

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

CONTENTS

	Page
Trustees' Report	1 - 4
Independent Examiner's Report	5
Statement of Receipts and Payments	6
Statement of Assets and Liabilities	7
Notes to the Accounts	8

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

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 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

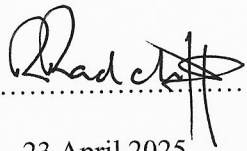
Statement of trustees' responsibilities

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



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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

1 Land & Allotment Rents

Rents received in respect of 2024

1,300

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

2024

Gardening & Tree Surgery Services
Refurbishment costs
Other routine maintenance

324,933

1,150

326,083

2024

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