

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

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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.

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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.

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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

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DATE

Lady Frances Peyton Hospital Charity
Statement of Receipts and Payments
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	<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

