

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
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Mrs Pauline Wilkes 6 Limestone Close Isleham, Ely, Cambs. CB7 5RP	Nominated Trustee
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Mrs Barbara Murfitt 14 Aves Close Isleham Ely, Cambs CB7 5TE	Co-Opted Trustee
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Mr David Manns 4 Chestnut Close Mildenhall Suffolk IP28 7NL	Co-Opted Trustee
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Mr Bob Mitchell 10 Sparkes Close Isleham Ely, Cambs	Nominated Trustee
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**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.

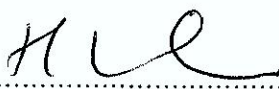
The procedures undertaken do not provide all the evidence that would be required in an audit, and consequently no opinion is given as to whether the accounts present a "true and fair" view and the report is limited to those matters set out in the statement below.

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


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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

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.