

# THE HENRY GILDER DRAKE CHARITY

England & Wales · Charity number 1157467

## Details

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**Status** Registered

**Legal form** CIO

**Registered** 2014-06-13

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

## Contact

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**Address** 286 Mersea Road  
Colchester  
CO2 8QY

**Phone** 07990501921

**Email** [avalonbsl@outlook.com](mailto:avalonbsl@outlook.com)

## Activities

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**Objects:** 4.1 THE PROVISION OF SOCIAL HOUSING IN THE FORM OF ALMSHOUSE ACCOMMODATION AND ASSOCIATED AMENITIES FOR POOR PERSONS WHO SHALL BE RESIDENT IN THE PARISHES OF ALTHORNE, LATCHINGDON, MAYLAND AND SOUTHMINSTER AT THE TIME OF APPOINTMENT; AND 4.2 IN RELATION TO ANY PROPERTY OR PROPERTIES ACQUIRED OR BUILT BY THE CHARITY TRUSTEES AFTER THE DATE OF ADOPTION OF THIS CONSTITUTION, THE PROVISION OF SOCIAL HOUSING IN THE FORM OF ALMSHOUSE ACCOMMODATION AND ASSOCIATED AMENITIES FOR POOR PERSONS WHO SHALL BE RESIDENT IN THE AREA OF BENEFIT AT THE TIME OF APPOINTMENT OR HAS A CLOSE FAMILY MEMBER WHO IS RESIDENT IN THE AREA OF BENEFIT.

**Activities:** Provision of affordable housing in the form of almshouses

## Classification

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

## Geography

- **Area of benefit:** THE DENGIE HUNDRED PARISHES, BEING THE PARISHES OF ALTHORNE, ASHELDHAM AND DENGIE, BRADWELL-ON-SEA, COLD NORTON, LATCHINGDON, MAYLAND, MUNDON, NORTH FAMBRIDGE, PURLEIGH, ST LAWRENCE AND SOUTHMINSTER, STAPLE, SLOW MARIES, TILLINGHAM WOODHAM WALTER, WOODHAM MORTIMER WITH HAZELEIGH, BURNHAM-ON-CROUCH AND MALDON.
- Essex

## Finances

Period end	Income	Expenditure	Assets	Employees
2025-03-31	£117,415	£36,304	-	-
2024-03-31	£2,686,353	£25,049	£2,720,769	0
2023-03-31	£0	£0	-	-
2022-03-31	£0	£0	-	-
2021-03-31	£0	£0	-	-

## Trustees

Name	Role	Appointed
Anthony Fittock		2024-10-12
BRIAN NOYE		2014-10-04
Debbie Louise Down		2025-04-05
JOANNA JEFFERY		2022-07-02
Linda Joan haywood		2025-01-04
PENELOPE ANN CHANNER		2026-02-07
Ron George Pratt		2011-05-28

**THE HENRY GILDER DRAKE CHARITY**

England & Wales - Charity number 1157467

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# Accounts

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# The Henry Gilder Drake Charity Financial Statements

For the Year Ended: 31 March 2025  
Registered Charity No: 1157467



**THE HENRY GILDER DRAKE CHARITY**

**CONTENTS OF THE FINANCIAL STATEMENTS  
FOR THE YEAR ENDED 31 MARCH 2025**

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**THE HENRY GILDER DRAKE CHARITY**

**REPORT OF THE TRUSTEES  
FOR THE YEAR ENDED 31 MARCH 2025**

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The Trustees present their report along with the financial statements of the charity for the year ended 31 March 2025. 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 accounts on pages 7 to 9 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.

**OBJECTIVES AND ACTIVITIES**

**Objectives and aims**

The objects of the Charity are, for the public benefit:

1. the provision of social housing in the form of almshouse accommodation and associated amenities for poor persons who shall be resident in the parishes of Althorne, Latchingdon, Mayland and Southminster at the time of appointment;  
and
2. in relation to any property or properties acquired or built by the charity trustees after the date of adoption of this constitution the provision of social housing in the form of almshouse accommodation and associated amenities for poor persons who shall be resident in the area of benefit at the time of appointment or has a close family member who is resident in the area of benefit.

The area of benefit means the Dengie Hundred Parishes, being the Parishes of Althorne, Asheldham and Dengie, Bradwell-on-Sea, Cold Norton, Latchingdon, Mayland. Mundon, North Fambridge, Purleigh, St Lawrence, Southminster, Tillingham, Woodham Walter, Woodham Mortimer with Hazeleigh Burnham-on-Crouch and Maldon.

**Application of Income**

The net income shall be applied first to repair, insure and meet all other outgoings in respect of the Charity's properties and all proper costs of the Charity's administration and management. Thereafter net income shall be applied for the benefit of the almspeople of the Charity.

**Significant activities**

The Charity currently provides and maintains sixteen almshouses and its aim is to utilise these as far as possible to meet the objectives of the Charity.

**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.

**ACHIEVEMENTS AND PERFORMANCE**

**Charitable activities**

The trustees continue to work through the findings of the quinquennial surveyor. The trustees are now refurbishing kitchens and wet rooms when properties become vacant to avoid disturbance to the current community.

The charity has complied with the Housing Ombudsman's Complaints Handling Code throughout the year and has submitted a self-assessment report covering the period 1st April 2024 to 31st March 2025, a copy of which is available on request. During the year ended 31st March 2025 we received no formal complaints, and no cases were referred to the Independent Housing Ombudsman.

**THE HENRY GILDER DRAKE CHARITY**

**REPORT OF THE TRUSTEES  
FOR THE YEAR ENDED 31 MARCH 2025**

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**FINANCIAL REVIEW**

**Financial position**

The Charity's financial position is as set out in the Balance Sheet on page 6 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**

The trustees are committed to improving the current housing stock so that it will continue to meet the objects of the charity.

**STRUCTURE, GOVERNANCE AND MANAGEMENT**

**Governing document**

The Charity is governed in accordance with a constitution dated 13 June 2014 as amended by written resolution dated 15 July 2017, 4 January 2025 and 9 April 2025.

**Recruitment and appointment of new trustees**

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.

**Organisational structure**

Day to day administration of the Charity is carried out by the Clerk who reports to the Trustees.

**Induction and training of new trustees**

New Trustees are briefed by the Clerk and the existing Trustees 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.

**Related parties**

There are no other charities related to The Henry Gilder Drake Charity. The Clerk to the Charity is also Clerk to other almshouse charities.

**Risk management**

The trustees have a duty to identify and review the risks to which the charity is exposed and to ensure appropriate controls are in place to provide reasonable assurance against fraud and error.

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. Insurance including property ownership and public liability is reassessed annually.

**REFERENCE AND ADMINISTRATIVE DETAILS**

**Registered Charity number**

1157467

**Principal address**

286 Mersea Road  
Colchester  
Essex  
CO2 8QY

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**THE HENRY GILDER DRAKE CHARITY**

**REPORT OF THE TRUSTEES  
FOR THE YEAR ENDED 31 MARCH 2025**

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**Trustees**

P Davey (resigned 4/1/25)  
Cllr R Boyce (resigned 5/4/25)  
Ms P Channer  
Ms C Fisher (resigned 4/1/25)  
Ms J Hawkes (resigned 5/4/25)  
R Pratt, Chair  
Mrs J Jeffery  
B Noye  
T Fittock (appointed 12/10/24)  
Mrs L Haywood (appointed 4/1/25)

**Independent Examiner**

Simon Welling  
TC Group  
Accountants  
Town Wall House  
Balkerne Hill  
Colchester  
Essex  
CO3 3AD

**Solicitors**

Anthony Collins Solicitors LLP  
134, Edmund Street  
Birmingham  
B3 2ES.

**Clerk to the charity**

Alison Smith  
286 Mersea Road  
Colchester  
Essex  
CO2 8QY

**Bankers**

NatWest  
36 High Street  
Maldon  
Essex  
CM9 5PW

Approved by order of the board of trustees on 4 October 2025 and signed on its behalf by:

R Pratt

.....  
Trustee

**INDEPENDENT EXAMINER'S REPORT TO THE TRUSTEES OF  
THE HENRY GILDER DRAKE CHARITY**

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**Independent examiner's report to the trustees of The Henry Gilder Drake Charity**

I report to the charity trustees on my examination of the accounts of The Henry Gilder Drake Charity (the Trust) for the year ended 31 March 2025.

**Responsibilities and basis of report**

As the charity trustees of the Trust you are responsible for the preparation of the accounts in accordance with the requirements of the Charities Act 2011 ('the Act').

I report in respect of my examination of the Trust's accounts carried out under Section 145 of the Act and in carrying out my examination I have followed all applicable Directions given by the Charity Commission under Section 145(5)(b) of the Act.

**Independent examiner's statement**

I have completed my examination. I confirm that no material matters have come to my attention in connection with the examination giving me cause to believe that in any material respect:

1. accounting records were not kept in respect of the Trust as required by Section 130 of the Act; or
2. the accounts do not accord with those records; or
3. the accounts do not comply with the applicable requirements concerning the form and content of accounts set out in the Charities (Accounts and Reports) Regulations 2008 other than any requirement that the accounts give a true and fair view which is not a matter considered as part of an independent examination.

I have no concerns and have come across no other matters in connection with the examination to which attention should be drawn in this report in order to enable a proper understanding of the accounts to be reached.

*S Welling*

Simon Welling  
Certified Accountant

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

13 October 2025

THE HENRY GILDER DRAKE CHARITY

STATEMENT OF FINANCIAL ACTIVITIES  
FOR THE YEAR ENDED 31 MARCH 2025

	Notes	Unrestricted funds £	Restricted funds £	Endowment funds £	2025 Total funds £	2024 Total funds £
<b>INCOME AND ENDOWMENTS FROM</b>						
Charitable activities	4					
Almhouse activity		107,143	-	-	107,143	52,038
Investment income	3	10,037	-	235	10,272	4,160
Other income						
Introduction of funds	1	-	-	-	-	2,633,377
<b>Total</b>		<b>117,180</b>	<b>-</b>	<b>235</b>	<b>117,415</b>	<b>2,689,575</b>
<b>EXPENDITURE ON</b>						
Charitable activities	5					
Almhouse activity		81,111	-	-	81,111	25,049
		36,069	-	235	36,304	2,664,526
Net gains on investments		5,514	-	150	5,664	8,619
<b>NET INCOME</b>		<b>41,583</b>	<b>-</b>	<b>385</b>	<b>41,968</b>	<b>2,673,145</b>
<b>Other recognised gains/(losses)</b>						
Gains on revaluation of fixed assets		-	-	81,123	81,123	47,624
<b>Net movement in funds</b>		<b>41,583</b>	<b>-</b>	<b>81,508</b>	<b>123,091</b>	<b>2,720,769</b>
<b>RECONCILIATION OF FUNDS</b>						
Total funds brought forward		286,422	672,529	1,761,818	2,720,769	-
<b>TOTAL FUNDS CARRIED FORWARD</b>		<b>328,005</b>	<b>672,529</b>	<b>1,843,326</b>	<b>2,843,860</b>	<b>2,720,769</b>

**CONTINUING OPERATIONS**

All income and expenditure has arisen from continuing activities.

The notes form part of these financial statements

THE HENRY GILDER DRAKE CHARITY

BALANCE SHEET  
31 MARCH 2025

	Notes	Unrestricted funds £	Restricted funds £	Endowment funds £	2025 Total funds £	2024 Total funds £
<b>FIXED ASSETS</b>						
Tangible assets	9	-	672,529	1,837,385	2,509,914	2,428,791
Investments	10	<u>208,689</u>	-	<u>5,941</u>	<u>214,630</u>	<u>183,531</u>
		208,689	672,529	1,843,326	2,724,544	2,612,322
<b>CURRENT ASSETS</b>						
Debtors	11	4,775	-	-	4,775	2,664
Cash at bank		<u>124,191</u>	-	-	<u>124,191</u>	<u>111,201</u>
		128,966	-	-	128,966	113,865
<b>CREDITORS</b>						
Amounts falling due within one year	12	(9,650)	-	-	(9,650)	(5,418)
		<u>119,316</u>	-	-	<u>119,316</u>	<u>108,447</u>
<b>NET CURRENT ASSETS</b>						
		<u>119,316</u>	-	-	<u>119,316</u>	<u>108,447</u>
<b>TOTAL ASSETS LESS CURRENT LIABILITIES</b>						
		<u>328,005</u>	<u>672,529</u>	<u>1,843,326</u>	<u>2,843,860</u>	<u>2,720,769</u>
<b>NET ASSETS</b>						
		<u>328,005</u>	<u>672,529</u>	<u>1,843,326</u>	<u>2,843,860</u>	<u>2,720,769</u>
<b>FUNDS</b>						
Unrestricted funds	13				328,005	286,422
Restricted funds					672,529	672,529
Endowment funds					<u>1,843,326</u>	<u>1,761,818</u>
<b>TOTAL FUNDS</b>						
					<u>2,843,860</u>	<u>2,720,769</u>

The financial statements were approved by the Board of Trustees and authorised for issue on 4 October 2025 and were signed on its behalf by:

R Pratt  
.....  
Trustee

J Jeffery  
.....  
Trustee

The notes form part of these financial statements

**THE HENRY GILDER DRAKE CHARITY**

**NOTES TO THE FINANCIAL STATEMENTS  
FOR THE YEAR ENDED 31 MARCH 2025**

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**1. TRANSFER OF ENGAGEMENTS**

With effect from 1 October 2023 the activities, assets and liabilities of The Henry Gilder Drake Charity (Charity Registration Number were 211288) were transferred to this Charity.

**2. ACCOUNTING POLICIES**

**Basis of preparing the financial statements**

The financial statements of the charity, which is a public benefit entity under FRS 102, have been prepared in accordance with the Charities SORP (FRS 102) 'Accounting and Reporting by Charities: Statement of Recommended Practice applicable to charities preparing their accounts in accordance with the Financial Reporting Standard applicable in the UK and Republic of Ireland (FRS 102) (effective 1 January 2019)', Financial Reporting Standard 102 'The Financial Reporting Standard applicable in the UK and Republic of Ireland' and the Charities Act 2011.

The financial statements have been prepared under the historical cost convention, with the exception that housing properties are included at valuation and investments which are included at market value.

For the purposes of presentation the financial statements are rounded to the nearest pound sterling (£) and are inclusive of Value Added Tax.

Whilst this charity is a Registered Provider of Social Housing, following the issue of new SORPs for both Charities and Registered Providers applicable for accounting periods commencing on or after 1 January 2015, these accounts are prepared in accordance with the applicable Charity SORP (FRS 102) since its principal activities are not governed by the Landlord and Tenants Act 1985 and are for charitable purposes.

**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. Permanent endowment funds are non-expandable funds which are normally held indefinitely.

**Going concern**

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

**Income**

All income is recognised in the Statement of Financial Activities once the charity has entitlement to the funds, it is probable that the income will be received and the amount can be measured reliably.

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 undervalued by voluntary staff or others which are not reflected in the accounts.

2. ACCOUNTING POLICIES - continued

**Interest Receivable**

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**

Liabilities are recognised as expenditure as soon as there is a legal or constructive obligation committing the charity to that expenditure, it is probable that a transfer of economic benefits will be required in settlement and the amount of the obligation can be measured reliably. Expenditure is accounted for on an accruals basis and has been classified under headings that aggregate all cost related to the category. Where costs cannot be directly attributed to particular headings they have been allocated to activities on a basis consistent with the use of resources.

**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 Revenue Reserve each year to the Extraordinary Repair Reserve to cover extraordinary repairs as they arise and to the Cyclical Maintenance Reserve 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 reinstatement value. Additions after each revaluation are included at cost until a further revaluation.

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.

Revaluations are performed with sufficient regularity to ensure that the carrying amounts are not materially misstated.

**Investments**

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

**Debtors**

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

**Cash at Bank and in Hand**

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.

THE HENRY GILDER DRAKE CHARITY

NOTES TO THE FINANCIAL STATEMENTS - continued  
FOR THE YEAR ENDED 31 MARCH 2025

2. ACCOUNTING POLICIES - continued

**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. INVESTMENT INCOME

	2025	2024
	£	£
Accumulated share dividends receivable	8,570	3,223
COIF deposit account interest receivable	1,602	837
Rent receivable - ground rent	<u>100</u>	<u>100</u>
	<u>10,272</u>	<u>4,160</u>

For year ending 31 March 2025 accumulation share dividends have been accounted for as investment additions and investment income. The comparative amounts for the year ended 31 March 2024 have been reclassified to reflect the accumulation share dividends.

For the year ended 31 March 2024 the total investment income has increased from £938 to £4,160 with the net gains on investments reducing from £11,841 to £8,619, reflecting the total accumulation share dividends received of £3,222.

4. INCOME FROM CHARITABLE ACTIVITIES

	2025	2024
	£	£
Almshouse activity		
Contributions receivable	110,731	52,038
Losses from voids	<u>(3,588)</u>	<u>-</u>
	<u>107,143</u>	<u>52,038</u>

5. CHARITABLE ACTIVITIES COSTS

	Direct Costs (see note 6)	Support costs (see note 7)	Totals
	£	£	£
Almshouse activity	<u>52,928</u>	<u>28,183</u>	<u>81,111</u>

THE HENRY GILDER DRAKE CHARITY

NOTES TO THE FINANCIAL STATEMENTS - continued  
FOR THE YEAR ENDED 31 MARCH 2025

6. DIRECT COSTS OF CHARITABLE ACTIVITIES

	2025 £	2024 £
Vacant property costs	750	-
Insurance	1,838	908
Repairs and maintenance	7,492	1,593
Cyclical repairs	12,004	1,246
Extraordinary repairs	19,819	-
Gardening	9,215	6,176
Careline	1,173	586
Sundry expenses	637	354
Bad debts written off	-	(368)
	<u>52,928</u>	<u>10,495</u>

7. SUPPORT COSTS

	Management £	Governance costs £	Totals £
Almhouse activity	<u>26,203</u>	<u>1,980</u>	<u>28,183</u>

Support costs, included in the above, are as follows:

	2025 Almhouse activity £	2024 Total activities £
Clerk fees	22,697	7,824
Legal and professional fees	3,096	4,812
Subscriptions	410	160
Independent examination fees	270	222
Accountancy fees	<u>1,710</u>	<u>1,536</u>
	<u>28,183</u>	<u>14,554</u>

8. TRUSTEES' REMUNERATION AND BENEFITS

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

Trustees' expenses

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

THE HENRY GILDER DRAKE CHARITY

NOTES TO THE FINANCIAL STATEMENTS - continued  
FOR THE YEAR ENDED 31 MARCH 2025

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9. TANGIBLE FIXED ASSETS

	Housing properties £
<b>COST OR VALUATION</b>	
At 1 April 2024	2,428,791
Revaluations	<u>81,123</u>
At 31 March 2025	<u>2,509,914</u>
<b>NET BOOK VALUE</b>	
At 31 March 2025	<u>2,509,914</u>
At 31 March 2024	<u>2,428,791</u>

The housing properties are stated at valuation, being at their insurance reinstatement value as at 30 June 2025 of £2,509,914, which the trustees considered to be the value as at 31 March 2025.

Cost or valuation at 31 March 2025 is represented by:

	Housing properties £
Valuation in 2024	1,036,904
Cost	<u>1,473,010</u>
	<u>2,509,914</u>

10. FIXED ASSET INVESTMENTS

	Listed investments £
<b>MARKET VALUE</b>	
At 1 April 2024	183,531
Additions	25,435
Revaluations	<u>5,664</u>
At 31 March 2025	<u>214,630</u>
<b>NET BOOK VALUE</b>	
At 31 March 2025	<u>214,630</u>
At 31 March 2024	<u>183,531</u>

There were no investment assets outside the UK.

THE HENRY GILDER DRAKE CHARITY

NOTES TO THE FINANCIAL STATEMENTS - continued  
FOR THE YEAR ENDED 31 MARCH 2025

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10. FIXED ASSET INVESTMENTS - continued

Cost or valuation at 31 March 2025 is represented by:

	Listed investments £
Valuation in 2024	88,166
Cost	<u>126,464</u>
	<u>214,630</u>

11. DEBTORS: AMOUNTS FALLING DUE WITHIN ONE YEAR

	2025 £	2024 £
Contributions in arrears	3,531	1,477
Other debtors	200	300
Prepayments and accrued income	<u>1,044</u>	<u>887</u>
	<u>4,775</u>	<u>2,664</u>

12. CREDITORS: AMOUNTS FALLING DUE WITHIN ONE YEAR

	2025 £	2024 £
Contributions received in advance	3,221	1,599
Other creditors	1,228	1,228
Accruals and deferred income	<u>5,201</u>	<u>2,591</u>
	<u>9,650</u>	<u>5,418</u>

THE HENRY GILDER DRAKE CHARITY

NOTES TO THE FINANCIAL STATEMENTS - continued  
FOR THE YEAR ENDED 31 MARCH 2025

13. MOVEMENT IN FUNDS

	At 1.4.24 £	Net movement in funds £	Transfers between funds £	At 31.3.25 £
<b>Unrestricted funds</b>				
Cyclical Maintenance Reserve	56,746	(9,148)	16,704	64,302
Extraordinary Repair Reserve	43,069	2,685	10,224	55,978
Building Fund Reserve	153,098	8,305	-	161,403
Revenue Reserve	<u>33,509</u>	<u>39,741</u>	<u>(26,928)</u>	<u>46,322</u>
	286,422	41,583	-	328,005
<b>Restricted funds</b>				
Althorne Social Housing Grant Fund	181,345	-	-	181,345
Southminster Social Housing Grant Fund	291,761	-	-	291,761
Southminster Maldon DC Grant Fund	<u>199,423</u>	<u>-</u>	<u>-</u>	<u>199,423</u>
	672,529	-	-	672,529
<b>Endowment funds</b>				
Permanent Endowment	806,037	385	-	806,422
Housing Property Revaluation Reserve	<u>955,781</u>	<u>81,123</u>	<u>-</u>	<u>1,036,904</u>
	<u>1,761,818</u>	<u>81,508</u>	<u>-</u>	<u>1,843,326</u>
<b>TOTAL FUNDS</b>	<u><u>2,720,769</u></u>	<u><u>123,091</u></u>	<u><u>-</u></u>	<u><u>2,843,860</u></u>

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

	Incoming resources £	Resources expended £	Gains and losses £	Movement in funds £
<b>Unrestricted funds</b>				
Cyclical Maintenance Reserve	1,777	(12,004)	1,079	(9,148)
Extraordinary Repair Reserve	1,830	-	855	2,685
Building Fund Reserve	4,725	-	3,580	8,305
Revenue Reserve	<u>108,848</u>	<u>(69,107)</u>	<u>-</u>	<u>39,741</u>
	117,180	(81,111)	5,514	41,583
<b>Endowment funds</b>				
Permanent Endowment	235	-	150	385
Housing Property Revaluation Reserve	<u>-</u>	<u>-</u>	<u>81,123</u>	<u>81,123</u>
	<u>235</u>	<u>-</u>	<u>81,273</u>	<u>81,508</u>
<b>TOTAL FUNDS</b>	<u><u>117,415</u></u>	<u><u>(81,111)</u></u>	<u><u>86,787</u></u>	<u><u>123,091</u></u>

THE HENRY GILDER DRAKE CHARITY

NOTES TO THE FINANCIAL STATEMENTS - continued  
FOR THE YEAR ENDED 31 MARCH 2025

13. MOVEMENT IN FUNDS - continued

Comparatives for movement in funds

	At 1.4.23 £	Net movement in funds £	Transfers between funds £	At 31.3.24 £
<b>Unrestricted funds</b>				
Cyclical Maintenance Reserve	-	50,674	6,072	56,746
Extraordinary Repair Reserve	-	33,900	9,169	43,069
Building Fund Reserve	-	141,098	12,000	153,098
Revenue Reserve	-	60,750	(27,241)	33,509
	-	286,422	-	286,422
<b>Restricted funds</b>				
Althorne Social Housing Grant Fund	-	181,345	-	181,345
Southminster Social Housing Grant Fund	-	291,761	-	291,761
Southminster Maldon DC Grant Fund	-	199,423	-	199,423
	-	672,529	-	672,529
<b>Endowment funds</b>				
Permanent Endowment	-	806,037	-	806,037
Housing Property Revaluation Reserve	-	955,781	-	955,781
	-	1,761,818	-	1,761,818
<b>TOTAL FUNDS</b>	-	<u>2,720,769</u>	-	<u>2,720,769</u>

THE HENRY GILDER DRAKE CHARITY

NOTES TO THE FINANCIAL STATEMENTS - continued  
FOR THE YEAR ENDED 31 MARCH 2025

13. MOVEMENT IN FUNDS - continued

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

	Incoming resources £	Resources expended £	Gains and losses £	Movement in funds £
<b>Unrestricted funds</b>				
Cyclical Maintenance Reserve	53,795	(5,372)	2,251	50,674
Extraordinary Repair Reserve	31,646	-	2,254	33,900
Building Fund Reserve	137,293	-	3,805	141,098
Revenue Reserve	<u>80,427</u>	<u>(19,677)</u>	<u>-</u>	<u>60,750</u>
	303,161	(25,049)	8,310	286,422
<b>Restricted funds</b>				
Althorne Social Housing Grant Fund	181,345	-	-	181,345
Southminster Social Housing Grant Fund	291,761	-	-	291,761
Southminster Maldon DC Grant Fund	<u>199,423</u>	<u>-</u>	<u>-</u>	<u>199,423</u>
	672,529	-	-	672,529
<b>Endowment funds</b>				
Permanent Endowment	805,728	-	309	806,037
Housing Property Revaluation Reserve	<u>908,157</u>	<u>-</u>	<u>47,624</u>	<u>955,781</u>
	<u>1,713,885</u>	<u>-</u>	<u>47,933</u>	<u>1,761,818</u>
<b>TOTAL FUNDS</b>	<u><u>2,689,575</u></u>	<u><u>(25,049)</u></u>	<u><u>56,243</u></u>	<u><u>2,720,769</u></u>

**Funds and Reserves**

**Permanent Endowment**

The Permanent Endowment is represented by the equity in the housing properties and the Permanent Endowment investments. Changes in the net book value of the housing properties are reflected in the Permanent Endowment by a transfer from or to the Revenue Reserve or other reserves, as far as possible, of an amount equal to the change in the accounting period. The fund is non-expendable.

**Housing Properties Revaluation Reserve**

The Housing Property Revaluation Reserve is permanent endowment of the Charity and is represented by the value of housing properties revaluation gains.

**Althorne Social Housing Grant Fund**

The Althorne Social Housing Grant Fund is a restricted fund and represents the grant received of £181,345 in connection with the housing property renovations at Althorne, Essex.

**Southminster Social Housing Grant Fund**

The Southminster Social Housing Grant Fund is a restricted fund and represents the grant received of £291,761 in connection with the building of the housing properties at Southminster, Essex.

**THE HENRY GILDER DRAKE CHARITY**

**NOTES TO THE FINANCIAL STATEMENTS - continued  
FOR THE YEAR ENDED 31 MARCH 2025**

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**13. MOVEMENT IN FUNDS - continued**

**Southminster Maldon District Council Grant Fund**

The Southminster Maldon District Council Grant Fund is a restricted fund and represents the grant received of £199,423 in connection with the building of the housing properties at Southminster, Essex.

**Cyclical Maintenance Reserve**

The Cyclical Maintenance Reserve is unrestricted but designated by the Trustees to cover the cost of cyclical maintenance as it arises. A transfer to the Fund is made each year from the Revenue Reserve of a specific amount agreed by the Trustees.

**Extraordinary Repair Reserve**

The Extraordinary Repair Reserve is unrestricted but designated by the Trustees to cover the cost of extraordinary repairs as they arise. A transfer to the Fund is made each year from the Revenue Reserve of a specific amount agreed by the Trustees.

**Building Fund Reserve**

The Building Fund Reserve is an unrestricted fund designated by the Trustees to make provision for new accommodation for the beneficial class of the Charity in the future. A transfer is made from the Revenue Reserve each year to the Building Fund Reserve, this is a specific amount as agreed by the Trustees each year.

**Revenue Reserve**

The Revenue Reserve represents accumulated surpluses of the Charity and is unrestricted and available for the general purposes of the Charity.

**14. RELATED PARTY DISCLOSURES**

During the current financial year the charity used the services of a plumbing and heating business in respect of works to its housing properties. One of the trustees is the spouse of the proprietor of the plumbing and heating business. Transactions were carried out under the normal course of business and total fees amounted to £1,746.

**15. LEGISLATIVE PROVISIONS**

The Charity is registered with the Charity Commission as a Charitable Incorporation Organisation, the Regulator of Social Housing (originally the Housing Corporation) as a Registered Provider of Social Housing and with the National Association of Almshouses as a Registered Almshouse Charity.

**THE HENRY GILDER DRAKE CHARITY**

**DETAILED STATEMENT OF FINANCIAL ACTIVITIES  
FOR THE YEAR ENDED 31 MARCH 2025**

	2025 £	2024 £
<b>INCOME AND ENDOWMENTS</b>		
<b>Investment income</b>		
Accumulated share dividends receivable	8,570	3,223
COIF deposit account interest receivable	1,602	837
Rent receivable - ground rent	<u>100</u>	<u>100</u>
	<b>10,272</b>	<b>4,160</b>
<b>Charitable activities</b>		
Contributions receivable	110,731	52,038
Losses from voids	<u>(3,588)</u>	<u>-</u>
	<b>107,143</b>	<b>52,038</b>
<b>Other income</b>		
Introduction of funds	<u>-</u>	<u>2,633,377</u>
<b>Total incoming resources</b>	<b>117,415</b>	<b>2,689,575</b>
<b>EXPENDITURE</b>		
<b>Charitable activities</b>		
Vacant property costs	750	-
Insurance	1,838	908
Repairs and maintenance	7,492	1,593
Cyclical repairs	12,004	1,246
Extraordinary repairs	19,819	-
Gardening	9,215	6,176
Careline	1,173	586
Sundry expenses	637	354
Bad debts written off	<u>-</u>	<u>(368)</u>
	<b>52,928</b>	<b>10,495</b>
<b>Support costs</b>		
<b>Management</b>		
Clerk fees	22,697	7,824
Legal and professional fees	3,096	4,812
Subscriptions	<u>410</u>	<u>160</u>
	<b>26,203</b>	<b>12,796</b>
<b>Governance costs</b>		
Independent examination fees	270	222
Accountancy fees	<u>1,710</u>	<u>1,536</u>
	<b>1,980</b>	<b>1,758</b>
<b>Total resources expended</b>	<b>81,111</b>	<b>25,049</b>
<b>Net income</b>	<b><u>36,304</u></b>	<b><u>2,664,526</u></b>

This page does not form part of the statutory financial statements

**THE HENRY GILDER DRAKE CHARITY**

England & Wales - Charity number 1157467

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# Accounts

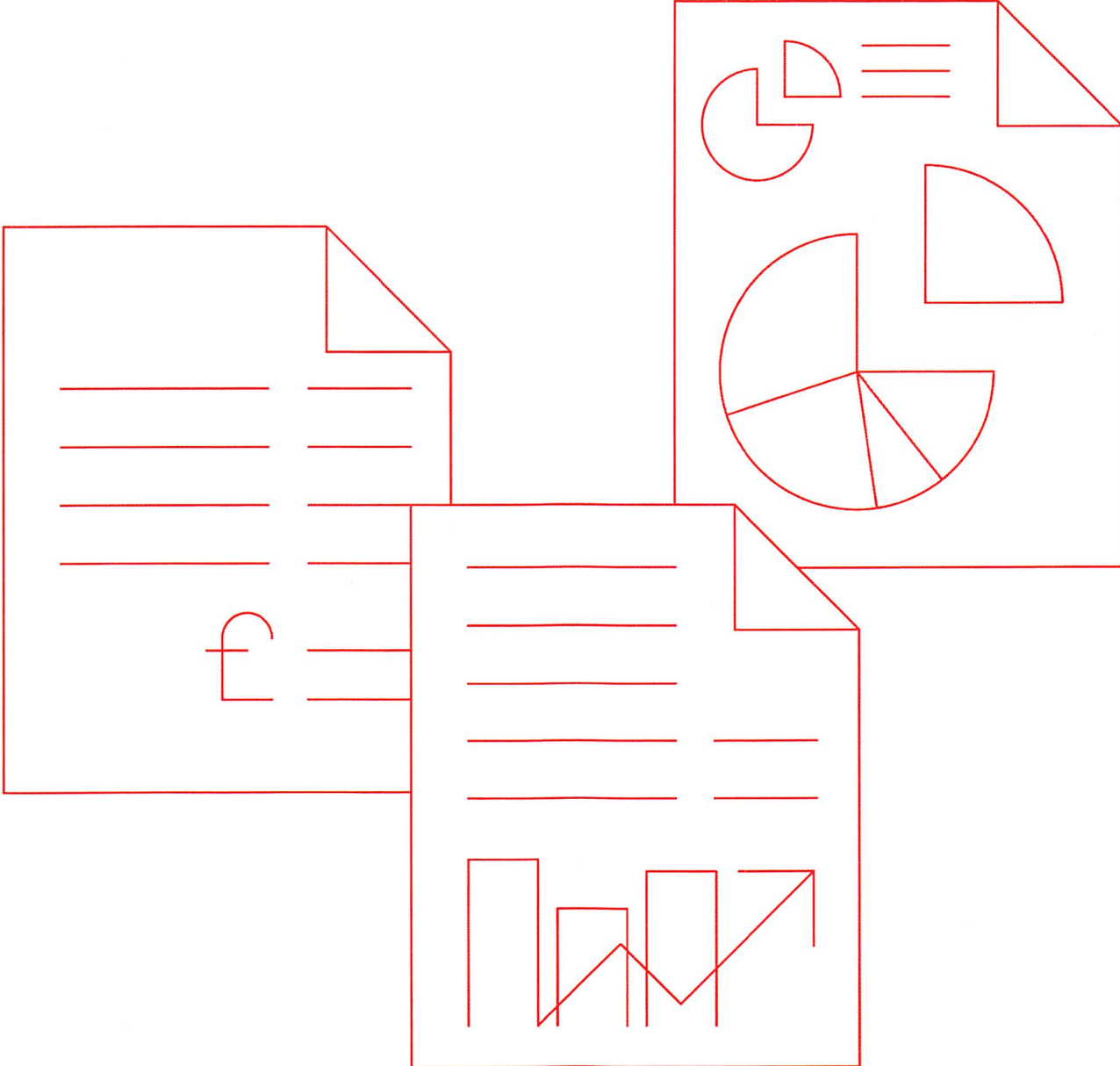
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# Haines Watts

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## The Henry Gilder Drake Charity Financial Statements

For the Year Ended 31 March 2024  
Charitable Incorporated Organisation  
Registered Charity No: 1157467



**THE HENRY GILDER DRAKE CHARITY**

**CONTENTS OF THE FINANCIAL STATEMENTS  
FOR THE YEAR ENDED 31 MARCH 2024**

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## THE HENRY GILDER DRAKE CHARITY

### REPORT OF THE TRUSTEES FOR THE YEAR ENDED 31 MARCH 2024

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The Trustees present their report along with the financial statements of the charity for the year ended 31 March 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 accounts on pages 7 to 9 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.

#### OBJECTIVES AND ACTIVITIES

##### Objectives and aims

The objects of the Charity are, for the public benefit:

1. the provision of social housing in the form of almshouse accommodation and associated amenities for poor persons who shall be resident in the parishes of Althorne, Latchingdon, Mayland and Southminster at the time of appointment; and
2. in relation to any property or properties acquired or built by the charity trustees after the date of adoption of this constitution the provision of social housing in the form of almshouse accommodation and associated amenities for poor persons who shall be resident in the area of benefit at the time of appointment or has a close family member who is resident in the area of benefit.

The area of benefit means the Dengie Hundred Parishes, being the Parishes of Althorne, Asheldham and Dengie, Bradwell-on-Sea, Cold Norton, Latchingdon, Mayland. Mundon, North Fambridge, Purleigh, St Lawrence, Southminster, Tillingham, Woodham Walter, Woodham Mortimer with Hazeleigh Burnham-on-Crouch and Maldon.

##### Application of Income

The net income shall be applied first to repair, insure and meet all other outgoings in respect of the Charity's properties and all proper costs of the Charity's administration and management. Thereafter net income shall be applied for the benefit of the almspeople of the Charity.

##### Significant activities

The Charity currently provides and maintains sixteen almshouses and its aim is to utilise these as far as possible to meet the objectives of the Charity.

##### 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.

#### ACHIEVEMENT AND PERFORMANCE

##### Charitable activities

The trustees continue to work through the findings of the quinquennial surveyor and will include the costs of relevant findings in the budgets during a 5 year implementation plan. The trustees have introduced a visit plan to ensure that the welfare of the properties and residents are maintained to a satisfactory standard.

#### FINANCIAL REVIEW

##### Financial position

The Charity's financial position is as set out in the Balance Sheet on page 6 and is considered satisfactory.

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**THE HENRY GILDER DRAKE CHARITY**

**REPORT OF THE TRUSTEES  
FOR THE YEAR ENDED 31 MARCH 2024**

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**FINANCIAL REVIEW**

**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**

The trustees plan to optimise the building stock it has by consultation with professional advisers and regular maintenance checks.

**STRUCTURE, GOVERNANCE AND MANAGEMENT**

**Governing document**

The Charity is governed in accordance with a constitution dated 13 June 2014, as amended by written resolution dated 15 July 2017.

**Recruitment and appointment of new trustees**

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.

**Organisational structure**

Day to day administration of the Charity is carried out by the Clerk who reports to the Trustees.

**Induction and training of new trustees**

New Trustees are briefed by the Clerk and the existing Trustees 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.

**Related parties**

There are no other charities related to The Henry Gilder Drake Charity. The Clerk to the Charity is also Clerk to other almshouse charities.

**Risk management**

The trustees have a duty to identify and review the risks to which the charity is exposed and to ensure appropriate controls are in place to provide reasonable assurance against fraud and error.

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. Insurance including property ownership and public liability is reassessed annually.

**REFERENCE AND ADMINISTRATIVE DETAILS**

**Registered Charity number**

1157467

**Principal address**

286 Mersea Road  
Colchester  
Essex  
CO2 8QY

**THE HENRY GILDER DRAKE CHARITY**

**REPORT OF THE TRUSTEES  
FOR THE YEAR ENDED 31 MARCH 2024**

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**REFERENCE AND ADMINISTRATIVE DETAILS**

**Trustees**

P Davey  
Cllr R Boyce  
Ms P Channer  
Ms C Fisher, Chair  
Ms J Hawkes  
R Pratt  
Mrs J Jeffery  
B Noye

**Independent Examiner**

Simon Welling  
Certified Accountant  
Haines Watts  
Town Wall House  
Balkerne Hill  
Colchester  
Essex  
CO3 3AD

**Solicitors**

Anthony Collins Solicitors LLP  
134, Edmund Street  
Birmingham  
B3 2ES.

**Clerk to the charity**

Alison Smith  
286 Mersea Road  
Colchester  
Essex  
CO2 8QY

**Bankers**

NatWest  
36 High Street  
Maldon  
Essex  
CM9 5PW

Approved by order of the board of trustees on 12 October 2024 and signed on its behalf by:

C Fisher

.....  
Trustee

**INDEPENDENT EXAMINER'S REPORT TO THE TRUSTEES OF  
THE HENRY GILDER DRAKE CHARITY**

---

**Independent examiner's report to the trustees of The Henry Gilder Drake Charity**

I report to the charity trustees on my examination of the accounts of The Henry Gilder Drake Charity (the Trust) for the year ended 31 March 2024.

**Responsibilities and basis of report**

As the charity trustees of the Trust you are responsible for the preparation of the accounts in accordance with the requirements of the Charities Act 2011 ('the Act').

I report in respect of my examination of the Trust's accounts carried out under Section 145 of the Act and in carrying out my examination I have followed all applicable Directions given by the Charity Commission under Section 145(5)(b) of the Act.

**Independent examiner's statement**

Since your charity's gross income exceeded £250,000 your examiner must be a member of a listed body. I can confirm that I am qualified to undertake the examination because I am a member of the Association of Chartered Certified Accountants, which is one of the listed bodies.

I have completed my examination. I confirm that no material matters have come to my attention in connection with the examination giving me cause to believe that in any material respect:

1. accounting records were not kept in respect of the Trust as required by Section 130 of the Act; or
2. the accounts do not accord with those records; or
3. the accounts do not comply with the applicable requirements concerning the form and content of accounts set out in the Charities (Accounts and Reports) Regulations 2008 other than any requirement that the accounts give a true and fair view which is not a matter considered as part of an independent examination.

I have no concerns and have come across no other matters in connection with the examination to which attention should be drawn in this report in order to enable a proper understanding of the accounts to be reached.

*S Welling*

Simon Welling  
Certified Accountant

Haines Watts  
Town Wall House  
Balkerne Hill  
Colchester  
Essex  
CO3 3AD

15 October 2024

THE HENRY GILDER DRAKE CHARITY

STATEMENT OF FINANCIAL ACTIVITIES  
FOR THE YEAR ENDED 31 MARCH 2024

	Notes	Unrestricted funds £	Restricted funds £	Endowment funds £	2024 Total funds £	2023 Total funds £
<b>INCOME AND ENDOWMENTS FROM</b>						
<b>Charitable activities</b>						
Almhouse activity	4	52,038	-	-	52,038	-
Investment income	3	938	-	-	938	-
Other Income						
Introduction of funds	1	<u>247,060</u>	<u>672,529</u>	<u>1,713,788</u>	<u>2,633,377</u>	-
<b>Total</b>		<u>300,036</u>	<u>672,529</u>	<u>1,713,788</u>	<u>2,686,353</u>	-
<b>EXPENDITURE ON</b>						
<b>Charitable activities</b>						
Almhouse activity	5	<u>25,049</u>	-	-	<u>25,049</u>	-
		<u>274,987</u>	<u>672,529</u>	<u>1,713,788</u>	<u>2,661,304</u>	-
Net gains on investments		<u>11,435</u>	-	<u>406</u>	<u>11,841</u>	-
<b>NET INCOME</b>		<u>286,422</u>	<u>672,529</u>	<u>1,714,194</u>	<u>2,673,145</u>	-
<b>Other recognised gains/(losses)</b>						
Gains on revaluation of fixed assets		-	-	<u>47,624</u>	<u>47,624</u>	-
<b>Net movement in funds</b>		<u>286,422</u>	<u>672,529</u>	<u>1,761,818</u>	<u>2,720,769</u>	-
<b>RECONCILIATION OF FUNDS</b>						
Total funds brought forward		-	-	-	-	-
<b>TOTAL FUNDS CARRIED FORWARD</b>		<u><u>286,422</u></u>	<u><u>672,529</u></u>	<u><u>1,761,818</u></u>	<u><u>2,720,769</u></u>	-

**CONTINUING OPERATIONS**

All income and expenditure has arisen from continuing activities.

The notes form part of these financial statements

THE HENRY GILDER DRAKE CHARITY

**BALANCE SHEET**  
**31 MARCH 2024**

	Notes	Unrestricted funds £	Restricted funds £	Endowment funds £	2024 Total funds £	2023 Total funds £
<b>FIXED ASSETS</b>						
Tangible assets	9	-	672,529	1,756,262	2,428,791	-
Investments	10	<u>177,975</u>	<u>-</u>	<u>5,556</u>	<u>183,531</u>	<u>-</u>
		<b>177,975</b>	<b>672,529</b>	<b>1,761,818</b>	<b>2,612,322</b>	<b>-</b>
<b>CURRENT ASSETS</b>						
Debtors	11	2,664	-	-	2,664	-
Cash at bank		<u>111,201</u>	<u>-</u>	<u>-</u>	<u>111,201</u>	<u>-</u>
		<b>113,865</b>	<b>-</b>	<b>-</b>	<b>113,865</b>	<b>-</b>
<b>CREDITORS</b>						
Amounts falling due within one year	12	<u>(5,418)</u>	<u>-</u>	<u>-</u>	<u>(5,418)</u>	<u>-</u>
<b>NET CURRENT ASSETS</b>		<u><b>108,447</b></u>	<u><b>-</b></u>	<u><b>-</b></u>	<u><b>108,447</b></u>	<u><b>-</b></u>
<b>TOTAL ASSETS LESS CURRENT LIABILITIES</b>		<u><b>286,422</b></u>	<u><b>672,529</b></u>	<u><b>1,761,818</b></u>	<u><b>2,720,769</b></u>	<u><b>-</b></u>
<b>NET ASSETS</b>		<u><u><b>286,422</b></u></u>	<u><u><b>672,529</b></u></u>	<u><u><b>1,761,818</b></u></u>	<u><u><b>2,720,769</b></u></u>	<u><u><b>-</b></u></u>
<b>FUNDS</b>						
Unrestricted funds	13				286,422	-
Restricted funds					672,529	-
Endowment funds					<u>1,761,818</u>	<u>-</u>
<b>TOTAL FUNDS</b>					<u><u><b>2,720,769</b></u></u>	<u><u><b>-</b></u></u>

The financial statements were approved by the Board of Trustees and authorised for issue on 12 October 2024 and were signed on its behalf by:

C Fisher  
.....  
Trustee

R Boyce  
.....  
Trustee

The notes form part of these financial statements

NOTES TO THE FINANCIAL STATEMENTS  
FOR THE YEAR ENDED 31 MARCH 2024

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1. **TRANSFER OF ENGAGEMENTS**

With effect from 1 October 2023 the activities, assets and liabilities of The Henry Gilder Drake Charity (Charity Registration Number were 211288) were transferred to this Charity.

2. **ACCOUNTING POLICIES**

**Basis of preparing the financial statements**

The financial statements of the charity, which is a public benefit entity under FRS 102, have been prepared in accordance with the Charities SORP (FRS 102) 'Accounting and Reporting by Charities: Statement of Recommended Practice applicable to charities preparing their accounts in accordance with the Financial Reporting Standard applicable in the UK and Republic of Ireland (FRS 102) (effective 1 January 2019)', Financial Reporting Standard 102 'The Financial Reporting Standard applicable in the UK and Republic of Ireland' and the Charities Act 2011. The financial statements have been prepared under the historical cost convention, with the exception that housing properties are included at valuation and investments which are included at market value.

Whilst this charity is a Registered Provider of Social Housing, following the issue of new SORPs for both Charities and Registered Providers applicable for accounting periods commencing on or after 1 January 2015, these accounts are prepared in accordance with the applicable Charity SORP (FRS 102) since its principal activities are not governed by the Landlord and Tenants Act 1985 and are for charitable purposes.

**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. Permanent endowment funds are non-expandable funds which are normally held indefinitely.

**Going concern**

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

**Income**

All income is recognised in the Statement of Financial Activities once the charity has entitlement to the funds, it is probable that the income will be received and the amount can be measured reliably.

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 undervalue by voluntary staff or others which are not reflected in the accounts.

**Interest Receivable**

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.

## 2. ACCOUNTING POLICIES - continued

### **Expenditure**

Liabilities are recognised as expenditure as soon as there is a legal or constructive obligation committing the charity to that expenditure, it is probable that a transfer of economic benefits will be required in settlement and the amount of the obligation can be measured reliably. Expenditure is accounted for on an accruals basis and has been classified under headings that aggregate all cost related to the category. Where costs cannot be directly attributed to particular headings they have been allocated to activities on a basis consistent with the use of resources.

### **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 Revenue Reserve each year to the Extraordinary Repair Reserve to cover extraordinary repairs as they arise and to the Cyclical Maintenance Reserve 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 reinstatement value. Additions after each revaluation are included at cost until a further revaluation.

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.

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

### **Investments**

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

### **Debtors**

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

### **Cash at Bank and in Hand**

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.

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

2. ACCOUNTING POLICIES - continued

**Taxation**

The charity is exempt from tax on its charitable activities.

3. INVESTMENT INCOME

	2024	2023
	£	£
Rent receivable - ground rent	100	-
COIF deposit account interest	<u>838</u>	<u>-</u>
	<u>938</u>	<u>-</u>

4. INCOME FROM CHARITABLE ACTIVITIES

	2024	2023
	£	£
Almshouse activity		
Contributions receivable	<u>52,038</u>	<u>-</u>

5. CHARITABLE ACTIVITIES COSTS

	Direct Costs (see note 6)	Support costs (see note 7)	Totals
	£	£	£
Almhouse activity	<u>10,495</u>	<u>14,554</u>	<u>25,049</u>

6. DIRECT COSTS OF CHARITABLE ACTIVITIES

	2024	2023
	£	£
Insurance	908	-
Repairs and maintenance	1,593	-
Cyclical repairs	1,246	-
Gardening	6,176	-
Careline	586	-
Sundry expenses	354	-
Bad debts written off	<u>(368)</u>	<u>-</u>
	<u>10,495</u>	<u>-</u>

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

7. SUPPORT COSTS

	Management £	Governance costs £	Totals £
Almhouse activity	<u>12,796</u>	<u>1,758</u>	<u>14,554</u>

Support costs, included in the above, are as follows:

	2024 Almhouse activity £	2023 Total activities £
Clerk fees	7,824	-
Legal and professional fees	4,812	-
Subscriptions	160	-
Independent examination fees	222	-
Accountancy fees	<u>1,536</u>	-
	<u>14,554</u>	<u>-</u>

8. TRUSTEES' REMUNERATION AND BENEFITS

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

**Trustees' expenses**

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

9. TANGIBLE FIXED ASSETS

	Housing properties £
<b>COST OR VALUATION</b>	
Transferred from The Henry Gilder Drake Charity as at 1 October 2023	2,381,167
Revaluations	<u>47,624</u>
At 31 March 2024	<u>2,428,791</u>
<b>NET BOOK VALUE</b>	
At 31 March 2024	<u>2,428,791</u>

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

9. TANGIBLE FIXED ASSETS - continued

Cost or valuation at 31 March 2024 is represented by:

	Housing properties £
Accumulated revaluation gains	955,781
Cost	<u>1,473,010</u>
	<u><u>2,428,791</u></u>

The housing properties are stated at valuation, being at their insurance reinstatement value as at 30 June 2024 of £2,428,791, which the trustees considered to be the value as at 30 June 2024.

10. FIXED ASSET INVESTMENTS

	Listed investments £
<b>MARKET VALUE</b>	
Transferred from The Henry Gilder Drake Charity as at 1 October 2023	145,694
Additions	25,996
Revaluations	<u>11,841</u>
At 31 March 2024	<u>183,531</u>
<b>NET BOOK VALUE</b>	
At 31 March 2024	<u><u>183,531</u></u>

There were no investment assets outside the UK.

Cost or valuation at 31 March 2024 is represented by:

	Listed investments £
Accumulated revaluation gains	85,726
Cost	<u>97,805</u>
	<u><u>183,531</u></u>

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

11. DEBTORS: AMOUNTS FALLING DUE WITHIN ONE YEAR

	2024	2023
	£	£
Contributions in arrears	1,477	-
Other debtors	300	-
Prepayments and accrued income	887	-
	<u>2,664</u>	<u>-</u>

12. CREDITORS: AMOUNTS FALLING DUE WITHIN ONE YEAR

	2024	2023
	£	£
Contributions received in advance	1,599	-
Other creditors	1,228	-
Accruals and deferred income	2,591	-
	<u>5,418</u>	<u>-</u>

13. MOVEMENT IN FUNDS

	At 1.4.23	Net movement in funds	Transfers between funds	At 31.3.24
	£	£	£	£
<b>Unrestricted funds</b>				
Cyclical Maintenance Reserve	-	50,674	6,072	50,746
Extraordinary Repair Reserve	-	33,900	9,169	43,069
Building Fund Reserve	-	141,098	12,000	153,098
Revenue Reserve	-	60,750	(27,241)	33,509
	-	<u>286,422</u>	-	<u>286,422</u>
<b>Restricted funds</b>				
Althorne Social Housing Grant Fund	-	181,345	-	181,345
Southminster Social Housing Grant Fund	-	291,761	-	291,761
Southminster Maldon DC Grant Fund	-	199,423	-	199,423
	-	<u>672,529</u>	-	<u>672,529</u>
<b>Endowment funds</b>				
Permanent Endowment	-	806,037	-	806,037
Housing Property Revaluation Reserve	-	955,781	-	955,781
	-	<u>1,761,818</u>	-	<u>1,761,818</u>
<b>TOTAL FUNDS</b>	<u>-</u>	<u>2,720,769</u>	<u>-</u>	<u>2,720,769</u>

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

13. MOVEMENT IN FUNDS - continued

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

	Incoming resources £	Resources expended £	Gains and losses £	Movement in funds £
<b>Unrestricted funds</b>				
Cyclical Maintenance Reserve	53,119	(5,372)	2,927	50,674
Extraordinary Repair Reserve	30,992	-	2,908	33,900
Building Fund Reserve	135,498	-	5,600	141,098
Revenue Reserve	80,427	(19,677)	-	60,750
	<u>300,036</u>	<u>(25,049)</u>	<u>11,435</u>	<u>286,422</u>
<b>Restricted funds</b>				
Althorne Social Housing Grant Fund	181,345	-	-	181,345
Southminster Social Housing Grant Fund	291,761	-	-	291,761
Southminster Maldon DC Grant Fund	199,423	-	-	199,423
	<u>672,529</u>	<u>-</u>	<u>-</u>	<u>672,529</u>
<b>Endowment funds</b>				
Permanent Endowment	805,631	-	406	806,037
Housing Property Revaluation Reserve	908,157	-	47,624	955,781
	<u>1,713,788</u>	<u>-</u>	<u>48,030</u>	<u>1,761,818</u>
<b>TOTAL FUNDS</b>	<u>2,686,353</u>	<u>(25,049)</u>	<u>59,465</u>	<u>2,720,769</u>

**Funds and Reserves**

**Permanent Endowment**

The Permanent Endowment is represented by the equity in the housing properties and the Permanent Endowment investments. Changes in the net book value of the housing properties are reflected in the Permanent Endowment by a transfer from or to the Revenue Reserve or other reserves, as far as possible, of an amount equal to the change in the accounting period. The fund is non-expendable.

**Housing Properties Revaluation Reserve**

The Housing Property Revaluation Reserve is permanent endowment of the Charity and is represented by the value of housing properties revaluation gains.

**Althorne Social Housing Grant Fund**

The Althorne Social Housing Grant Fund is a restricted fund and represents the grant received of £181,345 in connection with the housing property renovations at Althorne, Essex.

**Southminster Social Housing Grant Fund**

The Southminster Social Housing Grant Fund is a restricted fund and represents the grant received of £291,761 in connection with the building of the housing properties at Southminster, Essex.

**13. MOVEMENT IN FUNDS - continued**

**Southminster Maldon District Council Grant Fund**

The Southminster Maldon District Council Grant Fund is a restricted fund and represents the grant received of £199,423 in connection with the building of the housing properties at Southminster, Essex.

**Cyclical Maintenance Reserve**

The Cyclical Maintenance Reserve is unrestricted but designated by the Trustees to cover the cost of cyclical maintenance as it arises. A transfer to the Fund is made each year from the Revenue Reserve of a specific amount agreed by the Trustees.

**Extraordinary Repair Reserve**

The Extraordinary Repair Reserve is unrestricted but designated by the Trustees to cover the cost of extraordinary repairs as they arise. A transfer to the Fund is made each year from the Revenue Reserve of a specific amount agreed by the Trustees.

**Building Fund Reserve**

The Building Fund Reserve is an unrestricted fund designated by the Trustees to make provision for new accommodation for the beneficial class of the Charity in the future. A transfer is made from the Revenue Reserve each year to the Building Fund Reserve, this is a specific amount as agreed by the Trustees each year.

**Revenue Reserve**

The Revenue Reserve represents accumulated surpluses of the Charity and is unrestricted and available for the general purposes of the Charity.

**14. RELATED PARTY DISCLOSURES**

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

**15. LEGISLATIVE PROVISIONS**

The Charity is registered with the Charity Commission as a Charitable Incorporation Organisation, the Regulator of Social Housing (originally the Housing Corporation) as a Registered Provider of Social Housing and with the National Association of Almshouses as a Registered Almshouse Charity.

THE HENRY GILDER DRAKE CHARITY

DETAILED STATEMENT OF FINANCIAL ACTIVITIES  
FOR THE YEAR ENDED 31 MARCH 2024

	2024 £	2023 £
<b>INCOME AND ENDOWMENTS</b>		
<b>Investment income</b>		
Rent receivable - ground rent	100	-
COIF deposit account interest	<u>838</u>	<u>-</u>
	938	-
<b>Charitable activities</b>		
Contributions receivable	52,038	-
<b>Other income</b>		
Introduction of funds	<u>2,633,377</u>	<u>-</u>
<b>Total incoming resources</b>	<b>2,686,353</b>	<b>-</b>
<b>EXPENDITURE</b>		
<b>Charitable activities</b>		
Insurance	908	-
Repairs and maintenance	1,593	-
Cyclical repairs	1,246	-
Gardening	6,176	-
Careline	586	-
Sundry expenses	354	-
Bad debts written off	<u>(368)</u>	<u>-</u>
	10,495	-
<b>Support costs</b>		
<b>Management</b>		
Clerk fees	7,824	-
Legal and professional fees	4,812	-
Subscriptions	<u>160</u>	<u>-</u>
	12,796	-
<b>Governance costs</b>		
Independent examination fees	222	-
Accountancy fees	<u>1,536</u>	<u>-</u>
	1,758	-
<b>Total resources expended</b>	<u>25,049</u>	<u>-</u>
<b>Net income</b>	<u><u>2,661,304</u></u>	<u><u>-</u></u>

This page does not form part of the statutory financial statements

**THE HENRY GILDER DRAKE CHARITY**

England & Wales - Charity number 1157467

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# Accounts

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CHARITY COMMISSION  
FOR ENGLAND AND WALES

The Henry Gilder Drake Charity

1157467

## Receipts and payments accounts

CC16a

For the period  
from

1st April 2022

To

31st March 2023

### Section A Receipts and payments

	Unrestricted funds to the nearest £	Restricted funds to the nearest £	Endowment funds to the nearest £	Total funds to the nearest £	Last year to the nearest £
<b>A1 Receipts</b>					
	-	-	-	-	-
	-	-	-	-	-
	-	-	-	-	-
	-	-	-	-	-
	-	-	-	-	-
	-	-	-	-	-
	-	-	-	-	-
	-	-	-	-	-
	-	-	-	-	-
<b>Sub total (Gross income for AR)</b>	-	-	-	-	-
<b>A2 Asset and investment sales, (see table).</b>					
	-	-	-	-	-
	-	-	-	-	-
<b>Sub total</b>	-	-	-	-	-
<b>Total receipts</b>	-	-	-	-	-
<b>A3 Payments</b>					
	-	-	-	-	-
	-	-	-	-	-
	-	-	-	-	-
	-	-	-	-	-
	-	-	-	-	-
	-	-	-	-	-
	-	-	-	-	-
	-	-	-	-	-
	-	-	-	-	-
<b>Sub total</b>	-	-	-	-	-
<b>A4 Asset and investment purchases, (see table)</b>					
	-	-	-	-	-
	-	-	-	-	-
<b>Sub total</b>	-	-	-	-	-
<b>Total payments</b>	-	-	-	-	-
<b>Net of receipts/(payments)</b>	-	-	-	-	-
<b>A5 Transfers between funds</b>	-	-	-	-	-
<b>A6 Cash funds last year end</b>	-	-	-	-	-
<b>Cash funds this year end</b>	-	-	-	-	-

## Section B Statement of assets and liabilities at the end of the period

Categories	Details	Unrestricted funds to nearest £	Restricted funds to nearest £	Endowment funds to nearest £
<b>B1 Cash funds</b>		-	-	-
		-	-	-
		-	-	-
		-	-	-
	<b>Total cash funds</b>		-	-
	(agree balances with receipts and payments account(s))	OK	OK	OK
<b>B2 Other monetary assets</b>	Details	Unrestricted funds to nearest £	Restricted funds to nearest £	Endowment funds to nearest £
		-	-	-
		-	-	-
		-	-	-
		-	-	-
		-	-	-
<b>B3 Investment assets</b>	Details	Fund to which asset belongs	Cost (optional)	Current value (optional)
			-	-
			-	-
			-	-
			-	-
<b>B4 Assets retained for the charity's own use</b>	Details	Fund to which asset belongs	Cost (optional)	Current value (optional)
			-	-
			-	-
			-	-
			-	-
			-	-
			-	-
			-	-
			-	-
			-	-
<b>B5 Liabilities</b>	Details	Fund to which liability relates	Amount due (optional)	When due (optional)
			-	
			-	
			-	
			-	

Signed by one or two trustees on behalf of all the trustees

Signature 	Print Name Mrs C Fisher Mrs P Channer	Date of approval 27.10.23 27.10.23
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**Trustees' Annual Report for the period**

**From 1<sup>st</sup> April 2022 Period start date To 31<sup>st</sup> March 2023 Period end date**

**Charity name: The Henry Gilder Drake Charity**

**Charity registration number: 1157467**

**Objectives and Activities**

	SORP reference	
Summary of the purposes of the charity as set out in its governing document	Para 1.17	<p>- The provision of almshouse accommodation and associated amenities for poor persons of good character who are not less than 60 years of age and are members of churches of non-conformist denominations and who are resident in one of the parishes of Althorne, Latchingdon, Mayland and Southminster (all as constituted on 29<sup>th</sup> April 1921) provided that if on the occasion of a vacancy for a resident there is no duly qualified applicant who is a member of a church of the non-conformist denominations suitable for appointment the charity trustees may appoint a poor person of good character of not less than 60 years of age who is resident in one of the said parishes; and</p> <p>- In relation to any property or properties acquired or built by the charity trustees after the date of adoption of this constitution, the provision of accommodation and associated amenities for any person over the age of 18 years who has need of such accommodation as a result of his or her financial circumstances, illness or disability and who at the time of appointment by the charity trustees is resident in the Area of Benefit or has a close family member who is resident in the Area of Benefit</p>
Summary of the main activities in relation to those purposes for the public benefit, in particular, the activities, projects or services identified in the accounts.	Para 1.17 and 1.19	Provision of affordable housing (almshouses) for public benefit
Statement confirming whether the trustees have had regard to the guidance issued by the Charity	Para 1.18	The trustees have had regard to the guidance issued by the Charity Commission

Commission on public benefit		
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**Additional information (optional)**

You may choose to include further statements where relevant about:

	SORP reference	
Policy on grant making	Para 1.38	
Policy on social investment including program related investment	Para 1.38	
Contribution made by volunteers	Para 1.38	
Other		

**Achievements and Performance**

	SORP reference	
Summary of the main achievements of the charity, identifying the difference the charity's work has made to the circumstances of its beneficiaries and any wider benefits to society as a whole.	Para 1.20	None

**Additional information (optional)**

You may choose to include further statements where relevant about:

Achievements against objectives set	Para 1.41	
-------------------------------------	-----------	--

Performance of fundraising activities against objectives set	Para 1.41	None
Investment performance against objectives	Para 1.41	None
Other		This year the CIO has not carried out any activities and is for the new status of an old charity.

### Financial Review

Review of the charity's financial position at the end of the period	Para 1.21	None
Statement explaining the policy for holding reserves stating why they are held	Para 1.22	None. The charity will build reserves and spend them on its charitable activities once the transfer of assets from the old charity to the CIO is complete
Amount of reserves held	Para 1.22	None
Reasons for holding zero reserves	Para 1.22	None
Details of fund materially in deficit	Para 1.24	None
Explanation of any uncertainties about the charity continuing as a going concern	Para 1.23	None

### Additional information (optional)

You may choose to include further statements where relevant about:

The charity's principal sources of funds (including any fundraising)	Para 1.47	Funds will be transferred from the old charity when the set up is complete
Investment policy and objectives including any social investment policy adopted	Para 1.46	None
A description of the principal risks facing the charity	Para 1.46	None

Other		
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## Structure, Governance and Management

Description of charity's trusts:		
Type of governing document (trust deed, royal charter)	Para 1.25	Constitution
How is the charity constituted? (e.g unincorporated association, CIO)	Para 1.25	CIO
Trustee selection methods including details of any constitutional provisions e.g. election to post or name of any person or body entitled to appoint one or more trustees	Para 1.25	Appointed by existing trustees

### Additional information (optional)

You may choose to include further statements where relevant about:

Policies and procedures adopted for the induction and training of trustees	Para 1.51	
The charity's organisational structure and any wider network with which the charity works	Para 1.51	
Relationship with any related parties	Para 1.51	
Other		

### Reference and Administrative details

Charity name	
Other name the charity uses	
Registered charity number	1157467

Charity's principal address	286 Mersea Road Colchester CO2 8QY
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**Names of the charity trustees who manage the charity**

	Trustee name	Office (if any)	Dates acted if not for whole year	Name of person (or body) entitled to appoint trustee (if any)
1	Mr R Boyce	Chair		
2	Mr P Davey			
3	Ms P Channer			
4	Mrs C Fisher			
5	Mrs J Hawkes			
6	Mr B Noye			
7	Mr R Pratt			
8	Mrs J Jeffery		From 2 <sup>nd</sup> July 2021	
9				
10				
11				
12				
13				
14				
15				
16				
17				
18				
19				
20				

**Corporate trustees – names of the directors at the date the report was approved**

Director name		

**Name of trustees holding title to property belonging to the charity**

Trustee name	Dates acted if not for whole year	

**Funds held as custodian trustees on behalf of others**

Description of the assets held in this capacity	None
Name and objects of the charity on whose behalf the assets are held and how this falls within the custodian charity's objects	None
Details of arrangements for safe custody and segregation of such assets from the charity's own assets	None

**Additional information (optional)**

**Names and addresses of advisers (Optional information)**

Type of adviser	Name	Address

**Name of chief executive or names of senior staff members (Optional information)**

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**Exemptions from disclosure**

Reason for non-disclosure of key personnel details

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**Other optional information**

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## Declarations

The trustees declare that they have approved the trustees' report above.

Signed on behalf of the charity's trustees

Signature(s)		
Full name(s)	C Fisher	P Channer
Position (eg Secretary, Chair, etc)	Chair	
Date	27.10.23	

**THE HENRY GILDER DRAKE CHARITY**

England & Wales - Charity number 1157467

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# Accounts

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CHARITY COMMISSION  
FOR ENGLAND AND WALES

The Henry Gilder Drake Charity 1157467

**Receipts and payments accounts**

CC16a

For the period from 1st April 2021 To 31st March 2022

**Section A Receipts and payments**

	Unrestricted funds to the nearest £	Restricted funds to the nearest £	Endowment funds to the nearest £	Total funds to the nearest £	Last year to the nearest £
<b>A1 Receipts</b>					
	-	-	-	-	-
	-	-	-	-	-
	-	-	-	-	-
	-	-	-	-	-
	-	-	-	-	-
	-	-	-	-	-
	-	-	-	-	-
	-	-	-	-	-
<b>Sub total (Gross income for AR)</b>	-	-	-	-	-
<b>A2 Asset and investment sales, (see table).</b>					
	-	-	-	-	-
<b>Sub total</b>	-	-	-	-	-
<b>Total receipts</b>	-	-	-	-	-
<b>A3 Payments</b>					
	-	-	-	-	-
	-	-	-	-	-
	-	-	-	-	-
	-	-	-	-	-
	-	-	-	-	-
	-	-	-	-	-
	-	-	-	-	-
	-	-	-	-	-
<b>Sub total</b>	-	-	-	-	-
<b>A4 Asset and investment purchases, (see table)</b>					
	-	-	-	-	-
<b>Sub total</b>	-	-	-	-	-
<b>Total payments</b>	-	-	-	-	-
<b>Net of receipts/(payments)</b>	-	-	-	-	-
A5 Transfers between funds	-	-	-	-	-
A6 Cash funds last year end	-	-	-	-	-
<b>Cash funds this year end</b>	-	-	-	-	-

**Section B Statement of assets and liabilities at the end of the period**

Categories	Details	Unrestricted funds to nearest £	Restricted funds to nearest £	Endowment funds to nearest £
<b>B1 Cash funds</b>		-	-	-
		-	-	-
		-	-	-
	<b>Total cash funds</b>	-	-	-

(agree balances with receipts and payments account(s))

Unrestricted funds to nearest £	Restricted funds to nearest £	Endowment funds to nearest £
OK	OK	OK



Categories	Details	Unrestricted funds to nearest £	Restricted funds to nearest £	Endowment funds to nearest £
<b>B2 Other monetary assets</b>		-	-	-
		-	-	-
		-	-	-
		-	-	-
		-	-	-
		-	-	-

Categories	Details	Fund to which asset belongs	Cost (optional)	Current value (optional)
<b>B3 Investment assets</b>			-	-
			-	-
			-	-
			-	-
			-	-

Categories	Details	Fund to which asset belongs	Cost (optional)	Current value (optional)
<b>B4 Assets retained for the charity's own use</b>			-	-
			-	-
			-	-
			-	-
			-	-
			-	-
			-	-
			-	-
			-	-

Categories	Details	Fund to which liability relates	Amount due (optional)	When due (optional)
<b>B5 Liabilities</b>			-	
			-	
			-	
			-	
			-	

Signed by one or two trustees on behalf of all the trustees

Signature	Print Name	Date of approval
	Robert G Boyce	07/01/2023
	Mrs C Fisher	07/01/2023



## Trustees' Annual Report for the period

From 1<sup>st</sup> April 2021 Period start date To 31<sup>st</sup> March 2022 Period end date

Charity name: The Henry Gilder Drake Charity

Charity registration number: 1157467

## Objectives and Activities

	SORP reference	
Summary of the purposes of the charity as set out in its governing document	Para 1.17	<ul style="list-style-type: none"><li>- The provision of almshouse accommodation and associated amenities for poor persons of good character who are not less than 60 years of age and are members of churches of non-conformist denominations and who are resident in one of the parishes of Althorne, Latchingdon, Mayland and Southminster (all as constituted on 29<sup>th</sup> April 1921) provided that if on the occasion of a vacancy for a resident there is no duly qualified applicant who is a member of a church of the non-conformist denominations suitable for appointment the charity trustees may appoint a poor person of good character of not less than 60 years of age who is resident in one of the said parishes; and</li><li>- In relation to any property or properties acquired or built by the charity trustees after the date of adoption of this constitution, the provision of accommodation and associated amenities for any person over the age of 18 years who has need of such accommodation as a result of his or her financial circumstances, illness or disability and who at the time of appointment by the charity trustees is resident in the Area of Benefit or has a close family member who is resident in the Area of Benefit</li></ul>
Summary of the main activities in relation to those purposes for the public benefit, in particular, the activities, projects or services identified in the accounts.	Para 1.17 and 1.19	Provision of affordable housing (almshouses) for public benefit
Statement confirming whether the trustees have had regard to the guidance issued by the Charity	Para 1.18	The trustees have had regard to the guidance issued by the Charity Commission

Commission on public benefit		
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**Additional information (optional)**

You may choose to include further statements where relevant about:

	SORP reference	
Policy on grant making	Para 1.38	
Policy on social investment including program related investment	Para 1.38	
Contribution made by volunteers	Para 1.38	
Other		

**Achievements and Performance**

	SORP reference	
Summary of the main achievements of the charity, identifying the difference the charity's work has made to the circumstances of its beneficiaries and any wider benefits to society as a whole.	Para 1.20	None

**Additional information (optional)**

You may choose to include further statements where relevant about:

Achievements against objectives set	Para 1.41	
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Description of the assets held in this capacity	None
Name and objects of the charity on whose behalf the assets are held and how this falls within the custodian charity's objects	None
Details of arrangements for safe custody and segregation of such assets from the charity's own assets	None

**Additional information (optional)**

**Names and addresses of advisers (Optional information)**

Type of adviser	Name	Address

**Name of chief executive or names of senior staff members (Optional information)**

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**Exemptions from disclosure**

Reason for non-disclosure of key personnel details

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**Other optional information**

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Charity's principal address	286 Mersea Road Colchester CO2 8QY
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**Names of the charity trustees who manage the charity**

	Trustee name	Office (if any)	Dates acted if not for whole year	Name of person (or body) entitled to appoint trustee (if any)
1	Mr R Boyce	Chair		
2	Mr P Davey			
3	Ms P Channer			
4	Mrs C Fisher			
5	Mrs J Hawkes			
6	Mr B Noye			
7	Mr R Pratt			
8	Mrs J Jeffery		From 2 <sup>nd</sup> July 2021	
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**Corporate trustees – names of the directors at the date the report was approved**

Director name		

**Name of trustees holding title to property belonging to the charity**

Trustee name	Dates acted if not for whole year	

**Funds held as custodian trustees on behalf of others**

Other		
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## Structure, Governance and Management

Description of charity's trusts:		
Type of governing document (trust deed, royal charter)	Para 1.25	Constitution
How is the charity constituted? (e.g. unincorporated association, CIO)	Para 1.25	CIO
Trustee selection methods including details of any constitutional provisions e.g. election to post or name of any person or body entitled to appoint one or more trustees	Para 1.25	Appointed by existing trustees

### Additional information (optional)

You may choose to include further statements where relevant about:

Policies and procedures adopted for the induction and training of trustees	Para 1.51	
The charity's organisational structure and any wider network with which the charity works	Para 1.51	
Relationship with any related parties	Para 1.51	
Other		

## Reference and Administrative details

Charity name	
Other name the charity uses	
Registered charity number	

Performance of fundraising activities against objectives set	Para 1.41	None
Investment performance against objectives	Para 1.41	None
Other		This year the CIO has not carried out any activities and is for the new status of an old charity.

## Financial Review

Review of the charity's financial position at the end of the period	Para 1.21	None
Statement explaining the policy for holding reserves stating why they are held	Para 1.22	None. The charity will build reserves and spend them on its charitable activities once the transfer of assets from the old charity to the CIO is complete
Amount of reserves held	Para 1.22	None
Reasons for holding zero reserves	Para 1.22	None
Details of fund materially in deficit	Para 1.24	None
Explanation of any uncertainties about the charity continuing as a going concern	Para 1.23	None

## Additional information (optional)

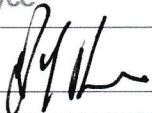
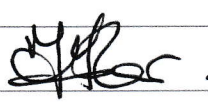
You may choose to include further statements where relevant about:

The charity's principal sources of funds (including any fundraising)	Para 1.47	Funds will be transferred from the old charity when the set up is complete
Investment policy and objectives including any social investment policy adopted	Para 1.46	None
A description of the principal risks facing the charity	Para 1.46	None

## Declarations

The trustees declare that they have approved the trustees' report above.

Signed on behalf of the charity's trustees

Signature(s)		
Full name(s)	RG Boyce	C Fisher
Position (eg Secretary, Chair, etc)	Chair 	
Date	7 <sup>th</sup> January 2023	

**THE HENRY GILDER DRAKE CHARITY**

England & Wales - Charity number 1157467

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# Accounts

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CHARITY COMMISSION  
FOR ENGLAND AND WALES

The Henry Gilder Drake Charity

1157467

## Receipts and payments accounts

CC16a

For the period  
from

1st April 2020

To

31st March 2021

### Section A Receipts and payments

	Unrestricted funds to the nearest £	Restricted funds to the nearest £	Endowment funds to the nearest £	Total funds to the nearest £	Last year to the nearest £
<b>A1 Receipts</b>					
	-	-	-	-	-
	-	-	-	-	-
	-	-	-	-	-
	-	-	-	-	-
	-	-	-	-	-
	-	-	-	-	-
	-	-	-	-	-
<b>Sub total (Gross income for AR)</b>	-	-	-	-	-
<b>A2 Asset and investment sales, (see table).</b>					
	-	-	-	-	-
	-	-	-	-	-
<b>Sub total</b>	-	-	-	-	-
<b>Total receipts</b>	-	-	-	-	-
<b>A3 Payments</b>					
	-	-	-	-	-
	-	-	-	-	-
	-	-	-	-	-
	-	-	-	-	-
	-	-	-	-	-
	-	-	-	-	-
	-	-	-	-	-
	-	-	-	-	-
<b>Sub total</b>	-	-	-	-	-
<b>A4 Asset and investment purchases, (see table)</b>					
	-	-	-	-	-
	-	-	-	-	-
<b>Sub total</b>	-	-	-	-	-
<b>Total payments</b>	-	-	-	-	-
<b>Net of receipts/(payments)</b>	-	-	-	-	-
<b>A5 Transfers between funds</b>	-	-	-	-	-
<b>A6 Cash funds last year end</b>	-	-	-	-	-
<b>Cash funds this year end</b>	-	-	-	-	-

## Section B Statement of assets and liabilities at the end of the period

Categories	Details	Unrestricted funds to nearest £	Restricted funds to nearest £	Endowment funds to nearest £
<b>B1 Cash funds</b>		-	-	-
		-	-	-
		-	-	-
	<b>Total cash funds</b>	-	-	-

(agree balances with receipts and payments account(s))

	Details	Unrestricted funds to nearest £	Restricted funds to nearest £	Endowment funds to nearest £
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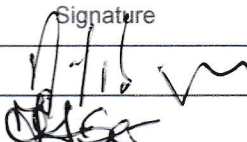
<b>B2 Other monetary assets</b>		-	-	-
		-	-	-
		-	-	-
		-	-	-
		-	-	-
		-	-	-

	Details	Fund to which asset belongs	Cost (optional)	Current value (optional)
<b>B3 Investment assets</b>			-	-
			-	-
			-	-
			-	-
			-	-

	Details	Fund to which asset belongs	Cost (optional)	Current value (optional)
<b>B4 Assets retained for the charity's own use</b>			-	-
			-	-
			-	-
			-	-
			-	-
			-	-
			-	-
			-	-

	Details	Fund to which liability relates	Amount due (optional)	When due (optional)
<b>B5 Liabilities</b>			-	
			-	
			-	
			-	
			-	

Signed by one or two trustees on behalf of all the trustees

Signature	Print Name	Date of approval
	Robert G Boyce	02/07/2022
	Mrs C Fisher	02/07/2022



## Trustees' Annual Report for the period

From 1<sup>st</sup> April 2020 Period start date To 31<sup>st</sup> March 2021 Period end date

Charity name: The Henry Gilder Drake Charity

Charity registration number: 1157467

### Objectives and Activities

	SORP reference	
Summary of the purposes of the charity as set out in its governing document	Para 1.17	<ul style="list-style-type: none"><li>- The provision of almshouse accommodation and associated amenities for poor persons of good character who are not less than 60 years of age and are members of churches of non-conformist denominations and who are resident in one of the parishes of Althorne, Latchingdon, Mayland and Southminster (all as constituted on 29<sup>th</sup> April 1921) provided that if on the occasion of a vacancy for a resident there is no duly qualified applicant who is a member of a church of the non-conformist denominations suitable for appointment the charity trustees may appoint a poor person of good character of not less than 60 years of age who is resident in one of the said parishes; and</li><li>- In relation to any property or properties acquired or built by the charity trustees after the date of adoption of this constitution, the provision of accommodation and associated amenities for any person over the age of 18 years who has need of such accommodation as a result of his or her financial circumstances, illness or disability and who at the time of appointment by the charity trustees is resident in the Area of Benefit or has a close family member who is resident in the Area of Benefit</li></ul>
Summary of the main activities in relation to those purposes for the public benefit, in particular, the activities, projects or services identified in the accounts.	Para 1.17 and 1.19	Provision of affordable housing (almshouses) for public benefit
Statement confirming whether the trustees have had regard to the guidance issued by the Charity	Para 1.18	The trustees have had regard to the guidance issued by the Charity Commission

Commission on public benefit		
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**Additional information (optional)**

You may choose to include further statements where relevant about:

	SORP reference	
Policy on grant making	Para 1.38	
Policy on social investment including program related investment	Para 1.38	
Contribution made by volunteers	Para 1.38	
Other		

**Achievements and Performance**

	SORP reference	
Summary of the main achievements of the charity, identifying the difference the charity's work has made to the circumstances of its beneficiaries and any wider benefits to society as a whole.	Para 1.20	None

**Additional information (optional)**

You may choose to include further statements where relevant about:

Achievements against objectives set	Para 1.41	
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Performance of fundraising activities against objectives set	Para 1.41	None
Investment performance against objectives	Para 1.41	None
Other		This year the CIO has not carried out any activities and is for the new status of an old charity.

## Financial Review

Review of the charity's financial position at the end of the period	Para 1.21	None
Statement explaining the policy for holding reserves stating why they are held	Para 1.22	None. The charity will build reserves and spend them on its charitable activities once the transfer of assets from the old charity to the CIO is complete
Amount of reserves held	Para 1.22	None
Reasons for holding zero reserves	Para 1.22	None
Details of fund materially in deficit	Para 1.24	None
Explanation of any uncertainties about the charity continuing as a going concern	Para 1.23	None

### Additional information (optional)

You may choose to include further statements where relevant about:

The charity's principal sources of funds (including any fundraising)	Para 1.47	Funds will be transferred from the old charity when the set up is complete
Investment policy and objectives including any social investment policy adopted	Para 1.46	None
A description of the principal risks facing the charity	Para 1.46	None

Other		
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## Structure, Governance and Management

Description of charity's trusts:		
Type of governing document (trust deed, royal charter)	Para 1.25	Constitution
How is the charity constituted? (e.g unincorporated association, CIO)	Para 1.25	CIO
Trustee selection methods including details of any constitutional provisions e.g. election to post or name of any person or body entitled to appoint one or more trustees	Para 1.25	Appointed by existing trustees

### Additional information (optional)

You may choose to include further statements where relevant about:

Policies and procedures adopted for the induction and training of trustees	Para 1.51	
The charity's organisational structure and any wider network with which the charity works	Para 1.51	
Relationship with any related parties	Para 1.51	
Other		

### Reference and Administrative details

Charity name	
Other name the charity uses	
Registered charity number	

Charity's principal address	PO Box 993 Colchester CO3 3TQ

**Names of the charity trustees who manage the charity**

	Trustee name	Office (if any)	Dates acted if not for whole year	Name of person (or body) entitled to appoint trustee (if any)
1	Mr R Boyce	Chair		
2	Mr P Davey			
3	Ms P Channer			
4	Mrs C Fisher			
5	Mrs J Hawkes			
6	Mr M Helm			
7	Mr B Noye			
8	Mr R Pratt			
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**Corporate trustees – names of the directors at the date the report was approved**

Director name		

**Name of trustees holding title to property belonging to the charity**

Trustee name	Dates acted if not for whole year	

## Funds held as custodian trustees on behalf of others

Description of the assets held in this capacity	None
Name and objects of the charity on whose behalf the assets are held and how this falls within the custodian charity's objects	None
Details of arrangements for safe custody and segregation of such assets from the charity's own assets	None

### Additional information (optional)

#### Names and addresses of advisers (Optional information)

Type of adviser	Name	Address
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#### Name of chief executive or names of senior staff members (Optional information)

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### Exemptions from disclosure

Reason for non-disclosure of key personnel details

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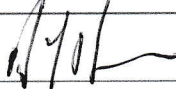

### Other optional information

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## Declarations

The trustees declare that they have approved the trustees' report above.

Signed on behalf of the charity's trustees

Signature(s)		
Full name(s)	RG Boyce	C Fisher
Position (eg Secretary, Chair, etc)	Chair	

Date