

Charity number: 1164982

**LADY FRANCES PEYTON  
HOSPITAL CHARITY**

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

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

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

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 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**

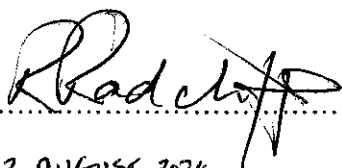
Charity law requires the trustees to prepare financial statements for each financial year, which gives a true and fair view of the state of affairs of the charity and of its financial activities for that period. In preparing those financial statements the trustees are required to:

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**

| <b><u>INCOME</u></b>                       | <b><u>Notes</u></b> | <b>General<br/>Funds</b> | <b>Endowment<br/>Funds</b> | <b>Total<br/>2023</b> | <b>Total<br/>2022</b> |
|--------------------------------------------|---------------------|--------------------------|----------------------------|-----------------------|-----------------------|
| 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                   |
|                                            |                     | <b>22,179</b>            | <b>7,819</b>               | <b>29,997</b>         | <b>28,531</b>         |
| <b><u>EXPENDITURE</u></b>                  |                     |                          |                            |                       |                       |
| 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                   |
|                                            |                     | <b>15,977</b>            | <b>-</b>                   | <b>15,977</b>         | <b>9,192</b>          |
| <b>SURPLUS/(DEFICIT)</b>                   |                     | 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          |                     | <b>310,781</b>           | <b>208,728</b>             | <b>519,508</b>        | <b>494,566</b>        |
| 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                |
|                                            |                     | <b>310,781</b>           | <b>208,728</b>             | <b>519,509</b>        | <b>494,566</b>        |

**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><b>519,509</b></u> | <u><b>494,566</b></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>440</u> |

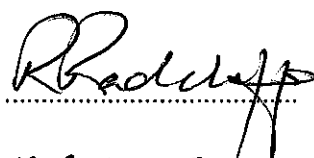
**Creditors**

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

12 AUGUST 2024

|          |                                          |                    |
|----------|------------------------------------------|--------------------|
| <b>1</b> | <b><u>Land &amp; Allotment Rents</u></b> | <b><u>2023</u></b> |
|          | Rents received in respect of 2023        | <u>1,260</u>       |

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.