVALENTS AT THE END OF THE YEAR	317,565	258,006	1,300,276	439,122	1,617,841	697,128

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

	<u>2024</u> £	<u>2023</u> £
Brightlingsea Santiago Almshouse Charity	82,531	78,508
Chelmsford Almshouse Charity	48,168	26,545
Copland Almshouse Charity	34,699	33,008
Dr West Memorial Home	11,344	7,899
Hoddesdon Home for the Aged Poor	5,331	5,072
John Gilders & Maskell Almshouse Charity	22,525	21,427
Loughton Almshouse Charity	41,966	39,921
Mary Dains Cottages	36,391	34,618
Miss Rutland's Almshouses	39,677	37,743
Nethaniah Home	1,066	1,015
Sir William Petre's Almshouses and Chapel	25,897	-
Springfield Green Almshouses	25,925	24,661
Sprowston War Memorial Trust	1,066	1,014
The (Chelmsford) United Charities	-	-
The Fuller Almshouses	789,457	-
The Ernest Elijah Everitt Trust	94,210	89,619
Writtle Almshouses	40,023	38,072
	1,300,276	439,122

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, Nathaniah Home, Loughton Almshouse Charity, Sprowston War Memorial Trust, John Gilders & Maskell Almshouse Charity, Springfield Green Almshouses, Writtle Almshouse Charity, The Ernest Elijah Everitt Trust, Mary Dains Cottages, Copland Almshouse Charity, Sir William Petre's Almshouses and Chapel, The (Chelmsford) United Charities and The Fuller Almshouses.

The first fourteen of the above charities were linked to Legacy East Almshouse Partnership under a uniting direction effect from 1 January 2020. Copland Almshouse Charity was linked with effect from 1 January 2022. Sir William Petre's Almshouses and Chapel, The (Chelmsford) United Charities and The Fuller Almshouses were linked with effect from 1 January 2024.

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.

Sir William Petre's Almshouses and Chapel, The (Chelmsford) United Charities and The Fuller Almshouses assets, liabilities and funds as at 31 December 2023 have been introduced as at 1 January 2024. The net assets of these charities are as follows:

Sir William Petre's Almshouses and Chapel	1,767,737
The (Chelmsford) United Charities	25,672
The Fuller Almshouses	860,375
	<u>2,653,784</u>
The funds and reserves of the above charities were represented by:	
Housing Properties	1,440,454
Listed Investments	171,942
Investment Property	203,560
Net Current Assets	837,828
	<u>2,653,784</u>

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.

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.

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.

Going Concern

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

2. ACCOUNTING POLICIES – continued

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.

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.

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.

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.

Support Costs

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

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.

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 market value at the beginning of the year and the disposal proceeds is reflected in the accounts as a realised gain.

Investment properties

Investment properties are measured at fair value at each accounting period end with changes in fair value recognised as unrealised investment gains or losses in the Statement of Financial Activities.

Debtors

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

2. ACCOUNTING POLICIES - continued**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.

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.

Taxation

The Charity is exempt from tax on its charitable activities.

3. DONATIONS AND LEGACIES

	<u>Unrestricted Funds</u>		<u>Restricted Funds</u>		<u>Total</u>	
	<u>Legacy East</u>		<u>Linked Charities</u>		<u>Combined</u>	
	<u>2024</u>	<u>2023</u>	<u>2024</u>	<u>2023</u>	<u>2024</u>	<u>2023</u>
	£	£	£	£	£	£
Donations	1,500	-	-	-	1,500	-
	1,500	-	-	-	1,500	-

4. INCOME FROM CHARITABLE ACTIVITIES

	<u>Unrestricted Funds</u>		<u>Restricted Funds</u>		<u>Total</u>	
	<u>Legacy East</u>		<u>Linked Charities</u>		<u>Combined</u>	
	<u>2024</u>	<u>2023</u>	<u>2024</u>	<u>2023</u>	<u>2024</u>	<u>2023</u>
	£	£	£	£	£	£
Almshouse Management						
Management and Administration Fees	63,750	59,925	-	-	63,750	59,925
	63,750	59,925	-	-	63,750	59,925
Almshouse Income						
Contributions Due	-	-	507,947	377,414	507,947	377,414
Losses from Voids	-	-	(15,627)	(9,831)	(15,627)	(9,831)
	-	-	492,320	367,583	492,320	367,583
	63,750	59,925	492,320	367,583	556,070	427,508

5. INVESTMENT INCOME

	<u>Unrestricted Funds</u>		<u>Restricted Funds</u>		<u>Total</u>	
	<u>Legacy East</u>		<u>Linked Charities</u>		<u>Combined</u>	
	<u>2024</u>	<u>2023</u>	<u>2024</u>	<u>2023</u>	<u>2024</u>	<u>2023</u>
	£	£	£	£	£	£
Dividends Receivable from Listed Investments	-	-	578	345	578	345
Accumulated Income from Listed Investments	-	-	55,551	39,565	55,551	39,565
Bank Deposit Account Interest Receivable	6,654	4,833	65,968	17,134	72,622	21,967
Rent Receivable from Investment Property	-	-	2,000	-	2,000	-
	6,654	4,833	124,097	57,044	130,751	61,877

For year ending 31 December 2024 accumulation share dividends have been disclosed as investment additions and investment income. The comparative amounts for the year ended 31 December 2023 have been reclassified to reflect the accumulation share dividends.

For the year ended 31 December 2023 the total investment income of the Restricted Funds – Linked Charities has increased from £17,479 to £57,044 with the net gains on investments reducing from £69,727 to £30,162, reflecting the total accumulation share dividends received of £39,565.

6. EXPENDITURE ON CHARITABLE ACTIVITIES

	<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>Linked Charities</u>		<u>Combined</u>	
	<u>2024</u>	<u>2023</u>	<u>2024</u>	<u>2023</u>	<u>2024</u>	<u>2023</u>
	£	£	£	£	£	£
Almshouse Management Operating Costs						
Clerks Fees and Expenses	35,388	32,775	-	-	35,388	32,775
Auditor's Remuneration	1,476	1,482	-	-	1,476	1,482
Trustees' Expenses	335	234	-	-	335	234
Sundry Expenses	765	551	-	-	795	551
Subscription	-	461	-	-	-	461
Bank Charges	36	36	-	-	36	36
	38,000	35,539	-	-	38,000	35,539
Almshouse Costs						
Vacant Property Costs	-	-	4,972	368	4,972	368
Water Charges	-	-	3,490	1,416	3,490	1,416
Light and Heat	-	-	40,792	19,890	40,792	19,890
Insurance	-	-	12,083	9,175	12,083	9,175
Repairs and Renewals	-	-	46,076	31,210	46,076	31,210
Extraordinary Repairs	-	-	126,334	34,019	126,334	34,019
Cyclical Repairs	-	-	22,688	5,386	22,688	5,386
Gardening	-	-	20,871	12,167	20,871	12,167
Cleaning	-	-	684	1,166	684	1,166
Bad Debts	-	-	16,998	371	16,998	371
Sundry Expenses	-	-	504	249	504	249
Housing Loan Interest	-	-	1,368	1,544	1,368	1,544
	-	-	296,860	116,961	296,860	116,961
Support Costs – Governance Costs						
Administration Fees	-	-	63,750	47,600	63,750	47,600
Auditor's Remuneration	-	-	26,976	21,840	26,976	21,840
Trustees' Expenses	-	-	222	230	222	230
Legal and Professional Fees	-	-	3,322	650	3,322	650
Almshouse Association Subscriptions	-	-	1,212	-	1,212	-
	-	-	392,342	70,320	392,342	70,320
	38,000	35,539	392,342	187,281	430,342	222,820

7. 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>Almshouse Partnership</u>		<u>Linked Charities</u>		<u>Combined</u>	
	<u>2024</u>	<u>2023</u>	<u>2024</u>	<u>2023</u>	<u>2024</u>	<u>2023</u>
	£	£	£	£	£	£
This is stated after charging:						
Auditor's Remuneration:						
Audit Fees	420	660	7,140	6,720	7,560	7,380
Accountancy Fees	1,056	822	19,836	15,120	20,892	15,942
	1,476	1,482	26,976	21,840	28,452	23,322

8. RELATED PARTY TRANSACTIONS AND TRUSTEES REMUNERATION

No trustees were remunerated year ended 31 December 2024 or the year ended 31 December 2023.

Four trustees were reimbursed travelling expenses of £557 during the year ended 31 December 2024, £335 by Legacy East Almshouse Partnership and £222 by The Fullers Almshouses. Four trustees were reimbursed travelling expenses of £464 by Legacy East Almshouse Partnership and Sprowston War Memorial Trust during the year ended 31 December 2023.

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 2024 the clerk was paid fees of £2,850.

The linked charity of Sir William Petre Almshouses and Chapel 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 2024 were £803 and were carried out in the normal course of business on commercial terms.

Legacy East Almshouse Charity received a donation from a firm of solicitors where one of the trustees is a partner in the firm. The donation was for £1,500.

The linked charity of Copland Almshouse Charity utilised the professional services of firm of architects in connection with its housing properties, one of the trustees is the proprietor of the Firm. The fees paid during the year ended 31 December 2024 were £391 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 2024 or the year ended 31 December 2023.

9. TANGIBLE FIXED ASSETS - HOUSING PROPERTIES

	Restricted Funds	
	Linked Charities	
	2024	2023
	£	£
COST OR VALUATION		
At beginning of the year	8,120,348	7,417,920
Introduce Linked Charities housing properties as at 1 January 2024	1,440,454	-
Gain on Revaluation	1,882,954	702,428
At end of the year	11,443,756	8,120,348
NET BOOK VALUE		
At beginning of the year	8,120,348	7,417,920
At end of the year	11,443,756	8,120,348

The housing properties were revalued during the year ended 31 December 2024 to their insurance reinstatement values.

The cost or valuation as at 31 December 2024 is represented by:

Cost	4,574,542	3,134,088
Accumulated revaluation gains	6,869,214	4,986,260
	11,443,756	8,120,348

NOTES TO THE FINANCIAL STATEMENTS - continued
FOR THE YEAR ENDED 31 DECEMBER 2024

10. INVESTMENTS

	<u>Restricted Funds</u> <u>Linked Charities</u>	
	<u>2024</u>	<u>2023</u>
	£	£
Listed Investments		
Market value at beginning of the year	1,170,492	993,265
Introduce Linked Charities investments as at 1 January 2024	171,942	-
Additions at cost	171,551	147,065
Disposal Proceeds	(52,000)	-
Revaluation gains/(losses)	53,341	30,162
Market value at end of the year	1,515,326	1,170,492
The cost or valuation as at 31 December 2024 is represented by:		
Cost	1,132,747	841,432
Accumulated revaluation gains	387,802	329,060
	1,520,549	1,170,492

11. INVESTMENT PROPERTY

	<u>Restricted Funds</u> <u>Linked Charities</u>	
	<u>2024</u>	<u>2023</u>
	£	£
Investment Property		
Market value at beginning of the year	-	-
Introduce Linked Charities investment property as at 1 January 2024	203,560	-
Market value at end of the year	203,560	-

The investment property consists of 20.356 acres of farmland and its original cost is unknown. It has been included in the financial statements at the trustees estimation of market value.

12. DEBTORS AND PREPAYMENTS

	<u>Unrestricted Funds</u> <u>Legacy East</u> <u>Almshouse Partnership</u>		<u>Restricted Funds</u> <u>Linked Charities</u>		<u>Total</u> <u>Combined</u>	
	<u>2024</u>	<u>2023</u>	<u>2024</u>	<u>2023</u>	<u>2024</u>	<u>2023</u>
	£	£	£	£	£	£
Linked Charities	9,542	14,089	-	-	9,542	14,089
Contributions in Arrears	-	-	24,472	17,643	24,472	17,643
Other Debtors	-	4,815	2,000	-	2,000	4,815
Legacy East Almshouse Partnership	-	-	161,012	102,429	161,012	102,429
Prepayments and Accrued Income	534	561	15,817	9,960	16,351	10,521
	10,076	19,465	203,301	130,032	213,377	149,497

13. CASH AT BANK AND IN HAND

	<u>Unrestricted Funds</u> <u>Legacy East</u> <u>Almshouse Partnership</u>		<u>Restricted Funds</u> <u>Linked Charities</u>		<u>Total</u> <u>Combined</u>	
	<u>2024</u>	<u>2023</u>	<u>2024</u>	<u>2023</u>	<u>2024</u>	<u>2023</u>
	£	£	£	£	£	£
Co-operative Bank Current Account	180,496	127,617	-	-	180,496	127,617
COIF Deposit Account	137,069	130,389	1,300,276	439,122	1,437,345	569,511
	317,565	258,006	1,300,276	439,122	1,617,841	697,128

14. CREDITORS: Amounts due within 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>2024</u>	<u>2023</u>	<u>2024</u>	<u>2023</u>	<u>2024</u>	<u>2023</u>
	£	£	£	£	£	£
Loans (see note 16)	-	-	13,352	13,203	13,352	13,203
Linked Charities	161,012	102,429	-	-	161,012	102,429
Contributions Received in Advance	-	-	11,243	7,298	11,243	7,298
Other Creditors	-	42,280	8,460	8,361	8,460	50,641
Legacy East Almshouse Partnership	-	-	9,542	14,089	9,542	14,089
Accruals and Deferred Income	3,735	3,772	31,102	25,049	34,837	28,821
	164,747	148,481	73,699	68,000	238,446	216,481

15. 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>2024</u>	<u>2023</u>	<u>2024</u>	<u>2023</u>	<u>2024</u>	<u>2023</u>
	£	£	£	£	£	£
Loans (see note 16)	-	-	79,651	93,279	79,651	93,279

16. 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>2024</u>	<u>2023</u>	<u>2024</u>	<u>2023</u>
	£	£	£	£
In one year or less		13,352		13,203
Between one and two years	13,492		13,334	
Between two and five years	41,408		40,870	
In five years or more	24,751		39,075	
		79,651		93,279
		93,003		106,482

17. ANALYSIS OF NET ASSETS BETWEEN FUNDS

	<u>Fixed Assets</u>		<u>Net Current Assets Less</u>	
	<u>Freehold</u>	<u>Investments</u>	<u>Long Term</u>	<u>Total</u>
	<u>Property</u>		<u>Loans</u>	
	£	£	£	£
Legacy East Almshouse Partnership				
Unrestricted Funds – General Fund	-	-	162,894	162,894
Linked Charities				
Endowment Funds:				
Permanent Endowment Funds	-	248,362	2,980	251,342
Housing Property Reserves	4,205,192	-	(23,010)	4,182,182
Housing Property Revaluation Reserves	6,869,214	-	-	6,869,214
Restricted Funds:				
Social Housing Grant Funds	369,350	-	-	369,350
Unrestricted Funds:				
Cyclical Maintenance Funds	-	139,242	187,612	326,854
Extraordinary Repair Funds	-	287,150	71,831	358,981
General Funds	-	1,044,132	1,110,814	2,154,946
	<u>11,443,756</u>	<u>1,718,886</u>	<u>1,350,227</u>	<u>14,512,869</u>
	<u>11,443,756</u>	<u>1,718,886</u>	<u>1,513,121</u>	<u>14,675,763</u>

18. NON-ADJUSTING POST BALANCE SHEET EVENTS

The Fuller Almshouses have contracted to purchase three bungalows from a new development for £750,000. The contracts were exchanged in July 2025 and a deposit of £75,000 was paid with completion expected to take place in January 2026.

LEGACY EAST ALMSHOUSE PARTNERSHIP

LINKED CHARITIES – SUMMARY STATEMENT OF FINANCIAL ACTIVITIES

	<u>Restricted</u> <u>Fund</u> <u>Balances</u> <u>Brought</u> <u>Forward</u> £	<u>Newly Linked</u> <u>Charity's Fund</u> <u>Balances</u> <u>Brought</u> <u>Forward</u> £	<u>Almshouse</u> <u>Income</u> £	<u>Investment</u> <u>Income</u> £	<u>Almshouse</u> <u>Costs</u> £	<u>Gains/Losses</u> <u>on</u> <u>Investments</u> £	<u>Gains/Losses</u> <u>on</u> <u>Revaluation</u> <u>Of Housing</u> <u>Properties</u> £	<u>Restricted</u> <u>Fund</u> <u>Balances</u> <u>Carried</u> <u>Forward</u> £
Year Ended 31 December 2024								
Brightlingsea Santiago Almshouse Charity	1,229,509	-	52,508	7,770	(21,195)	3,488	25,668	1,297,748
Chelmsford Almshouse Charity	1,039,292	-	43,335	10,206	(32,012)	8,205	19,251	1,088,277
Copland Almshouse Charity	601,134	-	29,537	3,200	(9,464)	1,363	12,834	638,604
Dr West Memorial Home	184,195	-	9,054	3,703	(3,190)	3,082	1,917	198,761
Hoddesdon Home for the Aged Poor	534,121	-	30,768	2,311	(8,682)	1,906	10,349	570,773
John Gilders & Maskell Almshouse Charity	766,836	-	25,189	5,573	(15,331)	5,089	11,763	799,119
Loughton Almshouse Charity	649,305	-	31,419	4,347	(20,586)	2,143	13,246	679,874
Mary Dains Cottages	1,254,133	-	46,158	8,604	(68,027)	6,515	25,335	1,272,718
Miss Rutland's Almshouses	791,602	-	25,565	7,731	(42,835)	5,342	12,177	799,582
Nethaniah Home	711,569	-	25,048	1,270	(23,430)	1,161	14,255	729,873
Sir William Petre's Almshouses and Chapel	-	1,767,737	69,055	5,862	(57,539)	2,125	72,023	1,859,263
Springfield Green Almshouses	455,294	-	16,004	3,174	(9,453)	1,778	7,660	474,457
Sprowston War Memorial Trust	242,305	-	11,222	1,299	(33,622)	1,000	4,788	226,992
The (Chelmsford) United Charities	-	25,672	33,708	1,108	(18,620)	1,005	1,627,618	1,670,491
The Ernest Elijah Everitt Trust	786,505	-	24,256	9,074	(12,637)	4,289	14,444	825,931
The Fuller Almshouses	-	860,375	-	46,250	(2,766)	4,234	-	908,093
Writtle Almshouses	452,915	-	19,494	2,615	(12,953)	616	9,626	472,313
	9,698,715	2,653,784	492,320	124,097	(392,342)	53,341	1,882,954	14,512,869
Year Ended 31 December 2023								
Brightlingsea Santiago Almshouse Charity	1,146,150	-	51,835	5,878	(23,261)	1,391	47,516	1,229,509
Chelmsford Almshouse Charity	971,883	-	41,969	8,585	(23,382)	4,600	35,637	1,039,292
Copland Almshouse Charity	563,856	-	26,556	2,231	(15,385)	118	23,758	601,134
Dr West Memorial Home	159,481	-	8,482	3,096	(2,937)	1,460	14,613	184,195
Hoddesdon Home for the Aged Poor	432,313	-	28,839	1,623	(8,132)	592	78,886	534,121
John Gilders & Maskell Almshouse Charity	647,476	-	24,675	4,635	(8,789)	9,174	89,665	766,836
Loughton Almshouse Charity	599,701	-	29,416	3,266	(8,515)	916	24,521	649,305
Mary Dains Cottages	1,192,303	-	40,770	6,597	(36,111)	3,674	46,900	1,254,133
Miss Rutland's Almshouses	668,466	-	29,037	6,075	(7,556)	2,755	92,825	791,602
Nethaniah Home	589,744	-	20,350	1,098	(8,783)	499	108,661	711,569
Springfield Green Almshouses	384,262	-	14,734	2,812	(6,775)	1,865	58,396	455,294
Sprowston War Memorial Trust	203,799	-	11,462	1,124	(11,087)	515	36,492	242,305
The Ernest Elijah Everitt Trust	740,710	-	22,312	7,916	(13,591)	2,419	26,739	786,505
Writtle Almshouses	428,635	-	17,146	2,108	(12,977)	184	17,819	452,915
	8,728,779	-	367,583	57,044	(187,281)	30,162	702,428	9,698,715

LEGACY EAST ALMSHOUSE PARTNERSHIP

LINKED CHARITIES – BALANCE SHEET

	<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>in Hand</u>	<u>One Year</u>	<u>One Year</u>	<u>Net Assets</u>
	<u>Properties</u>	<u>Investments</u>	<u>Prepayments</u>				
Year Ended 31 December 2024	£	£	£	£	£	£	£
Brightlingsea Santiago Almshouse Charity	1,086,299	111,880	21,392	82,531	(4,354)	-	1,297,748
Chelmsford Almshouse Charity	814,725	225,140	7,538	48,168	(7,294)	-	1,088,277
Copland Almshouse Charity	543,150	49,148	13,580	34,699	(1,973)	-	638,604
Dr West Memorial Home	97,756	86,078	5,012	11,344	(1,429)	-	198,761
Hoddesdon Home for the Aged Poor	527,736	56,022	19,532	5,331	(8,185)	(29,663)	570,773
John Gilders & Maskell Almshouse Charity	599,846	163,257	15,249	22,525	(1,758)	-	799,119
Loughton Almshouse Charity	560,594	69,006	11,094	41,966	(2,786)	-	679,874
Mary Dains Cottages	1,072,235	179,833	1,127	36,391	(16,868)	-	1,272,718
Miss Rutland's Almshouses	620,982	131,176	11,731	39,677	(3,984)	-	799,582
Nethaniah Home	726,917	32,039	6,257	1,066	(7,275)	(29,131)	729,873
Sir William Petre's Almshouses and Chapel	1,512,477	275,469	49,950	25,897	(4,530)	-	1,859,263
Springfield Green Almshouses	390,655	53,903	5,669	25,925	(1,695)	-	474,457
Sprowston War Memorial Trust	244,124	3,620	2,488	1,066	(3,449)	(20,857)	226,992
The (Chelmsford) United Charities	1,627,618	28,321	16,523	-	(1,971)	-	1,670,491
The Ernest Elijah Everitt Trust	611,279	118,394	4,046	94,210	(1,998)	-	825,931
The Fuller Almshouses	-	116,890	3,301	789,457	(1,555)	-	908,093
Writtle Almshouses	407,363	18,710	8,812	40,023	(2,595)	-	472,313
	11,443,756	1,718,886	203,301	1,300,276	(73,699)	(79,651)	14,512,869
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
Copland Almshouse Charity	530,316	26,269	13,649	33,008	(2,108)	-	601,134
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
John Gilders & Maskell Almshouse Charity	588,083	153,692	5,443	21,427	(1,809)	-	766,836
Loughton Almshouse Charity	547,348	49,553	14,619	39,921	(2,136)	-	649,305
Mary Dains Cottages	1,046,900	166,481	14,607	34,618	(8,473)	-	1,254,133
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
Springfield Green Almshouses	382,995	50,545	459	24,661	(3,366)	-	455,294
Sprowston War Memorial Trust	239,336	30,373	364	1,014	(5,496)	(23,286)	242,305
The Ernest Elijah Everitt Trust	596,835	109,604	2,345	89,619	(11,898)	-	786,505
Writtle Almshouses	397,737	12,422	7,534	38,072	(2,850)	-	452,915
	8,120,348	1,170,492	130,032	439,122	(68,000)	(93,279)	9,698,715

LEGACY EAST ALMSHOUSE PARTNERSHIP

LINKED CHARITIES – SUMMARY FUNDS AND RESERVES

	<u>Endowment Funds</u>			<u>Restricted</u>	<u>Unrestricted Funds</u>			
	<u>Permanent</u>	<u>Housing</u>	<u>Housing</u>	<u>Funds</u>	<u>Cyclical</u>	<u>Extraordinary</u>	<u>General</u>	
	<u>Endowment</u>	<u>Property</u>	<u>Property</u>	<u>Social</u>	<u>Maintenance</u>	<u>Repair</u>	<u>Funds</u>	
	<u>Funds</u>	<u>Reserves</u>	<u>Revaluation</u>	<u>Housing</u>	<u>Funds</u>	<u>Funds</u>	<u>Funds</u>	<u>Total</u>
	£	£	£	£	£	£	£	£
Year Ended 31 December 2024								
Brightlingsea Santiago Almshouse Charity	-	292,988	658,311	135,000	37,433	38,726	135,290	1,297,748
Chelmsford Almshouse Charity	20,814	21,241	793,484	-	19,742	31,990	201,006	1,088,277
Copland Almshouse Charity	-	1,581	497,815	43,754	18,155	15,548	61,751	638,604
Dr West Memorial Home	-	60,118	37,638	-	8,694	19,145	73,166	198,761
Hoddesdon Home for the Aged Poor	-	299,555	228,181	-	33,132	16,970	(7,065)	570,773
John Gilders & Maskell Almshouse Charity	-	35,809	534,307	29,730	45,976	68,913	84,384	799,119
Loughton Almshouse Charity	-	15,977	425,751	118,866	26,273	27,927	65,080	679,874
Mary Dains Cottages	-	841,573	230,662	-	20,007	13,279	167,197	1,272,718
Miss Rutland's Almshouses	-	248,952	372,030	-	28,293	26,895	123,412	799,582
Nethaniah Home	-	171,750	513,167	42,000	24,235	7,931	(29,210)	729,873
Sir William Petre's Almshouses and Chapel	206,540	1,440,454	72,023	-	13,211	8,086	118,949	1,859,263
Springfield Green Almshouses	18,533	101,261	289,394	-	14,711	19,432	31,126	474,457
Sprowston War Memorial Trust	-	114,555	106,559	-	2,258	3,620	-	226,992
The (Chelmsford) United Charities	5,455	-	1,627,618	-	6,264	26,700	4,454	1,670,491
The Ernest Elijah Everitt Trust	-	480,000	131,279	-	13,681	11,408	189,563	825,931
The Fuller Almshouses	-	-	-	-	-	-	908,093	908,093
Writtle Almshouses	-	56,368	350,995	-	14,789	22,411	27,750	472,313
	251,342	4,182,182	6,869,214	369,350	326,854	358,981	2,154,946	14,512,869
Year Ended 31 December 2023								
Brightlingsea Santiago Almshouse Charity	-	292,988	632,643	135,000	28,792	30,955	109,131	1,229,509
Chelmsford Almshouse Charity	19,268	21,241	774,233	-	17,568	30,124	176,858	1,039,292
Copland Almshouse Charity	-	1,581	484,981	43,754	13,818	12,099	44,901	601,134
Dr West Memorial Home	-	60,118	35,721	-	7,144	17,138	64,074	184,195
Hoddesdon Home for the Aged Poor	-	299,555	217,832	-	27,308	13,206	(23,780)	534,121
John Gilders & Maskell Almshouse Charity	-	35,809	522,544	29,730	40,969	64,771	73,013	766,836
Loughton Almshouse Charity	-	15,977	412,505	118,866	21,112	24,115	56,730	649,305
Mary Dains Cottages	-	841,573	205,327	-	18,725	13,279	175,229	1,254,133
Miss Rutland's Almshouses	-	248,952	359,853	-	22,829	22,711	137,257	791,602
Nethaniah Home	-	171,750	498,912	42,000	19,679	7,342	(28,114)	711,569
Springfield Green Almshouses	17,801	101,261	281,734	-	12,623	16,976	24,899	455,294
Sprowston War Memorial Trust	-	112,275	101,771	-	6,988	16,716	4,555	242,305
The Ernest Elijah Everitt Trust	-	480,000	116,835	-	12,185	8,852	168,633	786,505
Writtle Almshouses	-	56,368	341,369	-	11,657	19,922	23,599	452,915
	37,069	2,739,448	4,986,260	369,350	261,397	298,206	1,006,985	9,698,715

DETAILED STATEMENT OF FINANCIAL ACTIVITIES

	<u>2024</u>		<u>2023</u>	
	£	£	£	£
INCOME AND ENDOWMENTS				
CHARITABLE ACTIVITIES				
Contributions Due	55,087		53,344	
Losses from Voids	(2,579)		(1,509)	
		52,508		51,835
INVESTMENT INCOME				
M&G Multi Charity Accumulated Income	3,764		2,437	
Dividends Receivable	-		-	
COIF Deposit Account Interest Receivable	4,006		3,441	
		7,770		5,878
TOTAL INCOME		60,278		57,713
EXPENDITURE				
CHARITABLE ACTIVITIES				
Almshouse Costs				
Vacant Property Costs	77		70	
Water Charges	-		-	
Light and Heat	-		-	
Insurance	1,022		1,042	
Repairs and Renewals	4,553		5,479	
Extraordinary Repairs	2,700		3,000	
Cyclical Repairs	1,752		2,294	
Gardening	1,510		1,470	
Cleaning	684		1,166	
Bad Debts	-		(100)	
Sundry Expenses	-		-	
Housing Loan Interest	-		-	
		12,298		14,421
Support Costs – Governance				
Administration Fees	6,800		6,800	
Auditor's Remuneration	2,040		2,040	
Trustees' Expenses	-		-	
Legal and Professional Fees	-		-	
Almshouse Association Subscription	57		-	
		8,897		8,840
TOTAL EXPENDITURE		21,195		23,261
NET INCOME/(EXPENDITURE) BEFORE GAINS AND LOSSES		39,083		34,452
NET INVESTMENT GAINS/(LOSSES)		3,488		1,391
NET INCOME/(EXPENDITURE)		42,571		35,843
OTHER RECOGNISED GAINS/(LOSSES)				
Gain/(Loss) on Revaluation of Housing Properties		25,668		47,516
NET MOVEMENT IN FUNDS		68,239		83,359
RECONCILIATION OF FUNDS				
Total Funds Brought Forward		1,229,509		1,146,150
Total Funds Carried Forward		1,297,748		1,229,509

DETAILED BALANCE SHEET

	<u>2024</u>		<u>2023</u>	
	£	£	£	£
FIXED ASSETS				
Tangible Fixed Assets – Housing Properties				
Net Book Value at Beginning of the year	1,060,631		1,013,115	
Gain/(Loss) on Revaluation	25,668		47,516	
Net Book Value at end of the year		1,086,299		1,060,631
Listed Investments				
Market Value at Beginning of the year	79,628		40,800	
Additions at cost	28,764		37,437	
Disposal Proceeds	-		-	
Gain/(Loss) on Revaluation	3,488		1,391	
Market Value at end of the year		111,880		79,628
		<u>1,198,179</u>		<u>1,140,259</u>
CURRENT ASSETS				
Debtors and Prepayments				
Contributions in Arrears	2,085		2,320	
Other Debtors	-		-	
Legacy East Almshouse Partnership	18,049		10,749	
Prepayments and Accrued Income	1,258		1,400	
		21,392		14,469
Cash at Bank and in Hand				
Barclays Current Account	-		-	
COIF Deposit Account	82,531		78,508	
		82,531		78,508
		<u>103,923</u>		<u>92,977</u>
CREDITORS: Amounts falling due with one year				
Loans	-		-	
Contributions in Received in Advance	(2,184)		(1,687)	
Other Creditors	-		-	
Legacy East Almshouse Partnership	-		-	
Accruals and Deferred Income	(2,170)		(2,040)	
		(4,354)		(3,727)
NET CURRENT ASSETS/(LIABILITIES)		<u>99,569</u>		<u>89,250</u>
TOTAL ASSETS LESS CURRENT LIABILITIES		1,297,748		1,229,509
CREDITORS: Amounts falling due after more than one year				
Loans		-		-
NET ASSETS		<u>1,297,748</u>		<u>1,229,509</u>
CAPITAL AND RESERVES				
Endowment Funds:				
Permanent Endowment Fund	-		-	
Housing Property Reserve	292,988		292,988	
Housing Property Revaluation Reserve	658,311		632,643	
		951,299		925,631
Restricted Funds:				
Social Housing Grant Fund		135,000		135,000
Unrestricted Funds:				
Cyclical Maintenance Fund	37,433		28,792	
Extraordinary Repair Fund	38,726		30,955	
General Fund	135,290		109,131	
		211,449		168,878
		<u>1,297,748</u>		<u>1,229,509</u>

BRIGHTLINGSEA SANTIAGO ALMSHOUSE

RECONCILIATION OF MOVEMENT IN FUNDS

	<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 2024							
Endowment Funds							
Permanent Endowment Fund	-	-	-	-	-	-	-
Housing Property Reserve	292,988	-	-	-	-	-	292,988
Housing Property Revaluation Reserve	632,643	-	-	-	-	25,668	658,311
	925,631	-	-	-	-	25,668	951,299
Restricted Funds							
Social Housing Grant Fund	135,000	-	-	-	-	-	135,000
Unrestricted Funds							
Cyclical Maintenance Fund	28,792	96	-	193	8,352	-	37,433
Extraordinary Repair Fund	30,955	1,330	-	1,329	5,112	-	38,726
General Fund	109,131	58,852	(21,195)	1,966	(13,464)	-	135,290
	168,878	60,278	(21,195)	3,488	-	-	211,449
Total Funds	1,229,509	60,278	(21,195)	3,488	-	25,668	1,297,748
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	1,126	-	572	4,752	-	30,955
General Fund	83,044	56,587	(20,967)	819	(10,352)	-	109,131
	133,035	57,713	(23,261)	1,391	-	-	168,878
Total Funds	1,146,150	57,713	(23,261)	1,391	-	47,516	1,229,509

This page does not form part of the statutory financial statements

ANALYSIS OF NET ASSETS BETWEEN FUNDS

	<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>
	£	£	£	£
Endowment Funds:				
Permanent Endowment Fund	-	-	-	-
Housing Property Reserve	292,988	-	-	292,988
Housing Property Revaluation Reserve	658,311	-	-	658,311
Restricted Funds:				
Social Housing Grant Fund	135,000	-	-	135,000
Unrestricted Funds:				
Cyclical Maintenance Fund	-	8,641	28,792	37,433
Extraordinary Repair Fund	-	38,726	-	38,726
General Fund	-	64,513	70,777	135,290
	<u>1,086,299</u>	<u>111,880</u>	<u>99,569</u>	<u>1,297,748</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 £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

	<u>2024</u>		<u>2023</u>	
	£	£	£	£
INCOME AND ENDOWMENTS				
CHARITABLE ACTIVITIES				
Contributions Due	45,214		41,969	
Losses from Voids	(1,879)		-	
		43,335		41,969
INVESTMENT INCOME				
M&G Multi Charity Accumulated Income	8,510		7,583	
Dividends Receivable	-		-	
COIF Deposit Account Interest Receivable	1,696		1,002	
		10,206		8,585
TOTAL INCOME		53,541		50,554
EXPENDITURE				
CHARITABLE ACTIVITIES				
Almshouse Costs				
Vacant Property Costs	-		-	
Water Charges	276		127	
Light and Heat	10,345		6,087	
Insurance	946		954	
Repairs and Renewals	3,244		2,776	
Extraordinary Repairs	4,910		5,218	
Cyclical Repairs	4,090		-	
Gardening	1,250		1,320	
Cleaning	-		-	
Bad Debts	-		-	
Sundry Expenses	-		-	
Housing Loan Interest	-		-	
		25,061		16,482
Support Costs – Governance				
Administration Fees	5,100		5,100	
Auditor's Remuneration	1,794		1,800	
Trustees' Expenses	-		-	
Legal and Professional Fees	-		-	
Almshouse Association Subscription	57		-	
		6,951		6,900
TOTAL EXPENDITURE		32,012		23,382
NET INCOME/(EXPENDITURE) BEFORE GAINS AND LOSSES		21,529		27,172
NET INVESTMENT GAINS/(LOSSES)		8,205		4,600
NET INCOME/(EXPENDITURE)		29,734		31,772
OTHER RECOGNISED GAINS/(LOSSES)				
Gain/(Loss) on Revaluation of Housing Properties		19,251		35,637
NET MOVEMENT IN FUNDS		48,985		67,409
RECONCILIATION OF FUNDS				
Total Funds Brought Forward		1,039,292		971,883
Total Funds Carried Forward		1,088,277		1,039,292

This page does not form part of the statutory financial statements

CHELMSFORD ALMSHOUSE CHARITY

DETAILED BALANCE SHEET

	<u>2024</u>		<u>2023</u>	
	£	£	£	£
FIXED ASSETS				
Tangible Fixed Assets – Housing Properties				
Net Book Value at Beginning of the year	795,474		759,837	
Gain/(Loss) on Revaluation	19,251		35,637	
Net Book Value at end of the year		814,725		795,474
Listed Investments				
Market Value at Beginning of the year	208,425		196,242	
Additions at cost	8,510		7,583	
Disposal Proceeds	-		-	
Gain/(Loss) on Revaluation	8,205		4,600	
Market Value at end of the year		225,140		208,425
		<u>1,039,865</u>		<u>1,003,899</u>
CURRENT ASSETS				
Debtors and Prepayments				
Contributions in Arrears	977		801	
Other Debtors	-		-	
Legacy East Almshouse Partnership	5,505		14,089	
Prepayments and Accrued Income	1,056		1,102	
		7,538		15,992
Cash at Bank and in Hand				
Barclays Current Account	-		-	
COIF Deposit Account	48,168		26,545	
		48,168		26,545
		<u>55,706</u>		<u>42,537</u>
CREDITORS: Amounts falling due with one year				
Loans	-		-	
Contributions in Received in Advance	(186)		(158)	
Other Creditors	(3,798)		(3,798)	
Legacy East Almshouse Partnership	-		-	
Accruals and Deferred Income	(3,310)		(3,188)	
		(7,294)		(7,144)
NET CURRENT ASSETS/(LIABILITIES)		<u>48,412</u>		<u>35,393</u>
TOTAL ASSETS LESS CURRENT LIABILITIES		<u>1,088,277</u>		<u>1,039,292</u>
CREDITORS: Amounts falling due after more than one year				
Loans		-		-
NET ASSETS		<u>1,088,277</u>		<u>1,039,292</u>
CAPITAL AND RESERVES				
Endowment Funds:				
Permanent Endowment Fund	20,814		19,268	
Housing Property Reserve	21,241		21,241	
Housing Property Revaluation Reserve	793,484		774,233	
		835,539		814,742
Restricted Funds:				
Social Housing Grant Fund		-		-
Unrestricted Funds:				
Cyclical Maintenance Fund	19,742		17,568	
Extraordinary Repair Fund	31,990		30,124	
General Fund	201,006		176,858	
		252,738		224,550
		<u>1,088,277</u>		<u>1,039,292</u>

This page does not form part of the statutory financial statements

CHELMSFORD ALMSHOUSE CHARITY

RECONCILIATION OF MOVEMENT IN FUNDS

	<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 2024							
Endowment Funds							
Permanent Endowment Fund	19,268	791	-	755	-	-	20,814
Housing Property Reserve	21,241	-	-	-	-	-	21,241
Housing Property Revaluation Reserve	774,233	-	-	-	-	19,251	793,484
	814,742	791	-	755	-	19,251	835,539
Restricted Funds							
Social Housing Grant Fund	-	-	-	-	-	-	-
Unrestricted Funds							
Cyclical Maintenance Fund	17,568	-	(4,090)	-	6,264	-	19,742
Extraordinary Repair Fund	30,124	948	(3,834)	918	3,834	-	31,990
General Fund	176,858	51,802	(24,088)	6,532	(10,098)	-	201,006
	224,550	52,750	(32,012)	7,450	-	-	252,738
Total Funds	1,039,292	53,541	(32,012)	8,205	-	19,251	1,088,277
Year Ended 31 December 2023							
Endowment Funds							
Permanent Endowment Fund	18,142	701	-	425	-	-	19,268
Housing Property Reserve	21,241	-	-	-	-	-	21,241
Housing Property Revaluation Reserve	738,596	-	-	-	-	35,637	774,233
	777,979	701	-	425	-	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	846	-	514	3,564	-	30,124
General Fund	155,336	49,007	(23,382)	3,661	(7,764)	-	176,858
	193,904	49,853	(23,382)	4,175	-	-	224,550
Total Funds	971,883	50,554	(23,382)	4,600	-	35,637	1,039,292

This page does not form part of the statutory financial statements

ANALYSIS OF NET ASSETS BETWEEN FUNDS

	<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	-	20,814	-	20,814
Housing Property Reserve	21,241	-	-	21,241
Housing Property Revaluation Reserve	793,484	-	-	793,484
Restricted Funds:				
Social Housing Grant Fund	-	-	-	-
Unrestricted Funds:				
Cyclical Maintenance Fund	-	-	19,742	19,742
Extraordinary Repair Fund	-	25,132	6,858	31,990
General Fund	-	179,194	21,812	201,006
	<u>814,725</u>	<u>225,140</u>	<u>48,412</u>	<u>1,088,277</u>

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.

COPLAND ALMSHOUSE CHARITY

DETAILED STATEMENT OF FINANCIAL ACTIVITIES

	<u>2024</u>		<u>2023</u>	
	£	£	£	£
INCOME AND ENDOWMENTS				
CHARITABLE ACTIVITIES				
Contributions Due	29,537		28,351	
Losses from Voids	-		(1,795)	
		29,537		26,556
INVESTMENT INCOME				
M&G Multi Charity Accumulated Income	1,516		890	
Dividends Receivable	-		-	
COIF Deposit Account Interest Receivable	1,684		1,341	
		3,200		2,231
TOTAL INCOME		32,737		28,787
EXPENDITURE				
CHARITABLE ACTIVITIES				
Almshouse Costs				
Vacant Property Costs	-		128	
Water Charges	-		-	
Light and Heat	-		-	
Insurance	648		653	
Repairs and Renewals	1,541		2,185	
Extraordinary Repairs	-		4,341	
Cyclical Repairs	-		1,725	
Gardening	1,300		1,120	
Cleaning	-		-	
Bad Debts	-		-	
Sundry Expenses	-		23	
Housing Loan Interest	-		-	
		3,489		10,175
Support Costs – Governance				
Administration Fees	3,400		3,400	
Auditor's Remuneration	1,542		1,560	
Trustees' Expenses	-		-	
Legal and Professional Fees	976		250	
Almshouse Association Subscription	57		-	
		5,975		5,210
TOTAL EXPENDITURE		9,464		15,385
NET INCOME/(EXPENDITURE) BEFORE GAINS AND LOSSES		23,273		13,402
NET INVESTMENT GAINS/(LOSSES)		1,363		118
NET INCOME/(EXPENDITURE)		24,636		13,520
OTHER RECOGNISED GAINS/(LOSSES)				
Gain/(Loss) on Revaluation of Housing Properties		12,834		23,758
NET MOVEMENT IN FUNDS		37,470		37,278
RECONCILIATION OF FUNDS				
Total Funds Brought Forward		601,134		563,856
Total Funds Carried Forward		638,604		601,134

This page does not form part of the statutory financial statements

COPLAND ALMSHOUSE CHARITY

DETAILED BALANCE SHEET

	2024		2023	
	£	£	£	£
FIXED ASSETS				
Tangible Fixed Assets – Housing Properties				
Net Book Value at Beginning of the year	530,316		506,558	
Gain/(Loss) on Revaluation	12,834		23,758	
Net Book Value at end of the year		543,150		530,316
Listed Investments				
Market Value at Beginning of the year	26,269		15,261	
Additions at cost	21,516		10,890	
Disposal Proceeds	-		-	
Gain/(Loss) on Revaluation	1,363		118	
Market Value at end of the year		49,148		26,269
		592,298		556,585
CURRENT ASSETS				
Debtors and Prepayments				
Contributions in Arrears	1,363		2,730	
Other Debtors	-		-	
Legacy East Almshouse Partnership	11,469		10,083	
Prepayments and Accrued Income	748		836	
		13,580		13,649
Cash at Bank and in Hand				
Barclays Current Account	-		-	
COIF Deposit Account	34,699		33,008	
		34,699		33,008
		48,279		46,657
CREDITORS: Amounts falling due with one year				
Loans	-		-	
Contributions in Received in Advance	(431)		(452)	
Other Creditors	-		(96)	
Legacy East Almshouse Partnership	-		-	
Accruals and Deferred Income	(1,542)		(1,560)	
		(1,973)		(2,108)
NET CURRENT ASSETS/(LIABILITIES)		46,306		44,549
TOTAL ASSETS LESS CURRENT LIABILITIES		638,604		601,134
CREDITORS: Amounts falling due after more than one year				
Loans		-		-
NET ASSETS		638,604		601,134
CAPITAL AND RESERVES				
Endowment Funds:				
Permanent Endowment Fund	-		-	
Housing Property Reserve	1,581		1,581	
Housing Property Revaluation Reserve	497,815		484,981	
		499,396		486,562
Restricted Funds:				
Social Housing Grant Fund		43,754		43,754
Unrestricted Funds:				
Cyclical Maintenance Fund	18,155		13,818	
Extraordinary Repair Fund	15,548		12,099	
General Fund	61,751		44,901	
		95,454		70,818
		638,604		601,134

This page does not form part of the statutory financial statements

COPLAND ALMSHOUSE CHARITY

RECONCILIATION OF MOVEMENT IN FUNDS

	<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 2024							
Endowment Funds							
Permanent Endowment Fund	-	-	-	-	-	-	-
Housing Property Reserve	1,581	-	-	-	-	-	1,581
Housing Property Revaluation Reserve	484,981	-	-	-	-	12,834	497,815
	486,562	-	-	-	-	12,834	499,396
Restricted Funds							
Social Housing Grant Fund	43,754	-	-	-	-	-	43,754
Unrestricted Funds							
Cyclical Maintenance Fund	13,818	133	-	28	4,176	-	18,155
Extraordinary Repair Fund	12,099	436	-	457	2,556	-	15,548
General Fund	44,901	32,168	(9,464)	878	(6,732)	-	61,751
	70,818	32,737	(9,464)	1,363	-	-	95,454
Total Funds	601,134	32,737	(9,464)	1,363	-	12,834	638,604
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	345	-	109	2,376	-	12,099
General Fund	35,286	28,442	(13,660)	9	(5,176)	-	44,901
	57,298	28,787	(15,385)	118	-	-	70,818
Total Funds	563,856	28,787	(15,385)	118	-	23,758	601,134

This page does not form part of the statutory financial statements

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>Property</u>		<u>Long Term</u>	<u>Total</u>
	£	£	Loans	£
Endowment Funds:				
Permanent Endowment Fund	-	-	-	-
Housing Property Reserve	1,581	-	-	1,581
Housing Property Revaluation Reserve	497,815	-	-	497,815
Restricted Funds:				
Social Housing Grant Fund	43,754	-	-	43,754
Unrestricted Funds:				
Cyclical Maintenance Fund	-	4,337	13,818	18,155
Extraordinary Repair Fund	-	13,352	2,196	15,548
General Fund	-	31,459	30,292	61,751
	<u>543,150</u>	<u>49,148</u>	<u>46,306</u>	<u>638,604</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.

DR WEST MEMORIAL HOME

DETAILED STATEMENT OF FINANCIAL ACTIVITIES

	<u>2024</u>		<u>2023</u>	
	£	£	£	£
INCOME AND ENDOWMENTS				
CHARITABLE ACTIVITIES				
Contributions Due	9,054		8,482	
Losses from Voids	-		-	
		9,054		8,482
INVESTMENT INCOME				
M&G Multi Charity Accumulated Income	3,249		2,792	
Dividends Receivable	-		-	
COIF Deposit Account Interest Receivable	454		304	
		3,703		3,096
TOTAL INCOME		12,757		11,578
EXPENDITURE				
CHARITABLE ACTIVITIES				
Almshouse Costs				
Vacant Property Costs	-		-	
Water Charges	-		-	
Light and Heat	-		-	
Insurance	162		152	
Repairs and Renewals	443		258	
Extraordinary Repairs	-		-	
Cyclical Repairs	-		-	
Gardening	508		477	
Cleaning	-		-	
Bad Debts	-		-	
Sundry Expenses	-		-	
Housing Loan Interest	-		-	
		1,113		887
Support Costs – Governance				
Administration Fees	850		850	
Auditor's Remuneration	1,170		1,200	
Trustees' Expenses	-		-	
Legal and Professional Fees	-		-	
Almshouse Association Subscription	57		-	
		2,077		2,050
TOTAL EXPENDITURE		3,190		2,937
NET INCOME/(EXPENDITURE) BEFORE GAINS AND LOSSES		9,567		8,641
NET INVESTMENT GAINS/(LOSSES)		3,082		1,460
NET INCOME/(EXPENDITURE)		12,649		10,101
OTHER RECOGNISED GAINS/(LOSSES)				
Gain/(Loss) on Revaluation of Housing Properties		1,917		14,613
NET MOVEMENT IN FUNDS		14,566		24,714
RECONCILIATION OF FUNDS				
Total Funds Brought Forward		184,195		159,481
Total Funds Carried Forward		198,761		184,195

This page does not form part of the statutory financial statements

DR WEST MEMORIAL HOME

DETAILED BALANCE SHEET

	<u>2024</u>		<u>2023</u>	
	£	£	£	£
FIXED ASSETS				
Tangible Fixed Assets – Housing Properties				
Net Book Value at Beginning of the year	95,839		81,226	
Gain/(Loss) on Revaluation	1,917		14,613	
Net Book Value at end of the year		97,756		95,839
Listed Investments				
Market Value at Beginning of the year	76,747		67,995	
Additions at cost	6,249		7,292	
Disposal Proceeds	-		-	
Gain/(Loss) on Revaluation	3,082		1,460	
Market Value at end of the year		86,078		76,747
		183,834		172,586
CURRENT ASSETS				
Debtors and Prepayments				
Contributions in Arrears	193		218	
Other Debtors	-		-	
Legacy East Almshouse Partnership	4,643		4,521	
Prepayments and Accrued Income	176		171	
		5,012		4,910
Cash at Bank and in Hand				
Barclays Current Account	-		-	
COIF Deposit Account	11,344		7,899	
		11,344		7,899
		16,356		12,809
CREDITORS: Amounts falling due with one year				
Loans	-		-	
Contributions in Received in Advance	-		-	
Other Creditors	259		-	
Legacy East Almshouse Partnership	-		-	
Accruals and Deferred Income	1,170		1,200	
		1,429		1,200
NET CURRENT ASSETS/(LIABILITIES)		14,927		11,609
TOTAL ASSETS LESS CURRENT LIABILITIES		198,761		184,195
CREDITORS: Amounts falling due after more than one year				
Loans		-		-
NET ASSETS		198,761		184,195
CAPITAL AND RESERVES				
Endowment Funds:				
Permanent Endowment Fund	-		-	
Housing Property Reserve	60,118		60,118	
Housing Property Revaluation Reserve	37,638		35,721	
		97,756		95,839
Restricted Funds:				
Social Housing Grant Fund		-		-
Unrestricted Funds:				
Cyclical Maintenance Fund	8,694		7,144	
Extraordinary Repair Fund	19,145		17,138	
General Fund	73,166		64,074	
		101,005		88,356
		198,761		184,195

This page does not form part of the statutory financial statements

DR WEST MEMORIAL HOME

RECONCILIATION OF MOVEMENT IN FUNDS

	<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 2024							
Endowment Funds							
Permanent Endowment Fund	-	-	-	-	-	-	-
Housing Property Reserve	60,118	-	-	-	-	-	60,118
Housing Property Revaluation Reserve	35,721	-	-	-	-	1,917	37,638
	95,839	-	-	-	-	1,917	97,756
Restricted Funds							
Social Housing Grant Fund	-	-	-	-	-	-	-
Unrestricted Funds							
Cyclical Maintenance Fund	7,144	254	-	252	1,044	-	8,694
Extraordinary Repair Fund	17,138	702	-	666	639	-	19,145
General Fund	64,074	11,801	(3,190)	2,164	(1,683)	-	73,166
	88,356	12,757	(3,190)	3,082	-	-	101,005
Total Funds	184,195	12,757	(3,190)	3,082	-	1,917	198,761
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	202	-	122	700	-	7,144
Extraordinary Repair Fund	15,606	604	-	334	594	-	17,138
General Fund	56,529	10,772	(2,937)	1,004	(1,294)	-	64,074
	78,255	11,578	(2,937)	1,460	-	-	88,356
Total Funds	159,481	11,578	(2,937)	1,460	-	14,613	184,195

This page does not form part of the statutory financial statements

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>Property</u>		<u>Long Term</u>	<u>Total</u>
	£	£	Loans	£
Endowment Funds:				
Permanent Endowment Funds	-	-	-	-
Housing Property Reserve	60,118	-	-	60,118
Housing Property Revaluation Reserve	37,638	-	-	37,638
Restricted Funds:				
Social Housing Grant Fund	-	-	-	-
Unrestricted Funds:				
Cyclical Maintenance Fund	-	7,096	1,598	8,694
Extraordinary Repair Fund	-	18,596	549	19,145
General Fund	-	60,386	12,780	73,166
	<u>97,756</u>	<u>86,078</u>	<u>14,927</u>	<u>198,761</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.

HODDESDON COTTAGE HOMES FOR THE AGED POOR

DETAILED STATEMENT OF FINANCIAL ACTIVITIES

	<u>2024</u>		<u>2023</u>	
	£	£	£	£
INCOME AND ENDOWMENTS				
CHARITABLE ACTIVITIES				
Contributions Due	30,768		28,839	
Losses from Voids	-		-	
		30,768		28,839
INVESTMENT INCOME				
M&G Multi Charity Accumulated Income	2,052		1,530	
Dividends Receivable	-		-	
COIF Deposit Account Interest Receivable	259		93	
		2,311		1,623
TOTAL INCOME		33,079		30,462
EXPENDITURE				
CHARITABLE ACTIVITIES				
Almshouse Costs				
Vacant Property Costs	-		-	
Water Charges	-		-	
Light and Heat	-		-	
Insurance	595		595	
Repairs and Renewals	1,134		744	
Extraordinary Repairs	-		-	
Cyclical Repairs	-		-	
Gardening	1,930		1,818	
Cleaning	-		-	
Bad Debts	-		-	
Sundry Expenses	23		15	
Housing Loan Interest	-		-	
		3,682		3,172
Support Costs – Governance				
Administration Fees	3,400		3,400	
Auditor's Remuneration	1,542		1,560	
Trustees' Expenses	-		-	
Legal and Professional Fees	-		-	
Almshouse Association Subscription	58		-	
		5,000		4,960
TOTAL EXPENDITURE		8,682		8,132
NET INCOME/(EXPENDITURE) BEFORE GAINS AND LOSSES		24,397		22,330
NET INVESTMENT GAINS/(LOSSES)		1,906		592
NET INCOME/(EXPENDITURE)		26,203		22,922
OTHER RECOGNISED GAINS/(LOSSES)				
Gain/(Loss) on Revaluation of Housing Properties		10,349		78,886
NET MOVEMENT IN FUNDS		36,652		101,808
RECONCILIATION OF FUNDS				
Total Funds Brought Forward		534,121		432,313
Total Funds Carried Forward		570,773		534,121

This page does not form part of the statutory financial statements

HODDESDON COTTAGE HOMES FOR THE AGED POOR

DETAILED BALANCE SHEET

	<u>2024</u>		<u>2023</u>	
	£	£	£	£
FIXED ASSETS				
Tangible Fixed Assets – Housing Properties				
Net Book Value at Beginning of the year	517,387		438,501	
Gain/(Loss) on Revaluation	10,349		78,886	
Net Book Value at end of the year		527,736		517,387
Listed Investments				
Market Value at Beginning of the year	42,064		33,442	
Additions at cost	12,052		8,030	
Disposal Proceeds	-		-	
Gain/(Loss) on Revaluation	1,906		592	
Market Value at end of the year		56,022		42,064
		<u>583,758</u>		<u>559,451</u>
CURRENT ASSETS				
Debtors and Prepayments				
Contributions in Arrears	-		64	
Other Debtors	-		-	
Legacy East Almshouse Partnership	19,185		12,375	
Prepayments and Accrued Income	347		392	
		19,532		12,831
Cash at Bank and in Hand				
Barclays Current Account	-		-	
COIF Deposit Account	5,331		5,072	
		5,331		5,072
		<u>24,863</u>		<u>17,903</u>
CREDITORS: Amounts falling due with one year				
Loans	(5,650)		(5,650)	
Contributions in Received in Advance	(911)		(710)	
Other Creditors	(82)		-	
Legacy East Almshouse Partnership	-		-	
Accruals and Deferred Income	(1,542)		(1,560)	
		(8,185)		(7,920)
NET CURRENT ASSETS		<u>16,678</u>		<u>9,983</u>
TOTAL ASSETS LESS CURRENT LIABILITIES		<u>600,436</u>		<u>569,434</u>
CREDITORS: Amounts falling due after more than one year				
Loans		(29,663)		(35,313)
NET ASSETS		<u>570,773</u>		<u>534,121</u>
CAPITAL AND RESERVES				
Endowment Funds:				
Permanent Endowment Fund	-		-	
Housing Property Reserve	299,555		299,555	
Housing Property Revaluation Reserve	228,181		217,832	
		527,736		517,387
Restricted Funds:				
Social Housing Grant Fund		-		-
Unrestricted Funds:				
Cyclical Maintenance Fund	33,132		27,308	
Extraordinary Repair Fund	16,970		13,206	
General Fund	(7,065)		(23,780)	
		43,037		16,734
		<u>570,773</u>		<u>534,121</u>

This page does not form part of the statutory financial statements

HODDESDON COTTAGE HOMES FOR THE AGED POOR

RECONCILIATION OF MOVEMENT IN FUNDS

	<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 2024							
Endowment Funds							
Permanent Endowment Fund	-	-	-	-	-	-	-
Housing Property Reserve	299,555	-	-	-	-	-	299,555
Housing Property Revaluation Reserve	217,832	-	-	-	-	10,349	228,181
	517,387	-	-	-	-	10,349	527,736
Restricted Funds							
Social Housing Grant Fund	-	-	-	-	-	-	-
Unrestricted Funds							
Cyclical Maintenance Fund	27,308	854	-	794	4,176	-	33,132
Extraordinary Repair Fund	13,206	631	-	577	2,556	-	16,970
General Fund	(23,780)	31,594	(8,682)	535	(6,732)	-	(7,065)
	16,734	33,079	(8,682)	1,906	-	-	43,037
Total Funds	534,121	33,079	(8,682)	1,906	-	10,349	570,773
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	637	-	386	2,800	-	27,308
Extraordinary Repair Fund	10,181	480	-	169	2,376	-	13,206
General Fund	(39,854)	29,345	(8,132)	37	(5,176)	-	(23,780)
	(6,188)	30,462	(8,132)	592	-	-	16,734
Total Funds	432,313	30,462	(8,132)	592	-	78,886	534,121

This page does not form part of the statutory financial statements

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>Property</u>		<u>Long Term</u>	<u>Total</u>
	£	£	Loans	£
Endowment Funds:				
Permanent Endowment Fund	-	-	-	-
Housing Property Reserve	299,555	-	-	299,555
Housing Property Revaluation Reserve	228,181	-	-	228,181
Restricted Funds:				
Social Housing Grant Fund	-	-	-	-
Unrestricted Funds:				
Cyclical Maintenance Fund	-	23,329	9,803	33,132
Extraordinary Repair Fund	-	16,970	-	16,970
General Fund	-	15,723	(22,788)	(7,065)
	<u>527,736</u>	<u>56,022</u>	<u>(12,985)</u>	<u>570,773</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.

DETAILED STATEMENT OF FINANCIAL ACTIVITIES

	<u>2024</u>		<u>2023</u>	
	£	£	£	£
INCOME AND ENDOWMENTS				
CHARITABLE ACTIVITIES				
Contributions Due	26,539		24,675	
Losses from Voids	(1,350)		-	
		25,189		24,675
INVESTMENT INCOME				
M&G Multi Charity Accumulated Income	4,476		4,005	
Dividends Receivable	4		14	
COIF Deposit Account Interest Receivable	1,093		616	
		5,573		4,635
TOTAL INCOME		<u>30,762</u>		<u>29,310</u>
EXPENDITURE				
CHARITABLE ACTIVITIES				
Almshouse Costs				
Vacant Property Costs	604		-	
Water Charges	-		-	
Light and Heat	-		-	
Insurance	670		670	
Repairs and Renewals	3,816		3,136	
Extraordinary Repairs	4,200		-	
Cyclical Repairs	1,042		-	
Gardening	-		-	
Cleaning	-		-	
Bad Debts	-		-	
Sundry Expenses	-		23	
Housing Loan Interest	-		-	
		10,332		3,829
Support Costs – Governance				
Administration Fees	3,400		3,400	
Auditor's Remuneration	1,542		1,560	
Trustees' Expenses	-		-	
Legal and Professional Fees	-		-	
Almshouse Association Subscription	57		-	
		4,999		4,960
TOTAL EXPENDITURE		<u>15,331</u>		<u>8,789</u>
NET INCOME/(EXPENDITURE) BEFORE GAINS AND LOSSES		15,431		20,521
NET INVESTMENT GAINS/(LOSSES)		5,089		9,174
NET INCOME/(EXPENDITURE)		<u>20,520</u>		<u>29,695</u>
OTHER RECOGNISED GAINS/(LOSSES)				
Gain/(Loss) on Revaluation of Housing Properties		11,763		89,665
NET MOVEMENT IN FUNDS		<u>32,283</u>		<u>119,360</u>
RECONCILIATION OF FUNDS				
Total Funds Brought Forward		766,836		647,476
Total Funds Carried Forward		<u>799,119</u>		<u>766,836</u>

DETAILED BALANCE SHEET

	2024		2023	
	£	£	£	£
FIXED ASSETS				
Tangible Fixed Assets – Housing Properties				
Net Book Value at Beginning of the year	588,083		498,418	
Gain/(Loss) on Revaluation	11,763		89,665	
Net Book Value at end of the year		599,846		588,083
Listed Investments				
Market Value at Beginning of the year	153,692		125,513	
Additions at cost	4,476		19,005	
Disposal Proceeds	-		-	
Gain/(Loss) on Revaluation	5,089		9,174	
Market Value at end of the year		163,257		153,692
		763,103		741,775
CURRENT ASSETS				
Debtors and Prepayments				
Contributions in Arrears	2,493		1,116	
Other Debtors	-		-	
Legacy East Almshouse Partnership	12,308		3,825	
Prepayments and Accrued Income	448		502	
		15,249		5,443
Cash at Bank and in Hand				
Barclays Current Account	-		-	
COIF Deposit Account	22,525		21,427	
		22,525		21,427
		37,774		26,870
CREDITORS: Amounts falling due with one year				
Loans	-		-	
Contributions in Received in Advance	(216)		(249)	
Other Creditors	-		-	
Legacy East Almshouse Partnership	-		-	
Accruals and Deferred Income	(1,542)		(1,560)	
		(1,758)		(1,809)
NET CURRENT ASSETS/(LIABILITIES)		36,016		25,061
TOTAL ASSETS LESS CURRENT LIABILITIES		799,119		766,836
CREDITORS: Amounts falling due after more than one year				
Loans		-		-
NET ASSETS		799,119		766,836
CAPITAL AND RESERVES				
Endowment Funds:				
Permanent Endowment Fund	-		-	
Housing Property Reserve	35,809		35,809	
Housing Property Revaluation Reserve	534,307		522,544	
		570,116		558,353
Restricted Funds:				
Social Housing Grant Fund		29,730		29,730
Unrestricted Funds:				
Cyclical Maintenance Fund	45,976		40,969	
Extraordinary Repair Fund	68,913		64,771	
General Fund	84,384		73,013	
		199,273		178,753
		799,119		766,836

This page does not form part of the statutory financial statements

JOHN GILDERS & MASKELL ALMSHOUSE CHARITY

RECONCILIATION OF MOVEMENT IN FUNDS

	<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 2024							
Endowment Funds							
Permanent Endowment Fund	-	-	-	-	-	-	-
Housing Property Reserve	35,809	-	-	-	-	-	35,809
Housing Property Revaluation Reserve	522,544	-	-	-	-	11,763	534,307
	558,353	-	-	-	-	11,763	570,116
Restricted Funds							
Social Housing Grant Fund	29,730	-	-	-	-	-	29,730
Unrestricted Funds							
Cyclical Maintenance Fund	40,969	821	(1,042)	1,052	4,176	-	45,976
Extraordinary Repair Fund	64,771	1,987	(2,556)	2,155	2,556	-	68,913
General Fund	73,013	27,954	(11,733)	1,882	(6,732)	-	84,384
	178,753	30,762	(15,331)	5,089	-	-	199,273
Total Funds	766,836	30,762	(15,331)	5,089	-	11,763	799,119
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	789	-	2,806	2,800	-	40,969
Extraordinary Repair Fund	57,298	1,806	-	3,291	2,376	-	64,771
General Fund	57,186	26,715	(8,789)	3,077	(5,176)	-	73,013
	149,058	29,310	(8,789)	9,174	-	-	178,753
Total Funds	647,476	29,310	(8,789)	9,174	-	89,665	766,836

This page does not form part of the statutory financial statements

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>Property</u>		<u>Long Term</u>	<u>Total</u>
	£	£	Loans	£
Endowment Funds:				
Permanent Endowment Fund	-	-	-	-
Housing Property Reserve	35,809	-	-	35,809
Housing Property Revaluation Reserve	534,307	-	-	534,307
Restricted Funds:				
Social Housing Grant Fund	29,730	-	-	29,730
Unrestricted Funds:				
Cyclical Maintenance Fund	-	36,450	9,526	45,976
Extraordinary Repair Fund	-	66,717	2,196	68,913
General Fund	-	60,090	24,294	84,384
	<u>599,846</u>	<u>163,257</u>	<u>36,017</u>	<u>799,119</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 £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.

LOUGHTON ALMSHOUSE CHARITY

DETAILED STATEMENT OF FINANCIAL ACTIVITIES

	<u>2024</u>		<u>2023</u>	
	£	£	£	£
INCOME AND ENDOWMENTS				
CHARITABLE ACTIVITIES				
Contributions Due	31,419		29,416	
Losses from Voids	-		-	
		31,419		29,416
INVESTMENT INCOME				
M&G Multi Charity Accumulated Income	2,310		1,516	
Dividends Receivable	-		-	
COIF Deposit Account Interest Receivable	2,037		1,750	
		4,347		3,266
TOTAL INCOME		35,766		32,682
EXPENDITURE				
CHARITABLE ACTIVITIES				
Almshouse Costs				
Vacant Property Costs	-		-	
Water Charges	-		-	
Light and Heat	-		-	
Insurance	633		638	
Repairs and Renewals	9,034		987	
Extraordinary Repairs	4,012		-	
Cyclical Repairs	-		-	
Gardening	1,900		1,900	
Cleaning	-		-	
Bad Debts	-		-	
Sundry Expenses	7		30	
Housing Loan Interest	-		-	
		15,586		3,555
Support Costs – Governance				
Administration Fees	3,400		3,400	
Auditor's Remuneration	1,542		1,560	
Trustees' Expenses	-		-	
Legal and Professional Fees	-		-	
Almshouse Association Subscription	58		-	
		5,000		4,960
TOTAL EXPENDITURE		20,586		8,515
NET INCOME/(EXPENDITURE) BEFORE GAINS AND LOSSES		15,180		24,167
NET INVESTMENT GAINS/(LOSSES)		2,143		916
NET INCOME/(EXPENDITURE)		17,323		25,083
OTHER RECOGNISED GAINS/(LOSSES)				
Gain/(Loss) on Revaluation of Housing Properties		13,246		24,521
NET MOVEMENT IN FUNDS		30,569		49,604
RECONCILIATION OF FUNDS				
Total Funds Brought Forward		649,305		599,701
Total Funds Carried Forward		679,874		649,305

This page does not form part of the statutory financial statements

LOUGHTON ALMSHOUSE CHARITY

DETAILED BALANCE SHEET

	<u>2024</u>		<u>2023</u>	
	£	£	£	£
FIXED ASSETS				
Tangible Fixed Assets – Housing Properties				
Net Book Value at Beginning of the year	547,348		522,827	
Gain/(Loss) on Revaluation	<u>13,246</u>		<u>24,521</u>	
Net Book Value at end of the year		560,594		547,348
Listed Investments				
Market Value at Beginning of the year	49,553		28,621	
Additions at cost	17,310		20,016	
Disposal Proceeds	-		-	
Gain/(Loss) on Revaluation	<u>2,143</u>		<u>916</u>	
Market Value at end of the year		69,006		49,553
		<u>629,600</u>		<u>596,901</u>
CURRENT ASSETS				
Debtors and Prepayments				
Contributions in Arrears	3,929		2,942	
Other Debtors	-		-	
Legacy East Almshouse Partnership	6,358		10,826	
Prepayments and Accrued Income	<u>807</u>		<u>851</u>	
		11,094		14,619
Cash at Bank and in Hand				
Barclays Current Account	-		-	
COIF Deposit Account	<u>41,966</u>		<u>39,921</u>	
		41,966		39,921
		<u>53,060</u>		<u>54,540</u>
CREDITORS: Amounts falling due with one year				
Loans	-		-	
Contributions in Received in Advance	(1,244)		(576)	
Other Creditors	-		-	
Legacy East Almshouse Partnership	-		-	
Accruals and Deferred Income	<u>(1,542)</u>		<u>(1,560)</u>	
		(2,786)		(2,136)
NET CURRENT ASSETS/(LIABILITIES)		<u>50,274</u>		<u>52,404</u>
TOTAL ASSETS LESS CURRENT LIABILITIES		679,874		649,305
CREDITORS: Amounts falling due after more than one year				
Loans		-		-
NET ASSETS		<u>679,874</u>		<u>649,305</u>
CAPITAL AND RESERVES				
Endowment Funds:				
Permanent Endowment Fund	-		-	
Housing Property Reserve	15,977		15,977	
Housing Property Revaluation Reserve	<u>425,751</u>		<u>412,505</u>	
		441,728		428,482
Restricted Funds:				
Social Housing Grant Fund		118,866		118,866
Unrestricted Funds:				
Cyclical Maintenance Fund	26,273		21,112	
Extraordinary Repair Fund	27,927		24,115	
General Fund	<u>65,080</u>		<u>56,730</u>	
		119,280		101,957
		<u>679,874</u>		<u>649,305</u>

This page does not form part of the statutory financial statements

LOUGHTON ALMSHOUSE CHARITY

RECONCILIATION OF MOVEMENT IN FUNDS

	<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 2024							
Endowment Funds							
Permanent Endowment Fund	-	-	-	-	-	-	-
Housing Property Reserve	15,977	-	-	-	-	-	15,977
Housing Property Revaluation Reserve	412,505	-	-	-	-	13,246	425,751
	428,482	-	-	-	-	13,246	441,728
Restricted Funds							
Social Housing Grant Fund	118,866	-	-	-	-	-	118,866
Unrestricted Funds							
Cyclical Maintenance Fund	21,112	504	-	481	4,176	-	26,273
Extraordinary Repair Fund	24,115	630	-	626	2,556	-	27,927
General Fund	56,730	34,632	(20,586)	1,036	(6,732)	-	65,080
	101,957	35,766	(20,586)	2,143	-	-	119,280
Total Funds	649,305	35,766	(20,586)	2,143	-	13,246	679,874
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	386	-	235	2,800	-	21,112
Extraordinary Repair Fund	20,943	467	-	329	2,376	-	24,115
General Fund	38,240	31,829	(8,515)	352	(5,176)	-	56,730
	76,874	32,682	(8,515)	916	-	-	101,957
Total Funds	599,701	32,682	(8,515)	916	-	24,521	649,305

This page does not form part of the statutory financial statements

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>Property</u>		<u>Long Term</u>	<u>Total</u>
	£	£	£	£
Endowment Funds:				
Permanent Endowment Fund	-	-	-	-
Housing Property Reserve	15,977	-	-	15,977
Housing Property Revaluation Reserve	425,751	-	-	425,751
Restricted Funds:				
Social Housing Grant Fund	118,866	-	-	118,866
Unrestricted Funds:				
Cyclical Maintenance Fund	-	15,783	10,490	26,273
Extraordinary Repair Fund	-	18,447	9,480	27,927
General Fund	-	34,776	30,304	65,080
	<u>560,594</u>	<u>69,006</u>	<u>50,274</u>	<u>679,874</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 £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.

MARY DAINS COTTAGES

DETAILED STATEMENT OF FINANCIAL ACTIVITIES

	<u>2024</u>		<u>2023</u>	
	£	£	£	£
INCOME AND ENDOWMENTS				
CHARITABLE ACTIVITIES				
Contributions Due	47,277		44,290	
Losses from Voids	(1,119)		(3,520)	
		46,158		40,770
INVESTMENT INCOME				
M&G Multi Charity Accumulated Income	6,837		6,057	
Dividends Receivable	-		-	
COIF Deposit Account Interest Receivable	1,767		540	
		8,604		6,597
TOTAL INCOME		54,762		47,367
EXPENDITURE				
CHARITABLE ACTIVITIES				
Almshouse Costs				
Vacant Property Costs	165		-	
Water Charges	1,374		1,127	
Light and Heat	8,141		8,960	
Insurance	906		926	
Repairs and Renewals	7,978		6,348	
Extraordinary Repairs	33,431		8,096	
Cyclical Repairs	4,981		1,367	
Gardening	4,069		2,329	
Cleaning	-		-	
Bad Debts	-		35	
Sundry Expenses	30		23	
Housing Loan Interest	-		-	
		61,075		29,211
Support Costs – Governance				
Administration Fees	5,100		5,100	
Auditor's Remuneration	1,794		1,800	
Trustees' Expenses	-		-	
Legal and Professional Fees	-		-	
Almshouse Association Subscription	58		-	
		6,952		6,900
TOTAL EXPENDITURE		68,027		36,111
NET INCOME/(EXPENDITURE) BEFORE GAINS AND LOSSES		(13,265)		11,256
NET INVESTMENT GAINS/(LOSSES)		6,515		3,674
NET INCOME/(EXPENDITURE)		(6,750)		14,930
OTHER RECOGNISED GAINS/(LOSSES)				
Gain/(Loss) on Revaluation of Housing Properties		25,335		46,900
NET MOVEMENT IN FUNDS		18,585		61,830
RECONCILIATION OF FUNDS		1,254,133		1,192,303
Total Funds Brought Forward				
Total Funds Carried Forward		1,272,718		1,254,133

This page does not form part of the statutory financial statements

MARY DAINS COTTAGES

DETAILED BALANCE SHEET

	<u>2024</u>		<u>2023</u>	
	£	£	£	£
FIXED ASSETS				
Tangible Fixed Assets – Housing Properties				
Net Book Value at Beginning of the year	1,046,900		1,000,000	
Gain/(Loss) on Revaluation	25,335		46,900	
Net Book Value at end of the year		1,072,235		1,046,900
Listed Investments				
Market Value at Beginning of the year	166,481		156,750	
Additions at cost	6,837		6,057	
Disposal Proceeds	-		-	
Gain/(Loss) on Revaluation	6,515		3,674	
Market Value at end of the year		179,833		166,481
		<u>1,252,068</u>		<u>1,213,381</u>
CURRENT ASSETS				
Debtors and Prepayments				
Contributions in Arrears	109		130	
Other Debtors	-		-	
Legacy East Almshouse Partnership	-		13,380	
Prepayments and Accrued Income	1,018		1,097	
		1,127		14,607
Cash at Bank and in Hand				
Barclays Current Account	-		-	
COIF Deposit Account	36,391		34,618	
		36,391		34,618
		<u>37,518</u>		<u>49,225</u>
CREDITORS: Amounts falling due with one year				
Loans	-		-	
Contributions in Received in Advance	(1,382)		(1,090)	
Other Creditors	(4,321)		(4,376)	
Legacy East Almshouse Partnership	(9,031)		-	
Accruals and Deferred Income	(2,134)		(3,007)	
		(16,868)		(8,473)
NET CURRENT ASSETS/(LIABILITIES)		<u>20,650</u>		<u>40,751</u>
TOTAL ASSETS LESS CURRENT LIABILITIES		<u>1,272,718</u>		<u>1,254,133</u>
CREDITORS: Amounts falling due after more than one year				
Loans		-		-
NET ASSETS		<u>1,272,718</u>		<u>1,254,133</u>
CAPITAL AND RESERVES				
Endowment Funds:				
Permanent Endowment Fund	-		-	
Housing Property Reserve	841,573		841,573	
Housing Property Revaluation Reserve	230,662		205,327	
		1,072,235		1,046,900
Restricted Funds:				
Social Housing Grant Fund		-		-
Unrestricted Funds:				
Cyclical Maintenance Fund	20,007		18,725	
Extraordinary Repair Fund	13,279		13,279	
General Fund	167,197		175,229	
		200,483		207,233
		<u>1,272,718</u>		<u>1,254,133</u>

This page does not form part of the statutory financial statements

MARY DAINS COTTAGES

RECONCILIATION OF MOVEMENT IN FUNDS

	<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 2024							
Endowment Funds							
Permanent Endowment Fund	-	-	-	-	-	-	-
Housing Property Reserve	841,573	-	-	-	-	-	841,573
Housing Property Revaluation Reserve	205,327	-	-	-	-	25,335	230,662
	1,046,900	-	-	-	-	25,335	1,072,235
Restricted Funds							
Social Housing Grant Fund	-	-	-	-	-	-	-
Unrestricted Funds							
Cyclical Maintenance Fund	18,725	-	(4,982)	-	6,264	-	20,007
Extraordinary Repair Fund	13,279	-	(3,834)	-	3,834	-	13,279
General Fund	175,229	54,761	(59,209)	6,515	(10,098)	-	167,197
	207,233	54,761	(68,025)	6,515	-	-	200,483
Total Funds	1,254,133	54,761	(68,025)	6,515	-	25,335	1,272,718
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	47,367	(34,744)	3,674	(7,764)	-	175,229
	192,303	47,367	(36,111)	3,674	-	-	207,233
Total Funds	1,192,303	47,367	(36,111)	3,674	-	46,900	1,254,133

This page does not form part of the statutory financial statements

MARY DAINS COTTAGES

ANALYSIS OF NET ASSETS BETWEEN FUNDS

	<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	841,573	-	-	841,573
Housing Property Revaluation Reserve	230,662	-	-	230,662
Restricted Funds:				
Social Housing Grant Fund	-	-	-	-
Unrestricted Funds:				
Cyclical Maintenance Fund	-	-	20,007	20,007
Extraordinary Repair Fund	-	-	13,279	13,279
General Fund	-	179,833	(12,636)	167,197
	<u>1,072,235</u>	<u>179,833</u>	<u>20,650</u>	<u>1,272,718</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.

MISS RUTLAND'S ALMSHOUSES

DETAILED STATEMENT OF FINANCIAL ACTIVITIES

	<u>2024</u>		<u>2023</u>	
	£	£	£	£
INCOME AND ENDOWMENTS				
CHARITABLE ACTIVITIES				
Contributions Due	31,069		29,037	
Losses from Voids	(5,504)		-	
		25,565		29,037
INVESTMENT INCOME				
M&G Multi Charity Accumulated Income	5,805		4,744	
Dividends Receivable	-		-	
COIF Deposit Account Interest Receivable	1,926		1,331	
		7,731		6,075
TOTAL INCOME		33,296		35,112
EXPENDITURE				
CHARITABLE ACTIVITIES				
Almshouse Costs				
Vacant Property Costs	1,295		92	
Water Charges	525		-	
Light and Heat	729		29	
Insurance	700		686	
Repairs and Renewals	105		1,421	
Extraordinary Repairs	28,135		-	
Cyclical Repairs	2,484		-	
Gardening	2,275		353	
Cleaning	-		-	
Bad Debts	1,533		-	
Sundry Expenses	55		15	
Housing Loan Interest	-		-	
		37,836		2,596
Support Costs – Governance				
Administration Fees	3,400		3,400	
Auditor's Remuneration	1,542		1,560	
Trustees' Expenses	-		-	
Legal and Professional Fees	-		-	
Almshouse Association Subscription	57		-	
		4,999		4,960
TOTAL EXPENDITURE		42,835		7,556
NET INCOME/(EXPENDITURE) BEFORE GAINS AND LOSSES		(9,539)		27,556
NET INVESTMENT GAINS/(LOSSES)		5,342		2,755
NET INCOME/(EXPENDITURE)		(4,197)		30,311
OTHER RECOGNISED GAINS/(LOSSES)				
Gain/(Loss) on Revaluation of Housing Properties		12,177		92,825
NET MOVEMENT IN FUNDS		7,980		123,136
RECONCILIATION OF FUNDS				
Total Funds Brought Forward		791,602		668,466
Total Funds Carried Forward		799,582		791,602

This page does not form part of the statutory financial statements

MISS RUTLAND'S ALMSHOUSES

DETAILED BALANCE SHEET

	<u>2024</u>		<u>2023</u>	
	£	£	£	£
FIXED ASSETS				
Tangible Fixed Assets – Housing Properties				
Net Book Value at Beginning of the year	608,805		515,980	
Gain/(Loss) on Revaluation	12,177		92,825	
Net Book Value at end of the year		620,982		608,805
Listed Investments				
Market Value at Beginning of the year	135,029		117,530	
Additions at cost	13,805		14,744	
Disposal Proceeds	(23,000)		-	
Gain/(Loss) on Revaluation	5,342		2,755	
Market Value at end of the year		131,176		135,029
		<u>752,158</u>		<u>743,834</u>
CURRENT ASSETS				
Debtors and Prepayments				
Contributions in Arrears	1,476		2,610	
Other Debtors	-		-	
Legacy East Almshouse Partnership	9,722		9,595	
Prepayments and Accrued Income	533		584	
		11,731		12,789
Cash at Bank and in Hand				
Barclays Current Account	-		-	
COIF Deposit Account	39,677		37,743	
		<u>39,677</u>		<u>37,743</u>
		<u>51,408</u>		<u>50,532</u>
CREDITORS: Amounts falling due with one year				
Loans	-		-	
Contributions in Received in Advance	(2,442)		(1,204)	
Other Creditors	-		-	
Legacy East Almshouse Partnership	-		-	
Accruals and Deferred Income	(1,542)		(1,560)	
		(3,984)		(2,764)
NET CURRENT ASSETS		<u>47,424</u>		<u>47,768</u>
TOTAL ASSETS LESS CURRENT LIABILITIES		<u>799,582</u>		<u>791,602</u>
CREDITORS: Amounts falling due after more than one year				
Loans		-		-
NET ASSETS		<u>799,582</u>		<u>791,602</u>
CAPITAL AND RESERVES				
Endowment Funds:				
Permanent Endowment Fund	-		-	
Housing Property Reserve	248,952		248,952	
Housing Property Revaluation Reserve	372,030		359,853	
		620,982		608,805
Restricted Funds:				
Social Housing Grant Fund		-		-
Unrestricted Funds:				
Cyclical Maintenance Fund	28,293		22,829	
Extraordinary Repair Fund	26,895		22,711	
General Fund	123,412		137,257	
		178,600		182,797
		<u>799,582</u>		<u>791,602</u>

This page does not form part of the statutory financial statements

MISS RUTLAND'S ALMSHOUSES

RECONCILIATION OF MOVEMENT IN FUNDS

	<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 2024							
Endowment Funds							
Permanent Endowment Fund	-	-	-	-	-	-	-
Housing Property Reserve	248,952	-	-	-	-	-	248,952
Housing Property Revaluation Reserve	359,853	-	-	-	-	12,177	372,030
	608,805	-	-	-	-	12,177	620,982
Restricted Funds							
Social Housing Grant Fund	-	-	-	-	-	-	-
Unrestricted Funds							
Cyclical Maintenance Fund	22,829	637	-	651	4,176	-	28,293
Extraordinary Repair Fund	22,711	825	-	803	2,556	-	26,895
General Fund	137,257	31,834	(42,835)	3,888	(6,732)	-	123,412
	182,797	33,296	(42,835)	5,342	-	-	178,599
Total Funds	791,602	33,296	(42,835)	5,342	-	12,177	799,582
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	474	-	287	2,800	-	22,829
Extraordinary Repair Fund	19,352	630	-	353	2,376	-	22,711
General Fund	113,866	34,008	(7,556)	2,115	(5,176)	-	137,257
	152,486	35,112	(7,556)	2,755	-	-	182,797
Total Funds	668,466	35,112	(7,556)	2,755	-	92,825	791,602

This page does not form part of the statutory financial statements

ANALYSIS OF NET ASSETS BETWEEN FUNDS

	<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	248,952	-	-	248,952
Housing Property Revaluation Reserve	372,030	-	-	372,030
Restricted Funds:				
Social Housing Grant Fund	-	-	-	-
Unrestricted Funds:				
Cyclical Maintenance Fund	-	18,485	9,808	28,293
Extraordinary Repair Fund	-	22,611	4,284	26,895
General Fund	-	90,080	33,332	123,412
	<u>620,982</u>	<u>131,176</u>	<u>47,424</u>	<u>799,582</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.

NETHANIAH HOME

DETAILED STATEMENT OF FINANCIAL ACTIVITIES

	2024		2023	
	£	£	£	£
INCOME AND ENDOWMENTS				
CHARITABLE ACTIVITIES				
Contributions Due	26,203		21,960	
Losses from Voids	(1,155)		(1,610)	
		25,048		20,350
INVESTMENT INCOME				
M&G Multi Charity Accumulated Income	1,218		1,079	
Dividends Receivable	-		-	
COIF Deposit Account Interest Receivable	52		19	
		1,270		1,098
TOTAL INCOME		26,318		21,448
EXPENDITURE				
CHARITABLE ACTIVITIES				
Almshouse Costs				
Vacant Property Costs	203		78	
Water Charges	-		-	
Light and Heat	-		-	
Insurance	811		795	
Repairs and Renewals	3,162		1,994	
Extraordinary Repairs	10,092		-	
Cyclical Repairs	504		-	
Gardening	-		-	
Cleaning	-		-	
Bad Debts	3,658		436	
Sundry Expenses	-		120	
Housing Loan Interest	-		-	
		18,430		3,423
Support Costs – Governance				
Administration Fees	3,400		3,400	
Auditor's Remuneration	1,542		1,560	
Trustees' Expenses	-		-	
Legal and Professional Fees	-		400	
Almshouse Association Subscription	58		-	
		5,000		5,360
TOTAL EXPENDITURE		23,430		8,783
NET INCOME/(EXPENDITURE) BEFORE GAINS AND LOSSES		2,888		12,665
NET INVESTMENT GAINS/(LOSSES)		1,161		499
NET INCOME/(EXPENDITURE)		4,049		13,164
OTHER RECOGNISED GAINS/(LOSSES)				
Gain/(Loss) on Revaluation of Housing Properties		14,255		108,661
NET MOVEMENT IN FUNDS		18,304		121,825
RECONCILIATION OF FUNDS				
Total Funds Brought Forward		711,569		589,744
Total Funds Carried Forward		729,873		711,569

This page does not form part of the statutory financial statements

NETHANIAH HOME

DETAILED BALANCE SHEET

	2024		2023	
	£	£	£	£
FIXED ASSETS				
Tangible Fixed Assets – Housing Properties				
Net Book Value at Beginning of the year	712,662		604,001	
Gain/(Loss) on Revaluation	14,255		108,661	
Net Book Value at end of the year		726,917		712,662
Listed Investments				
Market Value at Beginning of the year	29,660		25,082	
Additions at cost	1,218		4,079	
Disposal Proceeds	-		-	
Gain/(Loss) on Revaluation	1,161		499	
Market Value at end of the year		32,039		29,660
		758,956		742,322
CURRENT ASSETS				
Debtors and Prepayments				
Contributions in Arrears	721		2,743	
Other Debtors	-		-	
Legacy East Almshouse Partnership	5,102		6,795	
Prepayments and Accrued Income	434		483	
		6,257		10,021
Cash at Bank and in Hand				
Barclays Current Account	-		-	
COIF Deposit Account	1,066		1,015	
		1,066		1,015
		7,323		11,036
CREDITORS: Amounts falling due with one year				
Loans	(5,549)		(5,549)	
Contributions in Received in Advance	(184)		-	
Other Creditors	-		-	
Legacy East Almshouse Partnership	-		-	
Accruals and Deferred Income	(1,542)		(1,560)	
		(7,275)		(7,109)
NET CURRENT ASSETS/(LIABILITIES)		48		3,927
TOTAL ASSETS LESS CURRENT LIABILITIES		759,004		746,249
CREDITORS: Amounts falling due after more than one year				
Loans		(29,131)		(34,680)
NET ASSETS		729,873		711,569
CAPITAL AND RESERVES				
Endowment Funds:				
Permanent Endowment Fund	-		-	
Housing Property Reserve	171,750		171,750	
Housing Property Revaluation Reserve	513,167		498,912	
		684,917		670,662
Restricted Funds:				
Social Housing Grant Fund		42,000		42,000
Unrestricted Funds:				
Cyclical Maintenance Fund	24,235		19,679	
Extraordinary Repair Fund	7,931		7,342	
General Fund	(29,210)		(28,114)	
		2,956		(1,093)
		729,873		711,569

This page does not form part of the statutory financial statements

NETHANIAH HOME

RECONCILIATION OF MOVEMENT IN FUNDS

	<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 2024							
Endowment Funds							
Permanent Endowment Fund	-	-	-	-	-	-	-
Housing Property Reserve	171,750	-	-	-	-	-	171,750
Housing Property Revaluation Reserve	498,912	-	-	-	-	14,255	513,167
	670,662	-	-	-	-	14,255	684,917
Restricted Funds							
Social Housing Grant Fund	42,000	-	-	-	-	-	42,000
Unrestricted Funds							
Cyclical Maintenance Fund	19,679	453	(504)	431	4,176	-	24,235
Extraordinary Repair Fund	7,342	302	(2,556)	287	2,556	-	7,931
General Fund	(28,114)	25,563	(20,370)	443	(6,732)	-	(29,210)
	(1,093)	26,318	(23,430)	1,161	-	-	2,956
Total Funds	711,569	26,318	(23,430)	1,161	-	14,255	729,873
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	401	-	24	2,800	-	19,679
Extraordinary Repair Fund	4,660	267	-	39	2,376	-	7,342
General Fund	(35,371)	20,780	(8,783)	436	(5,176)	-	(28,114)
	(14,257)	21,448	(8,783)	499	-	-	(1,093)
Total Funds	589,744	21,448	(8,783)	499	-	108,661	711,569

This page does not form part of the statutory financial statements

ANALYSIS OF NET ASSETS BETWEEN FUNDS

	<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>
	£	£	£	£
Endowment Funds:				
Permanent Endowment Fund	-	-	-	-
Housing Property Reserve	171,750	-	-	171,750
Housing Property Revaluation Reserve	513,167	-	-	513,167
Restricted Funds:				
Social Housing Grant Fund	42,000	-	-	42,000
Unrestricted Funds:				
Cyclical Maintenance Fund	-	11,910	12,325	24,235
Extraordinary Repair Fund	-	7,931	-	7,931
General Fund	-	12,198	(41,408)	(29,210)
	<u>726,917</u>	<u>32,039</u>	<u>(29,083)</u>	<u>729,873</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.

DETAILED STATEMENT OF FINANCIAL ACTIVITIES

	<u>2024</u>		<u>2023</u>	
	£	£	£	£
INCOME AND ENDOWMENTS				
CHARITABLE ACTIVITIES				
Contributions Due	70,961		67,485	
Losses from Voids	(1,906)		(5,893)	
		69,055		61,592
INVESTMENT INCOME				
M&G Multi Charity Accumulated Income	2,500		807	
Dividends Receivable	-		624	
COIF Deposit Account Interest Receivable	1,362		635	
Investment Property Rent Receivable	2,000		2,000	
		5,862		4,066
TOTAL INCOME		<u>74,917</u>		<u>65,658</u>
EXPENDITURE				
CHARITABLE ACTIVITIES				
Almshouse Costs				
Vacant Property Costs	2,388		1,629	
Water Charges	150		(1,612)	
Light and Heat	18,530		24,284	
Insurance	2,227		1,776	
Repairs and Renewals	2,144		4,270	
Extraordinary Repairs	3,252		14,833	
Cyclical Repairs	-		-	
Gardening	3,158		3,505	
Cleaning	-		-	
Bad Debts	11,742		-	
Sundry Expenses	-		147	
Housing Loan Interest	-		-	
		43,591		48,832
Support Costs – Governance				
Administration Fees	10,200		10,200	
Auditor's Remuneration	2,538		-	
Trustees' Expenses	-		-	
Legal and Professional Fees	803		-	
Almshouse Association Subscription	407		233	
		13,948		10,433
TOTAL EXPENDITURE		<u>57,539</u>		<u>59,265</u>
NET INCOME/(EXPENDITURE) BEFORE GAINS AND LOSSES		17,378		6,393
NET INVESTMENT GAINS/(LOSSES)		2,125		3,272
NET INCOME/(EXPENDITURE)		<u>19,503</u>		<u>9,665</u>
OTHER RECOGNISED GAINS/(LOSSES)				
Gain/(Loss) on Revaluation of Housing Properties		72,023		-
NET MOVEMENT IN FUNDS		<u>91,526</u>		<u>9,665</u>
RECONCILIATION OF FUNDS				
Total Funds Brought Forward		<u>1,767,737</u>		<u>1,758,072</u>
Total Funds Carried Forward		<u>1,859,263</u>		<u>1,767,737</u>

This page does not form part of the statutory financial statements

DETAILED BALANCE SHEET

	2024		2023	
	£	£	£	£
FIXED ASSETS				
Tangible Fixed Assets – Housing Properties				
Net Book Value at Beginning of the year	1,440,454		1,440,454	
Gain/(Loss) on Revaluation	72,023		-	
Net Book Value at end of the year		1,512,477		1,440,454
Listed Investments				
Market Value at Beginning of the year	37,284		90,903	
Additions at cost	32,500		36,807	
Disposal Proceeds	-		(93,698)	
Gain/(Loss) on Revaluation	2,125		3,272	
Market Value at end of the year		71,909		37,284
Investment Property				
Market Value at Beginning of the year	203,560		203,560	
Gain/(Loss) on Revaluation	-		-	
Market Value at end of the year		203,560		203,560
		1,787,946		1,681,298
CURRENT ASSETS				
Debtors and Prepayments				
Contributions in Arrears	9,024		19,022	
Other Debtors	2,000		-	
Legacy East Almshouse Partnership	36,342		42,280	
Prepayments and Accrued Income	2,584		2,785	
		49,950		64,087
Cash at Bank and in Hand				
COIF Deposit Account	25,897		24,635	
		25,897		24,635
		75,847		88,722
CREDITORS: Amounts falling due with one year				
Loans	-		-	
Contributions in Received in Advance	(242)		(102)	
Other Creditors	-		-	
Legacy East Almshouse Partnership	-		-	
Accruals and Deferred Income	(4,288)		(2,181)	
		(4,530)		(2,283)
NET CURRENT ASSETS/(LIABILITIES)		71,317		86,439
TOTAL ASSETS LESS CURRENT LIABILITIES		1,859,263		1,767,737
CREDITORS: Amounts falling due after more than one year				
Loans		-		-
NET ASSETS		1,859,263		1,767,737
CAPITAL AND RESERVES				
Endowment Funds:				
Permanent Endowment Fund	206,540		206,540	
Housing Property Reserve	1,440,454		1,440,454	
Housing Property Revaluation Reserve	72,023		-	
		1,719,017		1,646,994
Restricted Funds:				
Social Housing Grant Fund		-		-
Unrestricted Funds:				
Cyclical Maintenance Fund	13,211		-	
Extraordinary Repair Fund	8,086		-	
General Fund	118,949		120,743	
		140,246		120,743
		1,859,263		1,767,737

This page does not form part of the statutory financial statements

RECONCILIATION OF MOVEMENT IN FUNDS

	<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 2024							
Endowment Funds							
Permanent Endowment Fund	206,540	-	-	-	-	-	206,540
Housing Property Reserve	1,440,454	-	-	-	-	-	1,440,454
Housing Property Revaluation Reserve	-	-	-	-	-	72,023	72,023
	1,646,994	-	-	-	-	72,023	1,719,017
Restricted Funds							
Social Housing Grant Fund	-	-	-	-	-	-	-
Unrestricted Funds							
Cyclical Maintenance Fund	-	404	-	279	12,528	-	13,211
Extraordinary Repair Fund	-	248	-	170	7,668	-	8,086
General Fund	120,743	74,265	(57,539)	1,676	(20,196)	-	118,949
	120,743	74,917	(57,539)	2,125	-	-	140,246
Total Funds	1,767,737	74,917	(57,539)	2,125	-	72,023	1,859,263
Year Ended 31 December 2023							
Endowment Funds							
Permanent Endowment Fund	206,540	-	-	-	-	-	206,540
Housing Property Reserve	1,440,454	-	-	-	-	-	1,440,454
Housing Property Revaluation Reserve	-	-	-	-	-	-	-
	1,646,994	-	-	-	-	-	1,646,994
Restricted Funds							
Social Housing Grant Fund	-	-	-	-	-	-	-
Unrestricted Funds							
Cyclical Maintenance Fund	-	-	-	-	-	-	-
Extraordinary Repair Fund	-	-	-	-	-	-	-
General Fund	111,078	65,658	(59,265)	3,272	-	-	120,743
	111,078	65,658	(59,265)	3,272	-	-	120,743
Total Funds	1,758,072	65,658	(59,265)	3,272	-	-	1,767,737

This page does not form part of the statutory financial statements

ANALYSIS OF NET ASSETS BETWEEN FUNDS

	<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	-	203,560	2,980	206,540
Housing Property Reserve	1,440,454	-	-	1,440,454
Housing Property Revaluation Reserve	72,023	-	-	72,023
Restricted Funds:				
Social Housing Grant Fund	-	-	-	-
Unrestricted Funds:				
Cyclical Maintenance Fund	-	13,211	-	13,211
Extraordinary Repair Fund	-	8,086	-	8,086
General Fund	-	50,612	68,337	118,949
	<u>1,512,477</u>	<u>275,469</u>	<u>71,317</u>	<u>1,859,263</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.

SPRINGFIELD GREEN ALMSHOUSES

DETAILED STATEMENT OF FINANCIAL ACTIVITIES

	<u>2024</u>		<u>2023</u>	
	£	£	£	£
INCOME AND ENDOWMENTS				
CHARITABLE ACTIVITIES				
Contributions Due	16,004		14,948	
Losses from Voids	-		(214)	
		16,004		14,734
INVESTMENT INCOME				
M&G Multi Charity Accumulated Income	1,580		1,400	
Dividends Receivable	336		331	
COIF Deposit Account Interest Receivable	1,258		1,081	
		3,174		2,812
TOTAL INCOME		19,178		17,546
EXPENDITURE				
CHARITABLE ACTIVITIES				
Almshouse Costs				
Vacant Property Costs	-		-	
Water Charges	181		162	
Light and Heat	-		-	
Insurance	592		559	
Repairs and Renewals	472		3,034	
Extraordinary Repairs	-		-	
Cyclical Repairs	5,155		-	
Gardening	-		-	
Cleaning	-		-	
Bad Debts	-		-	
Sundry Expenses	-		-	
Housing Loan Interest	-		-	
		6,400		3,755
Support Costs – Governance				
Administration Fees	1,700		1,700	
Auditor's Remuneration	1,296		1,320	
Trustees' Expenses	-		-	
Legal and Professional Fees	-		-	
Almshouse Association Subscription	57		-	
		3,053		3,020
TOTAL EXPENDITURE		9,453		6,775
NET INCOME/(EXPENDITURE) BEFORE GAINS AND LOSSES		9,725		10,771
NET INVESTMENT GAINS/(LOSSES)		1,778		1,865
NET INCOME/(EXPENDITURE)		11,503		12,636
OTHER RECOGNISED GAINS/(LOSSES)				
Gain/(Loss) on Revaluation of Housing Properties		7,660		58,396
NET MOVEMENT IN FUNDS		19,163		71,032
RECONCILIATION OF FUNDS				
Total Funds Brought Forward		455,294		384,262
Total Funds Carried Forward		474,457		455,294

This page does not form part of the statutory financial statements

SPRINGFIELD GREEN ALMSHOUSES

DETAILED BALANCE SHEET

	<u>2024</u>		<u>2023</u>	
	£	£	£	£
FIXED ASSETS				
Tangible Fixed Assets – Housing Properties				
Net Book Value at Beginning of the year	382,995		324,599	
Gain/(Loss) on Revaluation	7,660		58,396	
Net Book Value at end of the year		390,655		382,995
Listed Investments				
Market Value at Beginning of the year	50,545		47,280	
Additions at cost	1,580		1,400	
Disposal Proceeds	-		-	
Gain/(Loss) on Revaluation	1,778		1,865	
Market Value at end of the year		53,903		50,545
		444,558		433,540
CURRENT ASSETS				
Debtors and Prepayments				
Contributions in Arrears	-		-	
Other Debtors	-		-	
Legacy East Almshouse Partnership	5,228		-	
Prepayments and Accrued Income	441		459	
		5,669		459
Cash at Bank and in Hand				
Barclays Current Account	-		-	
COIF Deposit Account	25,925		24,661	
		25,925		24,661
		31,594		25,120
CREDITORS: Amounts falling due with one year				
Loans	-		-	
Contributions in Received in Advance	(399)		(376)	
Other Creditors	-		(91)	
Legacy East Almshouse Partnership	-		(1,579)	
Accruals and Deferred Income	(1,296)		(1,320)	
		(1,695)		(3,366)
NET CURRENT ASSETS/(LIABILITIES)		29,899		21,754
TOTAL ASSETS LESS CURRENT LIABILITIES		474,457		455,294
CREDITORS: Amounts falling due after more than one year				
Loans		-		-
NET ASSETS		474,457		455,294
CAPITAL AND RESERVES				
Endowment Funds:				
Permanent Endowment Fund	18,533		17,801	
Housing Property Reserve	101,261		101,261	
Housing Property Revaluation Reserve	289,394		281,734	
		409,188		400,796
Restricted Funds:				
Social Housing Grant Fund		-		-
Unrestricted Funds:				
Cyclical Maintenance Fund	14,711		12,623	
Extraordinary Repair Fund	19,432		16,976	
General Fund	31,126		24,898	
		65,269		54,498
		474,457		455,294

This page does not form part of the statutory financial statements

SPRINGFIELD GREEN ALMSHOUSES

RECONCILIATION OF MOVEMENT IN FUNDS

	<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 2024							
Endowment Funds							
Permanent Endowment Fund	17,801	235	-	497	-	-	18,533
Housing Property Reserve	101,261	-	-	-	-	-	101,261
Housing Property Revaluation Reserve	281,734	-	-	-	-	7,660	289,394
	400,796	235	-	497	-	7,660	409,188
Restricted Funds							
Social Housing Grant Fund	-	-	-	-	-	-	-
Unrestricted Funds							
Cyclical Maintenance Fund	12,623	-	-	-	2,088	-	14,711
Extraordinary Repair Fund	16,976	603	-	575	1,278	-	19,432
General Fund	24,899	18,340	(9,454)	706	(3,366)	-	31,126
	54,498	18,943	(9,454)	1,281	-	-	65,269
Total Funds	455,294	19,178	(9,454)	1,778	-	7,660	474,457
Year Ended 31 December 2023							
Endowment Funds							
Permanent Endowment Fund	16,450	208	-	1,143	-	-	17,801
Housing Property Reserve	101,261	-	-	-	-	-	101,261
Housing Property Revaluation Reserve	223,338	-	-	-	-	58,396	281,734
	341,049	208	-	1,143	-	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	535	-	324	1,188	-	16,976
General Fund	17,061	16,803	(6,775)	398	(2,588)	-	24,899
	43,213	17,338	(6,775)	722	-	-	54,498
Total Funds	384,262	17,546	(6,775)	1,865	-	58,396	455,294

This page does not form part of the statutory financial statements

SPRINGFIELD GREEN ALMSHOUSES

ANALYSIS OF NET ASSETS BETWEEN FUNDS

	<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	-	18,533	-	18,533
Housing Property Reserve	101,261	-	-	101,261
Housing Property Revaluation Reserve	289,394	-	-	289,394
Restricted Funds:				
Social Housing Grant Fund	-	-	-	-
Unrestricted Funds:				
Cyclical Maintenance Fund	-	-	14,711	14,711
Extraordinary Repair Fund	-	15,868	3,564	19,432
General Fund	-	19,502	11,624	31,126
	<u>390,655</u>	<u>53,903</u>	<u>29,899</u>	<u>474,457</u>

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.

SPROWSTON WAR MEMORIAL TRUST

DETAILED STATEMENT OF FINANCIAL ACTIVITIES

	<u>2024</u>		<u>2023</u>	
	£	£	£	£
INCOME AND ENDOWMENTS				
CHARITABLE ACTIVITIES				
Contributions Due	12,703		11,462	
Losses from Voids	(1,481)		-	
		11,222		11,462
INVESTMENT INCOME				
M&G Multi Charity Accumulated Income	1,247		1,105	
COIF Deposit Account Interest Receivable	52		19	
		1,299		1,124
TOTAL INCOME		<u>12,521</u>		<u>12,586</u>
EXPENDITURE				
CHARITABLE ACTIVITIES				
Almshouse Costs				
Vacant Property Costs	103		-	
Water Charges	-		-	
Light and Heat	-		-	
Insurance	320		304	
Repairs and Renewals	300		205	
Extraordinary Repairs	28,412		5,784	
Cyclical Repairs	-		-	
Gardening	-		-	
Cleaning	-		-	
Bad Debts	65		-	
Sundry Expenses	-		-	
Housing Loan Interest	1,368		1,544	
		30,568		7,837
Support Costs – Governance				
Administration Fees	1,700		1,700	
Auditor's Remuneration	1,296		1,320	
Trustees' Expenses	-		230	
Legal and Professional Fees	-		-	
Almshouse Association Subscription	58		-	
		3,054		3,250
TOTAL EXPENDITURE		<u>33,622</u>		<u>11,087</u>
NET INCOME/(EXPENDITURE) BEFORE GAINS AND LOSSES		(21,101)		1,499
NET INVESTMENT GAINS/(LOSSES)		1,000		515
NET INCOME/(EXPENDITURE)		(20,101)		2,014
OTHER RECOGNISED GAINS/(LOSSES)				
Gain/(Loss) on Revaluation of Housing Properties		4,788		36,492
NET MOVEMENT IN FUNDS		(15,313)		38,506
RECONCILIATION OF FUNDS				
Total Funds Brought Forward		242,305		203,799
Total Funds Carried Forward		<u>226,992</u>		<u>242,305</u>

This page does not form part of the statutory financial statements

SPROWSTON WAR MEMORIAL TRUST

DETAILED BALANCE SHEET

	<u>2024</u>		<u>2023</u>	
	£	£	£	£
FIXED ASSETS				
Tangible Fixed Assets – Housing Properties				
Net Book Value at Beginning of the year	239,336		202,844	
Gain/(Loss) on Revaluation	4,788		36,492	
Net Book Value at end of the year		244,124		239,336
Listed Investments				
Market Value at Beginning of the year	30,373		25,753	
Additions at cost	1,247		4,105	
Disposal Proceeds	(29,000)		-	
Gain/(Loss) on Revaluation	1,000		515	
Market Value at end of the year		3,620		30,373
		247,744		269,709
CURRENT ASSETS				
Debtors and Prepayments				
Contributions in Arrears	982		141	
Other Debtors	-		-	
Legacy East Almshouse Partnership	1,294		-	
Prepayments and Accrued Income	212		223	
		2,488		364
Cash at Bank and in Hand				
Barclays Current Account	-		-	
COIF Deposit Account	1,066		1,014	
		1,066		1,014
		3,554		1,378
CREDITORS: Amounts falling due with one year				
Loans	(2,153)		(2,004)	
Contributions in Received in Advance	-		-	
Other Creditors	-		-	
Legacy East Almshouse Partnership	-		(2,172)	
Accruals and Deferred Income	(1,296)		(1,320)	
		(3,449)		(5,496)
NET CURRENT ASSETS/(LIABILITIES)		105		(4,118)
TOTAL ASSETS LESS CURRENT LIABILITIES		247,849		265,591
CREDITORS: Amounts falling due after more than one year				
Loans		(20,857)		(23,286)
NET ASSETS		226,992		242,305
CAPITAL AND RESERVES				
Endowment Funds:				
Permanent Endowment Fund	-		-	
Housing Property Reserve	114,555		112,275	
Housing Property Revaluation Reserve	106,559		101,771	
		221,114		214,046
Restricted Funds:				
Social Housing Grant Fund		-		-
Unrestricted Funds:				
Cyclical Maintenance Fund	2,258		6,988	
Extraordinary Repair Fund	3,620		16,716	
General Fund	-		4,555	
		5,878		28,259
		226,992		242,305

This page does not form part of the statutory financial statements

SPROWSTON WAR MEMORIAL TRUST

RECONCILIATION OF MOVEMENT IN FUNDS

	<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 2024							
Endowment Funds							
Permanent Endowment Fund	-	-	-	-	-	-	-
Housing Property Reserve	112,275	-	-	-	2,280	-	114,555
Housing Property Revaluation Reserve	101,771	-	-	-	-	4,788	106,559
	214,046	-	-	-	2,280	4,788	221,114
Restricted Funds							
Social Housing Grant Fund	-	-	-	-	-	-	-
Unrestricted Funds							
Cyclical Maintenance Fund	6,988	175	-	155	(5,060)	-	2,258
Extraordinary Repair Fund	16,716	686	(14,285)	503	-	-	3,620
General Fund	4,555	11,660	(19,337)	342	2,780	-	-
	28,259	12,521	(33,622)	1,000	(2,280)	-	5,878
Total Funds	242,305	12,521	(33,622)	1,000	-	4,788	226,992
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	155	-	88	1,400	-	6,988
Extraordinary Repair Fund	14,613	608	-	307	1,188	-	16,716
General Fund	8,392	11,823	(11,087)	120	(4,693)	-	4,555
	28,350	12,586	(11,087)	515	(2,105)	-	28,259
Total Funds	203,799	12,586	(11,087)	515	-	36,492	242,305

This page does not form part of the statutory financial statements

SPROWSTON WAR MEMORIAL TRUST

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>Property</u>		<u>Long Term</u>	<u>Total</u>
	£	£	Loans	£
Endowment Funds:				
Permanent Endowment Fund	-	-	-	-
Housing Property Reserve	137,565	-	(23,010)	114,555
Housing Property Revaluation Reserve	106,559	-	-	106,559
Restricted Funds:				
Social Housing Grant Fund	-	-	-	-
Unrestricted Funds:				
Cyclical Maintenance Fund	-	-	2,258	2,258
Extraordinary Repair Fund	-	3,620	-	3,620
General Fund	-	-	-	-
	<u>244,124</u>	<u>3,620</u>	<u>(20,752)</u>	<u>226,992</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.

THE (CHELMSFORD) UNITED CHARITIES

DETAILED STATEMENT OF FINANCIAL ACTIVITIES

	<u>2024</u>		<u>2023</u>	
	£	£	£	£
INCOME AND ENDOWMENTS				
CHARITABLE ACTIVITIES				
Contributions Due	33,708		26,528	
Losses from Voids	-		-	
		33,708		26,528
INVESTMENT INCOME				
M&G Multi Charity Accumulated Income	870		206	
Dividends Receivable	238		223	
Deposit Account Interest Receivable	-		15	
		1,108		444
TOTAL INCOME		34,816		26,972
EXPENDITURE				
CHARITABLE ACTIVITIES				
Almshouse Costs				
Vacant Property Costs	-		-	
Water Charges	984		1,225	
Light and Heat	-		-	
Insurance	633		1,522	
Repairs and Renewals	3,086		38,008	
Extraordinary Repairs	4,600		-	
Cyclical Repairs	-		-	
Gardening	1,141		2,267	
Cleaning	-		-	
Bad Debts	-		-	
Sundry Expenses	389		1,051	
Housing Loan Interest	-		-	
		10,833		44,073
Support Costs – Governance				
Administration Fees	5,100		1,524	
Auditor's Remuneration	1,794		55	
Trustees' Expenses	-		-	
Legal and Professional Fees	893		3,860	
Almshouse Association Subscription	-		549	
		7,787		5,988
TOTAL EXPENDITURE		18,620		50,061
NET INCOME/(EXPENDITURE) BEFORE GAINS AND LOSSES		16,196		(23,089)
NET INVESTMENT GAINS/(LOSSES)		1,005		1,370
NET INCOME/(EXPENDITURE)		17,201		(21,719)
OTHER RECOGNISED GAINS/(LOSSES)				
Gain/(Loss) on Revaluation of Housing Properties		1,627,618		-
NET MOVEMENT IN FUNDS		1,644,819		(21,719)
RECONCILIATION OF FUNDS				
Total Funds Brought Forward		25,672		47,391
Total Funds Carried Forward		1,670,491		25,672

This page does not form part of the statutory financial statements

THE (CHELMSFORD) UNITED CHARITIES

DETAILED BALANCE SHEET

	2024		2023	
	£	£	£	£
FIXED ASSETS				
Tangible Fixed Assets – Housing Properties				
Net Book Value at Beginning of the year	-		-	
Gain/(Loss) on Revaluation	1,627,618		-	
Net Book Value at end of the year		1,627,618		-
Listed Investments				
Market Value at Beginning of the year	26,446		46,870	
Additions at cost	870		206	
Disposal Proceeds	-		(22,000)	
Gain/(Loss) on Revaluation	1,005		1,370	
Market Value at end of the year		28,321		26,446
		1,655,939		26,446
CURRENT ASSETS				
Debtors and Prepayments				
Contributions in Arrears	-		-	
Legacy East Almshouse Partnership	15,855		-	
Prepayments and Accrued Income	668		-	
		16,523		-
Cash at Bank and in Hand				
Current Account	-		579	
COIF Deposit Account	-		-	
		-		579
		16,523		579
CREDITORS: Amounts falling due with one year				
Loans	-		-	
Contributions in Received in Advance	(177)		(111)	
Other Creditors	-		-	
Legacy East Almshouse Partnership	-		(1,242)	
Accruals and Deferred Income	(1,794)		-	
		(1,971)		(1,353)
NET CURRENT ASSETS/(LIABILITIES)		14,552		(774)
TOTAL ASSETS LESS CURRENT LIABILITIES		1,670,491		25,672
CREDITORS: Amounts falling due after more than one year				
Loans		-		-
NET ASSETS		1,670,491		25,672
CAPITAL AND RESERVES				
Endowment Funds:				
Permanent Endowment Fund	5,455		5,278	
Housing Property Reserve	-		-	
Housing Property Revaluation Reserve	1,627,618		-	
		1,633,073		5,278
Restricted Funds:				
Social Housing Grant Fund		-		-
Unrestricted Funds:				
Cyclical Maintenance Fund	6,264		21,168	
Extraordinary Repair Fund	26,700		-	
General Fund	4,454		(774)	
		37,418		20,394
		1,670,491		25,672

This page does not form part of the statutory financial statements

THE (CHELMSFORD) UNITED CHARITIES

RECONCILIATION OF MOVEMENT IN FUNDS

	<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 2024							
Endowment Funds							
Permanent Endowment Fund	5,278	-	-	177	-	-	5,455
Housing Property Reserve	-	-	-	-	-	-	-
Housing Property Revaluation Reserve	-	-	-	-	-	1,627,618	1,627,618
	5,278	-	-	177	-	1,627,618	1,633,073
Restricted Funds							
Social Housing Grant Fund	-	-	-	-	-	-	-
Unrestricted Funds							
Cyclical Maintenance Fund	-	-	-	-	6,264	-	6,264
Extraordinary Repair Fund	21,168	870	-	828	3,834	-	26,700
General Fund	(774)	33,946	(18,620)	-	(10,098)	-	4,454
	20,394	34,816	(18,620)	828	-	-	37,418
Total Funds	25,672	34,816	(18,620)	1,005	-	1,627,618	1,670,491
Year Ended 31 December 2023							
Endowment Funds							
Permanent Endowment Fund	5,189	-	-	89	-	-	5,278
Housing Property Reserve	-	-	-	-	-	-	-
Housing Property Revaluation Reserve	-	-	-	-	-	-	-
	5,189	-	-	89	-	-	5,278
Restricted Funds							
Social Housing Grant Fund	-	-	-	-	-	-	-
Unrestricted Funds							
Cyclical Maintenance Fund	-	-	-	-	-	-	-
Extraordinary Repair Fund	41,681	206	(22,000)	1,281	-	-	21,168
General Fund	521	26,766	(28,061)	-	-	-	(774)
	42,202	26,972	(50,061)	1,281	-	-	20,394
Total Funds	47,391	26,972	(50,061)	1,370	-	-	25,672

This page does not form part of the statutory financial statements

ANALYSIS OF NET ASSETS BETWEEN FUNDS

	<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	-	5,455	-	5,455
Housing Property Reserve	-	-	-	-
Housing Property Revaluation Reserve	1,627,618	-	-	1,627,618
Restricted Funds:				
Social Housing Grant Fund	-	-	-	-
Unrestricted Funds:				
Cyclical Maintenance Fund	-	-	6,264	6,264
Extraordinary Repair Fund	-	22,866	3,834	26,700
General Fund	-	-	4,454	4,454
	<u>1,627,618</u>	<u>28,321</u>	<u>14,552</u>	<u>1,670,491</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.

THE ERNEST ELIJAH EVERITT TRUST

DETAILED STATEMENT OF FINANCIAL ACTIVITIES

	<u>2024</u>		<u>2023</u>	
	£	£	£	£
INCOME AND ENDOWMENTS				
CHARITABLE ACTIVITIES				
Contributions Due	25,489		23,495	
Losses from Voids	(1,233)		(1,183)	
		24,256		22,312
INVESTMENT INCOME				
M&G Multi Charity Accumulated Income	4,501		3,988	
Dividends Receivable	-		-	
COIF Deposit Account Interest Receivable	4,573		3,928	
		9,074		7,916
TOTAL INCOME		33,330		30,228
EXPENDITURE				
CHARITABLE ACTIVITIES				
Almshouse Costs				
Vacant Property Costs	75		-	
Water Charges	-		-	
Light and Heat	-		-	
Insurance	686		691	
Repairs and Renewals	4,196		360	
Extraordinary Repairs	-		7,580	
Cyclical Repairs	2,680		-	
Gardening	-		-	
Cleaning	-		-	
Bad Debts	-		-	
Sundry Expenses	-		-	
Housing Loan Interest	-		-	
		7,637		8,631
Support Costs – Governance				
Administration Fees	3,400		3,400	
Auditor's Remuneration	1,542		1,560	
Trustees' Expenses	-		-	
Legal and Professional Fees	-		-	
Almshouse Association Subscription	58		-	
		5,000		4,960
TOTAL EXPENDITURE		12,637		13,591
NET INCOME/(EXPENDITURE) BEFORE GAINS AND LOSSES		20,693		16,637
NET INVESTMENT GAINS/(LOSSES)		4,289		2,419
NET INCOME/(EXPENDITURE)		24,982		19,056
OTHER RECOGNISED GAINS/(LOSSES)				
Gain/(Loss) on Revaluation of Housing Properties		14,444		26,739
NET MOVEMENT IN FUNDS		39,426		45,795
RECONCILIATION OF FUNDS				
Total Funds Brought Forward		786,505		740,710
Total Funds Carried Forward		825,931		786,505

This page does not form part of the statutory financial statements

THE ERNEST ELIJAH EVERITT TRUST

DETAILED BALANCE SHEET

	<u>2024</u>		<u>2023</u>	
	£	£	£	£
FIXED ASSETS				
Tangible Fixed Assets – Housing Properties				
Net Book Value at Beginning of the year	596,835		570,096	
Gain/(Loss) on Revaluation	<u>14,444</u>		<u>26,739</u>	
Net Book Value at end of the year		611,279		596,835
Listed Investments				
Market Value at Beginning of the year	109,604		103,197	
Additions at cost	4,501		3,988	
Disposal Proceeds	-		-	
Gain/(Loss) on Revaluation	<u>4,289</u>		<u>2,419</u>	
Market Value at end of the year		118,394		109,604
		<u>729,673</u>		<u>706,439</u>
CURRENT ASSETS				
Debtors and Prepayments				
Contributions in Arrears	475		1,229	
Other Debtors	-		-	
Legacy East Almshouse Partnership	2,527		-	
Prepayments and Accrued Income	<u>1,044</u>		<u>1,116</u>	
		4,046		2,345
Cash at Bank and in Hand				
Barclays Current Account	-		-	
COIF Deposit Account	<u>94,210</u>		<u>89,619</u>	
		94,210		89,619
		<u>98,256</u>		<u>91,964</u>
CREDITORS: Amounts falling due with one year				
Loans	-		-	
Contributions in Received in Advance	(456)		-	
Other Creditors	-		-	
Legacy East Almshouse Partnership	-		(10,338)	
Accruals and Deferred Income	<u>(1,542)</u>		<u>(1,560)</u>	
		(1,998)		(11,898)
NET CURRENT ASSETS/(LIABILITIES)		<u>96,258</u>		<u>80,066</u>
TOTAL ASSETS LESS CURRENT LIABILITIES		<u>825,931</u>		<u>786,505</u>
CREDITORS: Amounts falling due after more than one year				
Loans		-		-
NET ASSETS		<u>825,931</u>		<u>786,505</u>
CAPITAL AND RESERVES				
Endowment Funds:				
Permanent Endowment Fund	-		-	
Housing Property Reserve	480,000		480,000	
Housing Property Revaluation Reserve	<u>131,279</u>		<u>116,835</u>	
		611,279		596,835
Restricted Funds:				
Social Housing Grant Fund		-		-
Unrestricted Funds:				
Cyclical Maintenance Fund	13,681		12,185	
Extraordinary Repair Fund	11,408		8,852	
General Fund	<u>189,563</u>		<u>168,633</u>	
		214,652		189,670
		<u>825,931</u>		<u>786,505</u>

This page does not form part of the statutory financial statements

THE ERNEST ELIJAH EVERITT TRUST

RECONCILIATION OF MOVEMENT IN FUNDS

	<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 2024							
Endowment Funds							
Permanent Endowment Fund	-	-	-	-	-	-	-
Housing Property Reserve	480,000	-	-	-	-	-	480,000
Housing Property Revaluation Reserve	116,835	-	-	-	-	14,444	131,279
	596,835	-	-	-	-	14,444	611,279
Restricted Funds							
Social Housing Grant Fund	-	-	-	-	-	-	-
Unrestricted Funds							
Cyclical Maintenance Fund	12,185	-	(2,680)	-	4,176	-	13,681
Extraordinary Repair Fund	8,852	-	-	-	2,556	-	11,408
General Fund	168,633	33,330	(9,957)	4,289	(6,732)	-	189,563
	189,670	33,330	(12,637)	4,289	-	-	214,652
Total Funds	786,505	33,330	(12,637)	4,289	-	14,444	825,931
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	30,228	(13,591)	2,419	(5,176)	-	168,633
	170,614	30,228	(13,591)	2,419	-	-	189,670
Total Funds	740,710	30,228	(13,591)	2,419	-	26,739	786,505

This page does not form part of the statutory financial statements

THE ERNEST ELIJAH EVERITT TRUST

ANALYSIS OF NET ASSETS BETWEEN FUNDS

	<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>
	£	£	£	£
Endowment Funds:				
Permanent Endowment Fund	-	-	-	-
Housing Property Reserve	480,000	-	-	480,000
Housing Property Revaluation Reserve	131,279	-	-	131,279
Restricted Funds:				
Social Housing Grant Fund	-	-	-	-
Unrestricted Funds:				
Cyclical Maintenance Fund	-	-	13,681	13,681
Extraordinary Repair Fund	-	-	11,408	11,408
General Fund	-	118,394	71,169	189,563
	<u>611,279</u>	<u>118,394</u>	<u>96,258</u>	<u>825,931</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.

THE FULLER ALMSHOUSES

DETAILED STATEMENT OF FINANCIAL ACTIVITIES

	<u>2024</u>		<u>2023</u>	
	£	£	£	£
INCOME AND ENDOWMENTS				
CHARITABLE ACTIVITIES				
Contributions Due	-		-	
Losses from Voids	-	-	-	-
INVESTMENT INCOME				
M&G Multi Charity Accumulated Income	4,444		3,937	
Dividends Receivable	-		-	
COIF Deposit Account Interest Receivable	41,806		31,730	
		46,250		35,667
TOTAL INCOME		46,250		35,667
EXPENDITURE				
CHARITABLE ACTIVITIES				
Almshouse Costs				
Vacant Property Costs	-		-	
Water Charges	-		-	
Light and Heat	-		-	
Insurance	-		-	
Repairs and Renewals	-		-	
Extraordinary Repairs	-		-	
Cyclical Repairs	-		-	
Gardening	-		-	
Cleaning	-		-	
Bad Debts	-		-	
Sundry Expenses	-		-	
Housing Loan Interest	-		-	
Support Costs – Governance				
Administration Fees	850		850	
Auditor's Remuneration	1,044		-	
Trustees' Expenses	222		-	
Legal and Professional Fees	650		-	
Almshouse Association Subscription	-		210	
		2,766		1,060
TOTAL EXPENDITURE		2,766		1,060
NET INCOME/(EXPENDITURE) BEFORE GAINS AND LOSSES		43,484		34,607
NET INVESTMENT GAINS/(LOSSES)		4,234		2,388
NET INCOME/(EXPENDITURE)		47,718		36,995
OTHER RECOGNISED GAINS/(LOSSES)				
Gain/(Loss) on Revaluation of Housing Properties		-		-
NET MOVEMENT IN FUNDS		47,718		36,995
RECONCILIATION OF FUNDS				
Total Funds Brought Forward		860,375		823,380
Total Funds Carried Forward		908,093		860,375

This page does not form part of the statutory financial statements

THE FULLER ALMSHOUSES

DETAILED BALANCE SHEET

	<u>2024</u>		<u>2023</u>	
	£	£	£	£
FIXED ASSETS				
Tangible Fixed Assets – Housing Properties				
Net Book Value at Beginning of the year	-		-	
Gain/(Loss) on Revaluation	-		-	
Net Book Value at end of the year		-		-
Listed Investments				
Market Value at Beginning of the year	108,212		101,886	
Additions at cost	4,444		3,938	
Disposal Proceeds	-		-	
Gain/(Loss) on Revaluation	4,234		2,388	
Market Value at end of the year		116,890		108,212
		116,890		108,212
CURRENT ASSETS				
Debtors and Prepayments				
Contributions in Arrears	-		-	
Other Debtors	-		-	
Legacy East Almshouse Partnership	-		-	
Prepayments and Accrued Income	3,301		-	
		3,301		-
Cash at Bank and in Hand				
Barclays Current Account	-		-	
COIF Deposit Account	789,457		755,736	
		789,457		755,736
		792,758		755,736
CREDITORS: Amounts falling due with one year				
Loans	-		-	
Contributions in Received in Advance	-		-	
Other Creditors	-		-	
Legacy East Almshouse Partnership	(511)		(3,573)	
Accruals and Deferred Income	(1,044)		-	
		(1,555)		(3,573)
NET CURRENT ASSETS/(LIABILITIES)		791,203		752,163
TOTAL ASSETS LESS CURRENT LIABILITIES		908,093		860,375
CREDITORS: Amounts falling due after more than one year				
Loans		-		-
NET ASSETS		908,093		860,375
CAPITAL AND RESERVES				
Endowment Funds:				
Permanent Endowment Fund	-		-	
Housing Property Reserve	-		-	
Housing Property Revaluation Reserve	-		-	
		-		-
Restricted Funds:				
Social Housing Grant Fund		-		-
Unrestricted Funds:				
Cyclical Maintenance Fund	-		-	
Extraordinary Repair Fund	-		-	
General Fund	908,093		860,375	
		908,093		860,375
		908,093		860,375

This page does not form part of the statutory financial statements

THE FULLER ALMSHOUSES

RECONCILIATION OF MOVEMENT IN FUNDS

	<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 2024							
Endowment Funds							
Permanent Endowment Fund	-	-	-	-	-	-	-
Housing Property Reserve	-	-	-	-	-	-	-
Housing Property Revaluation Reserve	-	-	-	-	-	-	-
	-	-	-	-	-	-	-
Restricted Funds							
Social Housing Grant Fund	-	-	-	-	-	-	-
Unrestricted Funds							
Cyclical Maintenance Fund	-	-	-	-	-	-	-
Extraordinary Repair Fund	-	-	-	-	-	-	-
General Fund	860,375	46,250	(2,766)	4,234	-	-	908,093
	860,375	46,250	(2,766)	4,234	-	-	908,093
Total Funds	860,375	46,250	(2,766)	4,234	-	-	908,093
Year Ended 31 December 2023							
Endowment Funds							
Permanent Endowment Fund	-	-	-	-	-	-	-
Housing Property Reserve	-	-	-	-	-	-	-
Housing Property Revaluation Reserve	-	-	-	-	-	-	-
	-	-	-	-	-	-	-
Restricted Funds							
Social Housing Grant Fund	-	-	-	-	-	-	-
Unrestricted Funds							
Cyclical Maintenance Fund	-	-	-	-	-	-	-
Extraordinary Repair Fund	-	-	-	-	-	-	-
General Fund	823,380	35,667	(1,060)	2,388	-	-	860,375
	823,380	35,667	(1,060)	2,388	-	-	860,375
Total Funds	823,380	65,658	(1,060)	2,388	-	-	860,375

This page does not form part of the statutory financial statements

THE FULLER ALMSHOUSES

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>Property</u>		<u>Long Term</u>	<u>Total</u>
	£	£	Loans	£
Endowment Funds:				
Permanent Endowment Fund	-	-	-	-
Housing Property Reserve	-	-	-	-
Housing Property Revaluation Reserve	-	-	-	-
Restricted Funds:				
Social Housing Grant Fund	-	-	-	-
Unrestricted Funds:				
Cyclical Maintenance Fund	-	-	-	-
Extraordinary Repair Fund	-	-	-	-
General Fund	-	116,890	791,203	908,093
		116,890	791,203	908,093

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.

WRITTLE ALMSHOUSE CHARITY

DETAILED STATEMENT OF FINANCIAL ACTIVITIES

	<u>2024</u>		<u>2023</u>	
	£	£	£	£
INCOME AND ENDOWMENTS				
CHARITABLE ACTIVITIES				
Contributions Due	19,494		17,146	
Losses from Voids	-		-	
		19,494		17,146
INVESTMENT INCOME				
M&G Multi Charity Accumulated Income	672		439	
Dividends Receivable	-		-	
COIF Deposit Account Interest Receivable	1,943		1,669	
		2,615		2,108
TOTAL INCOME		22,109		19,254
EXPENDITURE				
CHARITABLE ACTIVITIES				
Almshouse Costs				
Vacant Property Costs	62		-	
Water Charges	-		-	
Light and Heat	3,047		4,814	
Insurance	532		510	
Repairs and Renewals	868		2,283	
Extraordinary Repairs	2,590		-	
Cyclical Repairs	-		-	
Gardening	1,830		1,380	
Cleaning	-		-	
Bad Debts	-		-	
Sundry Expenses	-		-	
Housing Loan Interest	-		-	
		8,929		8,987
Support Costs – Governance				
Administration Fees	2,550		2,550	
Auditor's Remuneration	1,416		1,440	
Trustees' Expenses	-		-	
Legal and Professional Fees	-		-	
Almshouse Association Subscription	58		-	
		4,024		3,990
TOTAL EXPENDITURE		12,953		12,977
NET INCOME/(EXPENDITURE) BEFORE GAINS AND LOSSES		9,156		6,277
NET INVESTMENT GAINS/(LOSSES)		616		184
NET INCOME/(EXPENDITURE)		9,772		6,461
OTHER RECOGNISED GAINS/(LOSSES)				
Gain/(Loss) on Revaluation of Housing Properties		9,626		17,819
NET MOVEMENT IN FUNDS		19,398		24,280
RECONCILIATION OF FUNDS				
Total Funds Brought Forward		452,915		428,635
Total Funds Carried Forward		472,313		452,915

This page does not form part of the statutory financial statements

WRITTLE ALMSHOUSE CHARITY

DETAILED BALANCE SHEET

	<u>2024</u>		<u>2023</u>	
	£	£	£	£
FIXED ASSETS				
Tangible Fixed Assets – Housing Properties				
Net Book Value at Beginning of the year	397,737		379,918	
Gain/(loss) on Revaluation	9,626		17,819	
Net Book Value at end of the year		407,363		397,737
Listed Investments				
Market Value at Beginning of the year	12,422		9,799	
Additions at cost	5,672		2,439	
Disposal Proceeds	-		-	
Gain/(Loss) on Revaluation	616		184	
Market Value at end of the year		18,710		12,422
		426,073		410,159
CURRENT ASSETS				
Debtors and Prepayments				
Contributions in Arrears	645		598	
Other Debtors	-		-	
Legacy East Almshouse Partnership	7,425		6,192	
Prepayments and Accrued Income	742		744	
		8,812		7,534
Cash at Bank and in Hand				
Barclays Current Account	-		-	
COIF Deposit Account	40,023		38,072	
		40,023		38,072
		48,835		45,606
CREDITORS: Amounts falling due with one year				
Loans	-		-	
Contributions in Received in Advance	(789)		(796)	
Other Creditors	-		-	
Legacy East Almshouse Partnership	-		-	
Accruals and Deferred Income	(1,806)		(2,054)	
		(2,595)		(2,850)
NET CURRENT ASSETS/(LIABILITIES)		46,240		42,756
TOTAL ASSETS LESS CURRENT LIABILITIES		472,313		452,915
CREDITORS: Amounts falling due after more than one year				
Loans		-		-
NET ASSETS		472,313		452,915
CAPITAL AND RESERVES				
Endowment Funds:				
Permanent Endowment Fund	-		-	
Housing Property Reserve	56,368		56,368	
Housing Property Revaluation Reserve	350,995		341,369	
		407,363		397,737
Restricted Funds:				
Social Housing Grant Fund		-		-
Unrestricted Funds:				
Cyclical Maintenance Fund	14,789		11,657	
Extraordinary Repair Fund	22,411		19,922	
General Fund	27,750		23,599	
		64,950		55,178
		472,313		452,915

This page does not form part of the statutory financial statements

WRITTLE ALMSHOUSE CHARITY

RECONCILIATION OF MOVEMENT IN FUNDS

	<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 2024							
Endowment Funds							
Permanent Endowment Fund	-	-	-	-	-	-	-
Housing Property Reserve	56,368	-	-	-	-	-	56,368
Housing Property Revaluation Reserve	341,369	-	-	-	-	9,626	350,995
	397,737	-	-	-	-	9,626	407,363
Restricted Funds							
Social Housing Grant Fund	-	-	-	-	-	-	-
Unrestricted Funds							
Cyclical Maintenance Fund	11,657	-	-	-	3,132	-	14,789
Extraordinary Repair Fund	19,922	298	-	274	1,917	-	22,411
General Fund	23,599	21,811	(12,953)	342	(5,049)	-	27,750
	55,178	22,109	(12,953)	616	-	-	64,950
Total Funds	452,915	22,109	(12,953)	616	-	9,626	472,313
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	197	-	46	1,782	-	19,922
General Fund	21,263	19,057	(12,977)	138	(3,882)	-	23,599
	48,717	19,254	(12,977)	184	-	-	55,178
Total Funds	428,635	19,254	(12,977)	184	-	17,819	452,915

This page does not form part of the statutory financial statements

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>Property</u>		<u>Long Term</u>	<u>Total</u>
	£	£	Loans	£
Endowment Funds:				
Permanent Endowment Fund	-	-	-	-
Housing Property Reserve	56,368	-	-	56,368
Housing Property Revaluation Reserve	350,995	-	-	350,995
Restricted Funds:				
Social Housing Grant Fund	-	-	-	-
Unrestricted Funds:				
Cyclical Maintenance Fund	-	-	14,789	14,789
Extraordinary Repair Fund	-	8,228	14,183	22,411
General Fund	-	10,482	17,268	27,750
	<u>407,363</u>	<u>18,710</u>	<u>46,240</u>	<u>472,313</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.

LEGACY EAST ALMSHOUSE PARTNERSHIP

DETAILED STATEMENT OF FINANCIAL ACTIVITIES

	<u>2024</u> £	<u>2023</u> £
INCOME AND ENDOWMENTS		
DONATIONS AND LEGACIES		
Donations	1,500	-
CHARITABLE ACTIVITIES		
Management and Administration Fees	63,750	59,925
INVESTMENT INCOME		
COIF Deposit Account Interest Receivable	6,654	4,833
OTHER INCOME		
Fee for Research Project	-	630
TOTAL INCOME	<u>71,904</u>	<u>65,388</u>
EXPENDITURE		
CHARITABLE ACTIVITIES		
Almshouse Management Operating Costs		
Clerks Fees and Expenses	35,388	32,775
Auditor's Remuneration	1,476	1,482
Trustees' Expenses	335	234
Sundry Expenses	765	551
Subscriptions	-	461
Bank Charges	36	36
TOTAL EXPENDITURE	<u>38,000</u>	<u>35,539</u>
NET INCOME BEING THE NET MOVEMENT IN FUNDS	<u>33,904</u>	<u>29,849</u>
RECONCILIATION OF FUNDS		
Total Funds Brought Forward	128,990	99,141
Total Funds Carried Forward	<u>162,894</u>	<u>128,990</u>

This page does not form part of the statutory financial statements