

Epsom Parochial Charities
Registered Charity No. 200571

Report and Financial Statements

31st December 2021

Epsom Parochial Charities

Charities

Epsom Almshouse Charity
Epsom Advancement in Life Charities
Epsom Relief in Need Charity

Trustees

Mr J A Steward, MA, FCA (Chairman)
Mr S Jones (Vice Chairman)
Councillor N Dallen
Mrs C D S Long

Mr P White
Rev N Parish
Mr J Roll Pickering
Mr G Stevens

Principal Place of Business

26 Woodcote Hurst
Epsom
Surrey
KT18 7DT

Clerk of the Trustees

Mrs P A Vanstone-Walker
Farm View Suite
42 Canons Lane
Burgh Heath
Tadworth
Surrey
KT20 6DP

Independent Examiners

Riches & Company
34 Anyards Road
Cobham
Surrey
KT11 2LA

Bankers

NatWest Bank
115 High Street
Epsom
Surrey
KT19 8DX

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Epsom Parochial Charities – Registered Charity No. 200571

Report of the Trustees for the year ended 31st December 2021

Structure, governance and management

The powers of the Trustees are derived from the Trust Deed dated 18th November 1988. This deed consolidates charities comprised in Schemes of the Charity Commissioners dated 31st December 1929; 28th July 1966; and 24th June 1970.

Epsom Parochial Charities is administered by a board of up to 10 unpaid trustees. The vicar of St. Martin's, Epsom with St. Stephen's, Langley Vale, is appointed as an ex officio trustee. Other trustees are appointed for a term of five years by resolution of the board. An annual payment is made to the ex officio trustee from the Advancement in Life – John Brayne Charity. The following persons served as Trustees during the year:

Mr J A Steward, MA, FCA (Chairman)
Mr S Jones (Vice Chairman)
Councillor N Dallen
Mrs C D S Long

Mr P White
Rev N Parish
Mr J Roll Pickering
Mr G Stevens

The trustees have referred to the Charity Commission's general guidance on public benefit and have regard to that guidance when reviewing the aims and objectives of the charity and in planning its future activities.

The trustees have complied with the duty in section 17(5) of the 2011 Charities Act to have due regard to guidance published by the Charity Commission.

The trustees have complied with the Henry Smith Charity rules in respect of the annual allocation of funds from that charity to Epsom Parochial Charities.

How our activities deliver public benefit

Our main activities and who we try to help are explained below.

Objectives and activities

Epsom Parochial Almshouses and Rest Cottage Almshouses provide affordable accommodation for needy persons resident in The Ancient Parish of Epsom. The accommodation presently comprises 6 self-contained bed sitting rooms in Mary Dundas House, 4 two bedroom self-contained flats in Rest Cottage and 4 self-contained one bedroom flats in Fairholme.

All properties are constantly being improved to conform to the latest legislation in respect of health and safety, risk management, fire safety standards and to meet higher standards of energy efficiency.

The Relief in Need Charity provides financial assistance to persons resident in the area of benefit who are in conditions of need, hardship or distress.

The Advancement in Life Charities exist for the purpose of helping young persons resident in the area of benefit and under the age of 25 years who are in need of financial assistance in connection with their education.

Epsom Parochial Charities – Registered Charity No. 200571

Report of the Trustees (continued) for the year ended 31st December 2021

Achievements and performance 2021

Fairholme has continued to be maintained to its high standard of accommodation.
Rest Cottage has continued to be maintained to its high standard of accommodation.
Mary Dundas House has had two new kitchens installed and has continued to be maintained to its high standard of accommodation.

Donations and grants totalling £8,529 have been made to persons in need during the year, or to organisations providing for the healthcare and education generally of needy Epsom residents.

Trustees have adopted new policies in respect of Data Protection, Risk Assessment, Risk Management, Safeguarding and Health and Safety.

Risk management

The trustees take note of all foreseeable risks for which they may be liable, and take suitable professional advice.

Financial review and policies

The Charity remains in a strong financial position. The Charity's financial policies are to ensure that the grants made from the Relief in Need and Advancement in Life charities do not exceed the net income of each charity, so that each charity breaks even in broad terms. There is a rolling programme of repairs and maintenance which is planned in advance and carried out within budgetary constraints as far as possible. The investments of the whole charity are kept under review. Lastly, at each meeting of the Trustees, the Clerk to the Trustees reports the current financial position of the charity and expected forthcoming expenditure.

Reserves policy

It is the policy of the Charity to maintain the level of reserves necessary to ensure the financial commitments of the Charity can be achieved on a regular basis from the income produced by the investments and other sources. The Trustees will ensure as far as possible that the reserves are maintained to achieve the objects of the Charity.

Induction and training of Trustees

New Trustees are given an introduction to the objectives and activities of the Charity and are taken through the governing documents. They are also given the opportunity to visit the accommodation provided by the Charity and to meet the residents. Any questions or queries they may have are responded to.

Epsom Parochial Charities – Registered Charity No. 200571

Report of the Trustees (continued) for the year ended 31st December 2021

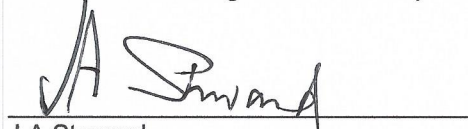
Statement of Trustees' responsibilities

The purpose of this statement is to distinguish the trustees' responsibilities for the accounts from those of the independent examiners as stated in their report.

Charity law requires the trustees to prepare accounts that give a true and fair view of the state of affairs of the charity and of its income and expenditure for the financial year. In doing so, the trustees are required to:

- select suitable accounting policies and apply them consistently;
- make judgements and estimates that are reasonable and prudent;
- prepare the accounts on a going concern basis unless it is inappropriate to assume that the charity will be able to continue to meet its objectives.

The trustees are responsible for maintaining 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 accounts comply with the Charities Act 1993. 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.



J A Steward
Chairman

21 October 2022

Independent Examiners' Report to the trustees of

Epsom Parochial Charities

We report on the accounts of the Charities for the year ended 31st December 2021, which are set out on pages 5 to 20.

Respective responsibilities of trustees and examiners

The charity's trustees are responsible for the preparation of the accounts. The charity's trustees consider that an audit is not required for this year (under section 144(2) of the Charities Act 2011 (the 2011 Act)) and that an independent examination is needed.

It is our responsibility to:

- examine the accounts (under section 145(1)(a) of the 2011 Act);
- to follow the procedures laid down in the General Directions given by the Charity Commissioners (under section 145(5)b) of the 2011 Act); and
- to state whether particular matters have come to our attention.

Basis of independent examiners' report

Our examination was carried out in accordance with the General Directions given by the Charity Commissioners. An examination includes a review of the accounting records kept by the charity and a comparison of the accounts presented with those records. It also includes consideration of any unusual items or disclosures in the accounts, and seeking explanations from you as trustees concerning any such matters. The procedures undertaken do not provide all the evidence that would be required in an audit, and consequently we do not express an audit opinion on the view given by the accounts.

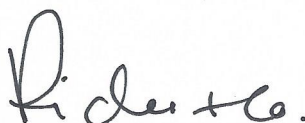
Independent examiners' statement

In connection with our examination, no matter has come to our attention:

- (1) which gives us reasonable cause to believe that in any material respect the requirements:
- to keep accounting records in accordance with section 130 of the 2011 Act;
 - and
 - to prepare accounts which accord with the accounting records and comply with the accounting requirements of the 2011 Act.

have not been met: or

- (2) to which, in our opinion, attention should be drawn in order to enable a proper understanding of the accounts to be reached.


.....
25 October 2022

Riches & Company
Chartered Accountants

34 Anyards Road
Cobham
Surrey
KT11 2LA

Epsom Parochial Charities

Statement of financial activities for the year ended 31st December 2021

	Note	Unrestricted funds £	Unrestricted Endowment funds £	2021 Total funds £	2020 Total funds £
Incoming resources					
Donations and gifts	3	24,455	-	24,455	16,455
Activities in furtherance of the charity's objects:					
Almshouse income		72,171	-	72,171	67,094
Activities for generating funds:					
Investment income	4	12,161	-	12,161	12,473
Grazing land rent		-	-	-	87
Total incoming resources		108,787	-	108,787	96,109
Resources expended					
Expenditure on charitable activities:					
Upkeep of Almshouses		77,679	-	77,679	77,392
Advancement in life		1,000	-	1,000	1,053
Relief in need		8,529	-	8,529	9,195
Independent Examiners' Fee		4,680	-	4,680	-
Governance costs	5	25,577	-	25,577	30,704
Vicar of Epsom		596	-	596	-
Land at Fetcham		-	-	-	1,673
Total resources expended		118,061	-	118,061	120,017
Net outgoing resources	6	(9,274)	-	(9,274)	(23,908)
Gain on revaluation of investments		-	141,972	141,972	4,058
Net movement in funds and total comprehensive income		(9,274)	141,972	132,698	(19,850)
Fund balances brought forward		109,964	1,692,891	1,802,855	1,822,705
Fund balances carried forward		100,690	1,834,863	1,935,553	1,802,855

Epsom Parochial Charities

Statement of changes in equity for the year ended 31st December 2021

	Unrestricted funds £	Unrestricted Endowment funds £	2021 Total funds £	2020 Total funds £
Fund balances at 1st January 2021	109,964	1,692,891	1,802,855	1,822,705
Net movement in funds and total comprehensive income	(9,274)	141,972	132,698	(19,850)
Fund balances at 31st December 2021	<u>100,690</u>	<u>1,834,863</u>	<u>1,935,553</u>	<u>1,802,855</u>

Details of the rights and restrictions relating to each fund are set out in note 2(g).

Epsom Parochial Charities

Summarised Income and Expenditure Account for the year ended 31st December 2021

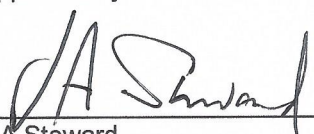
	Page	Income £	Expenditure £	Transfers £	2021 Surplus/ (Deficit) £	2020 Surplus/ (Deficit) £
Almshouse Branch accounts	15	72,171	(96,863)	-	(24,692)	(27,319)
Epsom Almshouse Charity		838	-	30	868	919
	14				<u>(23,824)</u>	<u>(26,400)</u>
Epsom Advancement in Life Charities: Brayne and Culling	16	1,607	(1,639)	50	18	(186)
John Brayne	17	2,130	(1,235)	-	895	(265)
	16				<u>913</u>	<u>(451)</u>
Epsom Relief in Need Charity	18	32,041	(13,644)	(80)	18,317	2,941
Bank interest and dividends		-	-	-	-	2
Independent Examiners' Fee	11	-	(4,680)	-	(4,680)	-
As per SOFA	5	<u>108,787</u>	<u>(118,061)</u>	<u>-</u>	<u>(9,274)</u>	<u>(23,908)</u>

Epsom Parochial Charities

Balance sheet as at 31st December 2021

	Note	2021		2020	
		£	£	£	£
Fixed assets					
Tangible assets	7		733,386		747,011
Investments	8		1,183,207		1,041,235
			<hr/>		<hr/>
			1,916,593		1,788,246
Debtors	9	2,827		1,707	
Bank deposit accounts		3,291		3,291	
Bank current account		28,269		30,191	
COIF Charities deposit fund		4,000		4,000	
Cash in hand		60		60	
		<hr/>		<hr/>	
			38,447		39,249
Creditors: amounts falling due within one year	10	19,487		24,640	
		<hr/>		<hr/>	
Net current assets			18,960		14,609
			<hr/>		<hr/>
Net assets			1,935,553		1,802,855
			<hr/>		<hr/>
Funds (page 5)					
Unrestricted endowment funds			1,834,863		1,692,891
Unrestricted funds			100,690		109,964
			<hr/>		<hr/>
			1,935,533		1,802,855
			<hr/>		<hr/>

Approved by the Trustees on 21 October 2022


J A Steward


S Jones

Epsom Parochial Charities

Notes forming part of the financial statements for the year ended 31st December 2021

1 Charity information

Epsom Parochial Charities is a charitable trust registered with the Charity Commission in England and Wales. The principal place of business is 26 Woodcote Hurst, Epsom, Surrey KT18 7DT.

2 Accounting policies

(a) Accounting convention

The financial statements have been prepared under the historical cost convention and in accordance with FRS102 and with the Statement of Recommended Practice, Accounting and Reporting by Charities (SORP FRS102). Epsom Parochial Charities is a public benefit entity.

(b) Incoming resources

The charity recognises almshouse income when it falls due and investment income and grazing land rent when they are received. No incoming resources have either been deferred or have been included in the SOFA net of expenditure. Incoming resources from endowment funds are classified as restricted funds.

(c) Resources expended

The accounting policies for including items within the relevant categories of resources expended are as follows:

Activities in furtherance of the charity's objects – includes costs relating directly to Epsom Almshouse Charity, and the Advancement in Life and Relief in Need charities. Governance costs – includes costs that do not relate directly to one specific activity of the charity. The allocation of governance costs to each charity is shown in note 5.

(d) Capitalisation of fixed assets

Fixed assets are capitalised at cost, where it is expected that future economic benefit will flow to the charity for a period of more than one year. Assets will not be capitalised where they have a value of £1000 or less, and impairment reviews will be carried out by trustees on a yearly basis.

(e) Depreciation

Freehold land is not depreciated. The cost of other tangible fixed assets is written off by equal annual instalments over their expected useful lives as follows:

Freehold buildings	- 50 years
Furniture and equipment	- 10 years
Computer equipment	- 4 years

Epsom Parochial Charities

Notes forming part of the financial statements (continued) for the year ended 31st December 2021

2 Accounting policies (continued)

(f) Fixed asset investments

Fixed asset investments are included at market value at the balance sheet date. Any gain or loss on revaluation is taken to the SOFA.

(g) Funds

The charity's funds comprise of endowment funds, which relate to the investments held by the charity, and unrestricted funds, which relate to all other activities of the charity. There are no designated funds and no restrictions on fund usage. All movements on funds during the year can be seen in the SOFA.

(h) Maintenance provision

A review of the planned maintenance and improvement of the almshouses is carried out annually. The review covers expenditure for the next twelve months and looks forward to what will be required in the next five years.

(i) Cash flow statement

Under the FRS102 Charities SORP the Charities are not required to produce a Cash Flow Statement as they meet the definition of a small charity.

3 Donations and gifts

	2021 £	2020 £
Almshouse Branch Accounts	4,703	6,007
Epsom Relief in Need Charity	19,752	10,448
	<hr/>	<hr/>
Grant from Henry Smith Charity	24,455	16,455
	<hr/>	<hr/>

4 Investment income

	2021 £	2020 £
Interest and dividends from investments:		
Epsom Almshouse Charity	838	889
Epsom Advancement in Life Charities	3,737	3,674
Epsom Relief in Need Charity	7,586	7,908
Santander and NatWest	-	2
	<hr/>	<hr/>
	12,161	12,473
	<hr/>	<hr/>

Epsom Parochial Charities

Notes forming part of the financial statements (continued) for the year ended 31st December 2021

5 Governance costs

	2021 £	2020 £
Independent examiners' fee	-	6,240
Administrative costs	22,003	20,866
Clerk's remuneration	3,574	3,598
	<hr/>	<hr/>
Total expenses	25,577	30,704
	<hr/>	<hr/>

Administrative costs include:

- Design and implementation of various GDPR policies
- Provision of monthly reporting information for Trustees
- Investigation into apparent overcharging by utility supplier
- Preparation of accounting records and liaison with external accountants.

Apportionment of expenses

Epsom Almshouse Charity	(75%)	19,184	23,028
Epsom Advancement in Life Charities	(5%)	1,278	1,536
Epsom Relief in Need Charity	(20%)	5,115	6,140
		<hr/>	<hr/>
		25,577	30,704
		<hr/>	<hr/>

6 Net outgoing resources

	2021 £	2020 £
Net outgoing resources is stated after charging:		
Depreciation of tangible fixed assets	13,625	13,625
Independent examiners' fee	4,680	6,240
	<hr/>	<hr/>

Epsom Parochial Charities

Notes forming part of the financial statements (continued) for the year ended 31st December 2021

7 Tangible fixed assets

	Freehold land and buildings £	Freehold grazing land £	Furniture and equipment £	Total £
Cost:				
At 1st January 2021	979,432	17,756	19,972	1,017,160
Additions during the year	-	-	-	-
	<hr/>	<hr/>	<hr/>	<hr/>
At 31st December 2021	979,432	17,756	19,972	1,017,160
	<hr/>	<hr/>	<hr/>	<hr/>
Depreciation:				
At 1st January 2021	250,293	-	19,856	270,149
Charge for the year	13,509	-	116	13,625
	<hr/>	<hr/>	<hr/>	<hr/>
At 31st December 2021	263,802	-	19,972	283,774
	<hr/>	<hr/>	<hr/>	<hr/>
Net book value:				
At 31st December 2021	715,630	17,756	-	733,386
	<hr/>	<hr/>	<hr/>	<hr/>
At 31st December 2020	729,139	17,756	116	747,011
	<hr/>	<hr/>	<hr/>	<hr/>

Land and buildings relating to two almshouses were donated, or were purchased and developed many years ago. The costs included above have been incurred since 1968. The third almshouse was purchased in 1991 and during 2008/09 was converted from 6 bed sitting rooms into 4 self contained one bedroom flats. During the year the three properties were valued for insurance purposes at £3,956,000.

The grazing land was bequeathed to the Charities in 1693. The trustees consider that the value of this land is not less than the capitalised expenditure.

8 Fixed asset investments

	2021 £	2020 £
Market value at 1st January 2021	1,041,235	1,037,177
Gain/(loss) on revaluation	141,972	4,058
	<hr/>	<hr/>
Market value at 31st December 2021	1,183,207	1,041,235
	<hr/>	<hr/>
Historical cost of investments at 31st December 2021	3,300	3,300
	<hr/>	<hr/>

A schedule of investments showing the holding attributable to each Charity appears on pages 19 and 20.

Epsom Parochial Charities

Notes forming part of the financial statements (continued) for the year ended 31st December 2021

9 Debtors

	2021 £	2020 £
Maintenance contributions	-	10
Prepayments	2,827	1,697
	<hr/>	<hr/>
	2,827	1,707
	<hr/>	<hr/>

10 Creditors

	2021 £	2020 £
Accruals	18,891	16,640
Deferred income	-	8,000
Vicar of Epsom	596	-
	<hr/>	<hr/>
	19,487	24,640
	<hr/>	<hr/>

11 Capital commitments

	2021 £	2020 £
Capital expenditure that has been contracted for but has not been provided for in the financial statements	nil	nil
	<hr/>	<hr/>
Capital expenditure that has been authorised by the Trustees but has not yet been contracted for	nil	nil
	<hr/>	<hr/>

12 Grant-making activities

Details of grants made during the year can be found within the Report of the Trustees.

13 Trustees' payments

No trustees were paid emoluments or reimbursed expenses by the charity during the year under review.

14 Going concern

There are no material uncertainties about the charity's ability to continue.

15 Related party transactions

There were no transactions with related parties in the reporting period.

Epsom Parochial Charities

Income and expenditure account for the year ended 31st December 2021

Epsom Almshouse Charity

	2021		2020	
	£	£	£	£
Income				
Interest on investments				
– N.A.A.C.I. Fund				
Samuel Cane	27		29	
Langley Brackenbury	17		18	
George W. Storey	5		6	
Margaret Knipe	17		18	
Gift of Jarman and Sarah Hope	6		6	
Emma Butcher	37		39	
Elizabeth Butcher	425		451	
Anne Shears Butcher	73		77	
Nellie James	86		91	
Mary Dundas Almshouse Charity	99		105	
Parochial Almshouse Charity				
Sale of land	3		3	
Stanley Longhurst	43		46	
		838		889
Other income				
Transfer from Relief in Need Charity		30		30
		868		919
Add Almshouse branch accounts				
Deficit of income over expenditure (page 15)				
Account 1 – Fairholme	(10,377)		(7,282)	
2 – Mary Dundas House	(4,681)		(15,007)	
3 – Rest Cottage	(4,931)		(5,030)	
		(19,989)		(27,319)
Deficit of income over expenditure		(19,121)		(26,400)

Epsom Parochial Charities

Income and expenditure account for the year ended 31st December 2021

Almshouse Branch Accounts

	Account 1 (Fairholme)		Account 2 (Mary Dundas House)		Account 3 (Rest Cottage)		Total	
	2021 £	2020 £	2021 £	2020 £	2021 £	2020 £	2021 £	2020 £
Income								
Maintenance contributions	20,352	20,335	27,182	22,122	24,637	24,637	72,171	67,094
Donations and Gifts	-	779	2,352	4,376	2,351	852	4,703	6,007
	<u>20,352</u>	<u>21,114</u>	<u>29,537</u>	<u>26,498</u>	<u>26,988</u>	<u>25,489</u>	<u>76,874</u>	<u>73,101</u>
Less expenditure								
Property Management	3,805	3,780	4,629	6,100	3,804	4,750	12,238	14,630
Repairs, decorations and maintenance	5,747	2,652	6,947	15,850	8,976	3,043	21,670	21,545
Insurance premiums	1,037	1,033	778	774	778	774	2,593	2,581
Gas	2,951	3,084	6,502	3,397	2,568	4,525	12,021	11,006
Electricity	2,546	1,825	4,352	3,613	3,497	3,832	10,395	9,270
Window cleaning	550	600	550	600	550	520	1,650	1,720
Water rates	1,368	1,367	147	147	222	221	1,737	1,735
Council tax	-	-	835	320	-	-	835	320
The Almshouse Association	61	60	93	90	61	60	215	210
Governance costs	6,395	7,676	6,394	7,676	6,395	7,676	19,184	23,028
Gifts to residents	150	200	250	200	300	350	700	750
Depreciation:								
Freehold property	6,080	6,080	2,700	2,700	4,729	4,729	13,509	13,509
Furniture and equipment	39	39	38	38	39	39	116	116
	<u>30,729</u>	<u>28,396</u>	<u>34,215</u>	<u>41,505</u>	<u>31,919</u>	<u>30,519</u>	<u>96,863</u>	<u>100,420</u>
Deficit of income over expenditure	<u>(10,377)</u>	<u>(7,282)</u>	<u>(4,681)</u>	<u>(15,007)</u>	<u>(4,931)</u>	<u>(5,030)</u>	<u>(19,989)</u>	<u>(27,319)</u>

Epsom Parochial Charities

Income and expenditure account for the year ended 31st December 2021

Epsom Advancement in Life Charities

	£	2021	£	£	2020	£
Educational Charity of John Brayne and Elizabeth Culling						
Interest on investment – C.O.I.Fund						
Elizabeth Culling	39			38		
John Brayne	1,157			1,135		
			1,196			1,173
White and Elmslie						
Interest on investment – C.O.I. Fund	411			403		
C.O.I.F. Charities deposit account	-			9		
			411			412
John Brayne Charity						
Net income/(deficit) (page 17)			895			(265)
Other income						
Transfer from Relief in Need Charity			50			50
			2,552			1,370
Less: Expenditure						
Donations for advancement in life:						
Via Citizens Advice Bureau	1,000					
Total donations	1,000					
Governance costs	639			768		
			1,639			(1,821)
Excess/(Deficit) of income over expenditure			913			(451)

Epsom Parochial Charities

Income and expenditure account for the year ended 31st December 2021

Epsom Advancement in Life Charities

	£	2021	£	£	2020	£
John Brayne Charity						
Income						
Interest on investment – C.O.I.Fund	2,130			2,089		
Fetcham land rent	-			87		
	<u> </u>		2,130	<u> </u>		2,176
Less: Expenditure						
Land at Fetcham –						
Insurance	-			118		
Ground maintenance	-			1,555		
Property management	-			-		
Governance costs	639			768		
	<u> </u>		639	<u> </u>		2,441
			<u> </u>			<u> </u>
			1,491			(265)
Allocation of income						
Vicar of Epsom – 2/5			(596)			-
			<u> </u>			<u> </u>
Excess/(Deficit) of income over expenditure transferred to page 16			<u> </u> <u> </u>			<u> </u> <u> </u>
			895			(265)

Epsom Parochial Charities

Income and expenditure account for the year ended 31st December 2021

Epsom Relief In Need Charity

	£	2021	£	£	2020	£
Income						
Interest on investments – C.O.I. Fund						
Elizabeth Evelyn	201			198		
Workhouse Field	206			202		
Mary Watlington	24			24		
Jane Rowe	46			45		
Elizabeth Chilcote	47			46		
Church Haw	525			514		
Sir James Alexander	49			48		
Elmslie's Eleemosynary Charity	414			406		
Elizabeth Culling Relief In Need Charity	68			67		
John Castledine Roll Relief in Need Charity	164			161		
			1,744			1,711
Interest on investment – N.A.A.C.I. Fund						
Mary Dundas Relief In Need Charity		5,842				6,196
Interest on deposit – Workhouse Field		-				1
Grant from Henry Smith Charity		19,752				10,448
			27,338			18,356
Less: Expenditure						
Direct donations to Citizens Advice Bureau	8,529					
Total grants	8,529			9,195		
Governance costs	5,115			6,140		
			13,644			15,335
			13,694			3,021
Transfer - Almshouse Charity	30			30		
- Advancement in Life Charities	50			50		
			(80)			(80)
Excess/(Deficit) of income over expenditure			13,614			2,941

Epsom Parochial Charities

Schedule of investments at 31st December 2021

	Shareholding C.O.I.F. N.A.A.C.I.F.		Charity
Epsom Almshouse Charity			
		832	Samuel Cane
		501	Langley Brackenbury
		166	George W. Storey
		501	Margaret Knipe
		176	Gift of Jarman and Sarah Hope
		12,879	Elizabeth Butcher
		2,203	Ann Shears Butcher
		1,127	Emma Butcher
		2,593	Nellie James
Mary Dundas Almshouse Charity		3,000	Mary Dundas
Parochial Almshouse Charity		90	Land Sale
		1,310	Stanley Longhurst
Extraordinary Repair Fund - Accumulation shares	1,148	4,841	
Epsom Advancement in Life Charities			
John Brayne Charity	4,297		John Brayne
Educational Charity of John Brayne and Elizabeth Culling	73		Elizabeth Culling
	1,920		John Brayne
White and Elmslie	777		
Epsom Relief in Need Charity			
	381		Elizabeth Evelyn
	389		Workhouse Field
	46		Mary Watling
	87		Jane Rowe
	89		Elizabeth Chilcote
	992		Church Haw
	92		Sir James Alexander
Elmslie's Eleemosynary Charity	783		Elmslie
Elizabeth Culling Relief in Need Charity	129		Elizabeth Culling
John Castledine Roll Relief in Need Charity	311		John Castledine Roll
Mary Dundas Relief in Need Charity		177,018	
	<hr/>	<hr/>	
	11,514	207,237	
	<hr/>	<hr/>	
Income shares	10,366	202,396	
Accumulation shares	1,148	4,841	
	<hr/>	<hr/>	
	11,514	207,237	
	<hr/>	<hr/>	

Epsom Parochial Charities

Schedule of investments (continued) at 31st December 2021

All the above stocks and shares are invested in the Charities Official Investment Fund (C.O.I.F.) or National Association of Almshouses Common Investment Fund (N.A.A.C.I.F.).

In addition the Charities hold 100 ordinary shares in Banco Santander which were received free of charge.

Note:

Extraordinary repair fund

During 2012, 427 C.O.I.F. Accumulation Shares were sold in order to pay legal fees, and during 2015, a further 433 shares were sold for the same purpose. During 2016, 259 shares were sold; during 2017, 273 shares were sold; and during 2019, a further 212 shares were sold in order to meet various costs.

The total of 1,148 C.O.I.F. Accumulation Shares remaining represents part of the cumulative investment of £360 per annum from the Epsom Almshouse Charity between 1971 and 1992, and £120 per annum between 1993 and 1996.

The 4,841 N.A.A.C.I.F. Accumulation Shares comprise the annual investment of £847 between 1977 and 1991 in the Epsom Relief in Need Charity. This is to reimburse the encashment of shares held by the Mary Dundas Charity which realised £18,417 in 1976, to finance building expenditure at 58 Upper High Street. This property was subsequently sold in 1990.

The market value of the above shares was:

		2021 £	2020 £
1,148	C.O.I.F. Accumulation shares	278,411	237,176
4,841	N.A.A.C.I.F. Accumulation shares	506,870	447,869
		<hr/>	<hr/>
		785,281	685,045
		<hr/>	<hr/>