

THE LADY FRANCES PEYTON'S HOSPITAL ALMSHOUSE CHARITY

England & Wales · Charity number 1164982

Details

Status Registered

Legal form CIO

Company number [00203559](#)

Registered 2015-12-23

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

Contact

Address 2 The Briars
Isleham
Ely
Cambridgeshire
CB7 5UY

Phone 07718340241

Email robin@threadgolds.com

Activities

Objects: ALMSHOUSES FOR THE BENEFIT OF POOR PERSONS OF GOOD CHARACTER WHO ARE INHABITANTS OF THE PARISH OF ISLEHAM.

Activities: The Charity owns and manages Almshouses in Isleham, Cambridgeshire

Classification

- **How:** Provides Buildings/facilities/open Space
- **What:** Accommodation/housing
- **Who:** The General Public/mankind

Geography

- Cambridgeshire

Finances

Period end	Income	Expenditure	Assets	Employees
2025-12-31	£60,107	£28,889	-	-
2024-12-31	£1,078,544	£330,506	£1,274,758	0
2023-12-31	£29,997	£15,977	-	-
2022-12-31	£27,620	£7,891	-	-
2021-12-31	£28,531	£9,192	-	-
2020-12-31	£199,981	£16,272	-	-

Trustees

Name	Role	Appointed
Barbara Murfitt		2017-01-17
CHRISTOPHER ELMER		2020-02-01
David Manns		2017-03-21
Dr Christopher Corbin		2022-09-26
PAULINE WILKES		2012-06-19
RICHARD RADCLIFFE		2014-03-11

Accounts

Charity number: 1164982

**THE LADY FRANCES PEYTON'S
HOSPITAL ALMHOUSE CHARITY**

**Receipts and Payments Accounts
for the year ended
31 December 2025**

The Lady Frances Peyton's Hospital Almhouse Charity
Statement of Receipts and Payments
for the year ended 31 December 2025

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The Lady Frances Peyton's Hospital Almshouse Charity
Trustees Annual Report for the year ended
31 December 2025

The Lady Frances Peyton's Hospital Almshouse Charity was governed by a Scheme sealed by the Charity Commission on 8 June 1988.

Registered Charity No: 1164982 (Previously: 2035559)

Almshouse Association No: 0586

On 23 December 2015 it transferred all its assets into a Charitable Incorporated Organisation.

The registered charity number remains the same.

The original Hospital at Isleham was founded by Lady Frances Peyton in 1582. In 1982 a special service of thanksgiving was held to celebrate the fourth centenary of the foundation and the reopening of the almshouses after a major rebuild and renovation scheme had been completed.

Currently there are four almshouses; two single storey cottages on The Causeway, Isleham, which are listed as of architectural interest and two bungalows on Sun Street, Isleham, that were built in 1995. The two single storey cottages were further refurbished and renovated during the year, continuing the works started in 2024. The total cost of the works is expected to total £350,000; a further £14,080 was spent in the year in addition to the £324,933 that was spent in 2024.

During the year the Charity continued to invest the proceeds from the sale of the land in 2024 to Havebury Homes; the proceeds were primarily invested in fixed term deposits but were transferred to short term deposit at year end in readiness for the acquisition of new homes. On 27th February 2026 the Charity completed the purchase of 4 new homes from Havebury Homes for £1.0 million. The new homes are on Station Road, Isleham.

To be considered for appointment as a beneficiary (resident) of the Charity, applicants must be poor persons of good character and inhabitants of Isleham or have a close association with the village.

The Charity is governed by a Trustee body made up of up to nine persons. One trustee is an ex-officio trustee (the person being in situ as vicar of the church of St Andrew, Isleham), five co-opted trustees and three trustees nominated by the Isleham Parish Council.

As at 31 December 2025, the governing Trustees were:

Mr Richard Radcliffe
45 Sun Street
Isleham
Ely, Cambs.
CB7 5RU

Chairman – Co-opted Trustee

Mrs Pauline Wilkes
6 Limestone Close
Isleham
Ely, Cambs.
CB7 5RP

Nominated Trustee

**The Lady Frances Peyton's Hospital Almhouse Charity
Trustees Annual Report for the year ended
31 December 2025**

Mrs Barbara Murfitt
14 Aves Close
Isleham
Ely, Cambs.
CB7 5TE

Co-opted Trustee

Mr David Manns
4 Chestnut Close
Mildenhall
Suffolk
IP28 7NL

Co-opted Trustee

Mr Christopher Elmer
30 Limestone Close
Isleham
Ely, Cambs.
CB7 5RP

Co-opted Trustee

Dr Christopher Corbin
5 Priory Gardens
Isleham
Ely, Cambs.
CB7 5ZB

Co-opted Trustee

Secretary/Treasurer
Robin Threadgold
2 The Briars
Isleham
Ely, Cambs.
CB7 5UY

Independent Examiner
Mr H Watson FCCA
The MHH Partnership, Elstree House, Watson's Yard, Cottenham, Cambridge CB24 8RX

Solicitor
Sheila Small
Ashtons Legal, Chequers House, 77-81 Newmarket Road, Cambridge CB5 8EU

Consultant Architect
Mr Richard Waite
34 Bridge Street, Kings Lynn PE30 5AB

The Lady Frances Peyton's Hospital Almhouse Charity
Trustees Annual Report for the year ended
31 December 2025

Appointment of Trustees

Trustees are recruited by personal invitation of existing trustees. A small introduction letter is submitted to the board and a vote is then taken.

New trustees are guided through the process by the existing trustees. There is also the Almshouse Association magazine which has ideas and support structures within it that all trustees have access to. The Charity takes guidance from the Charity Commission and the Almshouse Association.

Objectives and Activities

The objectives of the Charity are:

to ensure the almshouses and gardens are kept in a good state of repair

to ensure the welfare of the beneficiaries

to ensure the assets of the charity are maintained for the future success of the charity

In the year there were no vacancies at the almshouses.

The charity retains 2 parcels of agricultural land at East Fen and off Fordham Road, which are both let. The charity also retains 2 acres of land off Station Road, adjacent to the land being developed by Havebury Homes.

There continues to be the need for additional good quality, well managed affordable rented housing in Isleham. The local housing need remains real and the charity is committed to help local people to be able to access affordable housing in the village.

The Lady Frances Peyton's Hospital Almhouse Charity
Trustees Annual Report for the year ended
31 December 2025

Statement of trustees' responsibilities

Charity law requires the trustees to prepare financial statements for each financial year, which gives a true and fair view of the state of affairs of the charity and of its financial activities for that period. In preparing those financial statements the trustees are required to:

select suitable accounting policies and apply them consistently;
make judgements and estimates that are reasonable and prudent;
prepare the financial statements on the going concern basis unless it is inappropriate to assume the charity will continue operating.

The trustees are responsible for keeping proper accounting records which disclose with reasonable accuracy at any time the financial position of the charity and to enable them to ensure that the financial statements comply with the Charities Act 2011.

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

Signed  Mr R Radcliffe (Chairman)
Date 29.6.26

**The Lady Frances Peyton's Hospital Almhouse Charity
Report of the Independent Examiner to the Trustees
on the accounts of Lady Frances Peyton Hospital Charity
for the year ended 31 December 2025**

I report on the accounts of the Charity for the year ended 31 December 2025, which are set out on pages 6-8.

Respective responsibilities of trustees and examiner

The charity's trustees are responsible for the preparation of the accounts.

The trustees consider that an audit is not required for this year under Section 144 of the Charities Act 2011 (the Charities Act) and that an Independent Examination is required.

As an examiner it is my responsibility to:

- a) examine the accounts under s145 of the Charities Act
- b) follow the procedures laid down in the General Directions given by the Charity Commissioners (under s145(5)(b) of the Charities Act and
- c) to state whether particular matters have come to my attention

Basis of the examiner's report

My examination was carried out in accordance with the General Directions given by the Charity Commission. An examination includes a review of the accounting records kept by the Charity and a comparison of the accounts with those records. It also includes consideration of any unusual items or disclosures in the accounts, and seeking explanations from the trustees concerning such matters.

The procedures undertaken do not provide all the evidence that would be required in an audit, and consequently no opinion is given as to whether the accounts present a "true and fair" view and the report is limited to those matters set out in the statement below.

Independent Examiner's Statement, report and opinion

In connection with my examination, no matter has come to my attention :

- 1) which gives me reasonable cause to believe that in any material respect the requirements:
 - a) to keep accounting records in accordance with section 130 of the Charities Act; and
 - b) to prepare accounts which accord with the accounting records and to comply with the accounting requirements of the charities Act have not been met **or**
- 2) to which, in my opinion, attention should be drawn to enable a proper understanding of the accounts to be reached.

H Watson FCCA
The MHH Partnership Ltd
Chartered Certified Accountants
Elstree House, Watson's Yard
Cottenham
Cambridge
CB24 8RX


.....

DATE 10 July 2026

The Lady Frances Peyton's Hospital Almhouse Charity
Statement of Receipts and Payments
for the year ended 31 December 2025

<u>INCOME</u>	<u>Notes</u>	General Funds	Endowment Funds	Total 2025	Total 2024
Tenants Maintenance Contributions		23,570		23,570	21,819
Land & Allotment Rents	1	1,300		1,300	1,300
Sale of Land		-		-	1,021,220
Interest Received on Investments		25,872	9,111	34,983	33,785
Telephone Call Reimbursements		255		255	420
		50,997	9,111	60,107	1,078,544
<u>EXPENDITURE</u>					
Maintenance & Gardening Costs	3	10,853		10,853	1,150
Water Rates		1,439		1,439	1,004
Insurance		1,345		1,345	1,403
Telephone & Care Call		489		489	1,077
Almshouses Association Subscription & Fees		302		302	571
TV Licence		8		8	8
Refurbishment works		14,080		14,080	324,933
Independent Examination		372		372	360
		28,889	-	28,889	330,506
SURPLUS/(DEFICIT)		22,108	9,111	31,219	748,038
Transfer of Interest to General Funds		9,111	- 9,111	-	-
Profit/Loss on investments during year			6,809	6,809	7,587
Cash Funds as at 31 December 2024		1,058,819	216,315	1,275,133	519,508
Cash Funds as at 31 December 2025		1,090,038	223,123	1,313,161	1,275,133
Bank Current Account		41,538		41,538	5,398
Bank Deposit Account		1,048,499	131,002	1,179,501	1,053,421
Fixed Interest Fund			-	-	35,435
Investment Fund			-	-	99,242
Property Fund			25,634	25,634	24,720
NAACIF			66,487	66,487	56,917
		1,090,038	223,123	1,313,160	1,275,133

The Lady Frances Peyton's Hospital Almhouse Charity
Statement of Assets and Liabilities
for the year ended 31 December 2025

FIXED ASSETS

Land & Property

- 1 2 dwellings at 17 & 19 The Causeway, Isleham, Ely, Cambs.
2 dwellings at 26a & 26b Sun Street, Isleham, Ely, Cambs.
- 2 1.7 acres in East Fen, Isleham - let on a tenancy
- 3 0.5 acres of land off Fordham Road, Isleham - let on a tenancy
- 4 2 acres of land in Station Road, Isleham - currently unlet

CURRENT ASSETS

Bank & Investment Funds

	<u>2025</u>	<u>2024</u>
Lloyds/TSB Treasurers Account	41,538	5,398
Deposit Accounts	1,086,653	969,683
COIF Charity Deposit Fund (CMF, ERF)	92,848	83,737
Fixed Interest Fund (PE)	-	35,435
Investment Fund (PE)	-	99,242
Property Fund(PE)	25,634	24,720
NAACIF	66,487	56,917
	<u><u>1,313,160</u></u>	<u><u>1,275,133</u></u>
<u>Debtors</u>		
	<u>-</u>	<u>-</u>
	<u>-</u>	<u>-</u>
<u>Creditors</u>		
Examination fee	<u>390</u>	<u>375</u>
	<u>390</u>	<u>375</u>

Treasurer's Declaration

The Statement of assets and Liabilities represents the true state of the Charity's finances to the best of my knowledge.

Mr R Threadgold

R. Threadgold

Dated

29 June 2026

The Lady Frances Peyton's Hospital Almhouse Charity
Notes to the Receipts and Payments Account
for the year ended 31 December 2025

1	<u>Land & Allotment Rents</u>	<u>2025</u>
	Rents received in respect of 2025	<u><u>1,300</u></u>

2	<u>Transfers from Deposit Funds (ERF/CRF)</u>	
	There were no transfers from the deposit fund in this year.	

3	<u>Maintenance & Gardening Costs</u>	<u>2025</u>
	Refurbishment costs	14,080
	Other routine maintenance	10,853
		<u><u>24,933</u></u>

4	<u>Investment M&G NAACIF</u>	<u>2025</u>
	There was no further investments made to the National Association of Almshouses Common Investment Fund.	

Accounts

Charity number: 1164982

**LADY FRANCES PEYTON
HOSPITAL CHARITY**

**Receipts and Payments Accounts
for the year ended
31 December 2024**

Lady Frances Peyton Hospital Charity
Statement of Receipts and Payments
for the year ended 31 December 2024

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Lady Frances Peyton Hospital Charity
Trustees Annual Report for the year ended
31 December 2024

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Registered Charity No: 1164982 (Previously: 2035559)

Almshouse Association No: 0586

On 23 December 2015 it transferred all its assets into a Charitable Incorporated Organisation. The registered charity number remains the same.

The original Hospital at Isleham was founded by Lady Frances Peyton in 1582. In 1982 a special service of thanksgiving was held to celebrate the fourth centenary of the foundation and the reopening of the almshouses after a major rebuild and renovation scheme had been completed.

Currently there are four almshouses; two single storey cottages listed as of architectural interest and two bungalows that were built in 1995. The two single storey cottages were refurbished and renovated during the year. The total cost of the works is expected to total £350,000 and of this £324,933 was spent in the year.

During the year, 5 acres of land was sold to Havebury Housing Association for £1,021,220. Havebury Housing Association are to build 49 properties and 4 of these will be purchased by the Charity in early 2026. In the intervening period the sale proceeds are primarily invested in fixed term deposit accounts.

In order to be considered for appointment as a beneficiary (resident) of the Charity, applicants must be poor persons of good character and inhabitants of Isleham or neighbouring villages.

The Charity is governed by a Trustee body made up of nine persons. One trustee is an ex-officio trustee (the person being in situ as vicar of the church of St Andrew, Isleham), five co-opted trustees and three trustees nominated by the Isleham Parish Council.

As at 31 December 2024, the governing Trustees were:

Mr Richard Radcliffe
45 Sun Street
Isleham
Ely, Cambs.
CB7 5RU

Chairman – Co-opted Trustee

Mrs Pauline Wilkes
6 Limestone Close
Isleham
Ely, Cambs.
CB7 5RP

Nominated Trustee

Mrs Barbara Murfitt
14 Aves Close
Isleham
Ely, Cambs.
CB7 5TE

Co-opted Trustee

**Lady Frances Peyton Hospital Charity
Trustees Annual Report for the year ended
31 December 2024**

Mr David Manns
4 Chestnut Close
Mildenhall
Suffolk
IP28 7NL

Co-opted Trustee

Mr Christopher Elmer
30 Limestone Close
Isleham
Ely, Cambs.
CB7 5RP

Co-opted Trustee

Dr Christopher Corbin
5 Priory Gardens
Isleham
Ely, Cambs.
CB7 5ZB

Co-opted Trustee

Secretary/Treasurer
Robin Threadgold
2 The Briars
Isleham
Ely, Cambs.
CB7 5UY

Independent Examiner
Mr H Watson FCCA
The MHH Partnership, Elstree House, Watson's Yard, Cottenham, Cambridge CB24 8RX

Solicitor
Amy Richardson
Ashtons Legal, Chequers House, 77-81 Newmarket Road, Cambridge CB5 8EU

Consultant Architect
Mr Richard Waite
34 Bridge Street, Kings Lynn PE30 5AB

Lady Frances Peyton Hospital Charity
Trustees Annual Report for the year ended
31 December 2024

Beneficiaries

The beneficiaries as at 31 December 2024 were:

17 The Causeway
19 The Causeway
26a Sun Street
26b Sun Street

Ms T Rennie
Mrs J Lewis
Mr G Cooper
Ms K Hopkin

Appointment of Trustees

Trustees are recruited by personal invitation of existing trustees. A small introduction letter is submitted to the board and a vote is then taken.

New trustees are guided through the process by the existing trustees. There is also the Almshouse Association magazine which has ideas and support structures within it that all trustees have access to. The Charity takes guidance from the Charity Commission and the Almshouse Association.

Objectives and Activities

The objectives of the Charity are:

- to ensure the almshouses and gardens are kept in a good state of repair
- to ensure the welfare of the beneficiaries
- to ensure the assets of the charity are maintained for the future success of the charity

In the year there were no vacancies at the almshouses. The charity retains 2 other parcels of agricultural land at East Fen and off Fordham Road, which are both let. The charity retains 2 acres of land off Station Road, adjacent to the land being developed by Havebury Housing Association..

There continues to be the need for additional good quality, well managed affordable rented housing in Isleham. The local housing need remains real and the charity is committed to help local people to be able to access affordable housing in the village.

Lady Frances Peyton Hospital Charity
Trustees Annual Report for the year ended
31 December 2024

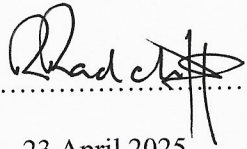
Statement of trustees' responsibilities

Charity law requires the trustees to prepare financial statements for each financial year, which gives a true and fair view of the state of affairs of the charity and of its financial activities for that period. In preparing those financial statements the trustees are required to:

- select suitable accounting policies and apply them consistently;
- make judgements and estimates that are reasonable and prudent;
- prepare the financial statements on the going concern basis unless it is inappropriate to assume the charity will continue operating.

The trustees are responsible for keeping proper accounting records which disclose with reasonable accuracy at any time the financial position of the charity and to enable them to ensure that the financial statements comply with the Charities Act 2011.

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

Signed.  Mr R Radcliffe (Chairman)
Date.....23 April 2025.....

Lady Frances Peyton Hospital Charity
Report of the Independent Examiner to the Trustees
on the accounts of Lady Frances Peyton Hospital Charity
for the year ended 31 December 2024

I report on the accounts of the Charity for the year ended 31 December 2024, which are set out on pages 6-8.

Respective responsibilities of trustees and examiner

The charity's trustees are responsible for the preparation of the accounts.
The trustees consider that an audit is not required for this year under Section 144 of the Charities Act 2011 (the Charities Act) and that an Independent Examination is required.

As an examiner it is my responsibility to:

- a) examine the accounts under s145 of the Charities Act
- b) follow the procedures laid down in the General Directions given by the Charity Commissioners (under s145(5)(b) of the Charities Act and
- c) to state whether particular matters have come to my attention

Basis of the examiner's report

My examination was carried out in accordance with the General Directions given by the Charity Commission. An examination includes a review of the accounting records kept by the Charity and a comparison of the accounts with those records. It also includes consideration of any unusual items or disclosures in the accounts, and seeking explanations from the trustees concerning such matters.

The procedures undertaken do not provide all the evidence that would be required in an audit, and consequently no opinion is given as to whether the accounts present a "true and fair" view and the report is limited to those matters set out in the statement below.

Independent Examiner's Statement, report and opinion

In connection with my examination, no matter has come to my attention :

- 1) which gives me reasonable cause to believe that in any material respect the requirements:
 - a) to keep accounting records in accordance with section 130 of the Charities Act; and
 - b) to prepare accounts which accord with the accounting records and to comply with the accounting requirements of the charities Act have not been met **or**
- 2) to which, in my opinion, attention should be drawn to enable a proper understanding of the accounts to be reached.

H Watson FCCA
The MHH Partnership Ltd
Chartered Certified Accountants
Elstree House, Watson's Yard
Cottenham
Cambridge
CB24 8RX



.....

DATE 21 May 2025

Lady Frances Peyton Hospital Charity
Statement of Receipts and Payments
for the year ended 31 December 2024

	<u>Notes</u>	General Funds	Endowment Funds	Total 2024	Total 2023
<u>INCOME</u>					
Tenants Maintenance Contributions		21,819		21,819	20.
Land & Allotment Rents	1	1,300		1,300	1.
Sale of Land		1,021,220		1,021,220	
Interest Received on Investments		24,908	8,877	33,785	7.
Telephone Call Reimbursements		420		420	
		<u>1,069,667</u>	<u>8,877</u>	<u>1,078,544</u>	<u>28.</u>
<u>EXPENDITURE</u>					
Maintenance & Gardening Costs	3	1,150		1,150	12.
Water Rates		1,004		1,004	
Insurance		1,403		1,403	1.
Telephone & Care Call		1,077		1,077	
Almshouses Association Subscription & Fees		571		571	
TV Licence		8		8	
Refurbishment works		324,933		324,933	
Independent Examination		360		360	
		<u>330,506</u>	<u>-</u>	<u>330,506</u>	<u>9.</u>
<u>SURPLUS/(DEFICIT)</u>		739,161	8,877	748,038	14.
Transfer of Interest to General Funds		8,877	-	-	
Profit/Loss on investments during year			7,587	7,587	10.
Cash Funds as at 31 December 2023		310,781	208,728	519,508	494.
Cash Funds as at 31 December 2024		<u>1,058,819</u>	<u>216,315</u>	<u>1,275,133</u>	<u>519.</u>
Bank Current Account		5,398		5,398	235.
Bank Deposit Account		1,053,421		1,053,421	74.
Fixed Interest Fund			35,435	35,435	34.
Investment Fund			99,242	99,242	97.
Property Fund			24,720	24,720	24.
NAACIF			56,917	56,917	52.
		<u>1,058,819</u>	<u>216,314</u>	<u>1,275,133</u>	<u>519.</u>

Lady Frances Peyton Hospital Charity
Statement of Assets and Liabilities
for the year ended 31 December 2024

FIXED ASSETS

Land & Property

- 1 2 dwellings at 17 & 19 The Causeway, Isleham, Ely, Cambs.
2 dwellings at 26a & 26b Sun Street, Isleham, Ely, Cambs.
These are currently insured for £481,890.
- 2 1.7 acres in East Fen, Isleham - let on a tenancy
- 3 0.5 acres of land off Fordham Road, Isleham - let on a tenancy
- 4 3.5 acres of land in Station Road, Isleham - currently unlet
Part of this land is awaiting planning Permission for development.

CURRENT ASSETS

Bank & Investment Funds

	<u>2024</u>	<u>2023</u>
Lloyds/TSB Treasurers Account	5,398	235,919
Deposit Accounts	969,683	-
COIF Charity Deposit Fund (CMF, ERF)	83,737	74,860
Fixed Interest Fund (PE)	35,435	34,384
Investment Fund (PE)	99,242	97,049
Property Fund(PE)	24,720	24,603
NAACIF	56,917	52,692
	<u>1,275,133</u>	<u>519,509</u>

Debtors

-	-
-	-

Creditors

Examination fee	375	375
	<u>375</u>	<u>375</u>

Treasurers Declaration

The Statement of assets and Libilities represents the true state of the Charity's finances to the best of my knowledge.

Mr R Threadgold

R. Threadgold

Dated

23 April 2025

Lady Frances Peyton Hospital Charity
Notes to the Receipts and Payments Account
for the year ended 31 December 2024

1 Land & Allotment Rents 2024

Rents received in respect of 2024	<u>1,300</u>
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2 Transfers from Deposit Funds (ERF/CRF)

There were no transfers from the deposit fund in this year.

3 Maintenance & Gardening Costs 2024

Gardening & Tree Surgery Services	
Refurbishment costs	324,933
Other routine maintenance	1,150

<u>326,083</u>

4 Investment M&G NAACIF 2024

There was no further investments made to the National Association of Almshouses Common Investment Fund.

Accounts

Charity number: 1164982

**LADY FRANCES PEYTON
HOSPITAL CHARITY**

**Receipts and Payments Accounts
for the year ended
31 December 2023**

**Lady Frances Peyton Hospital Charity
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Currently there are four almshouses; two single storey cottages listed as of architectural interest and two bungalows that were built in 1995.

In order to be considered for appointment as a beneficiary (resident) of the Charity, applicants must be poor persons of good character and inhabitants of the village of Isleham or neighbouring villages.

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As at 31 December 2023, the governing Trustees were:

Mr Richard Radcliffe
45 Sun Street
Isleham
Ely, Cambs
CB7 5RU

Chairman - co-opted

Mrs Pauline Wilkes
6 Limestone Close
Isleham,
Ely, Cambs.
CB7 5RP

Nominated Trustee

Mrs Barbara Murfitt
14 Aves Close
Isleham
Ely, Cambs
CB7 5TE

Co-Opted Trustee

Mr David Manns
4 Chestnut Close
Mildenhall
Suffolk
IP28 7NL

Co-Opted Trustee

**Lady Frances Peyton Hospital Charity
Trustees Annual Report for the year ended
31 December 2023**

Mr Bob Mitchell
10 Sparkes Close
Isleham
Ely, Cambs
CB7 5RR

Nominated Trustee
Resigned 8 July 2024

Mr Christopher Elmer
30 Limestone Close
Isleham
Ely, Cambs
CB7 5RP

Co-Opted Trustee

Dr Christopher Corbin
5 Priory Gardens
Isleham
Ely, Cambs
CB7 5ZB

Co-Opted Trustee

Secretary/Treasurer

Robin Threadgold

Appointed 18 March 2024

Independent Examiner.

Mr H Watson FCCA.
The MHH Partnership, Elstree House, Watson's Yard, Cottenham, Cambridge CB24 8RX

Solicitor.

Amy Richardson of Ashtons Legal
Chequers House, 77-81 Newmarket Road
Cambridge. CB5 8EU

Consultant Architect.

Mr Richard Waite
34 Bridge Street, Kings Lynn, PE30 5AB

Lady Frances Peyton Hospital Charity
Trustees Annual Report for the year ended
31 December 2023

Beneficiaries.

The beneficiaries as at 31 December 2023 were:-

17 The Causeway
19 The Causeway
26 a Sun Street
26 b Sun Street

Ms T Rennie
Mrs J Lewis
Mr G Cooper
Ms K Hopkin

Appointment of Trustees

Trustees are recruited by personal invitation of existing trustees. A small introduction letter is submitted to the board and a vote is then taken.

New trustees are guided through the process by the existing trustees. There is also the Almshouse Association magazine which has ideas and support structures within it that all trustees have access to. The Charity takes guidance and support from the Charity Commission and the Almshouse Association.

Objectives and Activities

The objects of the Charity are:

- to ensure the 4 almshouses and gardens are kept in a good state of repair
- to ensure the welfare of the beneficiaries
- to ensure the assets of the charity are maintained for the future success of the charity

In this year there have been no vacancies at the Almshouses. The charity retains 2 other parcels of agricultural land at East Fen and off Fordham Road, which are both let. The land at Station Road remained vacant at the year end. Subsequently, the sale of part of the site was completed to Havebury HA and the remaining area is retained by the Charity. The net sale proceeds of £1,021,220 will primarily be used to purchase four dwellings at Station Road.

The Charity has an improved financial position with the sale of the Knaves acre site and has reserves that are appropriate to maintain and improve our properties.

There continues to be the need for additional good quality, well managed affordable rented housing in Isleham. The local housing needs remain real and the Charity is committed to help local people to be able to access affordable housing in the village.

Permanent Endowment.

The Charity has, as permanent endowment, an area of land used as allotments which is rented out to one person.

Lady Frances Peyton Hospital Charity
Trustees Annual Report for the year ended
31 December 2023

Statement of trustees' responsibilities

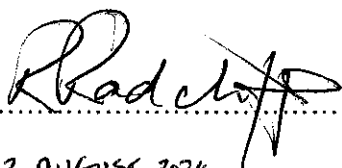
Charity law requires the trustees to prepare financial statements for each financial year, which gives a true and fair view of the state of affairs of the charity and of its financial activities for that period. In preparing those financial statements the trustees are required to:

select suitable accounting policies and apply them consistently;
make judgements and estimates that are reasonable and prudent;
prepare the financial statements on the going concern basis unless it is inappropriate to assume the charity will continue operating.

The trustees are responsible for keeping proper accounting records which disclose with reasonable accuracy at any time the financial position of the charity and to enable them to ensure that the financial statements comply with the Charities Act 2011.

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

Signed.....



Mr R Radcliffe (Chairman)

Date...12..AUGUST..2024

**Lady Frances Peyton Hospital Charity
Report of the Independent Examiner to the Trustees
on the accounts of Lady Frances Peyton Hospital Charity
for the year ended 31 December 2023**

I report on the accounts of the Charity for the year ended 31 December 2023, which are set out on pages 6-8.

Respective responsibilities of trustees and examiner

The charity's trustees are responsible for the preparation of the accounts.

The trustees consider that an audit is not required for this year under Section 144 of the Charities Act 2011 (the Charities Act) and that an Independent Examination is required.

As an examiner it is my responsibility to:

- a) examine the accounts under s145 of the Charities Act
- b) follow the procedures laid down in the General Directions given by the Charity Commissioners (under s145(5)(b) of the Charities Act and
- c) to state whether particular matters have come to my attention

Basis of the examiner's report

My examination was carried out in accordance with the General Directions given by the Charity Commission. An examination includes a review of the accounting records kept by the Charity and a comparison of the accounts with those records. It also includes consideration of any unusual items or disclosures in the accounts, and seeking explanations from the trustees concerning such matters.

The procedures undertaken do not provide all the evidence that would be required in an audit, and consequently no opinion is given as to whether the accounts present a "true and fair" view and the report is limited to those matters set out in the statement below.

Independent Examiner's Statement, report and opinion

In connection with my examination, no matter has come to my attention :

- 1) which gives me reasonable cause to believe that in any material respect the requirements:
 - a) to keep accounting records in accordance with section 130 of the Charities Act; and
 - b) to prepare accounts which accord with the accounting records and to comply with the accounting requirements of the charities Act have not been met or
- 2) to which, in my opinion, attention should be drawn to enable a proper understanding of the accounts to be reached.

H Watson FCCA
The MHH Partnership Ltd
Chartered Certified Accountants
Elstree House, Watson's Yard
Cottenham
Cambridge
CB24 8RX


.....

DATE 14 August 2024

Lady Frances Peyton Hospital Charity
Statement of Receipts and Payments
for the year ended 31 December 2023

<u>INCOME</u>	<u>Notes</u>	General Funds	Endowment Funds	Total 2023	Total 2022
Tenants Maintenance Contributions		20,399		20,399	20,220
Land & Allotment Rents	1	1,260		1,260	1,260
Sale of Land at Knaves Acre Drove		-		-	-
Interest Received on Investments		-	7,819	7,819	5,570
Telephone Call Reimbursements		520		520	570
		22,179	7,819	29,997	28,531
<u>EXPENDITURE</u>					
Maintenance & Gardening Costs	3	12,212		12,212	4,655
Water Rates		937		937	1,059
Insurance		1,186		1,186	1,067
Telephone & Care Call		996		996	780
Almshouses Association Subscription & Fees		309		309	-
TV Licence		8		8	-
Independent Examination		330		330	330
		15,977	-	15,977	9,192
SURPLUS/(DEFICIT)		6,202	7,819	14,021	19,729
Transfer of Interest to General Funds		7,819	- 7,819	-	-
Profit/Loss on investments during year			10,922	10,922	- 19,583
Cash Funds as at 31 December 2022		296,760	197,807	494,566	494,420
Cash Funds as at 31 December 2023		310,781	208,728	519,508	494,566
Bank Current Account		235,920		235,920	229,718
Bank Deposit Account		74,860		74,860	67,042
Fixed Interest Fund			34,384	34,384	32,661
Investment Fund			97,049	97,049	88,882
Property Fund			24,603	24,603	26,652
NAACIF			52,692	52,692	49,612
		310,781	208,728	519,509	494,566

Lady Frances Peyton Hospital Charity
Statement of Assets and Liabilities
for the year ended 31 December 2023

FIXED ASSETS

Land & Property

- 1 2 dwellings at 17 & 19 The Causeway, Isleham, Ely, Cambs.
 2 dwellings at 26a & 26b Sun Street, Isleham, Ely, Cambs.
 These are currently insured for £481,890.
- 2 1.7 acres in East Fen, Isleham - let on a tenancy
- 3 0.5 acres of land off Fordham Road, Isleham - let on a tenancy
- 4 3.5 acres of land in Station Road, Isleham - currently unlet
 Part of this land is awaiting planning Permission for development.

CURRENT ASSETS

Bank & Investment Funds

	<u>2023</u>	<u>2022</u>
Lloyds/TSB Treasurers Account	235,919	229,717
COIF Charity Deposit Fund (CMF, ERF)	74,860	67,042
Fixed Interest Fund (PE)	34,384	32,661
Investment Fund (PE)	97,049	88,882
Property Fund(PE)	24,603	26,652
NAACIF	52,692	49,612
	<u><u>519,509</u></u>	<u><u>494,566</u></u>

Debtors

There was a serious deficit in maintenance contribution due from the one tenant - a payment plan has been put in place and this has now been cleared down.

-	440
-	440
<u><u>-</u></u>	<u><u>440</u></u>

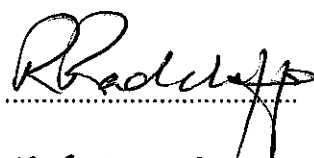
Creditors

Treasurer's Remuneration	-	-
Examination fee	375	350
BT Invoice	-	-
	<u><u>375</u></u>	<u><u>350</u></u>

Treasurers Declaration

The Statement of assets and Liabilities represents the true state of the Charity's finances to the best of my knowledge.

Mr R Radcliffe



Dated

12 AUGUST 2024

1	<u>Land & Allotment Rents</u>	<u>2023</u>
	Rents received in respect of 2023	1,260

There were no transfers from the deposit fund in this year.

Gardening & Tree Surgery Services	3,063
Refurbishment costs	8,321
Other routine maintenance	828

12,212

There was no further investments made to the National Association of Almshouses Common Investment Fund.

THE LADY FRANCES PEYTON'S HOSPITAL ALMSHOUSE CHARITY

England & Wales - Charity number 1164982

Accounts

Charity number: 1164982

**LADY FRANCES PEYTON
HOSPITAL CHARITY**

**Receipts and Payments Accounts
for the year ended
31 December 2022**

Lady Frances Peyton Hospital Charity
Statement of Receipts and Payments
for the year ended 31 December 2022

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Lady Frances Peyton Hospital Charity
Trustees Annual Report for the year ended
31 December 2022

The Lady Frances Peyton Hospital Almshouse Charity was governed by a Scheme sealed by the Charity Commissioners on 8 June 1988.

Registered Charity No: 1164982 (Previously: 2035559) Almshouse Association No: 0586

On 23rd December 2016 it transferred all its assets into a Charitable Incorporated Organisation.

The registered Charity number remains the same.

The original Hospital at Isleham was founded by Lady Frances Peyton in 1582. In 1982 a special service of thanksgiving was held to celebrate the fourth centenary of the foundation and the re-opening of the Almshouses after a major rebuild and renovation scheme had been completed.

Currently there are four almshouses; two single storey cottages listed as of architectural interest and two bungalows that were built in 1995.

In order to be considered for appointment as a beneficiary (resident) of the Charity, applicants must be poor persons of good character and inhabitants of the village of Isleham or neighbouring villages.

The Charity is governed by a Trustee body made up of nine persons. One trustee is an ex-officio trustee (the person being in situ as vicar of the church of St Andrew, Isleham), five co-opted trustees, and three trustees nominated by the Isleham Parish Council.

As at 31 December 2022, the governing Trustees were:

Mr Richard Radcliffe 45 Sun Street Isleham Ely, Cambs CB7 5RU	Chairman - co-opted
---	---------------------

Mrs Pauline Wilkes 6 Limestone Close Isleham, Ely, Cambs. CB7 5RP	Nominated Trustee
--	-------------------

Mrs Barbara Murfitt 14 Aves Close Isleham Ely, Cambs CB7 5TE	Co-Opted Trustee
--	------------------

Mr David Manns 4 Chestnut Close Mildenhall Suffolk IP28 7NL	Co-Opted Trustee
---	------------------

Mr Bob Mitchell 10 Sparkes Close Isleham Ely, Cambs	Nominated Trustee
--	-------------------

**Lady Frances Peyton Hospital Charity
Trustees Annual Report for the year ended
31 December 2022**

CB7 5RR

Mr Christopher Elmer
30 Limestone Close
Isleham
Ely, Cambs
CB7 5RP

Co-Opted Trustee

Secretary/Treasurer

Vacant

Independent Examiner.

Mr H Watson FCCA.
The MHH Partnership, Elstree House, Watson's Yard, Cottenham, Cambridge CB24 8RX

Solicitor.

Amy Richardson of Ashtons Legal
Chequers House, 77-81 Newmarket Road
Cambridge. CB5 8EU

Consultant Architect.

Mr Richard Waite
34 Bridge Street, Kings Lynn, PE30 5AB

Beneficiaries.

The beneficiaries as at 31 December 2022 were:-

17 The Causeway
19 The Causeway
26 a Sun Street
26 b Sun Street

Ms T Rennie
Mrs. J Lewis
Mr. G. Cooper
Mr & Mrs Ambrose

Appointment of Trustees

Trustees are recruited by personal invitation of existing trustees. A small introduction letter is submitted to the board and a vote is then taken.

New trustees are guided through the process by the existing trustees. There is also the Almshouse Association magazine which has ideas and support structures within it that all trustees have access to. The Charity takes guidance and support from the Charity Commission and the Almshouse Association.

Lady Frances Peyton Hospital Charity
Trustees Annual Report for the year ended
31 December 2022

Objectives and Activities

The objects of the Charity are:

- to ensure the 4 almshouses and gardens are kept in a good state of repair
- to ensure the welfare of the beneficiaries
- to ensure the assets of the charity are maintained for the future success of the charity

In this year there have been no vacancies at the Almshouses. The charity retains 2 other parcels of agricultural land at East Fen and off Fordham Road, which are both let. The land at Station Road remains vacant with the application for planning for affordable housing to be provided with Havebury HA having been approved by ECDC.

The Charity has an improved financial position with the sale of the Knaves acre site and has reserves that are appropriate to maintain and improve our properties.

There continues to be the need for additional good quality, well managed affordable rented housing in Isleham. The local housing needs remain real and the Charity is committed to help local people to be able to access affordable housing in the village.

Permanent Endowment.

The Charity has, as permanent endowment, an area of land used as allotments which is rented out to one person.

Lady Frances Peyton Hospital Charity
Trustees Annual Report for the year ended
31 December 2022

Statement of trustees' responsibilities

Charity law requires the trustees to prepare financial statements for each financial year, which gives a true and fair view of the state of affairs of the charity and of its financial activities for that period. In preparing those financial statements the trustees are required to:

select suitable accounting policies and apply them consistently;
make judgements and estimates that are reasonable and prudent;
prepare the financial statements on the going concern basis unless it is inappropriate to assume the charity will continue operating.

The trustees are responsible for keeping proper accounting records which disclose with reasonable accuracy at any time the financial position of the charity and to enable them to ensure that the financial statements comply with the Charities Act 2011.

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

Signed.....  Mr R Radcliffe (Chairman)

Date..... 17th October 2023

**Lady Frances Peyton Hospital Charity
Report of the Independent Examiner to the Trustees
on the accounts of Lady Frances Peyton Hospital Charity
for the year ended 31 December 2022**

I report on the accounts of the Charity for the year ended 31 December 2022, which are set out on pages 6-8.

Respective responsibilities of trustees and examiner

The charity's trustees are responsible for the preparation of the accounts.

The trustees consider that an audit is not required for this year under Section 144 of the Charities Act 2011 (the Charities Act) and that an Independent Examination is required.

As an examiner it is my responsibility to:

- a) examine the accounts under s145 of the Charities Act
- b) follow the procedures laid down in the General Directions given by the Charity Commissioners (under s145(5)(b) of the Charities Act and
- c) to state whether particular matters have come to my attention

Basis of the examiner's report

My examination was carried out in accordance with the General Directions given by the Charity Commission. An examination includes a review of the accounting records kept by the Charity and a comparison of the accounts with those records. It also includes consideration of any unusual items or disclosures in the accounts, and seeking explanations from the trustees concerning such matters.

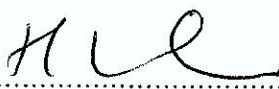
The procedures undertaken do not provide all the evidence that would be required in an audit, and consequently no opinion is given as to whether the accounts present a "true and fair" view and the report is limited to those matters set out in the statement below.

Independent Examiner's Statement, report and opinion

In connection with my examination, no matter has come to my attention :

- 1) which gives me reasonable cause to believe that in any material respect the requirements:
 - a) to keep accounting records in accordance with section 130 of the Charities Act; and
 - b) to prepare accounts which accord with the accounting records and to comply with the accounting requirements of the charities Act have not been met or
- 2) to which, in my opinion, attention should be drawn to enable a proper understanding of the accounts to be reached.

H Watson FCCA
The MHH Partnership Ltd
Chartered Certified Accountants
Elstree House, Watson's Yard
Cottenham
Cambridge
CB24 8RX


.....

DATE 18 October 2023,

Lady Frances Peyton Hospital Charity
Statement of Receipts and Payments
for the year ended 31 December 2022

<u>INCOME</u>	<u>Notes</u>	<u>General Funds</u>	<u>Endowment Funds</u>	<u>Total 2022</u>	<u>Total 2021</u>
Tenants Maintenance Contributions		20,220		20,220	21,755
Land & Allotment Rents	1	1,260		1,260	1,300
Sale of Land at Knaves Acre Drove		-		-	-
Interest Received on Investments		-	5,570	5,570	4,978
Telephone Call Reimbursements		570		570	498
		22,050	5,570	27,620	28,531
<u>EXPENDITURE</u>					
Maintenance & Gardening Costs	3	4,655		4,655	5,920
Water Rates		1,059		1,059	995
Insurance		1,067		1,067	1,016
Telephone & Care Call		780		780	783
Almshouses Association Subscription & Fees		-		-	172
Independent Examination		330		330	306
		7,891	-	7,891	9,192
<u>SURPLUS/(DEFICIT)</u>		14,159	5,570	19,729	19,339
Transfers to Recoupment Funds	3	-	-	-	-
Investment M&G NAACIF	6	-	-	-	-
Transfer of Interest to General Funds		5,570	5,570	-	-
Profit/Loss on investments during year		-	19,583	- 19,583	20,205
Cash Funds as at 31 December 2021		277,031	217,389	494,420	454,876
Cash Funds as at 31 December 2022		296,760	197,805	494,566	494,420
Bank Current Account		229,718		229,718	215,559
Bank Deposit Account		67,042		67,042	61,472
Fixed Interest Fund			32,661	32,661	37,335
Investment Fund			88,882	88,882	100,577
Property Fund			26,652	26,652	30,254
NAACIF			49,612	49,612	49,223
		296,760	197,805	494,566	494,420

Lady Frances Peyton Hospital Charity
Statement of Assets and Liabilities
for the year ended 31 December 2022

FIXED ASSETS

Land & Property

- 1 2 dwellings at 17 & 19 The Causeway, Isleham, Ely, Cambs.
 2 dwellings at 26a & 26b Sun Street, Isleham, Ely, Cambs.
 These are currently insured for £481,890.
- 2 1.7 acres in East Fen, Isleham - let on a tenancy
- 3 0.5 acres of land off Fordham Road, Isleham - let on a tenancy
- 4 3.5 acres of land in Station Road, Isleham - currently unlet
 Part of this land is awaiting planning Permission for development.

CURRENT ASSETS

Bank & Investment Funds

	<u>2022</u>	<u>2021</u>
Lloyds/TSB Treasurers Account	229,717	215,558
COIF Charity Deposit Fund (CMF, ERF)	67,042	61,472
Fixed Interest Fund (PE)	32,661	37,335
Investment Fund (PE)	88,882	100,577
Property Fund(PE)	26,652	30,254
NAACIF	49,612	49,223
	<u>494,566</u>	<u>494,419</u>

Debtors

There is a serious deficit in maintenance contribution due from the one tenant - a payment plan has been put in place to bring this straight over the course of the next year or two.

440	1,316
<u>440</u>	<u>1,316</u>

Creditors

Treasurer's Remuneration	-	-
Examination fee	350	350
BT Invoice	-	-
	<u>350</u>	<u>350</u>

Treasurers Declaration

The Statement of assets and Liabilities represents the true state of the Charity's finances to the best of my knowledge.

Mr R Radcliffe



Dated

17th October 2023

Lady Frances Peyton Hospital Charity
Notes to the Receipts and Payments Account
for the year ended 31 December 2022

1 Land & Allotment Rents

2022

Rents received in respect of 2022

1,260

2 Transfers from Deposit Funds (ERF/CRF)

There were no transfers from the deposit fund in this year.

3 Maintenance & Gardening Costs

2022

Gardening & Tree Surgery Services

1,913

Plumbing repairs

1,107

Other routine maintenance

1,636

4655

4 **Investment M&G NAACIF**

2022

There was no further investments made to the National Association of Almshouses Common Investment Fund.

Accounts

Charity number: 1164982

**LADY FRANCES PEYTON
HOSPITAL CHARITY**

**Receipts and Payments Accounts
for the year ended
31 December 2020**

Lady Frances Peyton Hospital Charity
Statement of Receipts and Payments
for the year ended 31 December 2020

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Lady Frances Peyton Hospital Charity
Trustees Annual Report for the year ended
31 December 2020

The Lady Frances Peyton Hospital Almshouse Charity was governed by a Scheme sealed by the Charity Commissioners on 8 June 1988.

Registered Charity No: 1164982 (Previously: 2035559) Almshouse Association No: 0586

On 23rd December 2016 it transferred all its assets into a Charitable Incorporated Organisation.

The registered Charity number remains the same.

The original Hospital at Isleham was founded by Lady Frances Peyton in 1582. In 1982 a special service of thanksgiving was held to celebrate the fourth centenary of the foundation and the re-opening of the Almshouses after a major rebuild and renovation scheme had been completed.

Currently there are four almshouses; two single storey cottages listed as of architectural interest and two bungalows that were built in 1995.

In order to be considered for appointment as a beneficiary (resident) of the Charity, applicants must be poor persons of good character and inhabitants of the village of Isleham or neighbouring villages.

The Charity is governed by a Trustee body made up of nine persons. One trustee is an ex-officio trustee (the person being in situ as vicar of the church of St Andrew, Isleham), five co-opted trustees, and three trustees nominated by the Isleham Parish Council.

As at 31 December 2020, the governing Trustees were:

Mr Richard Radcliffe
45 Sun Street
Isleham
Ely, Cambs
CB7 5RU

Chairman - co-opted
Appointed to serve until
11 March 2022

Revd David Cleugh,
The Vicarage,
Mildenhall Road,
Fordham,
Ely, Cambs,
CB7 5NR

Ex-Officio Trustee
Appointed to serve until
Retirement from church
of St Andrew, Isleham.

Mrs Pauline Wilkes
6 Limestone Close
Isleham,
Ely, Cambs. CB7 5RP

Nominated Trustee

Mrs Barbara Murfitt
14 Aves Close
Isleham
Ely, Cambs
CB7 5TE

Co-Opted Trustee
Appointed to serve until
17 January 2021

Mr David Manns
4 Chestnut Close
Mildenhall
Suffolk IP28 7NL

Co-Opted Trustee
Appointed to serve until
21 March 2021

**Lady Frances Peyton Hospital Charity
Trustees Annual Report for the year ended
31 December 2020**

Mr Bob Mitchell
10 Sparkes Close
Isleham
Ely, Cambs
CB7 5RR

Nominated Trustee

Ms Suzanne Mallett
80 The Causeway
Isleham
Ely, Cambs
CB7 5SX

Co-Opted Trustee
Resigned March 2020

Mr Christopher Elmer
30 Limestone Close
Isleham
Ely, Cambs
CB7 5RP

Co-Opted Trustee
Appointed to serve until
April 2024

Secretary/Treasurer

Mrs Lyndsay Sullivan
107 the Causeway, Isleham, Ely, Cambs. CB7 5ST

Independent Examiner.

Mrs H Hawes FMAAT. FCIE.
The MHH Partnership, 30 Hasse Road, Soham , Ely, Cambs. CB7 5UW

Solicitor.

Amy Richardson of Ashtons Legal
Chequers House, 77-81 Newmarket Road
Cambridge. CB5 8EU

Consultant Architect.

Mr Richard Waite
34 Bridge Street, Kings Lynn, PE30 5AB

Beneficiaries.

The beneficiaries as at 31 December 2018 were:-

17 The Causeway
19 The Causeway
26 a Sun Street
26 b Sun Street

Ms T Rennie
Mrs. J Lewis
Mr. G. Cooper
Mr & Mrs Ambrose

Appointment of Trustees

Trustees are recruited by personal invitation of existing trustees. A small introduction letter is submitted to the board and a vote is then taken.

Lady Frances Peyton Hospital Charity
Trustees Annual Report for the year ended
31 December 2020

New trustees are guided through the process by the existing trustees. There is also the Almshouse Association magazine which has ideas and support structures within it that all trustees have access to. The Charity takes guidance and support from the Charity Commission and the Almshouse Association.

Objectives and Activities

The objects of the Charity are:

- to ensure the 4 almshouses and gardens are kept in a good state of repair
- to ensure the welfare of the beneficiaries
- to ensure the assets of the charity are maintained for the future success of the charity

During the year the Trustees held two formal meetings and then due to Covid 19, all further matters were dealt with on Zoom or by email.

In this year there have been no vacancies at the Almshouses and the agricultural land at Knaves Acre Drove which was vacant, has now been sold. The charity retains 2 other parcels of agricultural land at East Fen and off Fordham Road, which are both let.

The Charity has an improved financial position with the sale of the Knaves acre site and has reserves that are appropriate to maintain and improve our properties. Major works this year have been the replacement of two central heating boilers and works to the boundary walls.

There continues to be the need for additional good quality, well managed affordable rented housing in Isleham. The local housing needs remain real and the Charity is committed to help local people to be able to access affordable housing in the village. The trustees have now agreed in principle an option to sell the land held along Fordham Road/Station Road, Isleham to Havebury Housing Partnership, an organisation solely providing social/affordable housing. In return Havebury Housing Partnership will provide the trust with four or five properties. An initial village consultation was held in the summer which showed considerable support for the proposals and it is hoped that planning permission will be sought early in 2021. Havebury Housing Partnership are also looking into taking over management of all the trust's properties.

Permanent Endowment.

The Charity has, as permanent endowment, an area of land used as allotments which is rented out to one person.

Lady Frances Peyton Hospital Charity
Trustees Annual Report for the year ended
31 December 2020

Statement of trustees' responsibilities

Charity law requires the trustees to prepare financial statements for each financial year, which gives a true and fair view of the state of affairs of the charity and of its financial activities for that period. In preparing those financial statements the trustees are required to:

select suitable accounting policies and apply them consistently;
make judgements and estimates that are reasonable and prudent;
prepare the financial statements on the going concern basis unless it is inappropriate to assume the charity will continue operating.

The trustees are responsible for keeping proper accounting records which disclose with reasonable accuracy at any time the financial position of the charity and to enable them to ensure that the financial statements comply with the Charities Act 2011.

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

Signed..... Mr R Radcliffe (Chairman)

Date.....

**Lady Frances Peyton Hospital Charity
Report of the Independent Examiner to the Trustees
on the accounts of Lady Frances Peyton Hospital Charity
for the year ended 31 December 2020**

I report on the accounts of the Charity for the year ended 31 December 2020, which are set out on pages 6-8.

Respective responsibilities of trustees and examiner

The charity's trustees are responsible for the preparation of the accounts.
The trustees consider that an audit is not required for this year under Section 144 of the Charities Act 2011 (the Charities Act) and that an Independent Examination is required.

As an examiner it is my responsibility to:

- a) examine the accounts under s145 of the Charities Act
- b) follow the procedures laid down in the General Directions given by the Charity Commissioners (under s145(5)(b) of the Charities Act and
- c) to state whether particular matters have come to my attention

Basis of the examiner's report

My examination was carried out in accordance with the General Directions given by the Charity Commission. An examination includes a review of the accounting records kept by the Charity and a comparison of the accounts with those records. It also includes consideration of any unusual items or disclosures in the accounts, and seeking explanations from the trustees concerning such matters.

The procedures undertaken do not provide all the evidence that would be required in an audit, and consequently no opinion is given as to whether the accounts present a "true and fair" view and the report is limited to those matters set out in the statement below.

Independent Examiner's Statement, report and opinion

In connection with my examination, no matter has come to my attention :

- 1) which gives me reasonable cause to believe that in any material respect the requirements:
 - a) to keep accounting records in accordance with section 130 of the Charities Act; and
 - b) to prepare accounts which accord with the accounting records and to comply with the accounting requirements of the charities Act have not been met or
- 2) to which, in my opinion, attention should be drawn to enable a proper understanding of the accounts to be reached.

H M HAWES, FCIE
The MHH Partnership Ltd
Chartered Certified Accountants
30 Hasse Road
Soham,
Ely ,
CB7 5UW

.....

DATE

Lady Frances Peyton Hospital Charity
Statement of Receipts and Payments
for the year ended 31 December 2020

	<u>Notes</u>	General Funds	Endowment Funds	Total 2020	Total 2019
<u>INCOME</u>					
Tenants Maintenance Contributions		19,448		19,448	17,894
Land & Allotment Rents	1	5,080		5,080	40
Sale of Land at Knaves Acre Drove		170,000		170,000	
Interest Received on Investments			5,263	5,263	5,537
Telephone Call Reimbursements		190		190	313
		<u>194,718</u>	<u>5,263</u>	<u>199,981</u>	<u>23,784</u>
<u>EXPENDITURE</u>					
Maintenance & Gardening Costs	3	7,430		7,430	2,840
Water Rates		991		991	1,094
Insurance		1,202		1,202	1,235
Telephone & Care Call		820		820	718
Almshouses Association Subscription & Fees		170		170	163
Miscellaneous Expenditure	5	15		15	15
Clerks Fee		250		250	500
Professional Fees		5,100		5,100	0
Independent Examination		294		294	342
		<u>16,272</u>	<u>0</u>	<u>16,272</u>	<u>6,906</u>
<u>SURPLUS/(DEFICIT)</u>		178,446	5,263	183,709	16,878
Transfers to Recoupment Funds	3	0	0	-	-
Investment M&G NAACIF	6	0	0	-	-
Transfer of Interest to General Funds		5,263	(5,263)	-	-
Profit/Loss on investments during year			3,627	3,627	19,872
Cash Funds as at 31 December 2019		73,983	193,557	267,540	230,790
Cash Funds as at 31 December 2020		<u>257,692</u>	<u>197,184</u>	<u>454,876</u>	<u>267,540</u>
Bank Current Account		201,198		201,198	22,753
Bank Deposit Account		56,494		56,494	51,230
Fixed Interest Fund			39,857	39,857	38,578
Investment Fund			87,908	87,908	82,601
Property Fund			25,926	25,926	27,456
NAACIF			43,493	43,493	44,922
		<u>257,692</u>	<u>197,184</u>	<u>454,876</u>	<u>267,540</u>

Lady Frances Peyton Hospital Charity
Statement of Assets and Liabilities
for the year ended 31 December 2020

FIXED ASSETS

Land & Property

- 1 2 dwellings at 17 & 19 The Causeway, Isleham, Ely, Cambs.
 2 dwellings at 26a & 26b Sun Street, Isleham, Ely, Cambs.
 These are currently insured for £481,890.
- 2 1.7 acres in East Fen, Isleham - let on a tenancy
- 3 0.5 acres of land off Fordham Road, Isleham - let on a tenancy
- 4 3.5 acres of land in Station Road, Isleham - currently let as allotments.
 Part of this land is awaiting planning Permission for development.

CURRENT ASSETS

Bank & Investment Funds

	<u>2020</u>	<u>2019</u>
Lloyds/TSB Treasurers Account	201,197	201,197
COIF Charity Deposit Fund (CMF, ERF)	56,494	51,230
Fixed Interest Fund (PE)	39,857	38,578
Investment Fund (PE)	87,908	82,601
Property Fund(PE)	25,926	27,456
NAACIF	43,493	44,922
	<u>454,875</u>	<u>445,984</u>

Debtors

There is a serious deficit in maintenance contribution due from the one tenant - a payment plan has been put in place to bring this straight over the course of the next year or two.
 Payment for additional BT services- cleared in following year

3009	2693
<u>205</u>	<u>0</u>
<u>3214</u>	<u>2693</u>

Creditors

Treasurer's Remuneration	0	125
Examination fee	325	294
BT Invoice	<u>0</u>	<u>52</u>
	<u>325</u>	<u>471</u>

Treasurers Declaration

The Statement of assets and Liabilities represents the true state of the Charity's finances to the best of my knowledge.

Mr R Radcliffe

Dated

Accounts

Charity number: 1164982

**LADY FRANCES PEYTON
HOSPITAL CHARITY**

**Receipts and Payments Accounts
for the year ended
31 December 2020**

Lady Frances Peyton Hospital Charity
Statement of Receipts and Payments
for the year ended 31 December 2020

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Lady Frances Peyton Hospital Charity
Trustees Annual Report for the year ended
31 December 2020

The Lady Frances Peyton Hospital Almshouse Charity was governed by a Scheme sealed by the Charity Commissioners on 8 June 1988.

Registered Charity No: 1164982 (Previously: 2035559) Almshouse Association No: 0586

On 23rd December 2016 it transferred all its assets into a Charitable Incorporated Organisation.

The registered Charity number remains the same.

The original Hospital at Isleham was founded by Lady Frances Peyton in 1582. In 1982 a special service of thanksgiving was held to celebrate the fourth centenary of the foundation and the re-opening of the Almshouses after a major rebuild and renovation scheme had been completed.

Currently there are four almshouses; two single storey cottages listed as of architectural interest and two bungalows that were built in 1995.

In order to be considered for appointment as a beneficiary (resident) of the Charity, applicants must be poor persons of good character and inhabitants of the village of Isleham or neighbouring villages.

The Charity is governed by a Trustee body made up of nine persons. One trustee is an ex-officio trustee (the person being in situ as vicar of the church of St Andrew, Isleham), five co-opted trustees, and three trustees nominated by the Isleham Parish Council.

As at 31 December 2020, the governing Trustees were:

Mr Richard Radcliffe
45 Sun Street
Isleham
Ely, Cambs
CB7 5RU

Chairman - co-opted
Appointed to serve until
11 March 2022

Revd David Cleugh,
The Vicarage,
Mildenhall Road,
Fordham,
Ely, Cambs,
CB7 5NR

Ex-Officio Trustee
Appointed to serve until
Retirement from church
of St Andrew, Isleham.

Mrs Pauline Wilkes
6 Limestone Close
Isleham,
Ely, Cambs. CB7 5RP

Nominated Trustee

Mrs Barbara Murfitt
14 Aves Close
Isleham
Ely, Cambs
CB7 5TE

Co-Opted Trustee
Appointed to serve until
17 January 2021

Mr David Manns
4 Chestnut Close
Mildenhall
Suffolk IP28 7NL

Co-Opted Trustee
Appointed to serve until
21 March 2021

**Lady Frances Peyton Hospital Charity
Trustees Annual Report for the year ended
31 December 2020**

Mr Bob Mitchell
10 Sparkes Close
Isleham
Ely, Cambs
CB7 5RR

Nominated Trustee

Ms Suzanne Mallett
80 The Causeway
Isleham
Ely, Cambs
CB7 5SX

Co-Opted Trustee
Resigned March 2020

Mr Christopher Elmer
30 Limestone Close
Isleham
Ely, Cambs
CB7 5RP

Co-Opted Trustee
Appointed to serve until
April 2024

Secretary/Treasurer

Mrs Lyndsay Sullivan
107 the Causeway, Isleham, Ely, Cambs. CB7 5ST

Independent Examiner.

Mrs H Hawes FMAAT. FCIE.
The MHH Partnership, 30 Hasse Road, Soham , Ely, Cambs. CB7 5UW

Solicitor.

Amy Richardson of Ashtons Legal
Chequers House, 77-81 Newmarket Road
Cambridge. CB5 8EU

Consultant Architect.

Mr Richard Waite
34 Bridge Street, Kings Lynn, PE30 5AB

Beneficiaries.

The beneficiaries as at 31 December 2018 were:-

17 The Causeway
19 The Causeway
26 a Sun Street
26 b Sun Street

Ms T Rennie
Mrs. J Lewis
Mr. G. Cooper
Mr & Mrs Ambrose

Appointment of Trustees

Trustees are recruited by personal invitation of existing trustees. A small introduction letter is submitted to the board and a vote is then taken.

Lady Frances Peyton Hospital Charity
Trustees Annual Report for the year ended
31 December 2020

New trustees are guided through the process by the existing trustees. There is also the Almshouse Association magazine which has ideas and support structures within it that all trustees have access to. The Charity takes guidance and support from the Charity Commission and the Almshouse Association.

Objectives and Activities

The objects of the Charity are:

- to ensure the 4 almshouses and gardens are kept in a good state of repair
- to ensure the welfare of the beneficiaries
- to ensure the assets of the charity are maintained for the future success of the charity

During the year the Trustees held two formal meetings and then due to Covid 19, all further matters were dealt with on Zoom or by email.

In this year there have been no vacancies at the Almshouses and the agricultural land at Knaves Acre Drove which was vacant, has now been sold. The charity retains 2 other parcels of agricultural land at East Fen and off Fordham Road, which are both let.

The Charity has an improved financial position with the sale of the Knaves acre site and has reserves that are appropriate to maintain and improve our properties. Major works this year have been the replacement of two central heating boilers and works to the boundary walls.

There continues to be the need for additional good quality, well managed affordable rented housing in Isleham. The local housing needs remain real and the Charity is committed to help local people to be able to access affordable housing in the village. The trustees have now agreed in principle an option to sell the land held along Fordham Road/Station Road, Isleham to Havebury Housing Partnership, an organisation solely providing social/affordable housing. In return Havebury Housing Partnership will provide the trust with four or five properties. An initial village consultation was held in the summer which showed considerable support for the proposals and it is hoped that planning permission will be sought early in 2021. Havebury Housing Partnership are also looking into taking over management of all the trust's properties.

Permanent Endowment.

The Charity has, as permanent endowment, an area of land used as allotments which is rented out to one person.

Lady Frances Peyton Hospital Charity
Trustees Annual Report for the year ended
31 December 2020

Statement of trustees' responsibilities

Charity law requires the trustees to prepare financial statements for each financial year, which gives a true and fair view of the state of affairs of the charity and of its financial activities for that period. In preparing those financial statements the trustees are required to:

select suitable accounting policies and apply them consistently;
make judgements and estimates that are reasonable and prudent;
prepare the financial statements on the going concern basis unless it is inappropriate to assume the charity will continue operating.

The trustees are responsible for keeping proper accounting records which disclose with reasonable accuracy at any time the financial position of the charity and to enable them to ensure that the financial statements comply with the Charities Act 2011.

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

Signed..... Mr R Radcliffe (Chairman)

Date.....

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H M HAWES, FCIE
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Chartered Certified Accountants
30 Hasse Road
Soham,
Ely ,
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Lady Frances Peyton Hospital Charity
Statement of Assets and Liabilities
for the year ended 31 December 2020

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Treasurers Declaration

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Mr R Radcliffe

Dated

