

**Epsom Parochial Charities**  
**Registered Charity No. 200571**

**Report and Financial Statements**  
**31st December 2022**

# 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

## Contents

Page	1 - 3	Report of the Trustees
	4	Independent Examiners' Report
	5	Statement of Financial Activities
	6	Statement of Changes in Equity
	7	Summarised Income and Expenditure Account
	8	Balance Sheet
	9 - 13	Notes to the Financial Statements
	14	Epsom Almshouse Charity
		- Income and Expenditure Account
	15	Almshouse Branch Accounts
	16 - 17	Epsom Advancement in Life Charities
		- Income and Expenditure Account
	18	Epsom Relief in Need Charity
		- Income and Expenditure Account
	19 - 20	Schedule of Investments

# **Epsom Parochial Charities – Registered Charity No. 200571**

## **Report of the Trustees for the year ended 31st December 2022**

### **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 2022**

#### **Achievements and performance 2022**

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 £18,800 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 2022

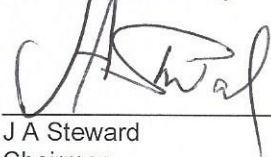
#### Statement of Trustees' responsibilities

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

8 December 2023

# Independent Examiners' Report to the trustees of

## Epsom Parochial Charities

We report on the accounts of the Charities for the year ended 31st December 2022, 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.

8/12/2022

  
Riches & Company  
Chartered Accountants  
34 Anyards Road  
Cobham  
Surrey  
KT11 2LA

## Epsom Parochial Charities

### Statement of financial activities for the year ended 31st December 2022

	Note	Unrestricted funds £	Unrestricted Endowment funds £	2022 Total funds £	2021 Total funds £
<b>Incoming resources</b>					
Donations and gifts	3	18,800	-	18,800	24,455
Activities in furtherance of the charity's objects:					
Almshouse income		74,058	-	74,058	72,171
Activities for generating funds:					
Investment income	4	12,750	-	12,750	12,161
Grazing land rent		-	-	-	-
		<hr/>	<hr/>	<hr/>	<hr/>
Total incoming resources		105,608	-	105,608	108,787
		<hr/>	<hr/>	<hr/>	<hr/>
<b>Resources expended</b>					
Expenditure on charitable activities:					
Upkeep of Almshouses		80,380	-	80,380	77,679
Advancement in life		-	-	-	1,000
Relief in need		9,454	-	9,454	8,529
Independent Examiners' Fee		4,800	-	4,800	4,680
Governance costs	5	18,174	-	18,174	25,577
Vicar of Epsom		692	-	692	596
		<hr/>	<hr/>	<hr/>	<hr/>
Total resources expended		113,500	-	113,500	118,061
		<hr/>	<hr/>	<hr/>	<hr/>
<b>Net outgoing resources</b>	6	(7,892)	-	(7,892)	(9,274)
Gain on revaluation of investments		-	(66,671)	(66,671)	141,972
		<hr/>	<hr/>	<hr/>	<hr/>
<b>Net movement in funds and total comprehensive income</b>		(7,892)	(66,671)	(74,563)	132,698
Fund balances brought forward		100,690	1,834,863	1,935,553	1,802,855
		<hr/>	<hr/>	<hr/>	<hr/>
<b>Fund balances carried forward</b>		92,798	1,768,192	1,860,990	1,935,553
		<hr/>	<hr/>	<hr/>	<hr/>

## Epsom Parochial Charities

### Statement of changes in equity for the year ended 31st December 2022

	Unrestricted funds £	Unrestricted Endowment funds £	2022 Total funds £	2021 Total funds £
<b>Fund balances at 1<sup>st</sup> January 2022</b>	100,690	1,834,863	1,935,553	1,802,855
<b>Net movement in funds and total comprehensive income</b>	(7,892)	(66,671)	(74,563)	132,698
<b>Fund balances at 31<sup>st</sup> December 2022</b>	92,798	1,768,192	1,860,990	1,935,553

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 2022

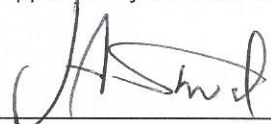
	Page	Income £	Expenditure £	Transfers £	2022 Surplus/ (Deficit) £	2021 Surplus/ (Deficit) £
Almshouse Branch accounts	15	82,944	(94,012)	-	(11,068)	(19,989)
Epsom Almshouse Charity		889	-	30	919	868
	14				(10,149)	(19,121)
Epsom Advancement in Life Charities: Brayne and Culling	16	1,684	(454)	50	1,280	18
John Brayne	17	2,186	(1,146)	-	1,040	895
	16				2,320	913
Epsom Relief in Need Charity	18	17,905	(13,088)	(80)	4,737	13,614
Bank interest and dividends		-	-	-	-	-
Independent Examiners' Fee	11	-	(4,800)	-	(4,800)	(4,680)
As per SOFA	5	105,608	(113,500)	-	(7,892)	(9,274)

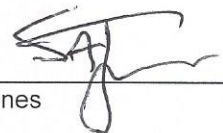
# Epsom Parochial Charities

## Balance sheet as at 31st December 2022

	Note	2022 £	2021 £
<b>Fixed assets</b>			
Tangible assets	7	719,948	733,386
Investments	8	1,116,536	1,183,207
		<u>1,836,484</u>	<u>1,916,593</u>
Debtors	9	3,086	2,827
Bank deposit accounts		3,291	3,291
Bank current account		23,031	28,269
COIF Charities deposit fund		4,000	4,000
Cash in hand		60	60
		<u>33,468</u>	<u>38,447</u>
<b>Creditors: amounts falling due within one year</b>	10	8,962	19,487
<b>Net current assets</b>		<u>24,506</u>	<u>18,960</u>
<b>Net assets</b>		<u>1,860,990</u>	<u>1,935,553</u>
<b>Funds (page 5)</b>			
Unrestricted endowment funds		1,768,192	1,834,863
Unrestricted funds		92,798	100,690
		<u>1,860,990</u>	<u>1,935,533</u>

Approved by the Trustees on ... 8 December 2023

  
J A Steward

  
S Jones

# Epsom Parochial Charities

## Notes forming part of the financial statements for the year ended 31st December 2022

### 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 2022

#### 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

	2022 £	2021 £
Almshouse Branch Accounts	8,886	4,703
Epsom Relief in Need Charity	9,914	19,752
	<hr/>	<hr/>
Grant from Henry Smith Charity	18,800	24,455
	<hr/>	<hr/>

#### 4 Investment income

	2022 £	2021 £
Interest and dividends from investments:		
Epsom Almshouse Charity	889	838
Epsom Advancement in Life Charities	3,870	3,737
Epsom Relief in Need Charity	7,991	7,586
	<hr/>	<hr/>
	12,750	12,161
	<hr/>	<hr/>



## Epsom Parochial Charities

### Notes forming part of the financial statements (continued) for the year ended 31st December 2022

#### 5 Governance costs

	2022 £	2021 £
Administrative costs	15,195	22,003
Clerk's remuneration	2,979	3,574
	<hr/>	<hr/>
Total expenses	18,174	25,577
	<hr/>	<hr/>

Administrative costs include:

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

#### Apportionment of expenses

Epsom Almshouse Charity	(75%)	13,630	19,184
Epsom Advancement in Life Charities	(5%)	909	1,278
Epsom Relief in Need Charity	(20%)	3,635	5,115
		<hr/>	<hr/>
		18,174	25,577
		<hr/>	<hr/>

#### 6 Net outgoing resources

	2022 £	2021 £
Net outgoing resources is stated after charging:		
Depreciation of tangible fixed assets	13,573	13,625
Independent examiners' fee	4,800	4,680
	<hr/>	<hr/>
	18,333	18,305
	<hr/>	<hr/>

## Epsom Parochial Charities

### Notes forming part of the financial statements (continued) for the year ended 31st December 2022

#### 7 Tangible fixed assets

	Freehold land and buildings £	Freehold grazing land £	Furniture and equipment £	Total £
Cost:				
At 1st January 2022	979,432	17,756	19,972	1,017,160
Additions during the year	-	-	95	95
	<hr/>	<hr/>	<hr/>	<hr/>
At 31st December 2022	979,432	17,756	20,067	1,017,255
	<hr/>	<hr/>	<hr/>	<hr/>
Depreciation:				
At 1st January 2022	263,802	-	19,972	283,774
Charge for the year	13,509	-	24	13,573
	<hr/>	<hr/>	<hr/>	<hr/>
At 31st December 2022	277,311	-	19,996	297,307
	<hr/>	<hr/>	<hr/>	<hr/>
Net book value:				
At 31st December 2022	702,121	17,756	71	719,948
	<hr/>	<hr/>	<hr/>	<hr/>
At 31st December 2021	715,630	17,756	-	733,386
	<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

	2022 £	2021 £
Market value at 1st January 2022	1,183,207	1,041,235
Gain/(loss) on revaluation	(66,671)	141,972
	<hr/>	<hr/>
Market value at 31st December 2022	1,116,536	1,183,207
	<hr/>	<hr/>
Historical cost of investments at 31st December 2022	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 2022

9	<b>Debtors</b>	2022 £	2021 £
	Prepayments	3,086	2,827
		<u>3,086</u>	<u>2,827</u>
10	<b>Creditors</b>	2022 £	2021 £
	Accruals	8,270	18,891
	Vicar of Epsom	692	596
		<u>8,962</u>	<u>19,487</u>
11	<b>Capital commitments</b>	2022 £	2021 £
	Capital expenditure that has been contracted for but has not been provided for in the financial statements	nil	nil
	Capital expenditure that has been authorised by the Trustees but has not yet been contracted for	nil	nil
12	<b>Grant-making activities</b>		
	Details of grants made during the year can be found within the Report of the Trustees.		
13	<b>Trustees' payments</b>		
	No trustees were paid emoluments or reimbursed expenses by the charity during the year under review.		
14	<b>Going concern</b>		
	There are no material uncertainties about the charity's ability to continue.		
15	<b>Related party transactions</b>		
	There were no transactions with related parties in the reporting period.		

## Epsom Parochial Charities

### Income and expenditure account for the year ended 31st December 2022

#### Epsom Almshouse Charity

	2022	2021
	£	£
<b>Income</b>		
Interest on investments		
– N.A.A.C.I. Fund		
Samuel Cane	29	27
Langley Brackenburg	18	17
George W. Storey	6	5
Margaret Knipe	18	17
Gift of Jarman and Sarah Hope	6	6
Emma Butcher	39	37
Elizabeth Butcher	451	425
Anne Shears Butcher	77	73
Nellie James	91	86
Mary Dundas Almshouse Charity	105	99
Parochial Almshouse Charity		
Sale of land	3	3
Stanley Longhurst	46	43
	<hr/>	<hr/>
	889	838
<b>Other income</b>		
Transfer from Relief in Need Charity	30	30
	<hr/>	<hr/>
	919	868
<b>Add Almshouse branch accounts</b>		
Deficit of income over expenditure (page 15)		
Account 1 – Fairholme	(7,178)	(10,377)
2 – Mary Dundas House	(447)	(4,681)
3 – Rest Cottage	(3,443)	(4,931)
	<hr/>	<hr/>
	(11,068)	(19,989)
<b>Deficit of income over expenditure</b>	<hr/>	<hr/>
	(10,149)	(19,121)
	<hr/>	<hr/>



## Epsom Parochial Charities

### Income and expenditure account for the year ended 31st December 2022

#### Almshouse Branch Accounts

	Account 1 (Fairholme)		Account 2 (Mary Dundas House)		Account 3 (Rest Cottage)		Total	
	2022 £	2021 £	2022 £	2021 £	2022 £	2021 £	2022 £	2021 £
<b>Income</b>								
Maintenance contributions	18,939	20,352	30,756	27,182	24,363	24,637	74,058	72,171
Donations and Gifts	3,200	-	5,106	2,352	580	2,351	8,886	4,703
	<hr/>	<hr/>	<hr/>	<hr/>	<hr/>	<hr/>	<hr/>	<hr/>
	22,139	20,352	35,862	29,537	24,943	26,988	82,944	76,874
<b>Less expenditure</b>								
Property Management	3,963	3,805	6,063	4,629	4,363	3,804	14,389	12,238
Repairs, decorations and maintenance	4,928	5,747	10,315	6,947	4,169	8,976	19,411	21,670
Insurance premiums	1,341	1,037	1,166	778	1,166	778	3,673	2,593
Electricity	2,401	2,546	4,066	4,352	3,061	3,497	9,528	10,395
Gas	4,107	2,951	6,596	6,502	5,261	2,568	15,964	12,021
Window cleaning	550	550	550	550	550	550	1,650	1,650
Water rates	1,262	1,368	79	147	202	222	1,543	1,737
Council tax	-	-	-	835	-	-	-	835
The Almshouse Association	83	61	122	93	83	61	288	215
Governance costs	4,544	6,395	4,544	6,394	4,544	6,395	13,632	19,184
Gifts to residents	50	150	100	250	250	300	400	700
Depreciation:								
Freehold property	6,080	6,080	2,700	2,700	4,729	4,729	13,509	13,509
Furniture and equipment	8	39	8	38	8	39	24	116
	<hr/>	<hr/>	<hr/>	<hr/>	<hr/>	<hr/>	<hr/>	<hr/>
	29,317	30,729	36,309	34,215	28,386	31,919	94,012	96,863
<b>Deficit of income over expenditure</b>	<hr/>	<hr/>	<hr/>	<hr/>	<hr/>	<hr/>	<hr/>	<hr/>
	(7,178)	(10,377)	(447)	(4,681)	(3,443)	(4,931)	(11,067)	(19,989)
	<hr/>	<hr/>	<hr/>	<hr/>	<hr/>	<hr/>	<hr/>	<hr/>

## Epsom Parochial Charities

### Income and expenditure account for the year ended 31st December 2022

#### Epsom Advancement in Life Charities

	£	2022	£	£	2021	£
<b>Educational Charity of John Brayne and Elizabeth Culling</b>						
Interest on investment – C.O.I.Fund						
Elizabeth Culling	40			39		
John Brayne	1,188			1,157		
			1,228			1,196
White and Elmslie						
Interest on investment – C.O.I. Fund	422			411		
C.O.I.F. Charities deposit account	34			-		
			456			411
<b>John Brayne Charity</b>						
Net income/(deficit) (page 17)			1,040			895
<b>Other income</b>						
Transfer from Relief in Need Charity			50			50
			2,774			2,552
<b>Less: Expenditure</b>						
Donations for advancement in life:						
Via Citizens Advice Bureau	-			1,000		
Total donations	-			1,000		
Governance costs	454			639		
			454			1,639
<b>Excess of income over expenditure</b>			2,320			913

## Epsom Parochial Charities

### Income and expenditure account for the year ended 31st December 2022

#### Epsom Advancement in Life Charities

	£	2022	£	£	2021	£
<b>John Brayne Charity</b>						
<b>Income</b>						
Interest on investment – C.O.I. Fund	2,186			2,130		
	<u>          </u>		2,186	<u>          </u>		2,130
<b>Less: Expenditure</b>						
Governance costs	454			639		
	<u>          </u>		454	<u>          </u>		639
			<u>          </u>			<u>          </u>
			1,732			1,491
Allocation of income						
Vicar of Epsom – 2/5			692			596
			<u>          </u>			<u>          </u>
<b>Excess of income over expenditure transferred to page 16</b>			<u>          </u> <u>          </u>			<u>          </u> <u>          </u>
			1,040			895

## Epsom Parochial Charities

### Income and expenditure account for the year ended 31st December 2022

#### Epsom Relief In Need Charity

	£	2022	£	£	2021	£
<b>Income</b>						
Interest on investments – C.O.I. Fund						
Elizabeth Evelyn	207			201		
Workhouse Field	211			206		
Mary Watlington	25			24		
Jane Rowe	47			46		
Elizabeth Chilcote	48			47		
Church Haw	538			525		
Sir James Alexander	50			49		
Elmslie's Eleemosynary Charity	425			414		
Elizabeth Culling Relief In Need Charity	70			68		
John Castledine Roll Relief in Need Charity	169			164		
			1,790			1,744
Interest on investment – N.A.A.C.I. Fund						
Mary Dundas Relief In Need Charity			6,196			5,842
Interest on deposit – Workhouse Field			5			-
Grant from Henry Smith Charity			9,914			19,752
			17,905			27,338
<b>Less: Expenditure</b>						
Direct donations to Citizens Advice Bureau	9,454			8,529		
Payments made directly to contractors	-			-		
Total grants	9,454			8,529		
Governance costs	3,634			5,115		
			13,088			13,644
			4,817			13,964
Transfer - Almshouse Charity	30			30		
- Advancement in Life Charities	50			50		
			(80)			(80)
<b>Excess of income over expenditure</b>			4,737			13,614



## Epsom Parochial Charities

### Schedule of investments at 31st December 2022

	Shareholding		Charity
	C.O.I.F.	N.A.A.C.I.F.	
<b>Epsom Almshouse Charity</b>			
		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	1,080	4,841	
<b>Epsom Advancement in Life Charities</b>			
John Brayne Charity	4,297		John Brayne
Educational Charity of John Brayne and Elizabeth Culling	77		Elizabeth Culling
	1,920		John Brayne
White and Elmslie	777		
<b>Epsom Relief in Need Charity</b>			
	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/>	
	11,446	207,237	
	<hr/>	<hr/>	
Income shares	10,366	202,396	
Accumulation shares	1,080	4,841	
	<hr/>	<hr/>	
	11,446	207,237	
	<hr/>	<hr/>	

## Epsom Parochial Charities

### Schedule of investments (continued) at 31st December 2022

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; during 2019, 212 shares were sold in order to meet various costs; and during 2022, a further 68 shares were sold in order to fund repairs and equipment purchases.

The total of 1,080 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:

		2022 £	2021 £
1,080	C.O.I.F. Accumulation shares	238,311	278,411
4,841	N.A.A.C.I.F. Accumulation shares	510,875	506,870
		<hr/>	<hr/>
		749,186	785,281
		<hr/>	<hr/>