

**THE RICHMOND CHARITIES**

**TRUSTEES' REPORT AND FINANCIAL STATEMENTS**

**FOR THE YEAR ENDED 31 DECEMBER 2024**

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## THE RICHMOND CHARITIES

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## THE RICHMOND CHARITIES

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### REFERENCE AND ADMINISTRATIVE DETAILS OF THE CHARITY, ITS TRUSTEES AND ADVISERS FOR THE YEAR ENDED 31 DECEMBER 2024

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Trustees	Mr Jeremy Williams (Chair) <sup>2,3,5</sup>
	Mr Jonathan Blythe <sup>1</sup>
	Mr Robert Hall <sup>4</sup>
	Mr Peter Marr <sup>1</sup>
	Mrs Katherine Maxwell <sup>3,5</sup>
	Mrs Kathryn O'Brien <sup>2,4,5</sup>
	Mr Paul Phillips <sup>1,2</sup>
	Mr Jeff Picton (appointed 20 November 2024) <sup>1</sup>
	Cllr Richard Pyne
	Mr Michael Townsin <sup>1,4</sup>
	Mrs Emma Halford (resigned 19 February 2025) <sup>2,3,4</sup>
	Mr Alexander Lourie (deceased 10 September 2024) <sup>1,2</sup>
	Mrs Margaret Marshall (resigned 22 May 2024) <sup>2</sup>
	Revd Wilma Roest (resigned 20 November 2024) <sup>4</sup>

- <sup>1</sup> Finance Committee
- <sup>2</sup> Property Committee
- <sup>3</sup> Risk Management Committee
- <sup>4</sup> Welfare Committee
- <sup>5</sup> Safeguarding Committee

Charity registered number	200431
Principal office	95 Sheen Road Richmond TW9 1YJ
Chief Executive	Ms J Ames-Lewis
Independent auditor	MHA Charter Court Phoenix Way Swansea Enterprise Park Swansea, United Kingdom SA7 9FS
Bankers	Barclays Bank plc 8 George Street Richmond Surrey TW9 1JY
	HSBC 67 George Street Richmond Surrey TW9 1HG

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THE RICHMOND CHARITIES

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REFERENCE AND ADMINISTRATIVE DETAILS OF THE CHARITY, ITS TRUSTEES AND ADVISERS  
(CONTINUED)  
FOR THE YEAR ENDED 31 DECEMBER 2024

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Property Agents and Surveyors	HML LAM 9-11 The Quadrant Richmond Surrey TW9 1BP
Investment Fund Managers	Sarasin & Partners Juxon House 100 St Paul's Churchyard EC4M 8BU
	CCLA One Angel Lane London EC4R 3AB
Solicitors	Dixon Ward 16 The Green Richmond Surrey TW9 1QD
	Gullands 16 Mill Street Maidstone ME15 6XT
	LBMW 1 The Sanctuary London SW1P 3JT
	Moore Barlow Frameworks 2 Sheen Road Richmond TW9 1AE

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## THE RICHMOND CHARITIES

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### TRUSTEES' REPORT FOR THE YEAR ENDED 31 DECEMBER 2024

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The Trustees present their annual report together with the audited financial statements of the Charity for 1 January 2024 to 31 December 2024.

#### Objectives and activities

##### a. Activities undertaken to achieve objectives

The objects of the Charity are to provide almshouse accommodation and to generate income for the Charities embraced by The Richmond Charities as described below.

The area of benefit is the London Borough of Richmond-upon-Thames.

The Richmond Charities originated from:

1. William Hickey's Almshouse Charity
2. Bishop Duppa's Almshouse Charity
3. Houblon's Almshouse Charity
4. Sir George Wright's or Queen Elizabeth's Almshouse Charity
5. Michel's Almshouse Charity (including Benn's Walk)
6. The Almshouses of Richmond Church Charity Estate (Church Estate Almshouses)
7. Twickenham United Charities (Candler Almshouses)
8. Mortlake Almshouses & Relief Charity (Juxon's and Christchurch Road Almshouse)

The appointment to almshouse accommodation is subject to residential and other qualifications.

Other Charities embraced by The Richmond Charities are:

Relief in Need: Share of the Charity of Henry Smith

In addition, the Trustees have responsibility for the administration of one welfare and one relief in sickness Charity:

The Misses Thompson and Whipple Trust  
The Richmond Aid in Sickness Fund

These Charities share the objective of benefiting the London Borough of Richmond-upon-Thames.

The Charities almshouses are listed below (with the number of separate dwellings in parentheses):

- o Adelaide Road Almshouses (5)
- o Bishop Duppa's Almshouses (10)
- o Benn's Walk Almshouses (5)
- o Candler Almshouses (10)
- o Church Estate Almshouses (18)
- o Hickey's Almshouses (44)
- o Houblon's Almshouses (9)
- o Michel's Almshouses (17)
- o Queen Elizabeth's Almshouses (4)
- o Manning Place Almshouses (9)
- o Wright's Almshouses (9)
- o Juxon's Almshouses (3)
- o Christchurch Road Almshouses (3)
- o The Elizabeth Twining Almshouses (5)

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## THE RICHMOND CHARITIES

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### TRUSTEES' REPORT (CONTINUED) FOR THE YEAR ENDED 31 DECEMBER 2024

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#### Objectives and activities (continued)

##### **b. Main activities undertaken to further the Charity's purposes for the public benefit**

We have referred to the Charity Commission's general guidance on public benefit when reviewing our aims and objectives and in planning our future activities. The public benefit of the Charity is in providing safe and comfortable almshouse accommodation for those in need as described in the Scheme and generating income for those Charities described in the Objectives and Activities of the Charity below. Our strategic aims as stated on the following pages link to this benefit and we are satisfied that these aims do not have a detrimental effect outside of the Charity's activities. Whilst many of the activities are local in nature, the Trustees do not consider this to be an unreasonable geographic restriction and those in need are not excluded from benefit.

As a result of the above, the Trustees consider that the Charity satisfies the public benefit test.

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## THE RICHMOND CHARITIES

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### TRUSTEES' REPORT (CONTINUED) FOR THE YEAR ENDED 31 DECEMBER 2024

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#### Strategic report

#### Achievements and performance

##### a. Review of activities

The stated objectives of the Charity are deemed to have been achieved for the year to the best of the Charity's and its Trustees' abilities and these achievements can be measured as follows:

A high level of occupancy was maintained in line with the object of providing such accommodation. Considerable time and expense was devoted in the year to maintaining the accommodation to a high standard for the residents.

A surplus of incoming resources has been generated by the Charity's investments, including properties. The performance of the Charity's investments is considered by the Trustees to have been satisfactory given the expenditure on major repairs and the current market conditions.

The surplus on net incoming resources of the Charity arises from property and other approved investments and, after deducting charitable and governance expenditure, is £1,107,974 (2023 - surplus of £879,986). Included within this surplus is a one-off donation from the Richmond Philanthropic Society, a related party, of £612,282 (see note 4). The surplus after revaluation of investments as shown in the Statement of Financial Activities (page 15) is £3,530,144 (2023 - surplus of £5,500,842).

HML LAM continued to act as Property Managers of the investment properties.

The Trustees held a Strategic Planning Meeting in October 2021 to set new strategic objectives for 2022-2026. The objectives are as follows:

1. To continue to seek opportunities to develop more almshouses.
2. To continue the on-going work to refurbish almshouses and to consider implications for the almshouse of the future.
3. To maximise the benefits from the investment property portfolio.
4. To revise the almshouse applicant qualifying criteria and to continue to work with the Council on nominations rights issues.
5. To continue to build and strengthen the almshouse community.
6. To consider the resources needed to implement the key objectives: Staffing and Governance.
7. To develop a coherent communications strategy for the Charity.
8. To be more strategic about the Charity's Welfare Grants funding.

Progress was achieved in 2024 in all these areas as follows:

1. The charity continued to seek opportunities for further expansion and development of more almshouses.
2. The charity purchased a piece of land off Queen's Road, Richmond, in August 2023 from Richmond Parish Lands Charity and construction of a new development of 12 almshouses started in September 2023 with completion scheduled for Spring 2025. Progress throughout 2024 has been excellent. The new estate will be called The Elizabeth Doughty Almshouses.

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## THE RICHMOND CHARITIES

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### TRUSTEES' REPORT (CONTINUED) FOR THE YEAR ENDED 31 DECEMBER 2024

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#### Strategic report (continued)

#### Achievements and performance (continued)

3. Construction of a second new development started in October 2023 on land owned by the charity in St Mary's Grove, Richmond. Completion was achieved ahead of schedule on 25 November 2024. This is a development of 5 wheelchair accessible almshouses to be built to very high energy efficient 'PassivHaus' standards. New residents moved in during December 2024. The new estate is called The Elizabeth Twining Almshouses.
4. A major project is underway to install photovoltaic panels at the majority of the almshouse estates. In 2024 panels were installed at Bishop Duppa's Almshouses and Houblon's Almshouses. The residents are benefitting directly from the electricity generated by the PV panels and this will reduce their electricity bills.
5. The charity continued with its policy to sell in the region of £4.75m worth of investment properties each year in order to (a) be able to develop a new almshouse estate every 2-3 years and (b) to rebalance the assets portfolio and to move towards a 75/25 split of property/invested funds.
6. In line with this policy, TF 47, TF & LF 51, 61 Houblon Road, 17 Adelaide Road and 7 The Vineyard were sold in 2024.
7. We continued to hold regular meetings with our fund managers to ensure the protection of our long-term endowment.
8. The following almshouses were refurbished or redecorated in 2024 prior to new residents moving in: 4 Hickey's, 1 and 9a Michel's, 1 Candler, 3 Juxon's (including extension), and 13 Church Estate. Work will complete on refurbishing 16 Hickey's and other almshouses which come vacant in 2025 including 5 Michel's.
9. The charity welcomed 12 new residents into its community.
10. We saw a marked increase in the numbers of applicants for almshouse accommodation both due to publicity for the Elizabeth Twining Almshouses and the Elizabeth Doughty Almshouses and due to increased need in the borough. Marketing was carried out widely across the borough and through partners and stakeholders as well as through events such as the Richmond May Fair, Richmond Hill Open Gardens and the CEO speaking to various local interest groups.
11. The almshouse community continued to strengthen with many new activities and events being run for residents or by residents.
12. The monthly Almshouse News was redesigned and improved to become Your Almshouse Magazine.
13. The charity awarded £100,000 in grant funding for 2024 to support those in need, hardship or distress in the borough along with the £25,000 from the smaller Welfare Charities.
14. The charity welcomed one new member of staff: Administrator & Communications Co-ordinator.
15. Major refurbishments on investment properties were undertaken at 17, 22, 25 and 28 Michel's Row.
16. Richmond Philanthropic Society was dissolved and the funds transferred to The Richmond Charities.



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## THE RICHMOND CHARITIES

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### TRUSTEES' REPORT (CONTINUED) FOR THE YEAR ENDED 31 DECEMBER 2024

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#### Strategic report (continued)

#### Achievements and performance (continued)

##### b. Investment policy and performance

Funds are invested in such a manner as the Trustees think fit in order to provide an appropriate and balanced portfolio, taking into account the requirements of the law relating to the investment of charitable monies.

The investment performance is measured against the objectives as laid out in the Charity's investment policy. The principal aim of the endowed funds invested in the income portfolio is to be managed on the basis of producing a regular income whilst at least maintaining its capital base in real terms.

#### Financial review

##### a. Going concern

After making appropriate enquiries, the Trustees have a reasonable expectation that the Charity has adequate resources to continue in operational existence for the foreseeable future. For this reason, they continue to adopt the going concern basis in preparing the financial statements. Further details regarding the adoption of the going concern basis can be found in the accounting policies.

##### b. Reserves policy

The Charity regularly reviews its operational risks and requirements and maintains a level of reserves considered sufficient in order to be able to address its requirements. Some of the reserves are designated in accordance with this assessment and where necessary transfers are made to achieve the Charity's targets. The current actual level of reserves are considered to be adequate based on current and projected activities and risks and are detailed below.

##### c. Financial review

The value of investment properties has decreased to £99,410,500 (2023 - £103,558,000). Shaw & Company (Chartered Surveyors) undertook a desktop valuation of the properties for the year ended 2024, the revaluation gain on the properties was £507,500.

Fixed asset investments increased in aggregate value in the year to £31,624,753 (2023 - £28,962,137) after additions of £2,712,282 and a total revaluation gain of £1,914,670.

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## THE RICHMOND CHARITIES

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### TRUSTEES' REPORT (CONTINUED) FOR THE YEAR ENDED 31 DECEMBER 2024

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#### Structure, governance and management

##### a. Constitution

The Richmond Charities is administered in accordance with the following Charity Commission schemes:

5.8.1974	The Richmond Charities
21.8.1974	Michel's Almshouse Charity
30.4.1987	Richmond Charities' Almshouses
18.11.1987 and 21.6.1990	Richmond Charities' Almshouses
24.5.2004	Richmond Charities' Almshouses
27.2.2006	Richmond Charities' Almshouses
17.12.2008	Richmond Charities' Almshouses
08.10.2020	Richmond Charities' Almshouses
01.11.2021	Mortlake Almshouse Charities

Under the 18.11.1987 and 21.6.1990 schemes, Michel's Almshouse Charity was merged with The Richmond Charities, to be administered as one, under the name Richmond Charities' Almshouses. Under the Charity Commission scheme dated 24.5.2004, which altered the trusts of Richmond Church Charity Estates (Charity Reg. No. 212770), title of the Church Estate Almshouses was transferred to Richmond Charities' Almshouses. The scheme of 27.2.2006 extended the area of benefit from the former Borough of Richmond to the London Borough of Richmond. The scheme of 17.12.2008 merged Twickenham United Charities and Richmond Charities' Almshouses and updated the governing instrument. The Scheme of 8 October 2020 widened the objects of the charity to enable Trustees to make grants to people in need in the Richmond borough. The Scheme of 1 November 2021 merged Mortlake Almshouse Charities and Richmond Charities' Almshouses.

The Trustees' strategic plans re-affirm the values of the Charity to continue: - creating an environment for older people to live independently and with dignity; supporting older people in remaining independent for as long as possible; looking for ways to improve the almshouses; seeking ways to increase the number of almshouses; and ensuring the provision of housing for future older generations.

##### b. Methods of appointment or election of Trustees

The management of the Charity is conducted by the Chief Executive, under day-to-day authority delegated by the Trustees. The major part of the administration is concerned with the almshouses, its residents, investment properties and investments.

The Trustees' meetings take place at regular intervals (minimum six times a year) and are attended periodically by representatives of HML, who act as Property Managers for the Charity.

The Trustees may consist of an ex-officio, eight co-optative and three nominative Trustees. Two nominative Trustees are nominated by the Local Authority and the remaining one must be appointed by the vicar for the time being of the ecclesiastical parish of St. Mary's Twickenham. Trustees are appointed at ordinary meetings by way of majority resolution. Newly appointed Trustees receive an in-depth induction.

The Trustees meet at regular intervals during the year to review the Charity's strategy and performance, approve plans and monitor budgets. The Trustees have delegated certain functions to the Finance, Risk Management, Welfare, Property and Safeguarding Committees whose composition is annotated at the front of these accounts.

New Trustees' receive a full information pack and induction from the Chief Executive. They are introduced to all properties and residents gradually. Training for Trustees takes place during the year.

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## THE RICHMOND CHARITIES

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### TRUSTEES' REPORT (CONTINUED) FOR THE YEAR ENDED 31 DECEMBER 2024

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#### Structure, governance and management (continued)

##### c. Pay policy for key management personnel

The Trustees consider the Board of Trustees and the Chief Executive as comprising the Key Management Personnel of the Charity in charge of directing and controlling the Charity and running and operating the Charity on a day to day basis. All Trustees give their time freely and no Trustee received remuneration in the year. Details of Trustees' expenses and related party transactions are disclosed in Notes 14 and 29 to the accounts.

Staff pay will be reviewed annually and be increased in accordance with average earnings. In view of the nature of the Charity, the Trustees benchmark against pay levels in other Charities of similar size. The remuneration benchmark is the mid-point of the range paid for similar roles adjusted for any additional responsibilities.

##### Plans for future periods

The charity plans to continue to expand its almshouse provision. The charity now has 150 almshouses. When The Elizabeth Doughty Almshouses are complete in Spring 2025, the charity will have 162 almshouses.

The charity continues to work with an external property agent to identify future potential sites and to work with the Council when they identify sites for disposal. The charity will continue to investigate and bid for other sites when opportunities arise. At the start of the year the charity is actively pursuing 4 such opportunities.

The charity will continue with its project to install photovoltaic panels at the majority of estates to help reduce residents' electricity bills. In 2025 photovoltaic panels will be installed at Hickey's Almshouses, the largest estate, helping over 50 residents with their energy bills.

The Trustees intend to continue their programme of major repairs and improvements to almshouse properties, to be funded out of income. Refurbishments will arise as and when almshouses become vacant.

Work will continue to strengthen the almshouse communities with new ideas for events and activities.

With the investment properties, major refurbishment work will be undertaken when necessary and external decorations will be undertaken on a number of properties. When other investment properties become vacant, the Property Committee will decide whether to sell the property or undertake refurbishment. One property has been sold in January 2025 – 33 Kew Foot Road.

Juliet Ames-Lewis, CEO, announced her resignation from her role in November 2024, after 10 years in post. Recruitment was undertaken through Thewlis Graham Consultants. The selection process was rigorous and in February 2025 the Trustees appointed Emma Halford to the position of Chief Executive. She will take up the post in May 2025 after a handover with Juliet Ames-Lewis whose last day in post will be 1 May 2025.

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THE RICHMOND CHARITIES

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TRUSTEES' REPORT (CONTINUED)  
FOR THE YEAR ENDED 31 DECEMBER 2024

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Disclosure of information to auditor

Each of the persons who are Trustees at the time when this Trustees' Report is approved has confirmed that:

- so far as that Trustee is aware, there is no relevant audit information of which the charity's auditor is unaware, and
- that Trustee has taken all the steps that ought to have been taken as a Trustee in order to be aware of any relevant audit information and to establish that the charity's auditor is aware of that information.


Auditor

The auditor, MHA, previously traded through the legal entity MacIntyre Hudson LLP. In response to regulatory changes, MacIntyre Hudson LLP ceased to hold an audit registration with the engagement transitioning to MHA Audit Services LLP.

Approved by order of the members of the board of Trustees on 21 May 2025



Mr Jeremy Williams  
Chair



Mr Peter Marr  
Trustee

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## THE RICHMOND CHARITIES

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### STATEMENT OF TRUSTEES' RESPONSIBILITIES FOR THE YEAR ENDED 31 DECEMBER 2024

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The Trustees are responsible for preparing the Trustees' Report and the financial statements in accordance with applicable law and United Kingdom Accounting Standards (United Kingdom Generally Accepted Accounting Practice).

The law applicable to charities in England & Wales requires the Trustees to prepare financial statements for each financial year which give a true and fair view of the state of affairs of the Charity and of its incoming resources and application of resources, including its income and expenditure, for that period. In preparing these financial statements, the Trustees are required to:

- select suitable accounting policies and then apply them consistently;
- observe the methods and principles of the Charities SORP (FRS 102);
- make judgements and accounting estimates that are reasonable and prudent;
- state whether applicable UK Accounting Standards (FRS 102) have been followed, subject to any material departures disclosed and explained in the financial statements;
- prepare the financial statements on the going concern basis unless it is inappropriate to presume that the Charity will continue in business.

The Trustees are responsible for keeping adequate accounting records that are sufficient to show and explain the Charity's transactions and disclose with reasonable accuracy at any time the financial position of the Charity and enable them to ensure that the financial statements comply with the Charities Act 2011, the Charity (Accounts and Reports) Regulations 2008 and the provisions of the Will. They are also responsible for safeguarding the assets of the Charity and hence for taking reasonable steps for the prevention and detection of fraud and other irregularities.

Approved by order of the members of the board of Trustees on 21 May 2025.



Mr Jeremy Williams  
Chair



Mr Peter Marr  
Trustee

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## THE RICHMOND CHARITIES

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### INDEPENDENT AUDITOR'S REPORT TO THE TRUSTEES OF THE RICHMOND CHARITIES

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#### Opinion

We have audited the financial statements of The Richmond Charities (the 'charity') for the year ended 31 December 2024 which comprise the Statement of Financial Activities, the Balance Sheet, the Statement of Cash Flows and the related notes, including a summary of significant accounting policies. The financial reporting framework that has been applied in their preparation is applicable law and United Kingdom Accounting Standards, including Financial Reporting Standard 102 'The Financial Reporting Standard applicable in the UK and Republic of Ireland' (United Kingdom Generally Accepted Accounting Practice).

The financial statements have been prepared in accordance with Accounting and Reporting by Charities preparing their accounts in accordance with the Financial Reporting Standards applicable in the UK and Republic of Ireland (FRS 102) in preference to the Accounting and Reporting by Charities: Statement of Recommended Practice issued on 1 April 2005 which is referred to in the extant regulations but has been withdrawn.

This has been done in order for the accounts to provide a true and fair view in accordance with the Generally Accepted Accounting Practice effective for reporting periods beginning on or after 1 January 2015.

In our opinion the financial statements:

- give a true and fair view of the state of the charity's affairs as at 31 December 2024 and of its incoming resources and application of resources for the year then ended;
- have been properly prepared in accordance with United Kingdom Generally Accepted Accounting Practice; and
- have been prepared in accordance with the requirements of the Charities Act 2011.

#### Basis for opinion

We conducted our audit in accordance with International Standards on Auditing (UK) (ISAs (UK)) and applicable law. Our responsibilities under those standards are further described in the Auditor's responsibilities for the audit of the financial statements section of our report. We are independent of the charity in accordance with the ethical requirements that are relevant to our audit of the financial statements in the United Kingdom, including the Financial Reporting Council's Ethical Standard, and we have fulfilled our other ethical responsibilities in accordance with these requirements. We believe that the audit evidence we have obtained is sufficient and appropriate to provide a basis for our opinion.

#### Conclusions relating to going concern

In auditing the financial statements, we have concluded that the Trustees' use of the going concern basis of accounting in the preparation of the financial statements is appropriate.

Based on the work we have performed, we have not identified any material uncertainties relating to events or conditions that, individually or collectively, may cast significant doubt on the charity's ability to continue as a going concern for a period of at least twelve months from when the financial statements are authorised for issue.

Our responsibilities and the responsibilities of the Trustees with respect to going concern are described in the relevant sections of this report.

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## THE RICHMOND CHARITIES

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### INDEPENDENT AUDITOR'S REPORT TO THE TRUSTEES OF THE RICHMOND CHARITIES (CONTINUED)

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#### Other information

The other information comprises the information included in the Annual Report other than the financial statements and our Auditor's Report thereon. The Trustees are responsible for the other information contained within the Annual Report. Our opinion on the financial statements does not cover the other information and, except to the extent otherwise explicitly stated in our report, we do not express any form of assurance conclusion thereon. Our responsibility is to read the other information and, in doing so, consider whether the other information is materially inconsistent with the financial statements or our knowledge obtained in the course of the audit, or otherwise appears to be materially misstated. If we identify such material inconsistencies or apparent material misstatements, we are required to determine whether this gives rise to a material misstatement in the financial statements themselves. If, based on the work we have performed, we conclude that there is a material misstatement of this other information, we are required to report that fact.

We have nothing to report in this regard.

#### Matters on which we are required to report by exception

We have nothing to report in respect of the following matters where the Charities (Accounts and Reports) Regulations 2008 requires us to report to you if, in our opinion:

- the information given in the Trustees' Report is inconsistent in any material respect with the financial statements; or
- sufficient accounting records have not been kept; or
- the financial statements are not in agreement with the accounting records and returns; or
- we have not received all the information and explanations we require for our audit.

#### Responsibilities of trustees

As explained more fully in the Trustees' Responsibilities Statement, the Trustees are responsible for the preparation of the financial statements which give a true and fair view, and for such internal control as the Trustees determine is necessary to enable the preparation of financial statements that are free from material misstatement, whether due to fraud or error.

In preparing the financial statements, the Trustees are responsible for assessing the charity's ability to continue as a going concern, disclosing, as applicable, matters related to going concern and using the going concern basis of accounting unless the Trustees either intend to liquidate the charity or to cease operations, or have no realistic alternative but to do so.

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## THE RICHMOND CHARITIES

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### INDEPENDENT AUDITOR'S REPORT TO THE TRUSTEES OF THE RICHMOND CHARITIES (CONTINUED)

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#### Auditor's responsibilities for the audit of the financial statements

We have been appointed as auditor under section 144 of the Charities Act 2011 and report in accordance with the Act and relevant regulations made or having effect thereunder.

Our objectives are to obtain reasonable assurance about whether the financial statements as a whole are free from material misstatement, whether due to fraud or error, and to issue an Auditor's Report that includes our opinion. Reasonable assurance is a high level of assurance, but is not a guarantee that an audit conducted in accordance with ISAs (UK) will always detect a material misstatement when it exists. Misstatements can arise from fraud or error and are considered material if, individually or in the aggregate, they could reasonably be expected to influence the economic decisions of users taken on the basis of these financial statements.

Irregularities, including fraud, are instances of non-compliance with laws and regulations. We design procedures in line with our responsibilities, outlined above, to detect material misstatements in respect of irregularities, including fraud. The extent to which our procedures are capable of detecting irregularities, including fraud is detailed below:

- Enquiry of management and those charged with governance around actual, potential or suspected litigation, claims, non-compliance with applicable laws and regulations and fraud.
- Review of legal and professional fees for evidence of legal work undertaken or fines/penalties incurred.
- Enquiry of entity staff in compliance functions and external advisors to identify any instances of non-compliance with laws and regulations.
- Reviewing of financial statements disclosures and testing to supporting documentation to assess compliance with applicable laws and regulations.
- Performing audit work over the risk of management override, including testing of journal entries and other adjustments for appropriateness.
- An assessment of the methodologies used in order to calculate the estimated fair value of investment properties at the year end for evidence of bias.
- The accounting policy was checked to the financial reporting standards where necessary and confirmed to be appropriate.
- Reviewing accounting estimates for bias.
- Discussions amongst the engagement team in relation to how and where fraud might occur in the financial statements and any potential indicators of fraud;
- Discussions with management over any potential or suspected fraud.
- Performing substantive tests of detail over the completeness/existence of income within the financial system;
- Performing substantive analytical review procedures reconciling expected income from corroborating evidence to that which had been recorded in the financial statements to ensure that income was complete.

Because of the inherent limitations of an audit, there is a risk that we will not detect all irregularities, including those leading to a material misstatement in the financial statements or non-compliance with regulation. This risk increases the more that compliance with a law or regulation is removed from the events and transactions reflected in the financial statements, as we will be less likely to become aware of instances of non-compliance. The risk is also greater regarding irregularities occurring due to fraud rather than error, as fraud involves intentional concealment, forgery, collusion, omission or misrepresentation.

A further description of our responsibilities for the audit of the financial statements is located on the Financial Reporting Council's website at: [www.frc.org.uk/auditorsresponsibilities](http://www.frc.org.uk/auditorsresponsibilities). This description forms part of our Auditor's Report.



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THE RICHMOND CHARITIES

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INDEPENDENT AUDITOR'S REPORT TO THE TRUSTEES OF THE RICHMOND CHARITIES  
(CONTINUED)

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Use of our report

This report is made solely to the charity's trustees, as a body, in accordance with Part 4 of the Charities (Accounts and Reports) Regulations 2008. Our audit work has been undertaken so that we might state to the charity's trustees those matters we are required to state to them in an Auditor's Report and for no other purpose. To the fullest extent permitted by law, we do not accept or assume responsibility to anyone other than the charity and its trustees, as a body, for our audit work, for this report, or for the opinions we have formed.



MHA  
Statutory Auditor  
Swansea, United Kingdom

Date: 21/5/25

MHA is the trading name of MHA Audit Services LLP, a limited liability partnership in England and Wales (registered number OC455542)

MHA are eligible to act as auditors in terms of section 1212 of the Companies Act 2006.

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THE RICHMOND CHARITIES

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STATEMENT OF FINANCIAL ACTIVITIES  
FOR THE YEAR ENDED 31 DECEMBER 2024

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	Note	Unrestricted funds 2024 £	Restricted funds 2024 £	Endowment funds 2024 £	Total funds 2024 £	Total funds 2023 £
<b>Income from:</b>						
Donations and legacies	4	620,560	-	-	620,560	7,750
Charitable activities	5	1,722,949	-	-	1,722,949	1,595,595
Investments	6	2,939,597	-	-	2,939,597	2,965,331
<b>Total income</b>		<b>5,283,106</b>	<b>-</b>	<b>-</b>	<b>5,283,106</b>	<b>4,568,676</b>
<b>Expenditure on:</b>						
Raising funds	7	1,848,266	-	-	1,848,266	1,661,457
Charitable activities	9	2,319,766	7,100	-	2,326,866	2,027,233
<b>Total expenditure</b>		<b>4,168,032</b>	<b>7,100</b>	<b>-</b>	<b>4,175,132</b>	<b>3,688,690</b>
Revaluation of investments	12	-	-	2,422,170	2,422,170	4,620,856
<b>Net movement in funds</b>		<b>1,115,074</b>	<b>(7,100)</b>	<b>2,422,170</b>	<b>3,530,144</b>	<b>5,500,842</b>
<b>Reconciliation of funds:</b>						
Total funds brought forward		15,493,663	7,100	132,550,137	148,050,900	142,550,058
Net movement in funds		1,115,074	(7,100)	2,422,170	3,530,144	5,500,842
<b>Total funds carried forward</b>		<b>16,608,737</b>	<b>-</b>	<b>134,972,307</b>	<b>151,581,044</b>	<b>148,050,900</b>

The Statement of Financial Activities includes all gains and losses recognised in the year.

The notes on pages 19 to 38 form part of these financial statements.

THE RICHMOND CHARITIES

BALANCE SHEET  
AS AT 31 DECEMBER 2024

	Note	2024 £	2023 £
Fixed assets			
Tangible assets	15	18,876,130	14,164,469
Investments	17	31,624,753	28,962,137
Investment property	16	99,410,500	103,588,000
		<u>149,911,383</u>	<u>146,714,606</u>
Current assets			
Debtors	18	79,004	172,913
Cash at bank and in hand		1,961,366	1,409,626
		<u>2,040,370</u>	<u>1,582,539</u>
Creditors: amounts falling due within one year	19	(370,709)	(246,245)
Net current assets		<u>1,669,661</u>	<u>1,336,294</u>
Total net assets		<u>151,581,044</u>	<u>148,050,900</u>
Charity funds			
Endowment funds	21	134,972,307	132,550,137
Restricted funds	21	-	7,100
Unrestricted funds	21	16,608,737	15,493,663
Total funds		<u>151,581,044</u>	<u>148,050,900</u>

Approved by order of the members of the board of Trustees on 21 May 2025.



Mr Jeremy Williams  
Chair



Mr Peter Marr  
Trustee

The notes on pages 19 to 38 form part of these financial statements.

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THE RICHMOND CHARITIES

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STATEMENT OF CASH FLOWS  
FOR THE YEAR ENDED 31 DECEMBER 2024

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	2024 £	2023 £
Cash flows from operating activities		
Net cash used in operating activities (see note 24)	(1,407,541)	(1,518,600)
Cash flows from investing activities		
Dividends, interests and rents from investments	2,939,597	2,972,362
Purchase of tangible fixed assets	(4,982,441)	(3,261,624)
Proceeds from sale of investments	1,900,000	5,091,062
Purchase of investments	(2,647,946)	(3,998,793)
Proceeds from sale of investment property	4,750,071	1,875,966
Net cash provided by investing activities	1,959,281	2,678,973
Change in cash and cash equivalents in the year	551,740	1,160,373
Cash and cash equivalents at the beginning of the year	1,409,626	249,253
Cash and cash equivalents at the end of the year	1,961,366	1,409,626

The notes on pages 19 to 38 form part of these financial statements

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## THE RICHMOND CHARITIES

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### NOTES TO THE FINANCIAL STATEMENTS FOR THE YEAR ENDED 31 DECEMBER 2024

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#### 1. General information

The Richmond Charities is an Unincorporated Charity registered with the Charity Commission (Charity Registered Number 200431) in England and Wales.

The address of the principal office is given in the Charity information on page 1 of these financial statements.

The nature of the Charity's operations and principal activities are detailed in the Trustees' Report.

#### 2. Accounting policies

##### 2.1 Basis of preparation of financial statements

The financial statements have been prepared in accordance with the Charities SORP (FRS 102) - Accounting and Reporting by Charities: Statement of Recommended Practice applicable to charities preparing their accounts in accordance with the Financial Reporting Standard applicable in the UK and Republic of Ireland (FRS 102), the Financial Reporting Standard applicable in the UK and Republic of Ireland (FRS 102) and the Charities Act 2011.

The Richmond Charities meets the definition of a public benefit entity under FRS 102. Assets and liabilities are initially recognised at historical cost or transaction value unless otherwise stated in the relevant accounting policy.

These financial statements are presented in sterling which is the functional currency of the Charity and are rounded to the nearest pound.

##### 2.2 Going concern

The Trustees have assessed whether the use of going concern is appropriate and have considered possible events or conditions that might cast significant doubt on the ability of the Charity to continue as a going concern. The Trustees have made this assessment for a period of at least one year from the date of the approval of these financial statements. In particular, the Trustees have considered the Charity's forecasts and projections and have taken account of pressures on income. After making enquiries, the Trustees have concluded that there is a reasonable expectation that the Charity has adequate resources to continue in operational existence for the foreseeable future. The Charity therefore continues to adopt the going concern basis in preparing its financial statements.

##### 2.3 Income

All income is recognised once the Charity has entitlement to the income, it is probable that the income will be received and the amount of income receivable can be measured reliably.

Rental income is recognised evenly over the period it relates

Income from investments is accounted for when it is receivable.

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## THE RICHMOND CHARITIES

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### NOTES TO THE FINANCIAL STATEMENTS FOR THE YEAR ENDED 31 DECEMBER 2024

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#### 2. Accounting policies (continued)

##### 2.4 Expenditure

All expenditure is accounted for on an accruals basis and has been classified under headings that aggregate all costs related to that category. Expenditure is recognised once there is a legal or constructive obligation to transfer economic benefit to a third party, it is probable that a transfer of economic benefits will be required in settlement and the amount of the obligation can be measured reliably. Expenditure is classified by activity. The costs of each activity are made up of the total of direct costs and shared costs, including support costs involved in undertaking each activity. Direct costs attributable to a single activity are allocated directly to that activity. Shared costs which contribute to more than one activity and support costs which are not attributable to a single activity are apportioned between those activities on a basis consistent with the use of resources. Central staff costs are allocated on the basis of time spent, and depreciation charges allocated on the portion of the asset's use.

Expenditure on raising funds includes all expenditure incurred by the Charity to raise funds for its charitable purposes and includes costs of all fundraising activities events and non-charitable trading.

Expenditure on charitable activities is incurred on directly undertaking the activities which further the Charity's objectives, as well as any associated support costs.

Grants payable are charged in the year when the offer is made except in those cases where the offer is conditional, such grants being recognised as expenditure when the conditions attaching are fulfilled. Grants offered subject to conditions which have not been met at the year end are noted as a commitment, but not accrued as expenditure.

All expenditure is inclusive of irrecoverable VAT.

##### 2.5 Taxation

The Charity is considered to pass the tests set out in Paragraph 1 Schedule 6 of the Finance Act 2010 and therefore it meets the definition of a charitable company for UK corporation tax purposes. Accordingly, the Charity is potentially exempt from taxation in respect of income or capital gains received within categories covered by Chapter 3 Part 11 of the Corporation Tax Act 2010 or Section 256 of the Taxation of Chargeable Gains Act 1992, to the extent that such income or gains are applied exclusively to charitable purposes.

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## THE RICHMOND CHARITIES

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### NOTES TO THE FINANCIAL STATEMENTS FOR THE YEAR ENDED 31 DECEMBER 2024

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#### 2. Accounting policies (continued)

##### 2.6 Tangible fixed assets and depreciation

Tangible fixed assets are initially recognised at cost. After recognition, under the cost model, tangible fixed assets are measured at cost less accumulated depreciation and any accumulated impairment losses. All costs incurred to bring a tangible fixed asset into its intended working condition should be included in the measurement of cost.

At each reporting date the Charity assesses whether there is any indication of impairment. If such indication exists, the recoverable amount of the asset is determined to be the higher of its fair value less costs to sell and its value in use. An impairment loss is recognised where the carrying amount exceeds the recoverable amount.

No value for accounting purposes has been placed on the historic almshouse properties as the original cost of these assets would be immaterial to these financial statements. Subsequent capital costs relating to almshouse properties have been included under fixed assets at cost.

Costs (including professional fees) relating to projects that are about to commence are capitalised as a fixed asset.

Depreciation is charged so as to allocate the cost of tangible fixed assets less their residual value over their estimated useful lives, using the straight-line method.

Depreciation is provided on the following bases:

Almshouses	- 2%
Office property	- 2.5%
Office equipment	- 25%

##### 2.7 Investment properties

Investment properties are recorded at fair value at each reporting date with changes in fair value recognised in Revaluation of investments in the Statement of Financial Activities.

##### 2.8 Investments

Fixed asset investments are a form of financial instrument and are initially recognised at their transaction cost and subsequently measured at fair value at the Balance Sheet date, unless the value cannot be measured reliably in which case it is measured at cost less impairment.

The Statement of Financial Activities includes all net gains and losses arising on revaluation and disposals during the year. As investments are revalued to fair value continuously no realised gains or losses arise.

Current asset investments are short term highly liquid investments and are held at fair value. These include cash on deposit and cash equivalents with a maturity of less than one year.

##### 2.9 Debtors

Trade and other debtors are recognised at the settlement amount after any trade discount offered. Prepayments are valued at the amount prepaid net of any trade discounts due.

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## THE RICHMOND CHARITIES

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### NOTES TO THE FINANCIAL STATEMENTS FOR THE YEAR ENDED 31 DECEMBER 2024

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#### 2. Accounting policies (continued)

##### 2.10 Cash at bank and in hand

Cash at bank and in hand includes cash and short-term highly liquid investments with a short maturity of three months or less from the date of acquisition or opening of the deposit or similar account.

##### 2.11 Liabilities and provisions

Liabilities are recognised when there is an obligation at the Balance Sheet date as a result of a past event, it is probable that a transfer of economic benefit will be required in settlement, and the amount of the settlement can be estimated reliably.

Liabilities are recognised at the amount that the Charity anticipates it will pay to settle the debt or the amount it has received as advanced payments for the goods or services it must provide.

Provisions are measured at the best estimate of the amounts required to settle the obligation. Where the effect of the time value of money is material, the provision is based on the present value of those amounts, discounted at the pre-tax discount rate that reflects the risks specific to the liability. The unwinding of the discount is recognised in the Statement of Financial Activities as a finance cost.

##### 2.12 Financial instruments

The Charity holds basic financial instruments as defined in FRS 102. The financial assets and financial liabilities of the Charity and their measurement bases are as follows:

Financial assets - trade and other debtors are basic financial instruments and are debt instruments measured at amortised cost as detailed in Note 18. Prepayments are not financial instruments. Cash at bank is classified as a basic financial instrument and is measured at face value.

Financial liabilities - trade creditors, accruals and other creditors are financial instruments, and are measured at amortised cost as detailed in Note 19 and taxation and social security are not included in the financial instruments disclosure definition. Deferred income is not deemed to be a financial liability, as the cash settlement has already taken place and there is an obligation to deliver services rather than cash or another financial instrument.

##### 2.13 Operating leases

Rentals paid under operating leases are charged to the Statement of Financial Activities on a straight-line basis over the lease term.

##### 2.14 Pensions

The Charity operates a defined contribution pension scheme and the pension charge represents the amounts payable by the Charity to the fund in respect of the year. The assets of the scheme are held separately from those of the Employer. The annual contributions payable are charged to the Statement of Financial Activities.

The Charity also contributes to the Church of England defined benefit pension scheme in respect of one member of staff.



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## THE RICHMOND CHARITIES

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### NOTES TO THE FINANCIAL STATEMENTS FOR THE YEAR ENDED 31 DECEMBER 2024

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#### 2. Accounting policies (continued)

##### 2.15 Fund accounting

General funds are unrestricted funds which are available for use at the discretion of the Trustees in furtherance of the general objectives of the Charity and which have not been designated for other purposes.

Restricted funds are funds which are to be used in accordance with specific restrictions imposed by donors or which have been raised by the Charity for particular purposes. The costs of raising and administering such funds are charged against the specific fund. The aim and use of each restricted fund is set out in the notes to the financial statements.

Endowment funds represent those assets which must be held permanently by the Charity, principally the investments used to generate funds. Income arising on the endowment funds can be used in accordance with the objects of the Charity and is included as unrestricted income. Any capital gains or losses arising on the investments from part of the fund. Investment management charges and legal advice relating to the fund are charged against the fund.

Investment income, gains and losses are allocated to the appropriate fund.

#### 3. Critical accounting estimates and areas of judgement

Estimates and judgements are continually evaluated and are based on historical experience and other factors, including expectations of future events that are believed to be reasonable under the circumstances.

Critical accounting estimates and assumptions:

The Charity makes estimates and assumptions concerning the future. The resulting accounting estimates and assumptions will, by definition, seldom equal the related actual results. The estimates and assumptions that have a significant risk of causing a material adjustment to the carrying amounts of assets and liabilities within the next financial year are discussed below.

- 1 Useful life of tangible fixed assets and the depreciation rates applied: the key judgement in this area relates to the useful life of almshouse properties and this is based on standard practice within the sector updated for any specific knowledge the Trustees are aware of.
- 2 Investment property valuation: these are updated each year by a qualified chartered surveyor with the Trustees agreeing appropriate and consistent assumptions in advance of the valuation.

#### 4. Income from donations and legacies

	Unrestricted funds 2024 £	Restricted funds 2024 £	Total funds 2024 £
Donations	620,560	-	620,560

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THE RICHMOND CHARITIES

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NOTES TO THE FINANCIAL STATEMENTS  
FOR THE YEAR ENDED 31 DECEMBER 2024

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4. Income from donations and legacies (continued)

During the year an Investment portfolio donation was received from Richmond Philanthropic Society for £612,282. This donation has been invested in this year's investments balance per Note 17.

	Unrestricted funds 2023 £	Restricted funds 2023 £	Total funds 2023 £
Donations	650	7,100	7,750

5. Income from charitable activities

	Unrestricted funds 2024 £	Total funds 2024 £
Almshouses - Residents' contributions	1,722,949	1,722,949

	Unrestricted funds 2023 £	Total funds 2023 £
Almshouses - Residents' contributions	1,595,595	1,595,595

6. Investment income

	Unrestricted funds 2024 £	Total funds 2024 £
Rents receivable	2,482,928	2,482,928
Dividend income receivable	440,734	440,734
Bank interest receivable	15,935	15,935
	<u>2,939,597</u>	<u>2,939,597</u>

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THE RICHMOND CHARITIES

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NOTES TO THE FINANCIAL STATEMENTS  
FOR THE YEAR ENDED 31 DECEMBER 2024

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6. Investment income (continued)

	Unrestricted funds 2023 £	Total funds 2023 £
Rents receivable	2,534,286	2,534,286
Dividend income receivable	427,608	427,608
Bank interest receivable	3,437	3,437
	<u>2,965,331</u>	<u>2,965,331</u>

7. Expenditure on raising funds

	2024 £	2023 £
<b>Fund management</b>		
Investment management costs	65,377	56,777
	<u>65,377</u>	<u>56,777</u>
<b>Property management</b>		
Direct costs - Property	1,696,164	1,533,227
Support costs - Insurance	24,694	24,321
Support costs - Repairs and maintenance	15,049	14,792
Support costs - Legal and professional	7,906	2,034
Support costs - Office expenses	23,052	18,726
Support costs - Miscellaneous	16,024	11,580
	<u>1,782,889</u>	<u>1,604,680</u>
	<u>1,848,266</u>	<u>1,661,457</u>

8. Analysis of grants

	Grants to Individuals 2024 £	Total funds 2024 £
Grants to individuals in need	<u>106,452</u>	<u>106,452</u>

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THE RICHMOND CHARITIES

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NOTES TO THE FINANCIAL STATEMENTS  
FOR THE YEAR ENDED 31 DECEMBER 2024

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8. Analysis of grants (continued)

	Grants to Individuals 2023 £	Total funds 2023 £
Grants to individuals in need	109,371	109,371

9. Analysis of expenditure on charitable activities

Summary by fund type

	Unrestricted funds 2024 £	Restricted funds 2024 £	Total 2024 £
Charitable activities	2,319,766	7,100	2,326,866

	Unrestricted funds 2023 £	Restricted funds 2023 £	Total 2023 £
Charitable activities	2,019,733	7,500	2,027,233

10. Analysis of expenditure by activities

	Activities undertaken directly 2024 £	Grant funding of activities 2024 £	Support costs 2024 £	Total funds 2024 £
Almshouses and grant funding	1,752,100	106,452	468,314	2,326,866

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THE RICHMOND CHARITIES

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NOTES TO THE FINANCIAL STATEMENTS  
FOR THE YEAR ENDED 31 DECEMBER 2024

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10. Analysis of expenditure by activities (continued)

	Activities undertaken directly 2023 £	Grant funding of activities 2023 £	Support costs 2023 £	Total funds 2023 £
Almshouses and grant funding	1,765,387	109,371	152,475	2,027,233

A detailed breakdown of expenditure on charitable activities is given in below and in the following pages.

Analysis of direct costs

	Total funds 2024 £	Total funds 2023 £
Staff costs	661,507	605,195
Telephone	20,173	20,672
Rates and water	44,282	82,253
Electricity and gas	55,202	55,263
Cleaning	10,486	9,332
Careium	17,122	13,242
Garden and tree maintenance	109,616	115,196
Repairs and maintenance	282,911	210,934
Legal and professional fees	19,319	31,640
Miscellaneous	2,524	10,032
Major property repairs	528,958	611,628
	<u>1,752,100</u>	<u>1,765,387</u>

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THE RICHMOND CHARITIES

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NOTES TO THE FINANCIAL STATEMENTS  
FOR THE YEAR ENDED 31 DECEMBER 2024

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10. Analysis of expenditure by activities (continued)

Analysis of support costs

	Total funds 2024 £	Total funds 2023 £
Governance staff costs	95,552	96,534
Depreciation	270,780	243,377
Insurance	22,224	21,889
Electricity and gas	4,785	2,505
Cleaning	5,525	5,971
Repairs and maintenance	8,019	7,342
Legal and professional fees	7,116	1,830
Office expenses	15,962	14,348
Miscellaneous	73,173	56,887
Governance costs	30,249	52,758
(Profit)/loss on disposal of investment property	(65,071)	(350,966)
	<u>468,314</u>	<u>152,475</u>

11. Governance costs

	2024 £	2023 £
Auditor's remuneration	21,000	20,250
Auditor's remuneration - non audit work	1,500	1,500
Other governance costs	7,749	9,726
	<u>30,249</u>	<u>31,476</u>

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THE RICHMOND CHARITIES

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NOTES TO THE FINANCIAL STATEMENTS  
FOR THE YEAR ENDED 31 DECEMBER 2024

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12. Revaluation of investments

		2024 £	2023 £
Revaluation gains/(losses) on investment property	16	507,500	2,227,750
Revaluation gains/(losses) on fixed asset investments	17	1,914,670	2,393,106
		<u>2,422,170</u>	<u>4,620,856</u>

13. Staff costs

		2024 £	2023 £
Wages and salaries		614,131	564,160
Social security costs		50,681	55,274
Contribution to defined contribution pension schemes		97,247	82,295
		<u>762,059</u>	<u>701,729</u>

The average number of persons employed by the Charity during the year was as follows:

	2024 No.	2023 No.
Staff	<u>14</u>	<u>14</u>

The number of employees whose employee benefits (excluding employer pension costs) exceeded £60,000 was:

	2024 No.	2023 No.
In the band £60,001 - £70,000	1	-
In the band £80,001 - £90,000	1	1

The Charity considers its Key Management Personnel to comprise the Trustees the Chief Executive and the Head of Finance, Policy and Governance. The total employment benefits (including employer pension contributions and employer national insurance contributions) of the Key Management Personnel were £219,633 (2023 - £121,722).

14. Trustees' remuneration and expenses

During the year, no Trustees received any remuneration or other benefits (2023 - £NIL).

## THE RICHMOND CHARITIES

### NOTES TO THE FINANCIAL STATEMENTS FOR THE YEAR ENDED 31 DECEMBER 2024

#### 14. Trustees' remuneration and expenses (continued)

During the year ended 31 December 2024, expenses totalling £239 were reimbursed or paid directly to 1 Trustee (2023 - £222 to 1 Trustee).

#### 15. Tangible fixed assets

	Freehold property £	Office freehold property £	Office equipment £	Assets under construction £	Total £
<b>Cost or valuation</b>					
At 1 January 2024	10,793,829	1,100,000	-	3,261,624	15,155,453
Additions	-	-	1,289	4,981,152	4,982,441
Transfers between classes	4,433,614	-	30,828	(4,464,442)	-
At 31 December 2024	15,227,443	1,100,000	32,117	3,778,334	20,137,894
<b>Depreciation</b>					
At 1 January 2024	935,984	55,000	-	-	990,984
Charge for the year	235,713	27,500	7,567	-	270,780
Transfers between classes	(1,850)	-	1,850	-	-
At 31 December 2024	1,169,847	82,500	9,417	-	1,261,764
<b>Net book value</b>					
At 31 December 2024	14,057,596	1,017,500	22,700	3,778,334	18,876,130
At 31 December 2023	9,857,845	1,045,000	-	3,261,624	14,164,469

The Almshouse properties are non investment properties, held by the Charity as inalienable, with conditions attached for their use. For accounting purposes, no value is placed on the original Almshouse properties as it is considered by the Trustees that the original historic cost of the properties would not be material to the financial statements. The Trustees do not consider that the fair value of the Almshouses can be measured reliably, given the conditions specified for their use. Any costs of valuation to the Charity would not be commensurate with any benefit obtained from the information to the users of the accounts or to the Charity for its own stewardship purposes. Recognition of the Almshouses at fair value is not practicable.

With respect to the Almshouses transferred from RCCE, if at any time any of the Almshouses cease to be used permanently as Almshouses, half of the value of that land shall be paid to the Trustees of RCCE to be held as permanent endowment and the income used for its general purposes, provided that this clause will apply only if the land in question is sold and the proceeds of sale are used to purchase replacement land for the provision of Almshouses within a reasonable time.



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THE RICHMOND CHARITIES

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NOTES TO THE FINANCIAL STATEMENTS  
FOR THE YEAR ENDED 31 DECEMBER 2024

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16. Investment property

	Freehold investment property £	Long term leasehold investment property £	Total £
Valuation			
At 1 January 2024	102,838,000	750,000	103,588,000
Disposals	(4,685,000)	-	(4,685,000)
Surplus on revaluation	507,500	-	507,500
At 31 December 2024	<u>98,660,500</u>	<u>750,000</u>	<u>99,410,500</u>

Investment property

On 31 December 2024, Shaw & Company (Chartered Surveyors) undertook a desktop valuation of the properties for the year ending 31 December 2024. It was their opinion that there had been an overall gain on revaluation of £507,500.

17. Fixed asset investments

	Listed investments £
Cost or valuation	
At 1 January 2024	28,962,137
Additions	2,712,282
Disposals	(1,900,000)
Revaluations	1,914,670
Management fees	(64,336)
At 31 December 2024	<u>31,624,753</u>
Net book value	
At 31 December 2024	<u>31,624,753</u>
At 31 December 2023	<u>28,962,137</u>

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THE RICHMOND CHARITIES

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NOTES TO THE FINANCIAL STATEMENTS  
FOR THE YEAR ENDED 31 DECEMBER 2024

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18. Debtors

	2024 £	2023 £
Due within one year		
Trade debtors	31,888	113,821
Prepayments and accrued income	47,116	59,092
	<u>79,004</u>	<u>172,913</u>

19. Creditors: Amounts falling due within one year

	2024 £	2023 £
Trade creditors	19,534	50,412
Other taxation and social security	20,045	18,671
Other creditors	31,822	987
Accruals and deferred income	299,308	176,175
	<u>370,709</u>	<u>246,245</u>

20. Accruals and deferred income

	2024 £	2023 £
Deferred income at 1 January 2024	63,206	72,334
Resources deferred during the year	67,239	63,206
Amounts released from previous periods	(63,206)	(72,334)
Deferred income at 31 December 2024	<u>67,239</u>	<u>63,206</u>

Deferred income reflects rental income receivable in advance from investment properties.

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THE RICHMOND CHARITIES

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NOTES TO THE FINANCIAL STATEMENTS  
FOR THE YEAR ENDED 31 DECEMBER 2024

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21. Statement of funds

Statement of funds - current year

	Balance at 1 January 2024 £	Income £	Expenditure £	Gains/ (Losses) £	Balance at 31 December 2024 £
Unrestricted funds					
General Funds	15,493,663	5,283,106	(4,168,032)	-	16,608,737
Endowment funds					
Endowment Fund	132,550,137	-	-	2,422,170	134,972,307
Restricted funds					
Henry Smith	7,100	-	(7,100)	-	-
Total of funds	148,050,900	5,283,106	(4,175,132)	2,422,170	151,581,044

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THE RICHMOND CHARITIES

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NOTES TO THE FINANCIAL STATEMENTS  
FOR THE YEAR ENDED 31 DECEMBER 2024

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21. Statement of funds (continued)

Statement of funds - prior year

	Balance at 1 January 2023 £	Income £	Expenditure £	Transfers in/out £	Gains/ (Losses) £	Balance at 31 December 2023 £
<b>Unrestricted funds</b>						
General Funds	11,996,008	4,561,576	(3,681,190)	2,617,269	-	15,493,663
<b>Endowment funds</b>						
Endowment Fund	130,546,550	-	-	(2,617,269)	4,620,856	132,550,137
<b>Restricted funds</b>						
Henry Smith	7,500	7,100	(7,500)	-	-	7,100
<b>Total of funds</b>	<u>142,550,058</u>	<u>4,568,676</u>	<u>(3,688,690)</u>	<u>-</u>	<u>4,620,856</u>	<u>148,050,900</u>

The Almshouse funds are unrestricted and are used to fund activities in furtherance of the Charity's objectives alongside the management and administration. Included within this fund is the Mitre pub originally purchased at £550,000.

Restricted funds are amounts received from Henry Smith Charity with the restricted purpose of supporting welfare.

THE RICHMOND CHARITIES

NOTES TO THE FINANCIAL STATEMENTS  
FOR THE YEAR ENDED 31 DECEMBER 2024

22. Summary of funds

Summary of funds - current year

	Balance at 1 January 2024 £	Income £	Expenditure £	Gains/ (Losses) £	Balance at 31 December 2024 £
General funds	15,493,663	5,283,106	(4,168,032)	-	16,608,737
Endowment funds	132,550,137	-	-	2,422,170	134,972,307
Restricted funds	7,100	-	(7,100)	-	-
	<u>148,050,900</u>	<u>5,283,106</u>	<u>(4,175,132)</u>	<u>2,422,170</u>	<u>151,581,044</u>

Summary of funds - prior year

	Balance at 1 January 2023 £	Income £	Expenditure £	Transfers in/out £	Gains/ (Losses) £	Balance at 31 December 2023 £
General funds	11,996,008	4,561,576	(3,681,190)	2,617,269	-	15,493,663
Endowment funds	130,546,550	-	-	(2,617,269)	4,620,856	132,550,137
Restricted funds	7,500	7,100	(7,500)	-	-	7,100
	<u>142,550,058</u>	<u>4,568,676</u>	<u>(3,688,690)</u>	<u>-</u>	<u>4,620,856</u>	<u>148,050,900</u>

23. Analysis of net assets between funds

Analysis of net assets between funds - current period

	Unrestricted funds 2024 £	Endowment funds 2024 £	Total funds 2024 £
Tangible fixed assets	14,939,076	3,937,054	18,876,130
Fixed asset investments	-	31,624,753	31,624,753
Investment property	-	99,410,500	99,410,500
Current assets	2,040,370	-	2,040,370
Creditors due within one year	(370,709)	-	(370,709)
Total	<u>16,608,737</u>	<u>134,972,307</u>	<u>151,581,044</u>

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23. Analysis of net assets between funds (continued)

Analysis of net assets between funds - prior period

	Unrestricted funds 2023 £	Restricted funds 2023 £	Endowment funds 2023 £	Total funds 2023 £
Tangible fixed assets	14,164,469	-	-	14,164,469
Fixed asset investments	-	-	28,962,137	28,962,137
Investment property	-	-	103,588,000	103,588,000
Current assets	1,575,439	7,100	-	1,582,539
Creditors due within one year	(246,245)	-	-	(246,245)
<b>Total</b>	<b>15,493,663</b>	<b>7,100</b>	<b>132,550,137</b>	<b>148,050,900</b>

24. Reconciliation of net movement in funds to net cash flow from operating activities

	2024 £	2023 £
Net income for the period (as per Statement of Financial Activities)	3,530,144	5,500,842
Adjustments for:		
Depreciation charges	270,780	243,377
(Gains)/losses on investments	(2,422,170)	(4,620,856)
Dividends, interests and rents from investments	(2,939,597)	(2,972,362)
(Profit) on disposal of investment property	(65,071)	(350,966)
Decrease in debtors	93,909	571,512
Increase in creditors	124,464	109,853
<b>Net cash used in operating activities</b>	<b>(1,407,541)</b>	<b>(1,518,600)</b>

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THE RICHMOND CHARITIES

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NOTES TO THE FINANCIAL STATEMENTS  
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25. Analysis of cash and cash equivalents

	2024 £	2023 £
Cash in hand and at bank	1,961,366	1,409,626
Total cash and cash equivalents	<u>1,961,366</u>	<u>1,409,626</u>

26. Analysis of changes in net debt

	At 1 January 2024 £	Cash flows £	At 31 December 2024 £
Cash at bank and in hand	1,409,626	551,740	1,961,366
	<u>1,409,626</u>	<u>551,740</u>	<u>1,961,366</u>

27. Capital commitments

	2024 £	2023 £
Contracted for but not provided in these financial statements		
Almshouses assets in course of construction	2,134,471	5,695,920
Photovoltaic projects	15,067	681,884
Other	77,385	183,467
	<u>2,226,923</u>	<u>6,561,271</u>

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## THE RICHMOND CHARITIES

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### NOTES TO THE FINANCIAL STATEMENTS FOR THE YEAR ENDED 31 DECEMBER 2024

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#### 28. Operating lease commitments

At 31 December 2024 the Charity had commitments to make future minimum lease payments under non-cancellable operating leases as follows:

	2024 £	2023 £
Not later than 1 year	1,665	1,665
Later than 1 year and not later than 5 years	2,913	4,578
	<u>4,578</u>	<u>6,243</u>

The following lease payments have been recognised as an expense in the Statement of Financial Activities:

	2024 £	2023 £
Operating lease rentals	<u>1,665</u>	<u>1,713</u>

#### 29. Post Balance Sheet Events

33 Kew Foot Road was disposed of on 15 January 2025 for £1,115,000. This amounted to the Fair value carrying amount at 31 December 2024 within Investment properties.

1 The Vineyard was disposed of on 24 April 2025 for £1,475,000. The fair value carrying amount at 31 December 2024 was £1,550,000 within Investment properties.

#### 30. Related party transactions

A £612,282 donation was received in the year from Richmond Philanthropic Society, a Charity with common Trustees.

Key Management Personnel and Trustee transactions are detailed in Notes 13 and 14.