

THE BEAUMONT CHARITY

England & Wales · Charity number 205825

Details

Status Registered

Legal form Other

Registered 1962-09-22

Register [View on the Charity Commission register](#)

Contact

Address 16 Landmead Road
Cheshunt
Waltham Cross
EN8 9HP

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Activities

Objects: "BENEFICIARIES" MEANS PERSONS IN NEED OF NOT LESS THAN 60 YEARS OF AGE WHO ARE INHABITANTS OF THE AREA OF BENEFIT."RESIDENTS" MEANS THOSE BENEFICIARIES OF THE CHARITY WHO LIVE IN THE HOMES."THE HOMES" MEANS THE ALMSHOUSES OF THE CHARITY.(1) THE OBJECTS OF THE CHARITY ARE:(A) THE PROVISION OF HOUSING ACCOMMODATION FOR BENEFICIARIES; AND(B) SUCH CHARITABLE PURPOSES FOR THE BENEFIT OF THE RESIDENTS AS THE TRUSTEES DECIDE.(2) THE TRUSTEES MAY ALSO MAKE SUCH CHARITABLE DONATIONS AS THEY THINK APPROPRIATE TO:(A) DURING SUCH TIMES AS THEY ARE PREACHED, THE FOLLOWING SERMONS(I) THE VICAR OF THE PARISH OF CHESHUNT FOR PREACHING OR CAUSING TO BE PREACHED A SERMON ON OR NEAR THE 11 JUNE IN EACH YEAR.(II) THE VICAR OR SEXTON PRESENT ON THE OCCASION OF THE PREACHING OF THE ABOVE-MENTIONED SERMON.(III) THE SAID VICAR FOR PREACHING OR CAUSING TO BE PREACHED IN THE PARISH CHURCH OF CHESHUNT A SERMON DURING LENT IN EACH YEAR; AND(B) THE REPAIR AND REPAINTING OF THE TOMB OF FRANCES LEESON IN CHESHUNT PARISH CHURCH.

Activities: An Almshouse Charity

Classification

- **How:** Provides Buildings/facilities/open Space
- **What:** Accommodation/housing
- **Who:** Elderly/old People

Geography

- **Area of benefit:** ANCIENT PARISH OF CHESHUNT IN THE COUNTY OF HERTFORDSHIRE.
- Hertfordshire

Finances

Period end	Income	Expenditure	Assets	Employees
2025-03-25	£300,902	£328,726	-	-
2024-03-25	£263,816	£268,432	-	-
2023-03-25	£234,331	£236,815	-	-
2022-03-25	£196,299	£363,928	-	-
2021-03-25	£180,713	£245,193	-	-

Trustees

Name	Role	Appointed
RAYMOND J KERR	Chair	2015-05-05
EDWARD WILLIAM HERBERT CLARK		
Graham Holmes		2019-09-24
HUGH COLIN WILSON		2023-09-26
LYNN PHILLIPS		
Rev Helen Ann Bryan		2021-10-12

Linked charities

- NORTON AUGMENTATION CHARITY (205825-9)

Accounts

Charity registration number 205825 (England and Wales)

THE BEAUMONT CHARITY
ANNUAL REPORT AND UNAUDITED FINANCIAL STATEMENTS
FOR THE YEAR ENDED 25 MARCH 2025

THE BEAUMONT CHARITY

LEGAL AND ADMINISTRATIVE INFORMATION

Trustees

R J Kerr (Chairman)
E W H Clark
Mrs L Phillips
G Holmes
Rev H A Bryan
H Wilson

Charity number (England and Wales)

205825

Independent examiner

Moore (South) LLP
33 The Clarendon Centre
Salisbury Business Park
Dairy Meadow Lane
Salisbury
Wiltshire
SP1 2TJ

Bankers

HSBC Bank
81 Turners Hill
Cheshunt
EN8 9BA

THE BEAUMONT CHARITY

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THE BEAUMONT CHARITY

TRUSTEES' REPORT

FOR THE YEAR ENDED 25 MARCH 2025

The trustees present their annual report and financial statements for the year ended 25 March 2025.

The financial statements have been prepared in accordance with the accounting policies set out in note 1 to the financial statements and comply with the charity's Trust Deed, the Charities Act 2011 and "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) (effective 1 January 2019)".

The Trustees during the year and their appointing body where appropriate were:

R J Kerr (Chairman)

E W H Clark

Mrs L Phillips

G Holmes

Rev E Hanshaw

(Resigned 10 June 2024)

Rev H A Bryan

H Wilson

Miss L Russell (Clerk & Receiver)

Appointed by the Trustees 1 June 2018 and
retained on a monthly fee

Structure, governance and management

The Charity's day-to-day business is co-ordinated by the Clerk and Receiver and as appropriate, in consultation with the Chairman. The Board of Trustees meet on a quarterly basis (or more frequently if needed) to discuss the trust's affairs. In addition, a Finance Committee comprising of R K Kerr, E W H Clark, Rev H Bryan, G Holmes and the Clerk and Receiver meets quarterly to review the charity's budget and financial position.

The appointment of the trustees is governed by the Scheme of the Charity Commission dated 19 April 2004 (the present scheme - amended 13 February 2024). There should be seven co-opted trustees. The trustees are elected at ordinary meetings of the trust and once appointed shall be entitled to hold office for life.

The trustees are given training if requested and attend relevant courses and seminars as appropriate to their role within the Charity.

The provision of almshouses in Cheshunt dates back to 1624 when King James I paid the sum of £500 as compensation to the parishioners of Cheshunt for a large piece of Cheshunt Common he wished to acquire to extend Theobalds Park. £320 of this sum was used to purchase farmland in Nazeing. The remaining £180 was used to build ten almshouses at Turner's Hill for poor widows. In 1797, it may be of interest to know that the rent from the lease of the farmland in Nazeing and income from other charities was able to provide the 10 widows with the princely sum of 4 guineas every quarter, half a cauldron of coal a year and 6d a week each in bread!

The Charity also owned almshouses at Spitalbrook in Waltham Cross which were demolished when the M25 was built. The compensation, together with a loan (now discharged) from the Housing Corporation, enabled the Charity to build 12 flats at Homeleigh Court in Cheshunt.

It is not known how the Beaumont Charity got its name, but the conjecture is that it arose from the principal parts of the lands lying at a place called Beaumont Green, and it is possible that the lords of the manor of Beaumont were benefactors to and promoters of the Charity.

THE BEAUMONT CHARITY

TRUSTEES' REPORT (CONTINUED)

FOR THE YEAR ENDED 25 MARCH 2025

The Beaumont Charity is regulated by a Scheme of the Charity Commissioners dated 18 July 1950 as affected by schemes of the Commissioners of 28 April 1959, 11 January 1966, 7 March 1980 and 19 April 2004 (the present scheme).

The registered address of the Beaumont Charity is 16 Landmead Road Cheshunt Herts EN8 9HP. The Charity registration number is 205825.

Administration details

The Charity's banker is the HSBC Bank at Turners Hill, Cheshunt.

The independent examiner is Robert Macdonald, FCCA, Moore (South) LLP, 33 The Clarendon Centre, Salisbury Business Park, Dairy Meadow Lane, Salisbury Wiltshire SP1 2TJ.

Objectives and activities

The Charity continues to provide accommodation for residents of the Parish of Cheshunt who are in need, either financially or socially, and who are not less than 60 years of age (except in special cases to be appointed by the Commissioners). These provisos were amended at a meeting of the trustees in May 2013 to include Cheshunt residents who had moved away and wanted to return and Cheshunt residents who wanted to move their elderly parents into the area to provide family care.

The Charity owns 40 residences. Each resident pays a weekly contribution towards the maintenance and essential services of the properties and a contribution towards the cost of heating, lighting, water and careline.

The trustees continue to revise resident maintenance contributions upwards to move away from reliance on investment income.

Achievements and performance

In June the charity celebrated the 'Ancient Almshouses' 400th birthday and a resident's 100th birthday. A marquee was erected in the grounds of the Turners Hill site and a party held. Residents of both sites, trustees past and present, contractors, local councillors and the Mayor of Broxbourne, celebrated with an afternoon tea and enjoyed each other's company long into the evening.

In addition to the party, articles about the Beaumont Charity almshouses were placed in the local paper, the resident magazine published by Broxbourne District Council and Axis Magazine – a local guide to East Herts. There were also displays in Cheshunt Library, Lowewood Museum and Hertfordshire Archives.

The charity continues to refurbish and modernise its accommodation both when a property becomes vacant and during occupancy. Works this year have included:

- 10 The Almshouses – Complete refurbishment including new kitchen and wet room. Redecoration and new floor covering throughout.
- 13 and 23 The Almshouses - Redecoration throughout and new floor coverings.
- 11,13 & 18 The Almshouses and 6 Homeleigh Court- New Kitchens
- 6 The Almshouses - New wet room including new floor covering
- 11 Homeleigh Court - Bedroom redecorated
- 10,13,19,23 The Almshouses - New hot water cylinders
- 2,7,9 Homeleigh Court – New Boilers
- 1 Homeleigh Court - New radiators installed throughout the property

The Turners Hill guest room was cleared and remodelled into a meeting room/office and store. It was redecorated and a new toilet, washbasin and heater were installed. In addition, it had new floor coverings, heating and furniture. The charity is waiting for the building to be given an official address so that it can be used as the Charity's Head Office Address.

The frontage of the Ancient Almshouses was significantly improved by over cladding the existing fascia and soffits with a mahogany effect boarding and replacing the drainpipes and gutters with lookalike iron cast deep channel guttering. New lighting was also installed. The rear of the Ancient Almshouses were also remodelled using trellis to demarcate and conceal bin areas and provide a seating area for each resident away from the bins.

THE BEAUMONT CHARITY

TRUSTEES' REPORT (CONTINUED)

FOR THE YEAR ENDED 25 MARCH 2025

The Homeleigh Court foul water drains were all surveyed and repaired. The charity continues with works related to its fire risk assessment. Significant works this year included ensuring all cupboard doors at Homeleigh Court had intumescent strips and all wood cladding on the ceilings of communal passages were coated in fire retardant varnish.

Financial review

The attached financial statements show the current state of the finances which the trustees consider to be sound. Revenues have increased slightly due to increase in contributions from occupiers. Specific policies established by the trustees are set out below.

It became clear to the trustees that the almshouses were being too heavily subsidised and contributions were not inline with those recommended by the Almshouse Association. Therefore the trustees have implemented changes for 2025-26 onwards to ensure resident contributions more closely resemble the cost of maintaining the almshouses and grounds and that unexpected costs do not result in an overall deficit.

Investment Policy

The Charity's investment policy is generally not to allow interest and dividends from investments to accumulate but to use them in fulfilling the Charity's objectives. The funds were moved in 2024/2025 and are now with an Investment Management company to improve capital growth and income. The trustees review the performance of the Charity's investments at each Finance Committee meeting.

Reserves Policy

Reserves are split into permanent capital (£378,890), revenue reserves (£2,215,791) and restricted reserves (£3,310). The permanent capital represents funds that must be held permanently by the Charity. It represents proceeds from the sale of endowed property and shares. The permanent capital shown in the Financial Statements as Permanent Endowment Funds, was used to finance part of the freehold land and buildings.

Revenue Reserves shown as Unrestricted Funds can be split as representing part of the freehold land and buildings and general reserves. The general reserves are used to fund the day to-day operation of the trust and maintain reserves for unexpected/disaster recovery events. These funds are invested in cash and other funds which can be easily realised.

The trustees recognised that there is a substantial sum of money available to meet exceptional one-off repairs. However, the trustees have a proactive approach to property checks and maintenance and therefore no longer consider the need to hold or contribute to a specific fund for this type of event. The Cyclical Maintenance Fund remains and is cash held on an instant access deposit account. It is hoped that cyclical repairs can be met from in year maintenance contributions and over time a CMF reserve will be accumulated for larger projects.

Principal Risks and Uncertainties

All risks to the Charity were again reviewed in 2024/25 and risk management continues to focus on every aspect of the day-to-day safety, maintenance and running of the properties and their grounds at the two locations. The Charity has a well-developed Health and Safety plan and log which ensures all concerns are recorded and appropriate action taken. This plan includes information drawn from the Fire Inspection, Fixed Wire Test, Asbestos Report, Quinquennial Reports and the trustees own proactive monitoring.

Public Benefit

The Trustees acknowledge the duty to have due regard to the Charity Commission's published general and relevant sub-sector guidance on public benefit.

All activities undertaken by the Charity are for the public benefit. With a focus on providing accommodation for those residents who are considered to be in need, either financially or socially. The Charity's operation is very much geared to providing benefit to the local community as is highlighted by the activities reported herein. This will also continue to be central to its future plans.

THE BEAUMONT CHARITY

TRUSTEES' REPORT (CONTINUED)

FOR THE YEAR ENDED 25 MARCH 2025

Plans for Future Periods

The trustees will continue to maintain the properties in good order and to maintain full occupancy at an affordable contribution from the residents and through careful management of investments to ensure the long-term comfort of occupants.

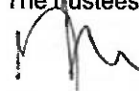
Key Management Remuneration Policy

The Trustees are regarded as the key management of the Charity. They did not receive remuneration or benefits in kind.

Going Concern

The Trustees assess whether the use of going concern is appropriate, i.e. whether there are any material to events or conditions that may cast significant doubt on the ability of the Charity to continue as a going concern. The Trustees make this assessment in respect of the period, one year from the date of approval of the financial statements. The Trustees conclude that there are no material uncertainties about the Charity's ability to continue and accordingly the financial statements are prepared on a going concern basis'.

The trustees' report was approved by the Board of Trustees.


.....
R J Kerr (Chairman)
Trustee

Dated: 14th October 2025

THE BEAUMONT CHARITY

STATEMENT OF TRUSTEES' RESPONSIBILITIES

FOR THE YEAR ENDED 25 MARCH 2025

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 and 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 the incoming resources and application of resources of the charity for that year.

In preparing these financial statements, the trustees are required to:

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

The trustees are responsible for keeping sufficient accounting records that 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 trust deed. 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.

THE BEAUMONT CHARITY

INDEPENDENT EXAMINER'S REPORT

TO THE TRUSTEES OF THE BEAUMONT CHARITY

I report to the trustees on my examination of the financial statements of The Beaumont Charity (the charity) for the year ended 25 March 2025.

Responsibilities and basis of report

As the trustees of the charity you are responsible for the preparation of the financial statements in accordance with the requirements of the Charities Act 2011.

I report in respect of my examination of the charity's financial statements carried out under section 145 of the Charities Act 2011. In carrying out my examination I have followed the Directions given by the Charity Commission under section 145(5)(b) of the Charities Act 2011.

Independent examiner's statement

Since the charity's gross income exceeded £250,000, the independent examiner must be a member of a body listed in section 145 of the Charities Act 2011. I confirm that I am qualified to undertake the examination because I am a member of FCCA, which is one of the listed bodies.

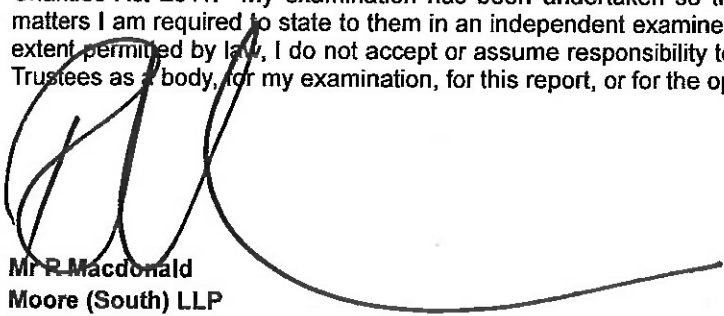
I have completed my examination. I confirm that no matters have come to my attention in connection with the examination giving me cause to believe that in any material respect:

- 1 accounting records were not kept in respect of the charity as required by section 130 of the Charities Act 2011.
- 2 the financial statements do not accord with those records; or
- 3 the financial statements do not comply with the applicable requirements concerning the form and content of financial statements set out in the Charities (Accounts and Reports) Regulations 2008 other than any requirement that the financial statements give a true and fair view, which is not a matter considered as part of an independent examination.

I have no concerns and have come across no other matters in connection with the examination to which attention should be drawn in this report in order to enable a proper understanding of the financial statements to be reached.

Use of my report

This report is made solely to the Charity's Trustees, as a body, in accordance with Chapter 3 of Part 8 of the Charities Act 2011. My examination has been undertaken so that I might state to the Charity's Trustees those matters I am required to state to them in an independent examiner's report and for no other purpose. To the fullest extent permitted by law, I do not accept or assume responsibility to anyone other than the Charity and the Charity's Trustees as a body, for my examination, for this report, or for the opinions I have formed.



Mr R Macdonald
Moore (South) LLP
33 The Clarendon Centre
Salisbury Business Park
Dairy Meadow Lane
Salisbury
Wiltshire
SP1 2TJ
Date: 16th October 2025

THE BEAUMONT CHARITY

STATEMENT OF FINANCIAL ACTIVITIES INCLUDING INCOME AND EXPENDITURE ACCOUNT

FOR THE YEAR ENDED 25 MARCH 2025

	Notes	Unrestricted funds 2025 £	Restricted funds 2025 £	Endowment funds 2025 £	Total 2025 £	Unrestricted funds 2024 £	Restricted funds 2024 £	Endowment funds 2024 £	Total 2024 £
Income and endowments from:									
Donations and legacies	3	930	-	-	930	6,443	-	-	6,443
Charitable activities	4	239,843	-	-	239,843	200,088	-	-	200,088
Investments	5	53,877	-	-	53,877	51,594	5,691	-	57,285
Other income	6	6,252	-	-	6,252	-	-	-	-
Total income		300,902	-	-	300,902	258,125	5,691	-	263,816
Expenditure on:									
Charitable activities	7	183,554	145,172	-	328,726	141,587	126,845	-	268,432
Total expenditure		183,554	145,172	-	328,726	141,587	126,845	-	268,432
Net gains/(losses) on investments	11	(3,652)	2,742	-	(910)	40,546	3,031	-	43,577
Net income/(expenditure)		113,696	(142,430)	-	(28,734)	157,084	(118,123)	-	38,961
Transfers between funds		-	-	-	-	(126,845)	126,845	-	-
Net movement in funds		113,696	(142,430)	-	(28,734)	30,239	8,722	-	38,961
Reconciliation of funds:									
Fund balances at 26 March 2024		2,102,095	145,540	378,890	2,626,525	2,071,856	136,818	378,890	2,587,564
Fund balances at 25 March 2025		2,215,791	3,110	378,890	2,597,791	2,102,095	145,540	378,890	2,626,525

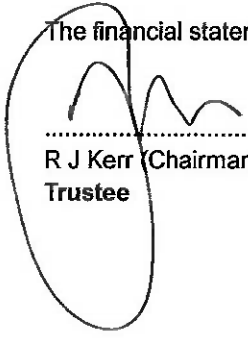
THE BEAUMONT CHARITY

BALANCE SHEET

AS AT 25 MARCH 2025

	Notes	2025 £	£	2024 £	£
Fixed assets					
Tangible assets	13		1,032,030		1,032,030
Investments	14		1,566,468		1,554,665
			<u>2,598,498</u>		<u>2,586,695</u>
Current assets					
Debtors	15	2,296		1,898	
Cash at bank and in hand		9,902		58,864	
			<u>12,198</u>		<u>60,762</u>
Creditors: amounts falling due within one year	16		<u>(12,905)</u>		<u>(20,932)</u>
Net current (liabilities)/assets			<u>(707)</u>		<u>39,830</u>
Total assets less current liabilities			<u>2,597,791</u>		<u>2,626,525</u>
The funds of the charity					
Endowment funds	18		378,890		378,890
Restricted income funds	19		3,110		145,540
Unrestricted funds	20		2,215,791		2,102,095
			<u>2,597,791</u>		<u>2,626,525</u>

The financial statements were approved by the trustees on 14th November 2025



 R J Kerr (Chairman)
 Trustee

THE BEAUMONT CHARITY

NOTES TO THE FINANCIAL STATEMENTS

FOR THE YEAR ENDED 25 MARCH 2025

1 Accounting policies

Charity information

The Beaumont Charity is an unincorporated charity, registered in England and Wales. The registered office address is 16 Landmead Road, Chestnut, Waltham Cross, EN8 9HP.

1.1 Accounting convention

The financial statements have been prepared in accordance with the charity's Trust Deed, the Charities Act 2011 and "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) (effective 1 January 2019)". The charity is a Public Benefit Entity as defined by FRS 102.

The financial statements have departed from the Charities (Accounts and Reports) Regulations 2008 only to the extent required to provide a true and fair view. This departure has involved following the Statement of Recommended Practice for charities applying FRS 102 rather than the version of the Statement of Recommended Practice which is referred to in the Regulations but which has since been withdrawn.

The financial statements are prepared in sterling, which is the functional currency of the charity. Monetary amounts in these financial statements are rounded to the nearest £.

The financial statements have been prepared under the historical cost convention modified to include the revaluation of investments and certain financial instruments at fair value. The principal accounting policies adopted are set out below.

1.2 Going concern

The Trustees' assess whether the use of going concern is appropriate, i.e. whether there are any material uncertainties related to events or conditions that may cast significant doubt on the ability of the Charity to continue as a going concern. The Trustees' make this assessment in respect of period of one year from the date of approval of the financial statements. The Trustees' conclude that there are no material uncertainties about the Charity's ability to continue and accordingly the financial statements are prepared on a going concern basis. They have come to this conclusion by assessing the current level of reserves; working capital requirements and anticipated commitments.

1.3 Charitable funds

The nature and purpose of each fund is explained in note 16.

1.4 Income

Income is recognised when the charity is legally entitled to it after any performance conditions have been met, the amounts can be measured reliably, and it is probable that income will be received.

Cash donations are recognised on receipt. Other donations are recognised once the charity has been notified of the donation, unless performance conditions require deferral of the amount. Income tax recoverable in relation to donations received under Gift Aid or deeds of covenant is recognised at the time of the donation.

THE BEAUMONT CHARITY

NOTES TO THE FINANCIAL STATEMENTS (CONTINUED)

FOR THE YEAR ENDED 25 MARCH 2025

1 Accounting policies

(Continued)

1.5 Expenditure

Liabilities are recognised as expenditure as soon as there is a legal or constructive obligation committing the charity to that expenditure, it is probable that settlement will be required and the amount of the obligation can be measured reliably.

All expenditure is charged to the Statement of Financial activities on an accruals basis, inclusive of any VAT, which cannot be recovered.

The charity has one activity, being the provision and running of the Almhouses. All expenses (including governance and support costs) are attributed to that charitable activity. All expenses are allocated directly to the applicable expenditure headings based on actual invoices receivable. Support costs have been allocated between governance costs and other costs. Governance costs comprise all costs involving the public accountability of the charity and its compliance with regulation and good practice. No expenses require apportionment between the expense headings.

1.6 Tangible fixed assets

Tangible fixed assets are initially measured at cost and subsequently measured at cost or valuation, net of depreciation and any impairment losses.

Depreciation is recognised so as to write off the cost or valuation of assets less their residual values over their useful lives on the following bases:

Freehold land and buildings	See below
Fixtures and fittings	10% Straight line basis

The gain or loss arising on the disposal of an asset is determined as the difference between the sale proceeds and the carrying value of the asset, and is recognised in the statement of financial activities.

Items costing more than £500 are capitalised and carried in the balance sheet at historical cost.

As the properties are maintained in a state of repair such that their estimated residual value is not less than their improvement or development cost, the annual charge for depreciation would be nil.

1.7 Fixed asset investments

Fixed asset investments are initially measured at transaction price excluding transaction costs, and are subsequently measured at fair value at each reporting date. Changes in fair value are recognised in net income/(expenditure) for the year. Transaction costs are expensed as incurred.

All gains and losses are taken to the Statement of Financial Activities as they arise. Realised gains and losses in investments are calculated as the difference between sales proceeds and their opening carrying value or their purchase value if acquired subsequent to the first day of the financial year. Unrealised gains and losses are calculated as the difference between the fair value at the year end and their carrying value. Realised and unrealised investment gains and losses are combined in the Statement of Financial Activities.

The Charity does not acquire put options, derivatives or other complex financial instruments.

The main form of financial risk faced by the Charity is that of volatility in equity markets and investment markets due to wider economic conditions, the attitude of investors to investment risk and changes in sentiment concerning equities and within particular sectors or sub-sectors.

THE BEAUMONT CHARITY

NOTES TO THE FINANCIAL STATEMENTS (CONTINUED)

FOR THE YEAR ENDED 25 MARCH 2025

1 Accounting policies

(Continued)

1.8 Impairment of fixed assets

At each reporting end date, the charity reviews the carrying amounts of its tangible assets to determine whether there is any indication that those assets have suffered an impairment loss. If any such indication exists, the recoverable amount of the asset is estimated in order to determine the extent of the impairment loss (if any).

1.9 Cash and cash equivalents

Cash and cash equivalents include cash in hand, deposits held at call with banks, other short-term liquid investments with original maturities of three months or less, and bank overdrafts. Bank overdrafts are shown within borrowings in current liabilities.

1.10 Financial instruments

The charity has elected to apply the provisions of Section 11 'Basic Financial Instruments' and Section 12 'Other Financial Instruments Issues' of FRS 102 to all of its financial instruments.

Financial instruments are recognised in the charity's balance sheet when the charity becomes party to the contractual provisions of the instrument.

Financial assets and liabilities are offset, with the net amounts presented in the financial statements, when there is a legally enforceable right to set off the recognised amounts and there is an intention to settle on a net basis or to realise the asset and settle the liability simultaneously.

Basic financial assets

Basic financial assets, which include debtors and cash and bank balances, are initially measured at transaction price including transaction costs and are subsequently carried at amortised cost using the effective interest method unless the arrangement constitutes a financing transaction, where the transaction is measured at the present value of the future receipts discounted at a market rate of interest. Financial assets classified as receivable within one year are not amortised.

Basic financial liabilities

Basic financial liabilities, including creditors and bank loans are initially recognised at transaction price unless the arrangement constitutes a financing transaction, where the debt instrument is measured at the present value of the future payments discounted at a market rate of interest. Financial liabilities classified as payable within one year are not amortised.

Debt instruments are subsequently carried at amortised cost, using the effective interest rate method.

Trade creditors are obligations to pay for goods or services that have been acquired in the ordinary course of operations from suppliers. Amounts payable are classified as current liabilities if payment is due within one year or less. If not, they are presented as non-current liabilities. Trade creditors are recognised initially at transaction price and subsequently measured at amortised cost using the effective interest method.

Derecognition of financial liabilities

Financial liabilities are derecognised when the charity's contractual obligations expire or are discharged or cancelled.

1.11 Employee benefits

The cost of any unused holiday entitlement is recognised in the period in which the employee's services are received.

Termination benefits are recognised immediately as an expense when the charity is demonstrably committed to terminate the employment of an employee or to provide termination benefits.

THE BEAUMONT CHARITY

NOTES TO THE FINANCIAL STATEMENTS (CONTINUED)

FOR THE YEAR ENDED 25 MARCH 2025

2 Critical accounting estimates and judgements

There are no significant areas of judgement or key assumptions that affect items in the financial statements with respect to the next reporting period for the year ended 25 March 2024. The most significant areas of uncertainty that affect the carrying value of assets held by the Charity are the level of investment return and the performance of the investment markets and any outcome on the principal risks and uncertainties that face the Charity on a day to day basis, as explained within the investment policy and risk management sections of the Trustees' report.

3 Income from donations and legacies

	Unrestricted funds 2025 £	Unrestricted funds 2024 £
Donations and gifts	930	6,443

4 Income from charitable activities

	Unrestricted funds 2025 £	Unrestricted funds 2024 £
Contributions from occupiers	239,843	200,088

5 Income from investments

	Unrestricted funds 2025 £	Restricted funds 2025 £	Total 2025 £	Unrestricted funds 2024 £	Restricted funds 2024 £	Total 2024 £
Other income	44,830	-	44,830	32,738	5,691	38,429
Interest receivable	9,047	-	9,047	18,856	-	18,856
	<u>53,877</u>	<u>-</u>	<u>53,877</u>	<u>51,594</u>	<u>5,691</u>	<u>57,285</u>

6 Other income

	Unrestricted funds 2025 £	Unrestricted funds 2024 £
Insurance claim	6,252	-

THE BEAUMONT CHARITY

NOTES TO THE FINANCIAL STATEMENTS (CONTINUED)

FOR THE YEAR ENDED 25 MARCH 2025

7 Expenditure on charitable activities

	Unrestricted funds 2025 £	Restricted funds 2025 £	Total 2025 £	Unrestricted funds 2024 £	Restricted funds 2024 £	Total 2024 £
Direct costs						
Repairs and maintenance	74,060	145,172	219,232	51,341	126,845	178,186
Rates and water	6,429	-	6,429	7,914	-	7,914
Insurance	4,742	-	4,742	4,497	-	4,497
Light and heat	58,463	-	58,463	42,151	-	42,151
Office costs	22,006	-	22,006	21,181	-	21,181
Careline support costs	7,332	-	7,332	7,169	-	7,169
Donations	102	-	102	-	-	-
Bank charges	91	-	91	124	-	124
Other charitable expenditure	1,985	-	1,985	-	-	-
	<u>175,210</u>	<u>145,172</u>	<u>320,382</u>	<u>134,377</u>	<u>126,845</u>	<u>261,222</u>
Share of support and governance costs (see note 8)						
Support	1,474	-	1,474	1,301	-	1,301
Governance	6,870	-	6,870	5,909	-	5,909
	<u>183,554</u>	<u>145,172</u>	<u>328,726</u>	<u>141,587</u>	<u>126,845</u>	<u>268,432</u>
Analysis by fund						
Unrestricted funds	183,554	-	183,554	141,587	-	141,587
Restricted funds	-	145,172	145,172	-	126,845	126,845
	<u>183,554</u>	<u>145,172</u>	<u>328,726</u>	<u>141,587</u>	<u>126,845</u>	<u>268,432</u>

This represents costs incurred to maintain the running and operations of the Almhouses. Such costs are all part of unrestricted funds with the exception of survey costs and cyclical repairs which are charged as part of restricted funds.

THE BEAUMONT CHARITY

NOTES TO THE FINANCIAL STATEMENTS (CONTINUED)

FOR THE YEAR ENDED 25 MARCH 2025

8 Support costs	Support Governance costs £	Support Governance costs £	2025 £	Support Governance costs £	2024 £	Basis of allocation
Stationery, postage and incidentals	1,474	-	1,474	1,301	1,301	
Accountants fees	-	4,236	4,236	-	4,062	Governance
National Association of Almshouses	-	584	584	-	375	Governance
Housing Ombudsman	-	321	321	-	230	Governance
Legal and professional fees	-	1,729	1,729	-	1,242	Governance
	1,474	6,870	8,344	1,301	7,210	
Analysed between						
Charitable activities	1,474	6,870	8,344	1,301	7,210	

Both governance and other support costs relate to the one activity run by the Charity, being the provision and running of the Almshouses. The costs are identified directly from the invoices received for those services.

No expenses require apportionment.

THE BEAUMONT CHARITY

NOTES TO THE FINANCIAL STATEMENTS (CONTINUED)

FOR THE YEAR ENDED 25 MARCH 2025

9 Trustees

The trustees are regarded as key management. None of the trustees (or any persons connected with them) received any remuneration or benefits from the charity during the year. No trustees received remuneration or reimbursement of expenses.

10 Employees

The average monthly number of employees during the year was:

	2025 Number	2024 Number
Total	-	-

The clerk to the Trustees received a fee of £22,000 (2024 - £21,000), which is included in office costs.

There were no employees whose annual remuneration was more than £60,000.

11 Gains and losses on investments

	Unrestricted funds 2025 £	Restricted funds 2025 £	Total 2025 £	Unrestricted funds 2024 £	Restricted funds 2024 £	Total 2024 £
Gains/(losses) arising on:						
Revaluation of investments	(1,107)	-	(1,107)	40,546	3,031	43,577
Sale of investments	(2,545)	2,742	197	-	-	-
	<u>(3,652)</u>	<u>2,742</u>	<u>(910)</u>	<u>40,546</u>	<u>3,031</u>	<u>43,577</u>

12 Taxation

The charity is exempt from tax on income and gains falling within section 505 of the Taxes Act 1988 or section 252 of the Taxation of Chargeable Gains Act 1992 to the extent that these are applied to its charitable objects.

THE BEAUMONT CHARITY

NOTES TO THE FINANCIAL STATEMENTS (CONTINUED)

FOR THE YEAR ENDED 25 MARCH 2025

13 Tangible fixed assets

	Freehold land and buildings £	Fixtures and fittings £	Total £
Cost			
At 26 March 2024	1,032,030	1,350	1,033,380
At 25 March 2025	1,032,030	1,350	1,033,380
Depreciation and impairment			
At 26 March 2024	-	1,350	1,350
At 25 March 2025	-	1,350	1,350
Carrying amount			
At 25 March 2025	1,032,030	-	1,032,030
At 25 March 2024	1,032,030	-	1,032,030

Housing Land and Buildings

The Charity owns the following freehold properties:-

The Ancient/Dewey Almshouses	1 - 6, 9 - 14 The Almshouses, Turners Hill, Cheshunt
The War Memorial Homes of Rest	15 - 20 The Almshouses, Turners Hill, Cheshunt
Norton Almshouses	21 - 22 The Almshouses, Turners Hill, Cheshunt
The Anstee Almshouses	23 - 26 The Almshouses, Turners Hill, Cheshunt
King George V Jubilee Almshouses	1 - 2 Homeleigh Court, Churchgate, Cheshunt
The War Memorial Almshouses	3 - 4 Homeleigh Court, Churchgate, Cheshunt
Almsflats	5 - 16 Homeleigh Court, Churchgate, Cheshunt

The amount shown in the balance sheet relates to the cost of improvements to the Almshouses and development of the Almsflats at Homeleigh Court, Churchgate, Cheshunt, the building of four new Anstee Almshouses at Turners Hill, Cheshunt, the updating of numbers 1 - 6 and 9 - 22 Turners Hill, Cheshunt.

Details of the movements during the year are as follows:-

	<u>Cost</u> £	<u>Net Book Value</u> £
<u>Churchgate Development</u>		
At 25 March 2024 and 25 March 2025	557,616	557,616
Housing Corporation Grant	(242,595)	(242,595)
<u>Turners Hill</u>		
At 25 March 2024 and 25 March 2025	717,009	717,009
<u>Total</u>		
At 25 March 2025	<u>1,032,030</u>	<u>1,032,030</u>
At 25 March 2024	<u>1,032,030</u>	<u>1,032,030</u>

THE BEAUMONT CHARITY

NOTES TO THE FINANCIAL STATEMENTS (CONTINUED) FOR THE YEAR ENDED 25 MARCH 2025

14 Fixed asset investments

	Listed investments £
Cost or valuation	
At 26 March 2024	1,554,665
Additions	1,571,212
Valuation changes	(1,107)
Disposals	(1,558,302)
	<u>1,566,468</u>
At 25 March 2025	<u>1,566,468</u>
Carrying amount	
At 25 March 2025	<u>1,566,468</u>
At 25 March 2024	<u>1,554,665</u>

	2025 £	2024 £
Investments at fair value comprise:		
Fixed - interest investments at valuation	-	428,715
COIF Charities Fund - Investment income fund	-	521,773
COIF Charities Fund - Fixed interest Fund	-	46,465
NAACIF - Accumulation shares	-	145,540
NAACIF - Income shares	-	412,172
EFG Harris Allday portfolio	1,566,468	-
	<u>1,566,468</u>	<u>1,554,665</u>

The accumulation shares of £3,110 (2024 - £145,540) relate to restricted investments.

All investments are carried at their fair value. Investment in fixed interest securities are all traded in quoted public markets, primarily the London Stock Exchange. Holdings in common investment funds, unit trusts and open-ended investment companies are at the bid price. The basis of fair value for quoted investments is equivalent to the market value, using the bid price. Asset sales and purchases are recognised at the date of trade at cost (that is their transaction value).

The significance of these financial instruments to the ongoing financial sustainability of the Trust is considered in the financial review and investment policy sections of the Trustees' Annual Report.

15 Debtors

	2025 £	2024 £
Amounts falling due within one year:		
Other debtors	360	-
Prepayments and accrued income	1,936	1,898
	<u>2,296</u>	<u>1,898</u>

THE BEAUMONT CHARITY

NOTES TO THE FINANCIAL STATEMENTS (CONTINUED)

FOR THE YEAR ENDED 25 MARCH 2025

16 Creditors: amounts falling due within one year

	2025 £	2024 £
Other creditors	8,669	16,900
Accruals and deferred income	4,236	4,032
	<u>12,905</u>	<u>20,932</u>

17 Fund accounting

Funds held by the Charity are:

Unrestricted funds - these are funds that can be used in accordance with the charitable objects at the discretion of the Trustees.

Restricted funds - these are funds that the Trustees must establish and continue to maintain. There are two such funds: an Extraordinary Repair Fund and a Cyclical Maintenance Fund. Their establishment is regulated by the Scheme of Charity Commissioners dated 19 April 2004. The Extraordinary Repair Fund representing amounts set aside for exceptional one-off repairs or improvements. The Cyclical Maintenance Fund representing amounts set aside for regular planned works such as internal and external refurbishments.

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

18 Endowment funds

Endowment funds represent assets which must be held permanently by the charity. 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 assets form part of the fund.

	At 26 March 2024 £	At 25 March 2025 £
Permanent endowments	<u>378,890</u>	<u>378,890</u>
Previous year:	At 26 March 2023 £	At 25 March 2024 £
Permanent endowments	<u>378,890</u>	<u>378,890</u>

THE BEAUMONT CHARITY

NOTES TO THE FINANCIAL STATEMENTS (CONTINUED)

FOR THE YEAR ENDED 25 MARCH 2025

19 Restricted funds

The income funds of the charity include the following restricted funds comprising the following unexpended balances of funds held on trust for specific purposes:

	At 26 March 2024 £	Incoming resources £	Resources expended £	Transfers £	Gains and losses £	At 25 March 2025 £
Extraordinary Repair Fund	124,370	-	-	(123,578)	2,318	3,110
Cyclical Maintenance Fund	21,170	-	(145,172)	123,578	424	-
	<u>145,540</u>	<u>-</u>	<u>(145,172)</u>	<u>-</u>	<u>2,742</u>	<u>3,110</u>
Previous year:	At 26 March 2023 £	Incoming resources £	Resources expended £	Transfers £	Gains and losses £	At 25 March 2024 £
Extraordinary Repair Fund	115,648	5,691	(126,845)	126,845	3,031	124,370
Cyclical Maintenance Fund	21,170	-	-	-	-	21,170
	<u>136,818</u>	<u>5,691</u>	<u>(126,845)</u>	<u>126,845</u>	<u>3,031</u>	<u>145,540</u>

The nature of these funds is explained in note 16.

20 Unrestricted funds

	At 26 March 2024 £	Incoming resources £	Resources expended £	Transfers £	Gains and losses £	At 25 March 2025 £
General funds	<u>2,102,095</u>	<u>300,902</u>	<u>(183,554)</u>	<u>-</u>	<u>(3,652)</u>	<u>2,215,791</u>
Previous year:	At 26 March 2023 £	Incoming resources £	Resources expended £	Transfers £	Gains and losses £	At 25 March 2024 £
General funds	<u>2,071,856</u>	<u>258,125</u>	<u>(141,587)</u>	<u>(126,845)</u>	<u>40,546</u>	<u>2,102,095</u>

THE BEAUMONT CHARITY

NOTES TO THE FINANCIAL STATEMENTS (CONTINUED)

FOR THE YEAR ENDED 25 MARCH 2025

21 Analysis of net assets between funds

	Unrestricted funds 2025 £	Restricted funds 2025 £	Endowment funds 2025 £	Total 2025 £
At 25 March 2025:				
Tangible assets	653,140	-	378,890	1,032,030
Investments	1,563,358	3,110	-	1,566,468
Current assets/(liabilities)	(707)	-	-	(707)
	<u>2,215,791</u>	<u>3,110</u>	<u>378,890</u>	<u>2,597,791</u>
	Unrestricted funds 2024 £	Restricted funds 2024 £	Endowment funds 2024 £	Total 2024 £
At 25 March 2024:				
Tangible assets	1,032,030	-	-	1,032,030
Investments	1,030,235	145,540	378,890	1,554,665
Current assets/(liabilities)	39,830	-	-	39,830
	<u>2,102,095</u>	<u>145,540</u>	<u>378,890</u>	<u>2,626,525</u>

22 Related party transactions

There were no disclosable related party transactions during the year (2024 - none).

Accounts

Charity registration number 205825

THE BEAUMONT CHARITY
ANNUAL REPORT AND UNAUDITED FINANCIAL STATEMENTS
FOR THE YEAR ENDED 25 MARCH 2024

THE BEAUMONT CHARITY

LEGAL AND ADMINISTRATIVE INFORMATION

Trustees

R J Kerr (Chairman)
E W H Clark
Mrs L Phillips
G Holmes
Rev E Hanshaw
Rev H A Bryan
H Wilson

(Appointed 26 September
2023)

Charity number

205825

Independent examiner

Moore (South) LLP
33 The Clarendon Centre
Salisbury Business Park
Dairy Meadow Lane
Salisbury
Wiltshire
SP1 2TJ

Bankers

HSBC Bank
81 Turners Hill
Cheshunt
EN8 9BA

THE BEAUMONT CHARITY

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THE BEAUMONT CHARITY

TRUSTEES' REPORT

FOR THE YEAR ENDED 25 MARCH 2024

The trustees present their annual report and financial statements for the year ended 25 March 2024.

The financial statements have been prepared in accordance with the accounting policies set out in note 1 to the financial statements and comply with the charity's Trust Deed, the Charities Act 2011 and "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) (effective 1 January 2019)".

The Trustees during the year and their appointing body where appropriate were:

R J Kerr (Chairman)

E W H Clark

M J Braithwaite (Vice Chairman)

(Resigned 26 September 2023)

Mrs L Phillips

G Holmes

Rev E Hanshaw

Rev H A Bryan

R Ella

(Resigned 26 September 2023)

H Wilson

(Appointed 26 September 2023)

Miss L Russell (Clerk & Receiver)

Appointed by the Trustees 1 June 2018 and retained on a monthly fee

Structure, governance and management

The Charity's day-to-day business is co-ordinated by the Clerk and Receiver and as appropriate, in consultation with the Chairman. The Board of Trustees meet on a quarterly basis (or more frequently if needed) to discuss the trust's affairs. In addition, a Finance Committee comprising of R K Kerr, M J Braithwaite, E W H Clark, Rev H Bryan, G Holmes and the Clerk and Receiver meets quarterly to review the charity's budget and financial position.

The appointment of the trustees is governed by the Scheme of the Charity Commission dated 19 April 2004 (the present scheme - amended 13 February 2024). There should be seven co-opted trustees. The trustees are elected at ordinary meetings of the trust and once appointed shall be entitled to hold office for life.

The trustees are given training if requested and attend relevant courses and seminars as appropriate to their role within the Charity.

The provision of almshouses in Cheshunt dates back to 1624 when King James I paid the sum of £500 as compensation to the parishioners of Cheshunt for a large piece of Cheshunt Common he wished to acquire to extend Theobalds Park. £320 of this sum was used to purchase farmland in Nazeing. The remaining £180 was used to build ten almshouses at Turner's Hill for poor widows. In 1797, it may be of interest to know that the rent from the lease of the farmland in Nazeing and income from other charities was able to provide the 10 widows with the princely sum of 4 guineas every quarter, half a cauldron of coal a year and 6d a week each in bread!

The Charity also owned almshouses at Spitalbrook in Waltham Cross which were demolished when the M25 was built. The compensation, together with a loan (now discharged) from the Housing Corporation, enabled the Charity to build 12 flats at Homeleigh Court in Cheshunt.

It is not known how the Beaumont Charity got its name, but the conjecture is that it arose from the principal parts of the lands lying at a place called Beaumont Green, and it is possible that the lords of the manor of Beaumont were benefactors to and promoters of the Charity.

THE BEAUMONT CHARITY

TRUSTEES' REPORT (CONTINUED)

FOR THE YEAR ENDED 25 MARCH 2024

The Beaumont Charity is regulated by a Scheme of the Charity Commissioners dated 18 July 1950 as affected by schemes of the Commissioners of 28 April 1959, 11 January 1966, 7 March 1980 and 19 April 2004 (the present scheme).

The registered address of the Beaumont Charity is 16 Landmead Road Cheshunt Herts EN8 9HP. The Charity registration number is 205825.

Administration details

The Charity's banker is the HSBC Bank at Turners Hill, Cheshunt.

The independent examiner is Robert MacDonald, FCCA, Moore (South) LLP, 33 The Clarendon Centre, Salisbury Business Park, Dairy Meadow Lane, Salisbury Wiltshire SP1 2TJ.

Objectives and activities

The Charity continues to provide accommodation for residents of the Parish of Cheshunt who are in need, either financially or socially, and who are not less than 60 years of age (except in special cases to be appointed by the Commissioners). These provisos were amended at a meeting of the trustees in May 2013 to include Cheshunt residents who had moved away and wanted to return and Cheshunt residents who wanted to move their elderly parents into the area to provide family care.

The Charity owns 40 residences. Each resident pays a weekly contribution towards the maintenance and essential services of the properties and a contribution towards the cost of heating and lighting.

The trustees have revised resident contributions to ensure they reflect the size and amenities the different style properties provide and to reduce reliance on investment income.

Achievements and performance

The works to the rear of 8-10 Homeleigh Court were completed including additional lighting which will also act as emergency lighting. Residents have taken charge of planting and providing seating.

New double-glazed windows were installed in 15-20 The Almshouses and many blown windowpanes were replaced in the Homeleigh Court flats. New heating was installed at 11 The Almshouses and 13 The Almshouses. This means that all properties at Turners Hill benefit from the latest heating. The garden of 4 Homeleigh Court was remodelled including new patio, shed, planters and lawn. Security lighting was installed to the rear of 21 The Almshouses and 22 The Almshouses.

2 The Almshouses and 14 The Almshouses were both decorated throughout including new kitchens and new floor covering and some works in the wet rooms. A new economy immersion heater was also installed in 14 The Almshouses. 1 The Almshouses was decorated throughout including new floor coverings.

15 The Almshouse has been completely refurbished including plastering throughout, new kitchen and new wet room. The garden paths to the rear of 15 and 16 The Almshouses and the side of 15 The Almshouses were also rebuilt and re-laid. 1 Homeleigh Court has also been completely refurbished including plastering throughout, a new kitchen and new floor coverings. Additional works were carried out to the front and rear garden including extending the patio.

As part of the ongoing cyclical maintenance programme, 17 The Almshouses' kitchen has been replaced and new floor coverings have been installed in the kitchen, hall and wet room. 14 Homeleigh Court's bathroom, hall and lounge have been decorated and 9 The Almshouses kitchen and hall have been decorated.

THE BEAUMONT CHARITY

TRUSTEES' REPORT (CONTINUED)

FOR THE YEAR ENDED 25 MARCH 2024

Five properties became vacant this year which again presented difficulties in refurbishing them in a timely manner. It is hoped that as fewer properties now require significant refurbishment this problem will diminish.

The trustees continue to support initiatives that help to strengthen a sense of community. The new flower beds and sitting area at Homeleigh Court have encouraged residents to spend time with each other and fostered a growing community of flower and vegetable growers. Several younger residents look out for and support more elderly residents. A good number of residents at Turners Hill celebrated the King's Coronation with a party across two days. The whole party was arranged by some of the residents.

The trustees plan to bring the communities from both Homeleigh Court and Turners Hill together to jointly celebrate 400 years of housing at our Turners Hill site and raise a glass to a resident who will be 100 in the same month.

Financial review

The attached financial statements show the current state of the finances which the trustees consider to be sound. Revenues have increased slightly due to increase in contributions from occupiers. Specific policies established by the trustees are set out below.

Investment Policy

The Charity's investment policy is generally not to allow interest and dividends from investments to accumulate but to use them in fulfilling the Charity's objectives. Income is credited to the appropriate fund. The trustees review the performance of the Charity's investments at each Finance Committee meeting and, as explained above, ensure the portfolio is managed judiciously.

Reserves Policy

Reserves are split into permanent capital (£378,890), revenue reserves (£2,102,095) and restricted reserves (£145,540). The permanent capital represents funds that must be held permanently by the Charity. It represents proceeds from the sale of endowed property and shares. The permanent capital shown in the Financial Statements as Permanent Endowment Funds, was used to finance part of the freehold land and buildings.

Revenue Reserves shown as Unrestricted Funds can be split as representing part of the freehold land and buildings and general reserves. The general reserves are used to fund the day-to-day operation of the trust and maintain reserves for unexpected/disaster recovery events. These funds are invested in British Government Stocks and official charity investment funds which can be easily realised.

There are two designated reserves shown as Restricted Funds. The Extraordinary Repair Fund representing amounts set aside for exceptional one off repairs or improvements. The Cyclical Maintenance Fund representing amounts set aside for regular planned works such as internal and external refurbishments. Both funds are held in the National Almshouse Association Common Investment Fund.

Principal Risks and Uncertainties

All risks to the Charity were again reviewed in 2023/24 and risk management continues to focus on every aspect of the day-to-day safety, maintenance and running of the properties and their grounds at the two locations. The fire inspection report identified several risks. Work is now being undertaken to address these issues. Maintaining investment income at a time of unusually low interest rates and volatile investment markets is a major uncertainty that continues to be regularly reviewed by the trustees. Increases in contributions were in part to reduce the reliance on investment income.

Public Benefit

The Trustees acknowledge the duty to have due regard to the Charity Commission's published general and relevant sub-sector guidance on public benefit.

All activities undertaken by the Charity are for the public benefit. With a focus on providing accommodation for those residents who are considered to be in need, either financially or socially, the Charity's operation is very much geared to providing benefit to the local community as is highlighted by the activities reported herein. This will also continue to be central to its future plans.

THE BEAUMONT CHARITY

TRUSTEES' REPORT (CONTINUED)

FOR THE YEAR ENDED 25 MARCH 2024

Plans for Future Periods

The trustees will continue to maintain the properties in good order and to maintain full occupancy at an affordable contribution from the residents and through careful management of investments to ensure the long term comfort of occupants.

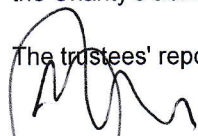
Key Management Remuneration Policy

The Trustees are regarded as the key management of the Charity. They did not receive remuneration or benefits in kind.

Going Concern

The Trustees assess whether the use of going concern is appropriate, i.e. whether there are any material uncertainties related to events or conditions that may cast significant doubt on the ability of the Charity to continue as a going concern. The Trustees make this assessment in respect of the period, one year from the date of approval of the financial statements. The Trustees conclude that there are no material uncertainties about the Charity's ability to continue and accordingly the financial statements are prepared on a going concern basis.

The trustees' report was approved by the Board of Trustees.



.....
R J Kerr (Chairman)

Trustee

Dated: 24 September 2024

THE BEAUMONT CHARITY

STATEMENT OF TRUSTEES' RESPONSIBILITIES

FOR THE YEAR ENDED 25 MARCH 2024

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 and 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 the incoming resources and application of resources of the charity for that year.

In preparing these financial statements, the trustees are required to:

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

The trustees are responsible for keeping sufficient accounting records that 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 trust deed. 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.

THE BEAUMONT CHARITY

INDEPENDENT EXAMINER'S REPORT

TO THE TRUSTEES OF THE BEAUMONT CHARITY

I report to the trustees on my examination of the financial statements of The Beaumont Charity (the charity) for the year ended 25 March 2024.

Responsibilities and basis of report

As the trustees of the charity you are responsible for the preparation of the financial statements in accordance with the requirements of the Charities Act 2011 (the 2011 Act).

I report in respect of my examination of the charity's financial statements carried out under section 145 of the 2011 Act. In carrying out my examination I have followed all the applicable Directions given by the Charity Commission under section 145(5)(b) of the 2011 Act.

Independent examiner's statement

Since the charity's gross income exceeded £250,000 your examiner must be a member of a body listed in section 145 of the 2011 Act. I confirm that I am qualified to undertake the examination because I am a member of FCCA, which is one of the listed bodies.

I have completed my examination. I confirm that no matters have come to my attention in connection with the examination giving me cause to believe that in any material respect:

- 1 accounting records were not kept in respect of the charity as required by section 130 of the 2011 Act; or
- 2 the financial statements do not accord with those records; or
- 3 the financial statements do not comply with the applicable requirements concerning the form and content of accounts set out in the Charities (Accounts and Reports) Regulations 2008 other than any requirement that the accounts give a true and fair view which is not a matter considered as part of an independent examination.

I have no concerns and have come across no other matters in connection with the examination to which attention should be drawn in this report in order to enable a proper understanding of the financial statements to be reached.

Use of my report

This report is made solely to the Charity's Trustees, as a body, in accordance with Chapter 3 of Part 8 of the Charities Act 2011. My examination has been undertaken so that I might state to the Charity's Trustees those matters I am required to state to them in an independent examiner's report and for no other purpose. To the fullest extent permitted by law, I do not accept or assume responsibility to anyone other than the Charity and the Charity's Trustees as a body, for my examination, for this report, or for the opinions I have formed.

Moore (South) LLP


Robert MacDonald
33 The Clarendon Centre
Salisbury Business Park
Dairy Meadow Lane
Salisbury
Wiltshire
SP1 2TJ

Dated:

1st October 2024

THE BEAUMONT CHARITY

STATEMENT OF FINANCIAL ACTIVITIES INCLUDING INCOME AND EXPENDITURE ACCOUNT FOR THE YEAR ENDED 25 MARCH 2024

	Notes	Unrestricted funds 2024 £	Restricted funds 2024 £	Endowment funds 2024 £	Total Unrestricted funds 2024 £	Restricted funds 2023 £	Endowment funds 2023 £	Total 2023 £
Income from:								
Donations and legacies	3	6,443	-	-	6,443	-	-	-
Charitable activities	4	200,088	-	-	200,088	180,262	-	180,262
Investments	5	51,594	5,691	-	57,285	48,933	-	54,069
Total income		258,125	5,691	-	263,816	229,195	-	234,331
Expenditure on:								
Charitable activities	6	141,587	126,845	-	268,432	157,104	-	236,815
Net gains/(losses) on investments	10	40,546	3,031	-	43,577	(113,408)	-	(116,288)
Net incoming/(outgoing) resources before transfers		157,084	(118,123)	-	38,961	(41,317)	-	(118,772)
Gross transfers between funds		(126,845)	126,845	-	-	(40,337)	-	-
Net movement in funds		30,239	8,722	-	38,961	(81,654)	-	(118,772)
Fund balances at 26 March 2023		2,071,856	136,818	378,890	2,587,564	2,153,510	378,890	2,706,336
Fund balances at 25 March 2024		2,102,095	145,540	378,890	2,626,525	2,071,856	378,890	2,587,564

THE BEAUMONT CHARITY

BALANCE SHEET

AS AT 25 MARCH 2024

	Notes	2024 £	£	2023 £	£
Fixed assets					
Tangible assets	12		1,032,030		1,032,030
Investments	13		1,554,665		1,505,397
			<u>2,586,695</u>		<u>2,537,427</u>
Current assets					
Debtors	14	1,898		3,986	
Cash at bank and in hand		58,864		65,754	
			<u>60,762</u>	<u>69,740</u>	
Creditors: amounts falling due within one year	15	(20,932)		(19,603)	
Net current assets			<u>39,830</u>		<u>50,137</u>
Total assets less current liabilities			<u>2,626,525</u>		<u>2,587,564</u>
Net assets excluding pension liability			<u>2,626,525</u>		<u>2,587,564</u>
The funds of the charity					
Endowment funds	17		378,890		378,890
Restricted income funds	18		145,540		136,818
Unrestricted funds			2,102,095		2,071,856
			<u>2,626,525</u>		<u>2,587,564</u>

The financial statements were approved by the trustees on

24 September 2024

R J Kerr (Chairman)
Trustee

THE BEAUMONT CHARITY

NOTES TO THE FINANCIAL STATEMENTS

FOR THE YEAR ENDED 25 MARCH 2024

1 Accounting policies

Charity information

The Beaumont Charity is an unincorporated charity, registered in England and Wales. The registered office address is 16 Landmead Road, Chestnut, Waltham Cross, EN8 9HP.

1.1 Accounting convention

The financial statements have been prepared in accordance with the charity's Trust Deed, the Charities Act 2011 and "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) (effective 1 January 2019)". The charity is a Public Benefit Entity as defined by FRS 102.

The financial statements have departed from the Charities (Accounts and Reports) Regulations 2008 only to the extent required to provide a true and fair view. This departure has involved following the Statement of Recommended Practice for charities applying FRS 102 rather than the version of the Statement of Recommended Practice which is referred to in the Regulations but which has since been withdrawn.

The financial statements are prepared in sterling, which is the functional currency of the charity. Monetary amounts in these financial statements are rounded to the nearest £.

The financial statements have been prepared under the historical cost convention modified to include the revaluation of investments and certain financial instruments at fair value. The principal accounting policies adopted are set out below.

1.2 Going concern

The Trustees' assess whether the use of going concern is appropriate, i.e. whether there are any material uncertainties related to events or conditions that may cast significant doubt on the ability of the Charity to continue as a going concern. The Trustees' make this assessment in respect of period of one year from the date of approval of the financial statements. The Trustees' conclude that there are no material uncertainties about the Charity's ability to continue and accordingly the financial statements are prepared on a going concern basis. They have come to this conclusion by assessing the current level of reserves; working capital requirements and anticipated commitments.

1.3 Charitable funds

The nature and purpose of each fund is explained in note 16.

1.4 Income

Income is recognised when the charity is legally entitled to it after any performance conditions have been met, the amounts can be measured reliably, and it is probable that income will be received.

Cash donations are recognised on receipt. Other donations are recognised once the charity has been notified of the donation, unless performance conditions require deferral of the amount. Income tax recoverable in relation to donations received under Gift Aid or deeds of covenant is recognised at the time of the donation.

THE BEAUMONT CHARITY

NOTES TO THE FINANCIAL STATEMENTS (CONTINUED) FOR THE YEAR ENDED 25 MARCH 2024

1 Accounting policies

(Continued)

1.5 Expenditure

Liabilities are recognised as expenditure as soon as there is a legal or constructive obligation committing the charity to that expenditure, it is probable that settlement will be required and the amount of the obligation can be measured reliably.

All expenditure is charged to the Statement of Financial activities on an accruals basis, inclusive of any VAT, which cannot be recovered.

The charity has one activity, being the provision and running of the Almhouses. All expenses (including governance and support costs) are attributed to that charitable activity. All expenses are allocated directly to the applicable expenditure headings based on actual invoices receivable. Support costs have been allocated between governance costs and other costs. Governance costs comprise all costs involving the public accountability of the charity and its compliance with regulation and good practice. No expenses require apportionment between the expense headings.

1.6 Tangible fixed assets

Tangible fixed assets are initially measured at cost and subsequently measured at cost or valuation, net of depreciation and any impairment losses.

Depreciation is recognised so as to write off the cost or valuation of assets less their residual values over their useful lives on the following bases:

Freehold land and buildings	See below
Fixtures and fittings	10% Straight line basis

The gain or loss arising on the disposal of an asset is determined as the difference between the sale proceeds and the carrying value of the asset, and is recognised in the statement of financial activities.

Items costing more than £500 are capitalised and carried in the balance sheet at historical cost.

As the properties are maintained in a state of repair such that their estimated residual value is not less than their improvement or development cost, the annual charge for depreciation would be nil.

1.7 Fixed asset investments

Fixed asset investments are initially measured at transaction price excluding transaction costs, and are subsequently measured at fair value at each reporting date. Changes in fair value are recognised in net income/(expenditure) for the year. Transaction costs are expensed as incurred.

All gains and losses are taken to the Statement of Financial Activities as they arise. Realised gains and losses in investments are calculated as the difference between sales proceeds and their opening carrying value or their purchase value if acquired subsequent to the first day of the financial year. Unrealised gains and losses are calculated as the difference between the fair value at the year end and their carrying value. Realised and unrealised investment gains and losses are combined in the Statement of Financial Activities.

The Charity does not acquire put options, derivatives or other complex financial instruments.

The main form of financial risk faced by the Charity is that of volatility in equity markets and investment markets due to wider economic conditions, the attitude of investors to investment risk and changes in sentiment concerning equities and within particular sectors or sub-sectors.

THE BEAUMONT CHARITY

NOTES TO THE FINANCIAL STATEMENTS (CONTINUED) FOR THE YEAR ENDED 25 MARCH 2024

(Continued)

1 Accounting policies

1.8 Impairment of fixed assets

At each reporting end date, the charity reviews the carrying amounts of its tangible assets to determine whether there is any indication that those assets have suffered an impairment loss. If any such indication exists, the recoverable amount of the asset is estimated in order to determine the extent of the impairment loss (if any).

1.9 Cash and cash equivalents

Cash and cash equivalents include cash in hand, deposits held at call with banks, other short-term liquid investments with original maturities of three months or less, and bank overdrafts. Bank overdrafts are shown within borrowings in current liabilities.

1.10 Financial instruments

The charity has elected to apply the provisions of Section 11 'Basic Financial Instruments' and Section 12 'Other Financial Instruments Issues' of FRS 102 to all of its financial instruments.

Financial instruments are recognised in the charity's balance sheet when the charity becomes party to the contractual provisions of the instrument.

Financial assets and liabilities are offset, with the net amounts presented in the financial statements, when there is a legally enforceable right to set off the recognised amounts and there is an intention to settle on a net basis or to realise the asset and settle the liability simultaneously.

Basic financial assets

Basic financial assets, which include debtors and cash and bank balances, are initially measured at transaction price including transaction costs and are subsequently carried at amortised cost using the effective interest method unless the arrangement constitutes a financing transaction, where the transaction is measured at the present value of the future receipts discounted at a market rate of interest. Financial assets classified as receivable within one year are not amortised.

Basic financial liabilities

Basic financial liabilities, including creditors and bank loans are initially recognised at transaction price unless the arrangement constitutes a financing transaction, where the debt instrument is measured at the present value of the future payments discounted at a market rate of interest. Financial liabilities classified as payable within one year are not amortised.

Debt instruments are subsequently carried at amortised cost, using the effective interest rate method.

Trade creditors are obligations to pay for goods or services that have been acquired in the ordinary course of operations from suppliers. Amounts payable are classified as current liabilities if payment is due within one year or less. If not, they are presented as non-current liabilities. Trade creditors are recognised initially at transaction price and subsequently measured at amortised cost using the effective interest method.

Derecognition of financial liabilities

Financial liabilities are derecognised when the charity's contractual obligations expire or are discharged or cancelled.

1.11 Employee benefits

The cost of any unused holiday entitlement is recognised in the period in which the employee's services are received.

Termination benefits are recognised immediately as an expense when the charity is demonstrably committed to terminate the employment of an employee or to provide termination benefits.

THE BEAUMONT CHARITY

NOTES TO THE FINANCIAL STATEMENTS (CONTINUED)

FOR THE YEAR ENDED 25 MARCH 2024

2 Critical accounting estimates and judgements

There are no significant areas of judgement or key assumptions that affect items in the financial statements with respect to the next reporting period for the year ended 25 March 2024. The most significant areas of uncertainty that affect the carrying value of assets held by the Charity are the level of investment return and the performance of the investment markets and any outcome on the principal risks and uncertainties that face the Charity on a day to day basis, as explained within the investment policy and risk management sections of the Trustees' report.

3 Income from donations and legacies

	Unrestricted funds 2024 £	Unrestricted funds 2023 £
Donations and gifts	6,443	-

4 Income from charitable activities

	Unrestricted funds 2024 £	Unrestricted funds 2023 £
Contributions from occupiers	200,088	180,262

5 Income from investments

	Unrestricted funds 2024 £	Restricted funds 2024 £	Total 2024 £	Unrestricted funds 2023 £	Restricted funds 2023 £	Total 2023 £
Unlisted securities	32,738	5,691	38,429	31,083	5,136	36,219
Interest receivable	18,856	-	18,856	17,850	-	17,850
	51,594	5,691	57,285	48,933	5,136	54,069

THE BEAUMONT CHARITY

NOTES TO THE FINANCIAL STATEMENTS (CONTINUED) FOR THE YEAR ENDED 25 MARCH 2024

6 Expenditure on charitable activities

	Unrestricted funds 2024 £	Restricted funds 2024 £	Total 2024 £	Unrestricted funds 2023 £	Restricted funds 2023 £	Total 2023 £
Direct costs						
Staff costs	-	-	-	1,382	-	1,382
Repairs and maintenance	51,341	126,845	178,186	57,534	79,711	137,245
Rates and water	7,914	-	7,914	7,858	-	7,858
Insurance	4,497	-	4,497	3,915	-	3,915
Light and heat	42,151	-	42,151	45,945	-	45,945
Office costs	21,181	-	21,181	20,219	-	20,219
Careline support costs	7,169	-	7,169	6,027	-	6,027
Bank charges	124	-	124	124	-	124
	<u>134,377</u>	<u>126,845</u>	<u>261,222</u>	<u>143,004</u>	<u>79,711</u>	<u>222,715</u>
Share of support and governance costs (see note 7)						
Support	1,301	-	1,301	1,320	-	1,320
Governance	5,909	-	5,909	12,780	-	12,780
	<u>141,587</u>	<u>126,845</u>	<u>268,432</u>	<u>157,104</u>	<u>79,711</u>	<u>236,815</u>
Analysis by fund						
Unrestricted funds	141,587	-	141,587	157,104	-	157,104
Restricted funds	-	126,845	126,845	-	79,711	79,711
	<u>141,587</u>	<u>126,845</u>	<u>268,432</u>	<u>157,104</u>	<u>79,711</u>	<u>236,815</u>

This represents costs incurred to maintain the running and operations of the Almhouses. Such costs are all part of unrestricted funds with the exception of survey costs and cyclical repairs which are charged as part of restricted funds.

THE BEAUMONT CHARITY

NOTES TO THE FINANCIAL STATEMENTS (CONTINUED) FOR THE YEAR ENDED 25 MARCH 2024

7 Support costs	Support Governance costs £	Support Governance costs £	2024 £	Support Governance costs £	2023 £	Basis of allocation
Stationery, postage and incidentals	1,301	-	1,301	1,320	1,320	
Accountants fees	-	4,062	4,062	-	3,714	Governance
National Association of Almshouses	-	375	375	-	317	Governance
Housing Ombudsman	-	230	230	-	186	Governance
Legal and professional fees	-	1,242	1,242	-	8,563	Governance
	<u>1,301</u>	<u>5,909</u>	<u>7,210</u>	<u>1,320</u>	<u>14,100</u>	
Analysed between						
Charitable activities	<u>1,301</u>	<u>5,909</u>	<u>7,210</u>	<u>1,320</u>	<u>14,100</u>	

Both governance and other support costs relate to the one activity run by the Charity, being the provision and running of the Almshouses. The costs are identified directly from the invoices received for those services.

No expenses require apportionment.

THE BEAUMONT CHARITY

NOTES TO THE FINANCIAL STATEMENTS (CONTINUED) FOR THE YEAR ENDED 25 MARCH 2024

8 Trustees

The trustees are regarded as key management. None of the trustees (or any persons connected with them) received any remuneration or benefits from the charity during the year. No trustees received remuneration or reimbursement of expenses.

9 Employees

The average monthly number of employees during the year was:

	2024 Number	2023 Number
	-	1
	<u> </u>	<u> </u>
Employment costs	2024 £	2023 £
Wages and salaries	-	1,382
	<u> </u>	<u> </u>

The clerk to the Trustees received a fee of £21,000 (2023 - £19,750), which is included in office costs.

There were no employees whose annual remuneration was more than £60,000.

10 Gains and losses on investments

	Unrestricted funds 2024 £	Restricted funds 2024 £	Total 2024 £	Unrestricted funds 2023 £	Restricted funds 2023 £	Total 2023 £
Gains/(losses) arising on:						
Revaluation of investments	40,546	3,031	43,577	(113,408)	(2,838)	(116,246)
Sale of investments	-	-	-	-	(42)	(42)
	<u>40,546</u>	<u>3,031</u>	<u>43,577</u>	<u>(113,408)</u>	<u>(2,880)</u>	<u>(116,288)</u>

11 Taxation

The charity is exempt from tax on income and gains falling within section 505 of the Taxes Act 1988 or section 252 of the Taxation of Chargeable Gains Act 1992 to the extent that these are applied to its charitable objects.

THE BEAUMONT CHARITY

NOTES TO THE FINANCIAL STATEMENTS (CONTINUED) FOR THE YEAR ENDED 25 MARCH 2024

12 Tangible fixed assets

	Freehold land and buildings £	Fixtures and fittings £	Total £
Cost			
At 26 March 2023	1,032,030	1,350	1,033,380
At 25 March 2024	1,032,030	1,350	1,033,380
Depreciation and impairment			
At 26 March 2023	-	1,350	1,350
At 25 March 2024	-	1,350	1,350
Carrying amount			
At 25 March 2024	1,032,030	-	1,032,030
At 25 March 2023	1,032,030	-	1,032,030

Housing Land and Buildings

The Charity owns the following freehold properties:-

The Ancient/Dewey Almshouses	1 - 6, 9 -14 The Almshouses, Turners Hill, Cheshunt
The War Memorial Homes of Rest	15 - 20 The Almshouses, Turners Hill, Cheshunt
Norton Almshouses	21 - 22 The Almshouses, Turners Hill, Cheshunt
The Anstee Almshouses	23 - 26 The Almshouses, Turners Hill, Cheshunt
King George V Jubilee Almshouses	1 - 2 Homeleigh Court, Churchgate, Cheshunt
The War Memorial Almshouses	3 - 4 Homeleigh Court, Churchgate, Cheshunt
Almsflats	5 - 16 Homeleigh Court, Churchgate, Cheshunt

The amount shown in the balance sheet relates to the cost of improvements to the Almshouses and development of the Almsflats at Homeleigh Court, Churchgate, Cheshunt, the building of four new Anstee Almshouses at Turners Hill, Cheshunt, the updating of numbers 1 - 6 and 9 - 22 Turners Hill, Cheshunt.

Details of the movements during the year are as follows:-

	<u>Cost</u> £	<u>Net Book Value</u> £
<u>Churchgate Development</u>		
At 25 March 2022 and 25 March 2023	557,616	557,616
Housing Corporation Grant	(242,595)	(242,595)
<u>Turners Hill</u>		
At 25 March 2022 and 25 March 2023	717,009	717,009
<u>Total</u>		
At 25 March 2023	<u>1,032,030</u>	<u>1,032,030</u>
At 25 March 2022	<u>1,032,030</u>	<u>1,032,030</u>

THE BEAUMONT CHARITY

NOTES TO THE FINANCIAL STATEMENTS (CONTINUED)

FOR THE YEAR ENDED 25 MARCH 2024

13 Fixed asset investments

	Listed investments £
Cost or valuation	
At 26 March 2023	1,505,397
Valuation changes	43,577
Additions M&G Acc shares	5,691
At 25 March 2024	1,554,665
Carrying amount	
At 25 March 2024	1,554,665
At 25 March 2023	1,505,397

	2024 £	2023 £
Investments at fair value comprise:		
Fixed - interest investments at valuation	428,715	442,680
COIF Charities Fund - Investment income fund	521,773	473,509
COIF Charities Fund - Fixed interest Fund	46,465	43,651
NAACIF - Accumulation shares	145,540	136,818
NAACIF - Income shares	412,172	408,739
	1,554,665	1,505,397

The accumulation shares of £145,540 (2023 - £136,818) relate to restricted investments.

All investments are carried at their fair value. Investment in fixed interest securities are all traded in quoted public markets, primarily the London Stock Exchange. Holdings in common investment funds, unit trusts and open-ended investment companies are at the bid price. The basis of fair value for quoted investments is equivalent to the market value, using the bid price. Asset sales and purchases are recognised at the date of trade at cost (that is their transaction value).

The significance of these financial instruments to the ongoing financial sustainability of the Trust is considered in the financial review and investment policy sections of the Trustees' Annual Report.

14 Debtors

	2024 £	2023 £
Amounts falling due within one year:		
Other debtors	-	2,471
Prepayments and accrued income	1,898	1,515
	1,898	3,986

THE BEAUMONT CHARITY

NOTES TO THE FINANCIAL STATEMENTS (CONTINUED) FOR THE YEAR ENDED 25 MARCH 2024

15 Creditors: amounts falling due within one year

	2024 £	2023 £
Other creditors	16,900	15,793
Accruals and deferred income	4,032	3,810
	<u>20,932</u>	<u>19,603</u>

16 Fund accounting

Funds held by the Charity are:

Unrestricted funds - these are funds that can be used in accordance with the charitable objects at the discretion of the Trustees.

Restricted funds - these are funds that the Trustees must establish and continue to maintain. There are two such funds: an Extraordinary Repair Fund and a Cyclical Maintenance Fund. Their establishment is regulated by the Scheme of Charity Commissioners dated 19 April 2004. The Extraordinary Repair Fund representing amounts set aside for exceptional one-off repairs or improvements. The Cyclical Maintenance Fund representing amounts set aside for regular planned works such as internal and external refurbishments.

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

17 Endowment funds

Endowment funds represent assets which must be held permanently by the charity. 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 assets form part of the fund.

	At 26 March 2023 £	At 25 March 2024 £
Permanent endowments	<u>378,890</u>	<u>378,890</u>
Previous year:	At 26 March 2022 £	At 25 March 2023 £
Permanent endowments	<u>378,890</u>	<u>378,890</u>

THE BEAUMONT CHARITY

NOTES TO THE FINANCIAL STATEMENTS (CONTINUED)

FOR THE YEAR ENDED 25 MARCH 2024

18 Restricted funds

The income funds of the charity include the following restricted funds comprising the following unexpended balances of funds held on trust for specific purposes:

	At 26 March 2023 £	Incoming resources £	Resources expended £	Transfers £	Gains and losses £	At 25 March 2024 £
Extraordinary Repair Fund	115,648	5,691	(126,845)	126,845	3,031	124,370
Cyclical Maintenance Fund	21,170	-	-	-	-	21,170
	<u>136,818</u>	<u>5,691</u>	<u>(126,845)</u>	<u>126,845</u>	<u>3,031</u>	<u>145,540</u>
Previous year:	At 26 March 2022 £	Incoming resources £	Resources expended £	Transfers £	Gains and losses £	At 25 March 2023 £
Extraordinary Repair Fund	151,350	4,370	-	(37,582)	(2,490)	115,648
Cyclical Maintenance Fund	22,586	766	(79,711)	77,919	(390)	21,170
	<u>173,936</u>	<u>5,136</u>	<u>(79,711)</u>	<u>40,337</u>	<u>(2,880)</u>	<u>136,818</u>

The nature of these funds is explained in note 16.

19 Unrestricted funds

	At 26 March 2023 £	Incoming resources £	Resources expended £	Transfers £	Gains and losses £	At 25 March 2024 £
General funds	<u>2,071,856</u>	<u>258,125</u>	<u>(141,587)</u>	<u>(126,845)</u>	<u>40,546</u>	<u>2,102,095</u>
Previous year:	At 26 March 2022 £	Incoming resources £	Resources expended £	Transfers £	Gains and losses £	At 25 March 2023 £
General funds	<u>2,153,510</u>	<u>229,195</u>	<u>(157,104)</u>	<u>(40,337)</u>	<u>(113,408)</u>	<u>2,071,856</u>

THE BEAUMONT CHARITY

NOTES TO THE FINANCIAL STATEMENTS (CONTINUED) FOR THE YEAR ENDED 25 MARCH 2024

20 Analysis of net assets between funds

	Unrestricted funds 2024 £	Restricted funds 2024 £	Endowment funds 2024 £	Total 2024 £
At 25 March 2024:				
Tangible assets	1,032,030	-	-	1,032,030
Investments	1,030,235	145,540	378,890	1,554,665
Current assets/(liabilities)	39,830	-	-	39,830
	<u>2,102,095</u>	<u>145,540</u>	<u>378,890</u>	<u>2,626,525</u>
	Unrestricted funds 2023 £	Restricted funds 2023 £	Endowment funds 2023 £	Total 2023 £
At 25 March 2023:				
Tangible assets	653,140	-	378,890	1,032,030
Investments	1,368,579	136,818	-	1,505,397
Current assets/(liabilities)	50,137	-	-	50,137
	<u>2,071,856</u>	<u>136,818</u>	<u>378,890</u>	<u>2,587,564</u>

21 Related party transactions

There were no disclosable related party transactions during the year (2023 - none).

Accounts

Charity Registration Number 20582

**THE BEAUMONT CHARITY
ANNUAL REPORT AND UNAUDITED FINANCIAL STATEMENTS
FOR THE YEAR ENDED 25 MARCH 2023**

THE BEAUMONT CHARITY

LEGAL AND ADMINISTRATIVE INFORMATION

Trustees

R J Kerr (Chairman)
E W H Clark
M J Braithwaite (Vice Chairman)
Mrs L Phillips
G Holmes
Rev E Hanshaw
Rev H A Bryan
R Ella

Charity number

205825

Independent examiner

Moore (South) LLP
33 The Clarendon Centre
Salisbury Business Park
Dairy Meadow Lane
Salisbury
Wiltshire
SP1 2TJ

Bankers

HSBC Bank
81 Turners Hill
Cheshunt
EN8 9BA

THE BEAUMONT CHARITY

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THE BEAUMONT CHARITY

TRUSTEES' REPORT

FOR THE YEAR ENDED 25 MARCH 2023

The trustees present their annual report and financial statements for the year ended 25 March 2023.

The financial statements have been prepared in accordance with the accounting policies set out in note 1 to the financial statements and comply with the charity's Trust Deed, the Charities Act 2011 and "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) (effective 1 January 2019)".

The Trustees during the year and their appointing body where appropriate were:

R J Kerr (Chairman)

E W H Clark

M J Braithwaite (Vice Chairman)

Mrs L Phillips

B R Ambrose

(Resigned 14 February 2023)

G Holmes

Rev E Hanshaw

Rev H A Bryan

R Ella

Miss L Russell (Clerk & Receiver)

Appointed by the Trustees 1 June 2018 and
retained on a monthly fee

Structure, governance and management

The Charity's day-to-day business is co-ordinated by the Clerk and Receiver and as appropriate, in consultation with the Chairman. The Board of Trustees meet on a quarterly basis (or more frequently if needed) to discuss the trust's affairs. In addition, a Finance Committee comprising of R K Kerr, M J Braithwaite, B R Ambrose, E W H Clark, Rev H Bryan, G Holmes and the Clerk and Receiver meets quarterly to review the charity's budget and financial position.

The appointment of the trustees is governed by the Scheme of the Charity Commission dated 19 April 2004 (the present scheme). There should be two nominated trustees and seven co-opted trustees. The nominated trustees must be elected by the Council of the Borough of Broxbourne, need not be a member of the Council and are appointed primarily for four years. The co-opted trustees are elected at ordinary meetings of the trust and once appointed shall be entitled to hold office for life.

The trustees are given training if requested and attend relevant courses and seminars as appropriate to their role within the Charity.

The provision of almshouses in Cheshunt dates back to 1624 when King James I paid the sum of £500 as compensation to the parishioners of Cheshunt for a large piece of Cheshunt Common he wished to acquire to extend Theobalds Park. £320 of this sum was used to purchase farmland in Nazeing. The remaining £180 was used to build ten almshouses at Turner's Hill for poor widows. In 1797, it may be of interest to know that the rent from the lease of the farmland in Nazeing and income from other charities was able to provide the 10 widows with the princely sum of 4 guineas every quarter, half a cauldron of coal a year and 6d a week each in bread!

The Charity also owned almshouses at Spittalbrook in Waltham Cross which were demolished when the M25 was built. The compensation, together with a loan (now discharged) from the Housing Corporation, enabled the Charity to build 12 flats at Homeleigh Court in Cheshunt.

It is not known how the Beaumont Charity got its name, but the conjecture is that it arose from the principal parts of the lands lying at a place called Beaumont Green, and it is possible that the lords of the manor of Beaumont were benefactors to and promoters of the Charity.

THE BEAUMONT CHARITY

TRUSTEES' REPORT (CONTINUED)

FOR THE YEAR ENDED 25 MARCH 2023

The Beaumont Charity is regulated by a Scheme of the Charity Commissioners dated 18 July 1950 as affected by schemes of the Commissioners of 28 April 1959, 11 January 1966, 7 March 1980 and 19 April 2004 (the present scheme).

The registered address of the Beaumont Charity is 16 Landmead Road Cheshunt Herts EN8 9HP. The Charity registration number is 205825.

Administration details

The Charity's banker is the HSBC Bank at Turners Hill, Cheshunt.

The independent examiner is Ann Mathias, Chartered Accountant, Moore (South) LLP, 33 The Clarendon Centre, Salisbury Business Park, Dairy Meadow Lane, Salisbury Wiltshire SP1 2TJ.

Objectives and activities

The Charity continues to provide accommodation for residents of the Parish of Cheshunt who are in need, either financially or socially, and who are not less than 60 years of age (except in special cases to be appointed by the Commissioners). These provisos were amended at a meeting of the trustees in May 2013 to include Cheshunt residents who had moved away and wanted to return and Cheshunt residents who wanted to move their elderly parents into the area to provide family care.

The Charity owns 40 residences. Each resident pays a weekly contribution towards the maintenance and essential services of the properties and a contribution towards the cost of heating and lighting.

The trustees have revised resident contributions to ensure they reflect the size and amenities the different style properties provide and to reduce reliance on investment income.

Achievements and performance

Works continue to the rear of Homeleigh Court. The area outside numbers 8-10 has now been levelled and a patio laid. Significant work has been carried out in one of the Homeleigh Court bungalows to improve the accommodation including clearance of the garden and new raised bed planters.

New double glazed, leaded windows were installed to the front of the twelve Ancient Almshouses, improving energy efficiency and the appearance of the building. The door surrounds and doors were also painted along with the balustrades and iron gates. A disability ramp has been installed to the front of the Ancient Almshouses so residents with poor mobility on the Turners Hill site no longer need to walk in the side road to leave their properties.

Two bungalows at Turners Hill have been refurbished including new kitchens and works to the wet rooms. Three other properties on the Turners Hill site had one or more rooms decorated, including new floor covering. A further four modern efficient immersions have been installed in properties at Turners Hill.

Various smaller works including additional insulation has also been completed at both the Homeleigh Court and Turners Hill site.

The charity has a waiting list. However, the time taken to refurbish a property ready for the next resident results in an unavoidable period when a property is empty. As a result of a significant turnover in accommodation, a team was brought in to speed up refurbishments towards the end of 2021-22. This and a much lower turnover of properties reduced voids significantly in 2022-23.

Financial review

The attached financial statements show the current state of the finances which the trustees consider to be sound. Revenues have increased slightly due to increase in contributions from occupiers. Specific policies established by the trustees are set out below.

THE BEAUMONT CHARITY

TRUSTEES' REPORT (CONTINUED)

FOR THE YEAR ENDED 25 MARCH 2023

Investment Policy

The Charity's investment policy is generally not to allow interest and dividends from investments to accumulate but to use them in fulfilling the Charity's objectives. Income is credited to the appropriate fund. The trustees review the performance of the Charity's investments at each Finance Committee meeting and, as explained above, ensure the portfolio is managed judiciously.

Reserves Policy

Reserves are split into permanent capital (£378,890), revenue reserves (£2,071,856) and restricted reserves (£136,818). The permanent capital represents funds that must be held permanently by the Charity. It represents proceeds from the sale of endowed property and shares. The permanent capital shown in the Financial Statements as Permanent Endowment Funds, was used to finance part of the freehold land and buildings.

Revenue Reserves shown as Unrestricted Funds can be split as representing part of the freehold land and buildings and general reserves. The general reserves are used to fund the day-to-day operation of the trust and maintain reserves for unexpected/disaster recovery events. These funds are invested in British Government Stocks and official charity investment funds which can be easily realised.

The designated reserves shown as Restricted Funds, are the Extraordinary Repair Fund representing amounts set aside to carry out major repairs and improvements to the properties and a Cyclical Maintenance Fund designed to even out the cost of internal and external repairs and refurbishment of the properties. The amounts set aside annually from Unrestricted Funds follow, in the main, the recommendations of the Almshouse Association and are deemed to be adequate. Both funds are held in the National Almshouse Association Common Investment Fund.

Principal Risks and Uncertainties

All risks to the Charity were again reviewed in 2022/23 and risk management continues to focus on every aspect of the day-to-day safety, maintenance and running of the properties and their grounds at the two locations. The fire inspection report identified several risks. Work is now being undertaken to address these issues. Maintaining investment income at a time of unusually low interest rates and volatile investment markets is a major uncertainty that continues to be regularly reviewed by the trustees. Increases in contributions in 2022/23 were in part to reduce the reliance on investment income.

Public Benefit

The Trustees acknowledge the duty to have due regard to the Charity Commission's published general and relevant sub-sector guidance on public benefit.

All activities undertaken by the Charity are for the public benefit. With a focus on providing accommodation for those residents who are considered to be in need, either financially or socially, the Charity's operation is very much geared to providing benefit to the local community as is highlighted by the activities reported herein. This will also continue to be central to its future plans.

Plans for Future Periods

The trustees will continue to maintain the properties in good order and to maintain full occupancy at an affordable contribution from the residents and through careful management of investments to ensure the long term comfort of occupants.

Key Management Remuneration Policy

The Trustees are regarded as the key management of the Charity. They did not receive remuneration or benefits in kind.

THE BEAUMONT CHARITY

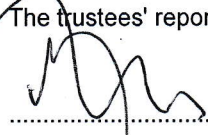
TRUSTEES' REPORT (CONTINUED)

FOR THE YEAR ENDED 25 MARCH 2023

Going Concern

The Trustees assess whether the use of going concern is appropriate, i.e. whether there are any material uncertainties related to events or conditions that may cast significant doubt on the ability of the Charity to continue as a going concern. The Trustees make this assessment in respect of the period, one year from the date of approval of the financial statements. The Trustees conclude that there are no material uncertainties about the Charity's ability to continue and accordingly the financial statements are prepared on a going concern basis.

The trustees' report was approved by the Board of Trustees.



.....
R J Kerr (Chairman)
Trustee

Dated: 26th Sept. 2023

THE BEAUMONT CHARITY

STATEMENT OF TRUSTEES' RESPONSIBILITIES

FOR THE YEAR ENDED 25 MARCH 2023

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 and 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 the incoming resources and application of resources of the charity for that year.

In preparing these financial statements, the trustees are required to:

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

The trustees are responsible for keeping sufficient accounting records that 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 trust deed. 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.

THE BEAUMONT CHARITY

INDEPENDENT EXAMINER'S REPORT

TO THE TRUSTEES OF THE BEAUMONT CHARITY

I report to the trustees on my examination of the financial statements of The Beaumont Charity (the charity) for the year ended 25 March 2023.

Responsibilities and basis of report

As the trustees of the charity you are responsible for the preparation of the financial statements in accordance with the requirements of the Charities Act 2011 (the 2011 Act).

I report in respect of my examination of the charity's financial statements carried out under section 145 of the 2011 Act. In carrying out my examination I have followed all the applicable Directions given by the Charity Commission under section 145(5)(b) of the 2011 Act.

Independent examiner's statement

I have completed my examination. I confirm that no matters have come to my attention in connection with the examination giving me cause to believe that in any material respect:

- 1 accounting records were not kept in respect of the charity as required by section 130 of the 2011 Act; or
- 2 the financial statements do not accord with those records; or
- 3 the financial statements do not comply with the applicable requirements concerning the form and content of accounts set out in the Charities (Accounts and Reports) Regulations 2008 other than any requirement that the accounts give a true and fair view which is not a matter considered as part of an independent examination.

I have no concerns and have come across no other matters in connection with the examination to which attention should be drawn in this report in order to enable a proper understanding of the financial statements to be reached.

Use of my report

This report is made solely to the Charity's Trustees, as a body, in accordance with Chapter 3 of Part 8 of the Charities Act 2011. My examination has been undertaken so that I might state to the Charity's Trustees those matters I am required to state to them in an independent examiner's report and for no other purpose. To the fullest extent permitted by law, I do not accept or assume responsibility to anyone other than the Charity and the Charity's Trustees as a body, for my examination, for this report, or for the opinions I have formed.

Ann Mathias Moore (South) LLP
Moore (South) LLP

Ann Mathias FCA
33 The Clarendon Centre
Salisbury Business Park
Dairy Meadow Lane
Salisbury
Wiltshire
SP1 2TJ

Dated: *29 September 2023*

THE BEAUMONT CHARITY

STATEMENT OF FINANCIAL ACTIVITIES INCLUDING INCOME AND EXPENDITURE ACCOUNT

FOR THE YEAR ENDED 25 MARCH 2023

	Notes	Unrestricted funds 2023 £	Restricted funds 2023 £	Endowment funds 2023 £	Total Unrestricted funds 2023 £	Restricted funds 2022 £	Endowment funds 2022 £	Total 2022 £
Income and endowments from:								
Donations and legacies	3	-	-	-	-	-	-	600
Charitable activities	4	180,262	-	-	180,262	-	-	137,748
Investments	5	48,933	5,136	-	54,069	8,088	-	55,976
Other income	6	-	-	-	-	-	-	1,975
Total income		229,195	5,136	-	234,331	8,088	-	196,299
Expenditure on:								
Charitable activities	7	157,104	79,711	-	236,815	214,049	-	363,928
Net gains/(losses) on investments	11	(113,408)	(2,880)	-	(116,288)	19,138	-	17,114
Net outgoing resources before transfers		(41,317)	(77,455)	-	(118,772)	(186,823)	-	(150,515)
Gross transfers between funds		(40,337)	40,337	-	-	69,338	-	-
Net movement in funds		(81,654)	(37,118)	-	(118,772)	(117,485)	-	(150,515)
Fund balances at 26 March 2022		2,153,510	173,936	378,890	2,706,336	291,421	378,890	2,856,851
Fund balances at 25 March 2023		2,071,856	136,818	378,890	2,587,564	173,936	378,890	2,706,336

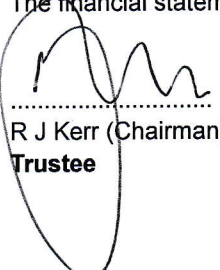
THE BEAUMONT CHARITY

BALANCE SHEET

AS AT 25 MARCH 2023

	Notes	2023 £	£	2022 £	£
Fixed assets					
Tangible assets	13	1,032,030		1,032,030	
Investments	14	1,505,397		1,655,923	
		<u>2,537,427</u>		<u>2,687,953</u>	
Current assets					
Debtors	15	3,986		2,056	
Cash at bank and in hand		65,754		34,279	
		<u>69,740</u>		<u>36,335</u>	
Creditors: amounts falling due within one year	16	(19,603)		(17,952)	
Net current assets			50,137		18,383
Total assets less current liabilities			<u>2,587,564</u>		<u>2,706,336</u>
Capital funds					
Endowment funds - general			378,890		378,890
Income funds					
Restricted funds	18		136,818		173,936
Unrestricted funds			2,071,856		2,153,510
			<u>2,587,564</u>		<u>2,706,336</u>

The financial statements were approved by the Trustees on 26/9/23.


R J Kerr (Chairman)
Trustee


M J Braithwaite (Vice Chairman)
Trustee

THE BEAUMONT CHARITY

NOTES TO THE FINANCIAL STATEMENTS FOR THE YEAR ENDED 25 MARCH 2023

1 Accounting policies

Charity information

The Beaumont Charity is an unincorporated charity, registered in England and Wales. The registered office address is 16 Landmead Road, Chestnut, Waltham Cross, EN8 9HP.

1.1 Accounting convention

The financial statements have been prepared in accordance with the charity's Trust Deed, the Charities Act 2011 and "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) (effective 1 January 2019)". The charity is a Public Benefit Entity as defined by FRS 102.

The financial statements have departed from the Charities (Accounts and Reports) Regulations 2008 only to the extent required to provide a true and fair view. This departure has involved following the Statement of Recommended Practice for charities applying FRS 102 rather than the version of the Statement of Recommended Practice which is referred to in the Regulations but which has since been withdrawn.

The financial statements are prepared in sterling, which is the functional currency of the charity. Monetary amounts in these financial statements are rounded to the nearest £.

The financial statements have been prepared under the historical cost convention modified to include the revaluation of investments and certain financial instruments at fair value. The principal accounting policies adopted are set out below.

1.2 Going concern

The Trustees' assess whether the use of going concern is appropriate, i.e. whether there are any material uncertainties related to events or conditions that may cast significant doubt on the ability of the Charity to continue as a going concern. The Trustees' make this assessment in respect of period of one year from the date of approval of the financial statements. The Trustees' conclude that there are no material uncertainties about the Charity's ability to continue and accordingly the financial statements are prepared on a going concern basis. They have come to this conclusion by assessing the current level of reserves; working capital requirements and anticipated commitments.

1.3 Charitable funds

The nature and purpose of each fund is explained in note 16.

1.4 Income

Income is recognised when the charity is legally entitled to it after any performance conditions have been met, the amounts can be measured reliably, and it is probable that income will be received.

Cash donations are recognised on receipt. Other donations are recognised once the charity has been notified of the donation, unless performance conditions require deferral of the amount. Income tax recoverable in relation to donations received under Gift Aid or deeds of covenant is recognised at the time of the donation.

THE BEAUMONT CHARITY

NOTES TO THE FINANCIAL STATEMENTS (CONTINUED) FOR THE YEAR ENDED 25 MARCH 2023

1 Accounting policies

(Continued)

1.5 Expenditure

Liabilities are recognised as expenditure as soon as there is a legal or constructive obligation committing the charity to that expenditure, it is probable that settlement will be required and the amount of the obligation can be measured reliably.

All expenditure is charged to the Statement of Financial activities on an accruals basis, inclusive of any VAT, which cannot be recovered.

The charity has one activity, being the provision and running of the Almhouses. All expenses (including governance and support costs) are attributed to that charitable activity. All expenses are allocated directly to the applicable expenditure headings based on actual invoices receivable. Support costs have been allocated between governance costs and other costs. Governance costs comprise all costs involving the public accountability of the charity and its compliance with regulation and good practice. No expenses require apportionment between the expense headings.

1.6 Tangible fixed assets

Tangible fixed assets are initially measured at cost and subsequently measured at cost or valuation, net of depreciation and any impairment losses.

Depreciation is recognised so as to write off the cost or valuation of assets less their residual values over their useful lives on the following bases:

Freehold land and buildings	See below
Fixtures and fittings	10% Straight line basis

The gain or loss arising on the disposal of an asset is determined as the difference between the sale proceeds and the carrying value of the asset, and is recognised in the statement of financial activities.

Items costing more than £500 are capitalised and carried in the balance sheet at historical cost.

As the properties are maintained in a state of repair such that their estimated residual value is not less than their improvement or development cost, the annual charge for depreciation would be nil.

1.7 Fixed asset investments

Fixed asset investments are initially measured at transaction price excluding transaction costs, and are subsequently measured at fair value at each reporting date. Changes in fair value are recognised in net income/(expenditure) for the year. Transaction costs are expensed as incurred.

All gains and losses are taken to the Statement of Financial Activities as they arise. Realised gains and losses in investments are calculated as the difference between sales proceeds and their opening carrying value or their purchase value if acquired subsequent to the first day of the financial year. Unrealised gains and losses are calculated as the difference between the fair value at the year end and their carrying value. Realised and unrealised investment gains and losses are combined in the Statement of Financial Activities.

The Charity does not acquire put options, derivatives or other complex financial instruments.

The main form of financial risk faced by the Charity is that of volatility in equity markets and investment markets due to wider economic conditions, the attitude of investors to investment risk and changes in sentiment concerning equities and within particular sectors or sub-sectors.

THE BEAUMONT CHARITY

NOTES TO THE FINANCIAL STATEMENTS (CONTINUED)

FOR THE YEAR ENDED 25 MARCH 2023

1 Accounting policies

(Continued)

1.8 Impairment of fixed assets

At each reporting end date, the charity reviews the carrying amounts of its tangible assets to determine whether there is any indication that those assets have suffered an impairment loss. If any such indication exists, the recoverable amount of the asset is estimated in order to determine the extent of the impairment loss (if any).

1.9 Cash and cash equivalents

Cash and cash equivalents include cash in hand, deposits held at call with banks, other short-term liquid investments with original maturities of three months or less, and bank overdrafts. Bank overdrafts are shown within borrowings in current liabilities.

1.10 Financial instruments

The charity has elected to apply the provisions of Section 11 'Basic Financial Instruments' and Section 12 'Other Financial Instruments Issues' of FRS 102 to all of its financial instruments.

Financial instruments are recognised in the charity's balance sheet when the charity becomes party to the contractual provisions of the instrument.

Financial assets and liabilities are offset, with the net amounts presented in the financial statements, when there is a legally enforceable right to set off the recognised amounts and there is an intention to settle on a net basis or to realise the asset and settle the liability simultaneously.

Basic financial assets

Basic financial assets, which include debtors and cash and bank balances, are initially measured at transaction price including transaction costs and are subsequently carried at amortised cost using the effective interest method unless the arrangement constitutes a financing transaction, where the transaction is measured at the present value of the future receipts discounted at a market rate of interest. Financial assets classified as receivable within one year are not amortised.

Basic financial liabilities

Basic financial liabilities, including creditors and bank loans are initially recognised at transaction price unless the arrangement constitutes a financing transaction, where the debt instrument is measured at the present value of the future payments discounted at a market rate of interest. Financial liabilities classified as payable within one year are not amortised.

Debt instruments are subsequently carried at amortised cost, using the effective interest rate method.

Trade creditors are obligations to pay for goods or services that have been acquired in the ordinary course of operations from suppliers. Amounts payable are classified as current liabilities if payment is due within one year or less. If not, they are presented as non-current liabilities. Trade creditors are recognised initially at transaction price and subsequently measured at amortised cost using the effective interest method.

Derecognition of financial liabilities

Financial liabilities are derecognised when the charity's contractual obligations expire or are discharged or cancelled.

1.11 Employee benefits

The cost of any unused holiday entitlement is recognised in the period in which the employee's services are received.

Termination benefits are recognised immediately as an expense when the charity is demonstrably committed to terminate the employment of an employee or to provide termination benefits.

THE BEAUMONT CHARITY

NOTES TO THE FINANCIAL STATEMENTS (CONTINUED)

FOR THE YEAR ENDED 25 MARCH 2023

2 Critical accounting estimates and judgements

There are no significant areas of judgement or key assumptions that affect items in the financial statements with respect to the next reporting period for the year ended 25 March 2024. The most significant areas of uncertainty that affect the carrying value of assets held by the Charity are the level of investment return and the performance of the investment markets and any outcome on the principal risks and uncertainties that face the Charity on a day to day basis, as explained within the investment policy and risk management sections of the Trustees' report.

3 Donations and legacies

	Total Unrestricted funds	
	2023 £	2022 £
Herts County Council Grant	-	600

4 Charitable activities

	Charitable rental income 2023 £	Charitable rental income 2022 £
Contributions from occupiers	180,262	137,748

5 Investments

	Unrestricted funds	Restricted funds	Total	Unrestricted funds	Restricted funds	Total
	2023 £	2023 £	2023 £	2022 £	2022 £	2022 £
Unlisted securities	31,083	5,136	36,219	30,038	8,088	38,126
Interest receivable	17,850	-	17,850	17,850	-	17,850
	<u>48,933</u>	<u>5,136</u>	<u>54,069</u>	<u>47,888</u>	<u>8,088</u>	<u>55,976</u>

THE BEAUMONT CHARITY

NOTES TO THE FINANCIAL STATEMENTS (CONTINUED) FOR THE YEAR ENDED 25 MARCH 2023

6 Other income

	Total Unrestricted funds	
	2023 £	2022 £
Insurance claim payout	-	1,975

7 Charitable activities

	Unrestricted funds 2023 £	Restricted funds 2023 £	Total 2023 £	Unrestricted funds 2022 £	Restricted funds 2022 £	Total 2022 £
Staff costs	1,382	-	1,382	11,746	-	11,746
Repairs and maintenance	57,534	79,711	137,245	35,984	214,049	250,033
Rates and water	7,858	-	7,858	7,861	-	7,861
Insurance	3,915	-	3,915	3,581	-	3,581
Light and heat	45,945	-	45,945	59,634	-	59,634
Office costs	20,219	-	20,219	18,695	-	18,695
Careline support costs	6,027	-	6,027	6,920	-	6,920
Bank charges	124	-	124	33	-	33
	<u>143,004</u>	<u>79,711</u>	<u>222,715</u>	<u>144,454</u>	<u>214,049</u>	<u>358,503</u>
Share of support costs (see note 8)	1,320	-	1,320	1,257	-	1,257
Share of governance costs (see note 8)	12,780	-	12,780	4,168	-	4,168
	<u>157,104</u>	<u>79,711</u>	<u>236,815</u>	<u>149,879</u>	<u>214,049</u>	<u>363,928</u>
Analysis by fund						
Unrestricted funds	157,104	-	157,104	149,879	-	149,879
Restricted funds	-	79,711	79,711	-	214,049	214,049
	<u>157,104</u>	<u>79,711</u>	<u>236,815</u>	<u>149,879</u>	<u>214,049</u>	<u>363,928</u>

This represents costs incurred to maintain the running and operations of the Almhouses. Such costs are all part of unrestricted funds with the exception of survey costs and cyclical repairs which are charged as part of restricted funds.

THE BEAUMONT CHARITY

NOTES TO THE FINANCIAL STATEMENTS (CONTINUED)

FOR THE YEAR ENDED 25 MARCH 2023

8 Support costs	Support Governance costs £	Support Governance costs £	2023 £	Support Governance costs £	2022 £	Basis of allocation
Stationery, postage and incidentals	1,320	-	1,320	1,257	1,257	
Accountants fees	-	3,714	3,714	-	3,750	Governance
National Association of Almshouses	-	317	317	-	335	Governance
Housing Ombudsman	-	186	186	-	83	Governance
Legal and professional fees	-	8,563	8,563	-	-	Governance
	1,320	12,780	14,100	1,257	5,425	
Analysed between						
Charitable activities	1,320	12,780	14,100	1,257	5,425	

Both governance and other support costs relate to the one activity run by the Charity, being the provision and running of the Almshouses. The costs are identified directly from the invoices received for those services.

No expenses require apportionment.

THE BEAUMONT CHARITY

NOTES TO THE FINANCIAL STATEMENTS (CONTINUED) FOR THE YEAR ENDED 25 MARCH 2023

9 Trustees

The trustees are regarded as key management. None of the trustees (or any persons connected with them) received any remuneration or benefits from the charity during the year. No trustees received remuneration or reimbursement of expenses.

10 Employees

The average monthly number of employees during the year was:

	2023 Number	2022 Number
	1	2
	<u>1</u>	<u>2</u>
Employment costs	2023 £	2022 £
Wages and salaries	1,382	11,746
	<u>1,382</u>	<u>11,746</u>

The clerk to the Trustees received a fee of £19,750 (2022 - £18,000), which is included in office costs.

There are no employees with emoluments above £60,000.

There were no employees whose annual remuneration was more than £60,000.

11 Net gains/(losses) on investments

	Unrestricted funds	Restricted funds	Total Unrestricted funds	Restricted funds	Total
	2023 £	2023 £	2023 £	2022 £	2022 £
Revaluation of investments	(113,408)	(2,838)	(116,246)	8,244	6,220
Gain/(loss) on sale of investments	-	(42)	(42)	10,894	10,894
	<u>(113,408)</u>	<u>(2,880)</u>	<u>(116,288)</u>	<u>19,138</u>	<u>17,114</u>

12 Taxation

The charity is exempt from tax on income and gains falling within section 505 of the Taxes Act 1988 or section 252 of the Taxation of Chargeable Gains Act 1992 to the extent that these are applied to its charitable objects.

THE BEAUMONT CHARITY

NOTES TO THE FINANCIAL STATEMENTS (CONTINUED)

FOR THE YEAR ENDED 25 MARCH 2023

13 Tangible fixed assets

	Freehold land and buildings £	Fixtures and fittings £	Total £
Cost			
At 26 March 2022	1,032,030	1,350	1,033,380
At 25 March 2023	1,032,030	1,350	1,033,380
Depreciation and impairment			
At 26 March 2022	-	1,350	1,350
At 25 March 2023	-	1,350	1,350
Carrying amount			
At 25 March 2023	1,032,030	-	1,032,030
At 25 March 2022	1,032,030	-	1,032,030

Housing Land and Buildings

The Charity owns the following freehold properties:-

The Ancient/Dewey Almshouses	1 - 6, 9 - 14 The Almshouses, Turners Hill, Cheshunt
The War Memorial Homes of Rest	15 - 20 The Almshouses, Turners Hill, Cheshunt
Norton Almshouses	21 - 22 The Almshouses, Turners Hill, Cheshunt
The Anstee Almshouses	23 - 26 The Almshouses, Turners Hill, Cheshunt
King George V Jubilee Almshouses	1 - 2 Homeleigh Court, Churchgate, Cheshunt
The War Memorial Almshouses	3 - 4 Homeleigh Court, Churchgate, Cheshunt
Almsflats	5 - 16 Homeleigh Court, Churchgate, Cheshunt

The amount shown in the balance sheet relates to the cost of improvements to the Almshouses and development of the Almsflats at Homeleigh Court, Churchgate, Cheshunt, the building of four new Anstee Almshouses at Turners Hill, Cheshunt, the updating of numbers 1 - 6 and 9 - 22 Turners Hill, Cheshunt.

Details of the movements during the year are as follows:-

	<u>Cost</u> £	<u>Net Book Value</u> £
<u>Churchgate Development</u>		
At 25 March 2022 and 25 March 2023	557,616	557,616
Housing Corporation Grant	(242,595)	(242,595)
<u>Turners Hill</u>		
At 25 March 2022 and 25 March 2023	717,009	717,009
<u>Total</u>		
At 25 March 2023	<u>1,032,030</u>	<u>1,032,030</u>
At 25 March 2022	<u>1,032,030</u>	<u>1,032,030</u>

THE BEAUMONT CHARITY

NOTES TO THE FINANCIAL STATEMENTS (CONTINUED)

FOR THE YEAR ENDED 25 MARCH 2023

14 Fixed asset investments

	Listed investments £
Cost or valuation	
At 26 March 2022	1,655,923
Additions	5,136
Valuation changes	(116,246)
Disposals	(39,416)
At 25 March 2023	1,505,397
Carrying amount	
At 25 March 2023	1,505,397
At 25 March 2022	1,655,923

	2023 £	2022 £
Investments at fair value comprise:		
Fixed - interest investments at valuation	442,680	532,434
COIF Charities Fund - Investment income fund	473,509	488,109
COIF Charities Fund - Fixed interest Fund	43,651	47,028
NAACIF - Accumulation shares	136,818	173,936
NAACIF - Income shares	408,739	414,416
	1,505,397	1,655,923

The accumulation shares of £136,818 (2022 - £173,936) relate to restricted investments.

All investments are carried at their fair value. Investment in fixed interest securities are all traded in quoted public markets, primarily the London Stock Exchange. Holdings in common investment funds, unit trusts and open-ended investment companies are at the bid price. The basis of fair value for quoted investments is equivalent to the market value, using the bid price. Asset sales and purchases are recognised at the date of trade at cost (that is their transaction value).

The significance of these financial instruments to the ongoing financial sustainability of the Trust is considered in the financial review and investment policy sections of the Trustees' Annual Report.

15 Debtors

	2023 £	2022 £
Amounts falling due within one year:		
Other debtors	2,471	609
Prepayments and accrued income	1,515	1,447
	3,986	2,056

THE BEAUMONT CHARITY

NOTES TO THE FINANCIAL STATEMENTS (CONTINUED)

FOR THE YEAR ENDED 25 MARCH 2023

16 Creditors: amounts falling due within one year

	2023 £	2022 £
Other creditors	15,793	14,412
Accruals and deferred income	3,810	3,540
	<u>19,603</u>	<u>17,952</u>

All creditors in 2022 and 2023 relate to unrestricted funds.

17 Fund accounting

Funds held by the Charity are:

Unrestricted funds - these are funds that can be used in accordance with the charitable objects at the discretion of the Trustees.

Restricted funds - these are funds that the Trustees must establish and continue to maintain. There are two such funds: an Extraordinary Repair Fund and a Cyclical Maintenance Fund. Their establishment is regulated by the Scheme of Charity Commissioners dated 19 April 2004. The Extraordinary Repair Fund is used for extraordinary repairs, improvement or rebuilding of the homes and other property of the Charity. The Cyclical Maintenance Fund is used for ordinary repair and maintenance of the homes and other property of the Charity.

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

THE BEAUMONT CHARITY

NOTES TO THE FINANCIAL STATEMENTS (CONTINUED) FOR THE YEAR ENDED 25 MARCH 2023

18 Restricted funds

The income funds of the charity include the following restricted funds comprising the following unexpended balances of funds held on trust for specific purposes:

	Balance at 26 March 2021	Movement in funds			Movement in funds			Movement in funds			Balance at 25 March 2023
	£	Incoming resources	Resources expended	Transfers	Revaluations, gains and losses	Balance at 26 March 2022	Incoming resources	Resources expended	Transfers	Revaluations, gains and losses	Balance at 25 March 2023
		£	£	£	£	£	£	£	£	£	£
Extraordinary Repair Fund	280,688	7,471	(174,536)	19,830	17,896	151,350	4,370	-	(37,582)	(2,490)	115,648
Cyclical Maintenance Fund	10,733	617	(39,512)	49,508	1,241	22,586	766	(79,711)	77,919	(390)	21,170
	291,421	8,088	(214,048)	69,338	19,137	173,936	5,136	(79,711)	40,337	(2,880)	136,818

The nature of these funds is explained in note 16.

THE BEAUMONT CHARITY

NOTES TO THE FINANCIAL STATEMENTS (CONTINUED) FOR THE YEAR ENDED 25 MARCH 2023

19 Analysis of net assets between funds	Unrestricted Funds		Restricted Funds		Permanent Endowment		Total Unrestricted Funds		Restricted Funds		Permanent Endowment		Total	
	2023	2023	2023	2023	2023	2023	2023	2023	2023	2023	2023	2023	2022	2022
	£	£	£	£	£	£	£	£	£	£	£	£	£	£
Fund balances at 25 March 2023 are represented by:														
Tangible assets	653,140	-	-	378,890	1,032,030	653,140	1,032,030	378,890	-	-	378,890	1,032,030		
Investments	1,368,579	136,818	-	-	1,505,397	1,481,987	1,505,397	-	173,936	-	-	1,655,923		
Current assets/(liabilities)	50,137	-	-	-	50,137	18,383	50,137	-	-	-	-	18,383		
	<u>2,071,856</u>	<u>136,818</u>	<u>-</u>	<u>378,890</u>	<u>2,587,564</u>	<u>2,153,510</u>	<u>2,587,564</u>	<u>378,890</u>	<u>173,936</u>	<u>-</u>	<u>378,890</u>	<u>2,706,336</u>		

THE BEAUMONT CHARITY

NOTES TO THE FINANCIAL STATEMENTS (CONTINUED)

FOR THE YEAR ENDED 25 MARCH 2023

20 Related party transactions

There were no disclosable related party transactions during the year (2022 - none).

THE BEAUMONT CHARITY
PROPERTY REVENUE ACCOUNT
FOR THE YEAR ENDED 25 MARCH 2023

	2023		2022	
	£	£	£	£
Income				
Contributions from occupiers		180,262		137,748
Norton Augmentation Charity		66		63
		<u>180,328</u>		<u>140,386</u>
Expenditure				
Salary - Wardens	1,382		11,746	
Careline	6,027		6,920	
Rates and water	7,858		7,861	
Repairs and maintenance	137,247		250,034	
Insurance	3,914		3,581	
Light and heat	45,945		59,634	
Telephone	410		555	
		<u>202,783</u>		<u>340,331</u>
Deficit		(22,455)		(199,945)
Deficit for the year transferred to Income and Expenditure account		22,455		199,945
		<u>-</u>		<u>-</u>

THE BEAUMONT CHARITY

INCOME AND EXPENDITURE ACCOUNT

FOR THE YEAR ENDED 25 MARCH 2023

	2023		2022	
	£	£	£	£
Income				
Dividends and interest (includes Restricted Funds of £5,136 (2022 - £8,088))		53,985		55,897
Timson's Gift		15		14
Buchanan's Gift		3		3
		<u>54,003</u>		<u>55,914</u>
Expenditure				
Clerk and Receiver's fees and expenses	20,136		18,357	
Stationery, postage and incidentals	1,116		1,073	
National Association of Almshouses	317		335	
Housing Ombudmsan	186		83	
Legal and professional fees	8,377		-	
Accountants' Fees	3,900		3,750	
		<u>34,032</u>		<u>23,598</u>
Surplus on general income and expenditure account		19,971		32,316
Deficit from property revenue account		(22,455)		(199,945)
Losses before losses on investments		(2,484)		(167,629)
Unrealised (losses)/gains on investment assets		(116,246)		6,220
Realised (loss)/profit on sale of investment assets		(42)		10,894
Gross deficit for the year		<u>(118,772)</u>		<u>(150,515)</u>

Accounts

THE BEAUMONT CHARITY
ANNUAL REPORT AND UNAUDITED FINANCIAL STATEMENTS
FOR THE YEAR ENDED 25 MARCH 2022

THE BEAUMONT CHARITY

LEGAL AND ADMINISTRATIVE INFORMATION

Trustees

R J Kerr (Chairman)
M J Braithwaite (Vice Chairman)
E W H Clark
Mrs L Phillips
B R Ambrose
G Holmes
Rev E Hanshaw
Rev H A Bryan (Appointed 21 October 2021)
R Ella (Appointed 21 October 2021)

Charity number

205825

Independent examiner

Moore (South) LLP
33 The Clarendon Centre
Salisbury Business Park
Dairy Meadow Lane
Salisbury
Wiltshire
SP1 2TJ

Bankers

HSBC Bank
81 Turners Hill
Cheshunt
EN8 9BA

THE BEAUMONT CHARITY

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Statement of financial activities	7
Balance sheet	8
Notes to the financial statements	9 - 22

THE BEAUMONT CHARITY

TRUSTEES' REPORT

FOR THE YEAR ENDED 25 MARCH 2022

The trustees present their annual report and financial statements for the year ended 25 March 2022.

The financial statements have been prepared in accordance with the accounting policies set out in note 1 to the financial statements and comply with the charity's Trust Deed, the Charities Act 2011 and "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) (effective 1 January 2019)".

The Trustees during the year and their appointing body where appropriate were:

R J Kerr (Chairman)	Elected	05/15
M J Braithwaite (Vice Chairman)	Elected	02/98
E W H Clark	Elected	11/90
Mrs L Phillips	Elected	05/04
Mrs Y Mobbs	Borough of Broxbourne	08/16 (Resigned 21 October 2021)
B R Ambrose	Elected	06/18
Mr G Holmes	Elected	09/19
Rev H A Bryan	Elected	(Appointed 21 October 2021)
Mr R Ella	Borough of Broxbourne	(Appointed 21 October 2021)

Church Vacancy	Rev Eugene Hanshaw	11/19
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Miss L Russell (Clerk & Receiver) Appointed by the Trustees 1 June 2018 and retained on a monthly fee

Structure, governance and management

The Charity's day-to-day business is co-ordinated by the Clerk and Receiver and as appropriate, in consultation with the Chairman. The Board of Trustees meet on a quarterly basis (or more frequently if needed) to discuss the trust's affairs. In addition, a Finance Committee comprising of R K Kerr, M J Braithwaite, B R Ambrose, E W H Clark and the Clerk and Receiver meets quarterly to review the charity's budget and financial position.

The appointment of the trustees is governed by the Scheme of the Charity Commission dated 19 April 2004 (the present scheme). There should be two nominated trustees and seven co-opted trustees. The nominated trustees must be elected by the Council of the Borough of Broxbourne, need not be a member of the Council and are appointed primarily for four years. The co-opted trustees are elected at ordinary meetings of the trust and once appointed shall be entitled to hold office for life.

The trustees are given training if requested and attend relevant courses and seminars as appropriate to their role within the Charity.

The provision of almshouses in Cheshunt dates back to 1624 when King James I paid the sum of £500 as compensation to the parishioners of Cheshunt for a large piece of Cheshunt Common he wished to acquire to extend Theobalds Park. £320 of this sum was used to purchase farmland in Nazeing. The remaining £180 was used to build ten almshouses at Turner's Hill for poor widows. In 1797, it may be of interest to know that the rent from the lease of the farmland in Nazeing and income from other charities was able to provide the 10 widows with the princely sum of 4 guineas every quarter, half a cauldron of coal a year and 6d a week each in bread!

The Charity also owned almshouses at Spitalbrook in Waltham Cross which were demolished when the M25 was built. The compensation, together with a loan (now discharged) from the Housing Corporation, enabled the Charity to build 12 flats at Homeleigh Court in Cheshunt.

THE BEAUMONT CHARITY

TRUSTEES' REPORT (CONTINUED)

FOR THE YEAR ENDED 25 MARCH 2022

It is not known how the Beaumont Charity got its name, but the conjecture is that it arose from the principal parts of the lands lying at a place called Beaumont Green, and it is possible that the lords of the manor of Beaumont were benefactors to and promoters of the Charity.

The Beaumont Charity is regulated by a Scheme of the Charity Commissioners dated 18 July 1950 as affected by schemes of the Commissioners of 28 April 1959, 11 January 1966, 7 March 1980 and 19 April 2004 (the present scheme).

The registered address of the Beaumont Charity is 16 Landmead Road, Cheshunt Herts EN8 9HP. The Charity registration number is 205825.

Administration details

The Charity's banker is the HSBC Bank at Turners Hill, Cheshunt.

The independent examiner is Ann Mathias, Chartered Accountant, Moore (South) LLP, 33 The Clarendon Centre, Salisbury Business Park, Dairy Meadow Lane, Salisbury Wiltshire SP1 2TJ.

Objectives and activities

The Charity continues to provide accommodation for residents of the Parish of Cheshunt who are in need, either financially or socially, and who are not less than 60 years of age (except in special cases to be appointed by the Commissioners). These provisos were amended at a meeting of the trustees in May 2013 to include Cheshunt residents who had moved away and wanted to return and Cheshunt residents who wanted to move their elderly parents into the area to provide family care.

The Charity owns 40 residences. Each resident pays a weekly contribution towards the maintenance and essential services of the properties and a contribution towards the cost of heating and lighting.

The trustees have revised resident contributions to ensure they reflect the size and amenities the different style properties provide and to reduce reliance on investment income.

Achievements and performance

Four Homeleigh Court flats were refurbished including the installation of new kitchens and shower rooms and modifications to the layout of the flats. Seven of the twelve Homeleigh Court flats have therefore now been completely refurbished. Every flat including the office now has a new front door.

The rear of Homeleigh Court has now been remodelled to provide parking space for each flat. Work on the bin area has also been completed. The patio area is currently being levelled to improve drainage and safety. The remodelling of the front of Homeleigh Court is partially complete including a new seating area.

At Turners Hill three bungalows were refurbished including new kitchens and shower rooms. One other property was redecorated throughout. Some minor decoration work within properties has also taken place as part of the cyclical maintenance programme.

New heating was installed in six more properties on the Turners Hill site leaving only two properties requiring heating upgrades. In addition, five properties at Turners Hill have received new, more efficient immersions. The contract for new double-glazed front windows for the ancient almshouses has been agreed and signed and it is hoped the windows will be installed in April.

There is one property currently being refurbished. This has been assigned to a person on the waiting list. Voids during the year were higher than usual. This was because of a much higher turnover of properties, most of which required complete refurbishment before a new resident could move into the property.

THE BEAUMONT CHARITY

TRUSTEES' REPORT (CONTINUED)

FOR THE YEAR ENDED 25 MARCH 2022

Financial review

The attached financial statements show the current state of the finances which the trustees consider to be sound. Revenues have increased slightly due to an increase in contributions from occupiers. Specific policies established by the trustees are set out below.

Investment Policy

The Charity's investment policy is generally not to allow interest and dividends from investments to accumulate but to use them in fulfilling the Charity's objectives. Income is credited to the appropriate fund. The trustees review the performance of the Charity's investments at each Finance Committee meeting and, as explained above, ensure the portfolio is managed judiciously.

Reserves Policy

Reserves are split into permanent capital (£378,890), revenue reserves (£2,153,510) and restricted reserves (£173,936). The permanent capital represents funds that must be held permanently by the Charity. It represents proceeds from the sale of endowed property and shares. The permanent capital shown in the Financial Statements as Permanent Endowment Funds, was used to finance part of the freehold land and buildings.

Revenue Reserves shown as Unrestricted Funds can be split as representing part of the freehold land and buildings and general reserves. The general reserves are used to fund the day-to-day operation of the trust and maintain reserves for unexpected/disaster recovery events. These funds are invested in British Government Stocks and official charity investment funds which can be easily realised.

The designated reserves shown as Restricted Funds, are the Extraordinary Repair Fund representing amounts set aside to carry out major repairs and improvements to the properties and a Cyclical Maintenance Fund designed to even out the cost of internal and external repairs and refurbishment of the properties. The amounts set aside annually from Unrestricted Funds follow, in the main, the recommendations of the Almshouse Association and are deemed to be adequate. Both funds are held in the National Almshouse Association Common Investment Fund.

Principal Risks and Uncertainties

All risks to the Charity were again reviewed in 2021/22 and risk management continues to focus on every aspect of the day-to-day safety, maintenance and running of the properties and their grounds at the two locations. The ongoing attention of staff, involving one resident warden and a scheme manager overseen by the Clerk to the Trustees, is a key part of the trustees' strategy to achieve these objectives. The fire inspection report identified several risks. Work is now being undertaken to address these issues. Maintaining investment income at a time of unusually low interest rates and volatile investment markets is a major uncertainty that continues to be regularly reviewed by the trustees. Increases in contributions in 2021/22 were in part to reduce the reliance on investment income.

Public Benefit

The Trustees acknowledge the duty to have due regard to the Charity Commission's published general and relevant sub-sector guidance on public benefit.

All activities undertaken by the Charity are for the public benefit. With a focus on providing accommodation for those residents who are considered to be in need, either financially or socially, the Charity's operation is very much geared to providing benefit to the local community as is highlighted by the activities reported herein. This will also continue to be central to its future plans.

Plans for Future Periods

The trustees will continue to maintain the properties in good order and to maintain full occupancy at an affordable contribution from the residents and through careful management of investments to ensure the long term comfort of occupants.

THE BEAUMONT CHARITY

TRUSTEES' REPORT (CONTINUED)

FOR THE YEAR ENDED 25 MARCH 2022

Key Management Remuneration Policy

The Trustees are regarded as the key management of the Charity. They did not receive remuneration or benefits in kind.

Going Concern

The Trustees assess whether the use of going concern is appropriate, i.e. whether there are any material uncertainties related to events or conditions that may cast significant doubt on the ability of the Charity to continue as a going concern. The Trustees make this assessment in respect of the period, one year from the date of approval of the financial statements. The Trustees conclude that there are no material uncertainties about the Charity's ability to continue and accordingly the financial statements are prepared on a going concern basis.

The trustees' report was approved by the Board of Trustees.

R J Kerr (Chairman)

Trustee

Dated: 16 August 2022

THE BEAUMONT CHARITY

STATEMENT OF TRUSTEES' RESPONSIBILITIES

FOR THE YEAR ENDED 25 MARCH 2022

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 and 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 the incoming resources and application of resources of the charity for that year.

In preparing these financial statements, the trustees are required to:

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

The trustees are responsible for keeping sufficient accounting records that 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 trust deed. 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.

THE BEAUMONT CHARITY

INDEPENDENT EXAMINER'S REPORT

TO THE TRUSTEES OF THE BEAUMONT CHARITY

I report to the trustees on my examination of the financial statements of The Beaumont Charity (the charity) for the year ended 25 March 2022.

Responsibilities and basis of report

As the trustees of the charity you are responsible for the preparation of the financial statements in accordance with the requirements of the Charities Act 2011 (the 2011 Act).

I report in respect of my examination of the charity's financial statements carried out under section 145 of the 2011 Act. In carrying out my examination I have followed all the applicable Directions given by the Charity Commission under section 145(5)(b) of the 2011 Act.

Independent examiner's statement

I have completed my examination. I confirm that no matters have come to my attention in connection with the examination giving me cause to believe that in any material respect:

- 1 accounting records were not kept in respect of the charity as required by section 130 of the 2011 Act; or
- 2 the financial statements do not accord with those records; or
- 3 the financial statements do not comply with the applicable requirements concerning the form and content of accounts set out in the Charities (Accounts and Reports) Regulations 2008 other than any requirement that the accounts give a true and fair view which is not a matter considered as part of an independent examination.

I have no concerns and have come across no other matters in connection with the examination to which attention should be drawn in this report in order to enable a proper understanding of the financial statements to be reached.

Use of my report

This report is made solely to the Charity's Trustees, as a body, in accordance with Chapter 3 of Part 8 of the Charities Act 2011. My examination has been undertaken so that I might state to the Charity's Trustees those matters I am required to state to them in an independent examiner's report and for no other purpose. To the fullest extent permitted by law, I do not accept or assume responsibility to anyone other than the Charity and the Charity's Trustees as a body, for my examination, for this report, or for the opinions I have formed.

Moore (South) LLP

Ann Mathias ACA
33 The Clarendon Centre
Salisbury Business Park
Dairy Meadow Lane
Salisbury
Wiltshire
SP1 2TJ

Dated: 30 August 2022

THE BEAUMONT CHARITY

STATEMENT OF FINANCIAL ACTIVITIES INCLUDING INCOME AND EXPENDITURE ACCOUNT

FOR THE YEAR ENDED 25 MARCH 2022

	Notes	Unrestricted funds 2022 £	Restricted funds 2022 £	Endowment funds 2022 £	Total 2022 £	Unrestricted funds 2021 £	Restricted funds 2021 £	Endowment funds 2021 £	Total 2021 £
<u>Income and endowments from:</u>									
Donations and legacies	3	600	-	-	600	-	-	-	-
Charitable activities	4	137,748	-	-	137,748	120,523	-	-	120,523
Investments	5	47,888	8,088	-	55,976	48,852	11,338	-	60,190
Other income	6	1,975	-	-	1,975	-	-	-	-
Total income		188,211	8,088	-	196,299	169,375	11,338	-	180,713
<u>Expenditure on:</u>									
Charitable activities	7	149,879	214,049	-	363,928	137,846	107,347	-	245,193
Net gains/(losses) on investments	11	(2,024)	19,138	-	17,114	105,222	64,168	-	169,390
Net incoming/(outgoing) resources before transfers		36,308	(186,823)	-	(150,515)	136,751	(31,841)	-	104,910
Gross transfers between funds		(69,338)	69,338	-	-	(38,347)	38,347	-	-
Net movement in funds		(33,030)	(117,485)	-	(150,515)	98,404	6,506	-	104,910
Fund balances at 26 March 2021		2,186,540	291,421	378,890	2,856,851	2,088,136	284,915	378,890	2,751,941
Fund balances at 25 March 2022		2,153,510	173,936	378,890	2,706,336	2,186,540	291,421	378,890	2,856,851

THE BEAUMONT CHARITY

BALANCE SHEET

AS AT 25 MARCH 2022

	Notes	2022		2021	
		£	£	£	£
Fixed assets					
Tangible assets	12		1,032,030		1,032,030
Investments	13		1,655,923		1,775,432
			<u>2,687,953</u>		<u>2,807,462</u>
Current assets					
Debtors	14	2,056		2,078	
Cash at bank and in hand		34,279		61,875	
		<u>36,335</u>		<u>63,953</u>	
Creditors: amounts falling due within one year	15	(17,952)		(14,564)	
Net current assets			<u>18,383</u>		<u>49,389</u>
Total assets less current liabilities			<u><u>2,706,336</u></u>		<u><u>2,856,851</u></u>
Capital funds					
Endowment funds - general	17		378,890		378,890
Income funds					
Restricted funds	18		173,936		291,421
Unrestricted funds			<u>2,153,510</u>		<u>2,186,540</u>
			<u><u>2,706,336</u></u>		<u><u>2,856,851</u></u>

The financial statements were approved by the Trustees on 16 August 2022.

R J Kerr (Chairman)
Trustee

M J Braithwaite (Vice Chairman)
Trustee

THE BEAUMONT CHARITY

NOTES TO THE FINANCIAL STATEMENTS

FOR THE YEAR ENDED 25 MARCH 2022

1 Accounting policies

Charity information

The Beaumont Charity is an unincorporated charity, registered in England and Wales. The registered office address is 16 Landmead Road, Chestnut, Waltham Cross, EN8 9HP.

1.1 Accounting convention

The financial statements have been prepared in accordance with the charity's Trust Deed, the Charities Act 2011 and "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) (effective 1 January 2019)". The charity is a Public Benefit Entity as defined by FRS 102.

The financial statements have departed from the Charities (Accounts and Reports) Regulations 2008 only to the extent required to provide a true and fair view. This departure has involved following the Statement of Recommended Practice for charities applying FRS 102 rather than the version of the Statement of Recommended Practice which is referred to in the Regulations but which has since been withdrawn.

The financial statements are prepared in sterling, which is the functional currency of the charity. Monetary amounts in these financial statements are rounded to the nearest £.

The financial statements have been prepared under the historical cost convention modified to include the revaluation of investments and certain financial instruments at fair value. The principal accounting policies adopted are set out below.

1.2 Going concern

The Trustees' assess whether the use of going concern is appropriate, i.e. whether there are any material uncertainties related to events or conditions that may cast significant doubt on the ability of the Charity to continue as a going concern. The Trustees' make this assessment in respect of period of one year from the date of approval of the financial statements. The Trustees' conclude that there are no material uncertainties about the Charity's ability to continue and accordingly the financial statements are prepared on a going concern basis. They have come to this conclusion by assessing the current level of reserves; working capital requirements and anticipated commitments.

1.3 Charitable funds

The nature and purpose of each fund is explained in note 16.

1.4 Income

Income is recognised when the charity is legally entitled to it after any performance conditions have been met, the amounts can be measured reliably, and it is probable that income will be received.

Cash donations are recognised on receipt. Other donations are recognised once the charity has been notified of the donation, unless performance conditions require deferral of the amount. Income tax recoverable in relation to donations received under Gift Aid or deeds of covenant is recognised at the time of the donation.

THE BEAUMONT CHARITY

NOTES TO THE FINANCIAL STATEMENTS (CONTINUED)

FOR THE YEAR ENDED 25 MARCH 2022

1 Accounting policies

1.5 Expenditure

Liabilities are recognised as expenditure as soon as there is a legal or constructive obligation committing the charity to that expenditure, it is probable that settlement will be required and the amount of the obligation can be measured reliably.

All expenditure is charged to the Statement of Financial activities on an accruals basis, inclusive of any VAT, which cannot be recovered.

The charity has one activity, being the provision and running of the Almhouses. All expenses (including governance and support costs) are attributed to that charitable activity. All expenses are allocated directly to the applicable expenditure headings based on actual invoices receivable. Support costs have been allocated between governance costs and other costs. Governance costs comprise all costs involving the public accountability of the charity and its compliance with regulation and good practice. No expenses require apportionment between the expense headings.

1.6 Tangible fixed assets

Tangible fixed assets are initially measured at cost and subsequently measured at cost or valuation, net of depreciation and any impairment losses.

Depreciation is recognised so as to write off the cost or valuation of assets less their residual values over their useful lives on the following bases:

Freehold land and buildings	See below
Fixtures and fittings	10% Straight line basis

The gain or loss arising on the disposal of an asset is determined as the difference between the sale proceeds and the carrying value of the asset, and is recognised in the statement of financial activities.

Items costing more than £500 are capitalised and carried in the balance sheet at historical cost.

As the properties are maintained in a state of repair such that their estimated residual value is not less than their improvement or development cost, the annual charge for depreciation would be nil.

1.7 Fixed asset investments

Fixed asset investments are initially measured at transaction price excluding transaction costs, and are subsequently measured at fair value at each reporting date. Changes in fair value are recognised in net income/(expenditure) for the year. Transaction costs are expensed as incurred.

All gains and losses are taken to the Statement of Financial Activities as they arise. Realised gains and losses in investments are calculated as the difference between sales proceeds and their opening carrying value or their purchase value if acquired subsequent to the first day of the financial year. Unrealised gains and losses are calculated as the difference between the fair value at the year end and their carrying value. Realised and unrealised investment gains and losses are combined in the Statement of Financial Activities.

The Charity does not acquire put options, derivatives or other complex financial instruments.

The main form of financial risk faced by the Charity is that of volatility in equity markets and investment markets due to wider economic conditions, the attitude of investors to investment risk and changes in sentiment concerning equities and within particular sectors or sub-sectors.

THE BEAUMONT CHARITY

NOTES TO THE FINANCIAL STATEMENTS (CONTINUED)

FOR THE YEAR ENDED 25 MARCH 2022

1 Accounting policies

1.8 Impairment of fixed assets

At each reporting end date, the charity reviews the carrying amounts of its tangible assets to determine whether there is any indication that those assets have suffered an impairment loss. If any such indication exists, the recoverable amount of the asset is estimated in order to determine the extent of the impairment loss (if any).

1.9 Cash and cash equivalents

Cash and cash equivalents include cash in hand, deposits held at call with banks, other short-term liquid investments with original maturities of three months or less, and bank overdrafts. Bank overdrafts are shown within borrowings in current liabilities.

1.10 Financial instruments

The charity has elected to apply the provisions of Section 11 'Basic Financial Instruments' and Section 12 'Other Financial Instruments Issues' of FRS 102 to all of its financial instruments.

Financial instruments are recognised in the charity's balance sheet when the charity becomes party to the contractual provisions of the instrument.

Financial assets and liabilities are offset, with the net amounts presented in the financial statements, when there is a legally enforceable right to set off the recognised amounts and there is an intention to settle on a net basis or to realise the asset and settle the liability simultaneously.

Basic financial assets

Basic financial assets, which include debtors and cash and bank balances, are initially measured at transaction price including transaction costs and are subsequently carried at amortised cost using the effective interest method unless the arrangement constitutes a financing transaction, where the transaction is measured at the present value of the future receipts discounted at a market rate of interest. Financial assets classified as receivable within one year are not amortised.

Basic financial liabilities

Basic financial liabilities, including creditors and bank loans are initially recognised at transaction price unless the arrangement constitutes a financing transaction, where the debt instrument is measured at the present value of the future payments discounted at a market rate of interest. Financial liabilities classified as payable within one year are not amortised.

Debt instruments are subsequently carried at amortised cost, using the effective interest rate method.

Trade creditors are obligations to pay for goods or services that have been acquired in the ordinary course of operations from suppliers. Amounts payable are classified as current liabilities if payment is due within one year or less. If not, they are presented as non-current liabilities. Trade creditors are recognised initially at transaction price and subsequently measured at amortised cost using the effective interest method.

Derecognition of financial liabilities

Financial liabilities are derecognised when the charity's contractual obligations expire or are discharged or cancelled.

1.11 Employee benefits

The cost of any unused holiday entitlement is recognised in the period in which the employee's services are received.

Termination benefits are recognised immediately as an expense when the charity is demonstrably committed to terminate the employment of an employee or to provide termination benefits.

THE BEAUMONT CHARITY

NOTES TO THE FINANCIAL STATEMENTS (CONTINUED)

FOR THE YEAR ENDED 25 MARCH 2022

2 Critical accounting estimates and judgements

There are no significant areas of judgement or key assumptions that affect items in the financial statements with respect to the next reporting period for the year ended 25 March 2023. The most significant areas of uncertainty that affect the carrying value of assets held by the Charity are the level of investment return and the performance of the investment markets and any outcome on the principal risks and uncertainties that face the Charity on a day to day basis, as explained within the investment policy and risk management sections of the Trustees' report.

3 Donations and legacies

	Unrestricted funds	Total
	2022 £	2021 £
Herts County Council Grant	600	-

4 Charitable activities

	Charitable rental income 2022 £	Charitable rental income 2021 £
Contributions from occupiers	137,748	120,523

5 Investments

	Unrestricted funds 2022 £	Restricted funds 2022 £	Total 2022 £	Unrestricted funds 2021 £	Restricted funds 2021 £	Total 2021 £
Unlisted securities	30,038	8,088	38,126	31,002	11,338	42,340
Interest receivable	17,850	-	17,850	17,850	-	17,850
	47,888	8,088	55,976	48,852	11,338	60,190

THE BEAUMONT CHARITY

NOTES TO THE FINANCIAL STATEMENTS (CONTINUED)

FOR THE YEAR ENDED 25 MARCH 2022

6 Other income

	Unrestricted funds	Total
	2022	2021
	£	£
Insurance claim	1,975	-

7 Charitable activities

	Unrestricted funds	Restricted funds	Total	Unrestricted funds	Restricted funds	Total
	2022	2022	2022	2021	2021	2021
	£	£	£	£	£	£
Staff costs	11,746	-	11,746	17,595	-	17,595
Repairs and maintenance	35,984	214,049	250,033	46,815	107,347	154,162
Rates and water	7,861	-	7,861	7,336	-	7,336
Insurance	3,581	-	3,581	2,649	-	2,649
Light and heat	59,634	-	59,634	32,927	-	32,927
Office costs	18,695	-	18,695	18,255	-	18,255
Careline support costs	6,920	-	6,920	7,332	-	7,332
Bank charges	33	-	33	-	-	-
	144,454	214,049	358,503	132,909	107,347	240,256
Share of support costs (see note 8)	1,257	-	1,257	1,163	-	1,163
Share of governance costs (see note 8)	4,168	-	4,168	3,774	-	3,774
	149,879	214,049	363,928	137,846	107,347	245,193
Analysis by fund						
Unrestricted funds	149,879	-	149,879	137,846	-	137,846
Restricted funds	-	214,049	214,049	-	107,347	107,347
	149,879	214,049	363,928	137,846	107,347	245,193

This represents costs incurred to maintain the running and operations of the Almhouses. Such costs are all part of unrestricted funds with the exception of survey costs and cyclical repairs which are charged as part of restricted funds.

THE BEAUMONT CHARITY

NOTES TO THE FINANCIAL STATEMENTS (CONTINUED)

FOR THE YEAR ENDED 25 MARCH 2022

8 Support costs

	Support costs	Governance costs	2022	2021	
	£	£	£	£	
Stationery, postage and incidentals	1,257	-	1,257	1,163	
Accountants fees	-	3,750	3,750	3,540	Governance
Housing Ombudmsan	-	83	83	176	Governance
National Association of Almshouses	-	335	335	58	Governance
	<u>1,257</u>	<u>4,168</u>	<u>5,425</u>	<u>4,937</u>	
Analysed between Charitable activities	<u>1,257</u>	<u>4,168</u>	<u>5,425</u>	<u>4,937</u>	

Both governance and other support costs relate to the one activity run by the Charity, being the provision and running of the Almshouses. The costs are identified directly from the invoices received for those services.

No expenses require apportionment.

9 Trustees

The trustees are regarded as key management. None of the trustees (or any persons connected with them) received any remuneration or benefits from the charity during the year. No trustees received remuneration or reimbursement of expenses.

10 Employees

The average monthly number of employees during the year was:

	2022 Number	2021 Number
	<u>2</u>	<u>2</u>
Employment costs	2022 £	2021 £
Wages and salaries	<u>11,746</u>	<u>17,595</u>

The clerk to the Trustees received a fee of £18,000 (2021 - £18,000), which is included in office costs.

There are no employees with emoluments above £60,000.

There were no employees whose annual remuneration was more than £60,000.

THE BEAUMONT CHARITY

NOTES TO THE FINANCIAL STATEMENTS (CONTINUED)

FOR THE YEAR ENDED 25 MARCH 2022

11 Net gains/(losses) on investments

	Unrestricted funds	Restricted funds	Total	Unrestricted funds	Restricted funds	Total
	2022 £	2022 £	2022 £	2021 £	2021 £	2021 £
Revaluation of investments	(2,024)	8,244	6,220	105,222	51,728	156,950
Gain/(loss) on sale of investments	-	10,894	10,894	-	12,440	12,440
	<u>(2,024)</u>	<u>19,138</u>	<u>17,114</u>	<u>105,222</u>	<u>64,168</u>	<u>169,390</u>

12 Tangible fixed assets

	Freehold land and £	Fixtures and fittings £	Total £
Cost			
At 26 March 2021	1,032,030	1,350	1,033,380
At 25 March 2022	1,032,030	1,350	1,033,380
Depreciation and impairment			
At 26 March 2021	-	1,350	1,350
At 25 March 2022	-	1,350	1,350
Carrying amount			
At 25 March 2022	1,032,030	-	1,032,030
At 25 March 2021	1,032,030	-	1,032,030

THE BEAUMONT CHARITY

NOTES TO THE FINANCIAL STATEMENTS (CONTINUED)

FOR THE YEAR ENDED 25 MARCH 2022

12 Tangible fixed assets (continued)

Housing Land and Buildings

The Charity owns the following freehold properties:-

The Ancient/Dewey Almshouses	1 - 6, 9 -14 The Almshouses, Turners Hill, Cheshunt
The War Memorial Homes of Rest	15 - 20 The Almshouses, Turners Hill, Cheshunt
Norton Almshouses	21 - 22 The Almshouses, Turners Hill, Cheshunt
The Anstee Almshouses	23 - 26 The Almshouses, Turners Hill, Cheshunt
King George V Jubilee Almshouses	1 - 2 Homeleigh Court, Churchgate, Cheshunt
The War Memorial Almshouses	3 - 4 Homeleigh Court, Churchgate, Cheshunt
Almsflats	5 - 16 Homeleigh Court, Churchgate, Cheshunt

The amount shown in the balance sheet relates to the cost of improvements to the Almshouses and development of the Almsflats at Homeleigh Court, Churchgate, Cheshunt, the building of four new Anstee Almshouses at Turners Hill, Cheshunt, the updating of numbers 1 - 6 and 9 - 22 Turners Hill, Cheshunt.

Details of the movements during the year are as follows:-

	Cost £	Housing Corporation Grant £	Net Book Value £
Churchgate Development			
At 25 March 2021 and 25 March 2022	557,616	(242,595)	1,033,380
Turners Hill			
At 25 March 2021 and 25 March 2022	717,009	-	717,009
Total			
At 25 March 2022	1,274,625	(242,595)	1,032,030
At 25 March 2021	1,274,625	(242,595)	1,032,030

THE BEAUMONT CHARITY

NOTES TO THE FINANCIAL STATEMENTS (CONTINUED)

FOR THE YEAR ENDED 25 MARCH 2022

13 Fixed asset investments

	Listed investments £
Cost or valuation	
At 26 March 2021	1,775,432
Additions	18,083
Valuation changes	6,220
Disposals	(143,812)
	<u>1,655,923</u>
At 25 March 2022	<u>1,655,923</u>
Carrying amount	
At 25 March 2022	<u>1,655,923</u>
At 25 March 2021	<u>1,775,432</u>

	2022 £	2021 £
Investments at fair value comprise:		
Fixed - interest investments at valuation	532,434	589,302
COIF Charities Fund - Investment income fund	488,109	454,789
COIF Charities Fund - Fixed interest Fund	47,028	51,142
NAACIF - Accumulation shares	173,936	291,421
NAACIF - Income shares	414,416	388,778
	<u>1,655,923</u>	<u>1,775,432</u>

The accumulation shares of £173,936 (2021 - £291,421) relate to restricted investments.

All investments are carried at their fair value. Investment in fixed interest securities are all traded in quoted public markets, primarily the London Stock Exchange. Holdings in common investment funds, unit trusts and open-ended investment companies are at the bid price. The basis of fair value for quoted investments is equivalent to the market value, using the bid price. Asset sales and purchases are recognised at the date of trade at cost (that is their transaction value).

The significance of these financial instruments to the ongoing financial sustainability of the Trust is considered in the financial review and investment policy sections of the Trustees' Annual Report.

THE BEAUMONT CHARITY

NOTES TO THE FINANCIAL STATEMENTS (CONTINUED)

FOR THE YEAR ENDED 25 MARCH 2022

14 Debtors

	2022	2021
	£	£
Amounts falling due within one year:		
Other debtors	609	661
Prepayments and accrued income	1,447	1,417
	<u>2,056</u>	<u>2,078</u>

15 Creditors: amounts falling due within one year

	2022	2021
	£	£
Other creditors	14,412	11,024
Accruals and deferred income	3,540	3,540
	<u>17,952</u>	<u>14,564</u>

All creditors in 2021 and 2022 relate to unrestricted funds.

16 Fund accounting

Funds held by the Charity are:

Unrestricted funds - these are funds that can be used in accordance with the charitable objects at the discretion of the Trustees.

Restricted funds - these are funds that the Trustees must establish and continue to maintain. There are two such funds: an Extraordinary Repair Fund and a Cyclical Maintenance Fund. Their establishment is regulated by the Scheme of Charity Commissioners dated 19 April 2004. The Extraordinary Repair Fund is used for extraordinary repairs, improvement or rebuilding of the homes and other property of the Charity. The Cyclical Maintenance Fund is used for ordinary repair and maintenance of the homes and other property of the Charity.

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

THE BEAUMONT CHARITY

NOTES TO THE FINANCIAL STATEMENTS (CONTINUED)

FOR THE YEAR ENDED 25 MARCH 2022

17 Endowment funds

Endowment funds represent assets which must be held permanently by the charity. 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 assets form part of the fund.

	Movement in funds					Movement in funds					
	Balance at 26 March 2020	Incoming resources	Resources expended	Transfers	Revaluations gains and losses	Balance at 26 March 2021	Incoming resources	Resources expended	Transfers	Revaluations gains and losses	Balance at 25 March 2022
	£	£	£	£	£	£	£	£	£	£	£
Permanent endowments											
Proceeds from the sale of Spital	104,000	-	-	-	-	104,000	-	-	-	-	104,000
Proceeds from the sale of Wathan Cross land	240,000	-	-	-	-	240,000	-	-	-	-	240,000
Proceeds from the sale of Robson Almhouses	22,500	-	-	-	-	22,500	-	-	-	-	22,500
NAACIF income shares	12,390	-	-	-	-	12,390	-	-	-	-	12,390
	<u>378,890</u>	<u>-</u>	<u>-</u>	<u>-</u>	<u>-</u>	<u>378,890</u>	<u>-</u>	<u>-</u>	<u>-</u>	<u>-</u>	<u>378,890</u>

THE BEAUMONT CHARITY

NOTES TO THE FINANCIAL STATEMENTS (CONTINUED)

FOR THE YEAR ENDED 25 MARCH 2022

18 Restricted funds

The income funds of the charity include the following restricted funds comprising the following unexpended balances of funds held on trust for specific purposes:

	Movement in funds					Movement in funds					
	Balance at 26 March 2020	Incoming resources	Resources expended	Transfers	Revaluations, gains and losses	Balance at 26 March 2021	Incoming resources	Resources expended	Transfers	Revaluations, gains and losses	Balance at 25 March 2022
	£	£	£	£	£	£	£	£	£	£	£
Extraordinary Repair Fund	272,839	10,828	(80,502)	16,102	61,421	280,688	7,471	(174,536)	19,830	17,896	151,349
Cyclical Maintenance Fund	12,076	510	(26,845)	22,245	2,747	10,733	617	(39,512)	49,508	1,241	22,587
	<u>284,915</u>	<u>11,338</u>	<u>(107,347)</u>	<u>38,347</u>	<u>64,168</u>	<u>291,421</u>	<u>8,088</u>	<u>(214,048)</u>	<u>69,338</u>	<u>19,137</u>	<u>173,936</u>

The nature of these funds is explained in note 16.

THE BEAUMONT CHARITY

NOTES TO THE FINANCIAL STATEMENTS (CONTINUED)

FOR THE YEAR ENDED 25 MARCH 2022

19 Analysis of net assets between funds

	Unrestricted Funds	Restricted Funds	Permanent Endowment	Total	Unrestricted Funds	Restricted Funds	Permanent Endowment	Total
	2022 £	2022 £	2022 £	2022 £	2021 £	2021 £	2021 £	2021 £
Fund balances at 25 March 2022 are represented by:								
Tangible assets	653,140	-	378,890	1,032,030	653,140	-	378,890	1,032,030
Investments	1,481,987	173,936	-	1,655,923	1,484,011	291,421	-	1,775,432
Current assets/(liabilities)	18,383	-	-	18,383	49,389	-	-	49,389
	<u>2,153,510</u>	<u>173,936</u>	<u>378,890</u>	<u>2,706,336</u>	<u>2,186,540</u>	<u>291,421</u>	<u>378,890</u>	<u>2,856,851</u>

THE BEAUMONT CHARITY

NOTES TO THE FINANCIAL STATEMENTS (CONTINUED)

FOR THE YEAR ENDED 25 MARCH 2022

20 Related party transactions

There were no disclosable related party transactions during the year (2021 - none).

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Accounts

THE BEAUMONT CHARITY
ANNUAL REPORT AND UNAUDITED FINANCIAL STATEMENTS
FOR THE YEAR ENDED 25 MARCH 2021

THE BEAUMONT CHARITY

LEGAL AND ADMINISTRATIVE INFORMATION

Trustees

R J Kerr (Chairman)
M J Braithwaite (Vice Chairman)
E W H Clark
Mrs L Phillips
Cllr Mrs Y Mobbs
B R Ambrose
G Holmes
Rev E Henshaw

Charity number 205825

Independent examiner

Moore (South) LLP
33 The Clarendon Centre
Salisbury Business Park
Dairy Meadow Lane
Salisbury
Wiltshire
SP1 2TJ

Bankers

HSBC Bank
81 Turners Hill
Cheshunt
EN8 9BA

THE BEAUMONT CHARITY

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THE BEAUMONT CHARITY

TRUSTEES' REPORT

FOR THE YEAR ENDED 25 MARCH 2021

The Trustees present their report and financial statements for the year ended 25 March 2021.

The financial statements have been prepared in accordance with the accounting policies set out in note 1 to the financial statements and comply with the Charity's Trust Deed, the Charities Act 2011 and "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) (effective 1 January 2019)".

The Trustees during the year and their appointing body where appropriate were:

R J Kerr (Chairman)	Elected	05/15
M J Braithwaite (Vice Chairman)	Elected	02/98
B R Ambrose	Elected	06/18
E W H Clark	Elected	11/90
Mrs L Phillips	Elected	05/04
Cllr Mrs Y Mobbs	Borough of Broxbourne	08/16
G Holmes	Elected	09/19
Church Vacancy	Rev Eugene Henshaw	11/19
Miss L Russell (Clerk & Receiver)	Appointed by the Trustees 1 June 2018 and retained on a monthly fee	

Structure, governance and management

The Charity's day-to-day business is co-ordinated by the Clerk and Receiver and as appropriate, in consultation with the Chairman. The Board of Trustees meet on a quarterly basis (or more frequently if needed) to discuss the Trust's affairs. In addition, a Finance Committee comprising of R K Kerr, M J Braithwaite, B R Ambrose, E W H Clark and the Clerk and Receiver meets quarterly to review the Charity's budget and financial position.

The appointment of the Trustees is governed by the Scheme of the Charity Commission dated 19 April 2004 (the present scheme). There should be two nominated Trustees and seven co-opted Trustees. The nominated Trustees must be elected by the Council of the Borough of Broxbourne, need not be a member of the Council and are appointed primarily for four years. The co-opted Trustees are elected at ordinary meetings of the Trust and once appointed shall be entitled to hold office for life.

The Trustees are given training if requested and attend relevant courses and seminars as appropriate to their role within the Charity.

There is currently one Trustee vacancy, and a second Trustee will be retiring this year. The vacancy is being advertised but so far without success.

The provision of almshouses in Cheshunt dates back to 1624 when King James I paid the sum of £500 as compensation to the parishioners of Cheshunt for a large piece of Cheshunt Common he wished to acquire to extend Theobalds Park. £320 of this sum was used to purchase farmland in Nazeing. The remaining £180 was used to build ten almshouses at Turner's Hill for poor widows. In 1797, it may be of interest to know that the rent from the lease of the farmland in Nazeing and income from other charities was able to provide the 10 widows with the princely sum of 4 guineas every quarter, half a cauldron of coal a year and 6d a week each in bread!

The Charity also owned almshouses at Spittalbrook in Waltham Cross which were demolished when the M25 was built. The compensation, together with a loan (now discharged) from the Housing Corporation, enabled the Charity to build 12 flats at Homeleigh Court in Cheshunt.

THE BEAUMONT CHARITY

TRUSTEES' REPORT (CONTINUED)

FOR THE YEAR ENDED 25 MARCH 2021

It is not known how the Beaumont Charity got its name, but the conjecture is that it arose from the principal parts of the lands lying at a place called Beaumont Green, and it is possible that the lords of the manor of Beaumont were benefactors to and promoters of the Charity.

The Beaumont Charity is regulated by a Scheme of the Charity Commissioners dated 18 July 1950 as affected by schemes of the Commissioners of 28 April 1959, 11 January 1966, 7 March 1980 and 19 April 2004 (the present scheme).

The registered address of the Beaumont Charity is 16 Landmead Road Cheshunt Herts EN8 9HP. The Charity registration number is 205825.

Administration details

The Charity's banker is the HSBC Bank at Turners Hill, Cheshunt.

The independent examiner is Ann Mathias, Chartered Accountant, Moore (South) LLP, 33 The Clarendon Centre, Salisbury Business Park, Dairy Meadow Lane, Salisbury Wiltshire SP1 2TJ.

Objectives and activities

The Charity continues to provide accommodation for residents of the Parish of Cheshunt who are considered to be in need, either financially or socially, and who are not less than 60 years of age (except in special cases to be appointed by the Commissioners). These provisos were amended at a meeting of the Trustees in May 2013 to include Cheshunt residents who had moved away and wanted to return and also Cheshunt residents who wanted to move their elderly parents into the area to provide family care. At present, the Charity has 38 almshouses/flats situated at Turners Hill and Homeleigh Court in Cheshunt with a paid warden at each site in accommodation provided by the Charity, making a total of 40 residences owned by the Charity.

Each resident pays a weekly contribution towards the maintenance and essential services of the properties and a contribution towards the cost of heating and lighting. At their February meeting, the Trustees, following an equitable fair rent review, agreed contributions were too low and relied too much on investment income to maintain the residences and grounds to the standards expected. It was therefore agreed that there would be an increase across the residences of £6 per week. This would be rounded up to remove the current pounds and pence contributions caused by percentage-based increases. The gas contributions at Homeleigh Court were kept the same. The electricity charge at Turners Hill was increased from £18 to £20 per week for those in sole occupation. Analysis of individual property consumption showed those properties occupied by couples used more electricity. The electricity payment for those properties was therefore raised to £24 per week.

Achievements and performance

The latest quinquennial report was prepared on all properties in 2019/20. This report identified several minor maintenance issues and recommended improvements which are being implemented as far as possible. Routine maintenance and cyclical work have made slower progress than hoped because of Covid restrictions and the limited personnel resources the Charity has to carry out maintenance work. The Trustees are in the process of recruiting a maintenance worker to drive this programme forward.

A significant number of properties have become vacant during the last two years. These have been refurbished, often including a new bathroom or kitchen or both and redecoration including new carpets. In addition, substantial work has taken place at both sites to improve the grounds, removing overgrown shrubbery, installing mobility buggy sheds, new fencing, and new paths. Part of the work to create a new bin store at Homeleigh Court has been completed and further work will take place next year to make the front garden accessible, create more parking, a safer forecourt and improve lighting and security.

THE BEAUMONT CHARITY

TRUSTEES' REPORT (CONTINUED)

FOR THE YEAR ENDED 25 MARCH 2021

Financial review

The attached financial statements show the current state of the finances which the Trustees consider to be sound. Revenues have decreased slightly because of the reduction in dividends received from investments due to the effect of Covid-19 on financial markets. Specific policies established by the Trustees are set out below.

Investment Policy

The Charity's investment policy is generally not to allow interest and dividends from investments to accumulate but to use them in fulfilling the Charity's objectives. Income is credited to the appropriate fund. The Trustees review the performance of the Charity's investments at each Finance Committee meeting and, as explained above, ensure the portfolio is managed judiciously.

Reserves Policy

Reserves are split into permanent capital (£378,890), revenue reserves (£2,186,540) and restricted reserves (£291,421). The permanent capital represents funds that must be held permanently by the Charity. It represents proceeds from the sale of endowed property and shares. The permanent capital shown in the Financial Statements as Permanent Endowment Funds, was used to finance part of the freehold land and buildings.

Revenue Reserves shown as Unrestricted Funds can be split as representing part of the freehold land and buildings and general reserves. The general reserves are used to fund the day-to-day operation of the Trust and maintain reserves for unexpected/disaster recovery events. These funds are invested in British Government Stocks and official charity investment funds which can be easily realised.

The designated reserves shown as Restricted Funds, are the Extraordinary Repair Fund representing amounts set aside to carry out major repairs and improvements to the properties and a Cyclical Maintenance Fund designed to even out the cost of internal and external repairs and refurbishment of the properties. The amounts set aside annually from Unrestricted Funds follow, in the main, the recommendations of the Almshouse Association and are deemed to be adequate. Both funds are held in the National Almshouse Association Common Investment Fund.

Principal Risks and Uncertainties

All risks to the Charity were again reviewed in 2020/21 and risk management continues to focus on every aspect of the day-to-day safety, maintenance and running of the properties and their grounds at the two locations. The ongoing attention of staff, involving one resident warden and a scheme manager overseen by the Clerk to the Trustees, is a key part of the Trustees' strategy to achieve these objectives. The fire inspection report identified several risks. Work is now being undertaken to address these issues. Maintaining investment income at a time of unusually low interest rates and volatile investment markets is a major uncertainty that continues to be regularly reviewed by the Trustees. Increases in contributions in 2020/2021 were in part to reduce the reliance on investment income.

Public Benefit

The Trustees acknowledge the duty to have due regard to the Charity Commission's published general and relevant sub-sector guidance on public benefit.

All activities undertaken by the Charity are for the public benefit. With a focus on providing accommodation for those residents who are considered to be in need, either financially or socially, the Charity's operation is very much geared to providing benefit to the local community as is highlighted by the activities reported herein. This will also continue to be central to its future plans.

THE BEAUMONT CHARITY

STATEMENT OF TRUSTEES' RESPONSIBILITIES

FOR THE YEAR ENDED 25 MARCH 2021

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 and 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 the incoming resources and application of resources of the Charity for that year.

In preparing these financial statements, the Trustees are required to:

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

The Trustees are responsible for keeping sufficient accounting records that 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 Trust Deed. 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.

THE BEAUMONT CHARITY

TRUSTEES' REPORT (CONTINUED)

FOR THE YEAR ENDED 25 MARCH 2021

Plans for Future Periods

The Trustees will continue to maintain the properties in good order and to maintain full occupancy at an affordable contribution from the residents and through careful management of investments to ensure the long term comfort of occupants.

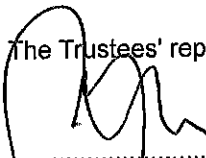
Key Management Remuneration Policy

The Trustees are regarded as the key management of the Charity. They did not receive remuneration or benefits in kind.

Going Concern

The Trustees assess whether the use of going concern is appropriate, i.e. whether there are any material uncertainties related to events or conditions that may cast significant doubt on the ability of the Charity to continue as a going concern. The Trustees make this assessment in respect of the period, one year from the date of approval of the financial statements. The Trustees conclude that there are no material uncertainties about the Charity's ability to continue and accordingly the financial statements are prepared on a going concern basis.

The Trustees' report was approved by the Board of Trustees.



.....
R J Kerr (Chairman)

Chairman to the Trustees of the Beaumont Charity

Dated: 11th August 2021

THE BEAUMONT CHARITY
INDEPENDENT EXAMINER'S REPORT
TO THE TRUSTEES OF THE BEAUMONT CHARITY

Use of my report

This report is made solely to the Charity's Trustees, as a body, in accordance with Chapter 3 of Part 8 of the Charities Act 2011. My examination has been undertaken so that I might state to the Charity's Trustees those matters I am required to state to them in an independent examiner's report and for no other purpose. To the fullest extent permitted by law, I do not accept or assume responsibility to anyone other than the Charity and the Charity's Trustees as a body, for my examination, for this report, or for the opinions I have formed.

Ann Mathias Moore (Sant) LLP

Ann Mathias
Chartered Accountant
33 The Clarendon Centre
Salisbury Business Park
Dairy Meadow Lane
Salisbury
Wiltshire
SP1 2TJ

Dated: *25 August 2021*

THE BEAUMONT CHARITY

INDEPENDENT EXAMINER'S REPORT

TO THE TRUSTEES OF THE BEAUMONT CHARITY

I report to the Trustees on my examination of the financial statements of The Beaumont Charity (the Charity) for the year ended 25 March 2021.

Responsibilities and basis of report

As the Trustees of the Charity you are responsible for the preparation of the financial statements in accordance with the requirements of the Charities Act 2011 (the 2011 Act).

I report in respect of my examination of the Charity's financial statements carried out under section 145 of the 2011 Act. In carrying out my examination I have followed all the applicable Directions given by the Charity Commission under section 145(5)(b) of the 2011 Act.

Independent examiner's statement

Your attention is drawn to the fact that the Charity has prepared financial statements in accordance with Accounting and Reporting by Charities preparing their accounts in accordance with the Financial Reporting Standard 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 January 2019 which is referred to in the extant regulations but has now been withdrawn.

I understand that this has been done in order for financial statements to provide a true and fair view in accordance with Generally Accepted Accounting Practice effective for reporting periods beginning on or after 1 January 2019.

I have completed my examination. I confirm that no matters have come to my attention in connection with the examination giving me cause to believe that in any material respect:

- 1 accounting records were not kept in respect of the Charity as required by section 130 of the 2011 Act; or
- 2 the financial statements do not accord with those records; or
- 3 the financial statements do not comply with the applicable requirements concerning the form and content of accounts set out in the Charities (Accounts and Reports) Regulations 2008 other than any requirement that the accounts give a true and fair view which is not a matter considered as part of an independent examination.

I have no concerns and have come across no other matters in connection with the examination to which attention should be drawn in this report in order to enable a proper understanding of the financial statements to be reached.

THE BEAUMONT CHARITY
STATEMENT OF FINANCIAL ACTIVITIES
INCLUDING INCOME AND EXPENDITURE ACCOUNT
FOR THE YEAR ENDED 25 MARCH 2021

	Notes	Unrestricted funds 2021 £	Restricted funds 2021 £	Endowment funds 2021 £	Total 2021 £	Unrestricted funds 2020 £	Restricted funds 2020 £	Endowment funds 2020 £	Total 2020 £
Income and endowments from:									
Charitable activities	3	120,523	-	-	120,523	119,996	-	-	119,996
Investments	4	48,852	11,338	-	60,190	48,591	17,255	-	65,846
Other income	5	-	-	-	-	850	-	-	850
Total income		169,375	11,338	-	180,713	169,437	17,255	-	186,692
Expenditure on:									
Charitable activities	6	137,846	107,347	-	245,193	142,612	114,475	-	257,087
Net gains/(losses) on investments	10	105,222	64,168	-	169,390	(39,521)	(74,698)	-	(114,219)
Net incoming/(outgoing) resources before transfers		136,751	(31,841)	-	104,910	(12,696)	(171,918)	-	(184,614)
Net incoming/(outgoing) resources before transfers		136,751	(31,841)	-	104,910	(12,696)	(171,918)	-	(184,614)
Gross transfers between funds		(38,347)	38,347	-	-	(36,283)	36,283	-	-
Net movement in funds		98,404	6,506	-	104,910	(48,979)	(135,635)	-	(184,614)
Fund balances at 26 March 2020		2,088,136	284,915	378,890	2,751,941	2,137,115	420,550	378,890	2,936,555
Fund balances at 25 March 2021		2,186,540	291,421	378,890	2,856,851	2,088,136	284,915	378,890	2,751,941

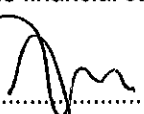
THE BEAUMONT CHARITY

BALANCE SHEET

AS AT 25 MARCH 2021

	Notes	2021 £	£	2020 £	£
Fixed assets					
Tangible assets	11	1,032,030		1,032,030	
Investments	12	1,775,432		1,663,703	
		<u>2,807,462</u>		<u>2,695,733</u>	
Current assets					
Debtors	13	2,078		2,135	
Cash at bank and in hand		61,875		63,039	
		<u>63,953</u>		<u>65,174</u>	
Creditors: amounts falling due within one year	14	(14,564)		(8,966)	
Net current assets		<u>49,389</u>		<u>56,208</u>	
Total assets less current liabilities		<u>2,856,851</u>		<u>2,751,941</u>	
Capital funds					
Endowment funds - general	16	378,890		378,890	
Income funds					
Restricted funds	17	291,421		284,915	
Unrestricted funds		2,186,540		2,088,136	
		<u>2,856,851</u>		<u>2,751,941</u>	

The financial statements were approved by the Trustees on 11th August 2021


R J Kerr (Chairman)
Trustee


M J Braithwaite (Vice Chairman)
Trustee

THE BEAUMONT CHARITY

NOTES TO THE FINANCIAL STATEMENTS

FOR THE YEAR ENDED 25 MARCH 2021

1 Accounting policies

Charity information

The Beaumont Charity is an unincorporated charity, registered in England and Wales. The registered office address is 16 Landmead Road, Chestnut, Waltham Cross, EN8 9HP.

1.1 Accounting convention

The financial statements have been prepared in accordance with the Charity's Trust Deed, the Charities Act 2011 and "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) (effective 1 January 2019)". The Charity is a Public Benefit Entity as defined by FRS 102.

The Charity has taken advantage of the provisions in the SORP for charities applying FRS 102 Update Bulletin 1 not to prepare a Statement of Cash Flows.

The financial statements have departed from the Charities (Accounts and Reports) Regulations 2008 only to the extent required to provide a true and fair view. This departure has involved following the Statement of Recommended Practice for charities applying FRS 102 rather than the version of the Statement of Recommended Practice which is referred to in the Regulations but which has since been withdrawn.

The financial statements are prepared in sterling, which is the functional currency of the Charity. Monetary amounts in these financial statements are rounded to the nearest £.

The financial statements have been prepared under the historical cost convention, modified to include the revaluation of freehold properties and to include investment properties and certain financial instruments at fair value. The principal accounting policies adopted are set out below.

1.2 Going concern

The Trustees' assess whether the use of going concern is appropriate, i.e. whether there are any material uncertainties related to events or conditions that may cast significant doubt on the ability of the Charity to continue as a going concern. The Trustees' make this assessment in respect of period of one year from the date of approval of the financial statements. The Trustees' conclude that there are no material uncertainties about the Charity's ability to continue and accordingly the financial statements are prepared on a going concern basis. They have come to this conclusion by assessing the current level of reserves; working capital requirements and anticipated commitments.

1.3 Charitable funds

The nature and purpose of each fund is explained in note 15.

1.4 Income

Income is recognised when the Charity is legally entitled to it after any performance conditions have been met, the amounts can be measured reliably, and it is probable that income will be received.

Cash donations are recognised on receipt. Other donations are recognised once the Charity has been notified of the donation, unless performance conditions require deferral of the amount. Income tax recoverable in relation to donations received under Gift Aid or deeds of covenant is recognised at the time of the donation.

THE BEAUMONT CHARITY

NOTES TO THE FINANCIAL STATEMENTS (CONTINUED)

FOR THE YEAR ENDED 25 MARCH 2021

1 Accounting policies

1.5 Expenditure

Liabilities are recognised as expenditure as soon as there is a legal or constructive obligation committing the Charity to that expenditure, it is probable that settlement will be required and the amount of the obligation can be measured reliably.

All expenditure is charged to the Statement of Financial activities on an accruals basis, inclusive of any VAT, which cannot be recovered.

The Charity has one activity, being the provision and running of the Almhouses. All expenses (including governance and support costs) are attributed to that charitable activity. All expenses are allocated directly to the applicable expenditure headings based on actual invoices receivable. Support costs have been allocated between governance costs and other costs. Governance costs comprise all costs involving the public accountability of the Charity and its compliance with regulation and good practice. No expenses require apportionment between the expense headings.

1.6 Tangible fixed assets

Tangible fixed assets are initially measured at cost and subsequently measured at cost or valuation, net of depreciation and any impairment losses.

Depreciation is recognised so as to write off the cost or valuation of assets less their residual values over their useful lives on the following bases:

Freehold land and buildings	See below
Fixtures and fittings	10% Straight line basis

The gain or loss arising on the disposal of an asset is determined as the difference between the sale proceeds and the carrying value of the asset, and is recognised in net income/(expenditure) for the year.

Items costing more than £500 are capitalised and carried in the balance sheet at historical cost.

As the properties are maintained in a state of repair such that their estimated residual value is not less than their improvement or development cost, the annual charge for depreciation would be nil.

1.7 Fixed asset investments

Fixed asset investments are initially measured at transaction price excluding transaction costs, and are subsequently measured at fair value at each reporting date. Changes in fair value are recognised in net income/(expenditure) for the year. Transaction costs are expensed as incurred.

All gains and losses are taken to the Statement of Financial Activities as they arise. Realised gains and losses in investments are calculated as the difference between sales proceeds and their opening carrying value or their purchase value if acquired subsequent to the first day of the financial year. Unrealised gains and losses are calculated as the difference between the fair value at the year end and their carrying value. Realised and unrealised investment gains and losses are combined in the Statement of Financial Activities.

The Charity does not acquire put options, derivatives or other complex financial instruments.

The main form of financial risk faced by the Charity is that of volatility in equity markets and investment markets due to wider economic conditions, the attitude of investors to investment risk and changes in sentiment concerning equities and within particular sectors or sub-sectors.

THE BEAUMONT CHARITY

NOTES TO THE FINANCIAL STATEMENTS (CONTINUED)

FOR THE YEAR ENDED 25 MARCH 2021

1 Accounting policies

1.8 Impairment of fixed assets

At each reporting end date, the Charity reviews the carrying amounts of its tangible assets to determine whether there is any indication that those assets have suffered an impairment loss. If any such indication exists, the recoverable amount of the asset is estimated in order to determine the extent of the impairment loss (if any).

1.9 Cash and cash equivalents

Cash and cash equivalents include cash in hand, deposits held at call with banks, other short-term liquid investments with original maturities of three months or less, and bank overdrafts. Bank overdrafts are shown within borrowings in current liabilities.

1.10 Financial instruments

The Charity has elected to apply the provisions of Section 11 'Basic Financial Instruments' and Section 12 'Other Financial Instruments Issues' of FRS 102 to all of its financial instruments.

Financial instruments are recognised in the Charity's balance sheet when the Charity becomes party to the contractual provisions of the instrument.

Financial assets and liabilities are offset, with the net amounts presented in the financial statements, when there is a legally enforceable right to set off the recognised amounts and there is an intention to settle on a net basis or to realise the asset and settle the liability simultaneously.

Basic financial assets

Basic financial assets, which include debtors and cash and bank balances, are initially measured at transaction price including transaction costs and are subsequently carried at amortised cost using the effective interest method unless the arrangement constitutes a financing transaction, where the transaction is measured at the present value of the future receipts discounted at a market rate of interest. Financial assets classified as receivable within one year are not amortised.

Basic financial liabilities

Basic financial liabilities, including creditors and bank loans are initially recognised at transaction price unless the arrangement constitutes a financing transaction, where the debt instrument is measured at the present value of the future payments discounted at a market rate of interest. Financial liabilities classified as payable within one year are not amortised.

Debt instruments are subsequently carried at amortised cost, using the effective interest rate method.

Trade creditors are obligations to pay for goods or services that have been acquired in the ordinary course of operations from suppliers. Amounts payable are classified as current liabilities if payment is due within one year or less. If not, they are presented as non-current liabilities. Trade creditors are recognised initially at transaction price and subsequently measured at amortised cost using the effective interest method.

Derecognition of financial liabilities

Financial liabilities are derecognised when the Charity's contractual obligations expire or are discharged or cancelled.

1.11 Employee benefits

The cost of any unused holiday entitlement is recognised in the period in which the employee's services are received.

Termination benefits are recognised immediately as an expense when the Charity is demonstrably committed to terminate the employment of an employee or to provide termination benefits.

THE BEAUMONT CHARITY

NOTES TO THE FINANCIAL STATEMENTS (CONTINUED)

FOR THE YEAR ENDED 25 MARCH 2021

2 Critical accounting estimates and judgements

There are no significant areas of judgement or key assumptions that affect items in the financial statements with respect to the next reporting period for the year ended 25 March 2022. The most significant areas of uncertainty that affect the carrying value of assets held by the Charity are the level of investment return and the performance of the investment markets and any outcome on the principal risks and uncertainties that face the Charity on a day to day basis, as explained within the investment policy and risk management sections of the Trustees' report.

3 Charitable activities

	Charitable rental income 2021 £	Charitable rental income 2020 £
Contributions from occupiers	120,523	119,996

4 Investments

	Unrestricted funds 2021 £	Restricted funds 2021 £	Total 2021 £	Unrestricted funds 2020 £	Restricted funds 2020 £	Total 2020 £
Unlisted securities	31,002	11,338	42,340	30,741	17,255	47,996
Interest receivable	17,850	-	17,850	17,850	-	17,850
	<u>48,852</u>	<u>11,338</u>	<u>60,190</u>	<u>48,591</u>	<u>17,255</u>	<u>65,846</u>

5 Other income

	Total 2021 £	Unrestricted funds 2020 £
Other income	-	850

THE BEAUMONT CHARITY

NOTES TO THE FINANCIAL STATEMENTS (CONTINUED)

FOR THE YEAR ENDED 25 MARCH 2021

6 Charitable activities

	Unrestricted funds 2021 £	Restricted funds 2021 £	Total 2021 £	Unrestricted funds 2020 £	Restricted funds 2020 £	Total 2020 £
Staff costs	17,595	-	17,595	17,333	-	17,333
Repairs and	46,815	107,347	154,162	56,201	114,475	170,676
Rates and water	7,336	-	7,336	7,534	-	7,534
Insurance	2,649	-	2,649	3,440	-	3,440
Light and heat	32,927	-	32,927	32,052	-	32,052
Office costs	18,255	-	18,255	13,882	-	13,882
Careline support costs	7,332	-	7,332	5,879	-	5,879
	<u>132,909</u>	<u>107,347</u>	<u>240,256</u>	<u>136,321</u>	<u>114,475</u>	<u>250,796</u>
Share of support costs (see note 7)	1,163	-	1,163	1,182	-	1,182
Share of governance costs (see note 7)	3,774	-	3,774	5,109	-	5,109
	<u>137,846</u>	<u>107,347</u>	<u>245,193</u>	<u>142,612</u>	<u>114,475</u>	<u>257,087</u>
Analysis by fund						
Unrestricted funds	137,846	-	137,846	142,612	-	142,612
Restricted funds	-	107,347	107,347	-	114,475	114,475
	<u>137,846</u>	<u>107,347</u>	<u>245,193</u>	<u>142,612</u>	<u>114,475</u>	<u>257,087</u>

This represents costs incurred to maintain the running and operations of the Almshouses. Such costs are all part of unrestricted funds with the exception of survey costs and cyclical repairs which are charged as part of restricted funds.

THE BEAUMONT CHARITY

NOTES TO THE FINANCIAL STATEMENTS (CONTINUED)

FOR THE YEAR ENDED 25 MARCH 2021

7 Support costs

	Support costs £	Governance costs £	2021 £	2020 £	
Stationery, postage and incidentals	1,163	-	1,163	1,182	
Accountants fees	-	3,540	3,716	4,760	Governance
Housing Ombudmsan	-	176	-	-	Governance
National Association of Almhouses	-	58	58	349	Governance
	<u>1,163</u>	<u>3,774</u>	<u>4,937</u>	<u>6,291</u>	
Analysed between Charitable activities	<u>1,163</u>	<u>3,774</u>	<u>4,937</u>	<u>6,291</u>	

Both governance and other support costs relate to the one activity run by the Charity, being the provision and running of the Almshouses. The costs are identified directly from the invoices received for those services.

No expenses require apportionment.

8 Trustees

The Trustees are regarded as key management. None of the Trustees (or any persons connected with them) received any remuneration or benefits from the Charity during the year. No Trustees received remuneration or reimbursement of expenses.

9 Employees

The average monthly number of employees during the year was:

	2021 Number	2020 Number
	<u>2</u>	<u>2</u>
Employment costs	2021 £	2020 £
Wages and salaries	<u>17,595</u>	<u>17,333</u>

The clerk to the Trustees received a fee of £18,000 (2020 - £12,528), which is included in office costs.

There are no employees with emoluments above £60,000.

THE BEAUMONT CHARITY

NOTES TO THE FINANCIAL STATEMENTS (CONTINUED)

FOR THE YEAR ENDED 25 MARCH 2021

10 Net gains/(losses) on investments

	Unrestricted funds	Restricted funds	Total	Unrestricted funds	Restricted funds	Total
	2021 £	2021 £	2021 £	2020 £	2020 £	2020 £
Revaluation of investments	105,222	51,728	156,950	(39,521)	(66,888)	(106,409)
Gain/(loss) on sale of investments	-	12,440	12,440	-	(7,810)	(7,810)
	<u>105,222</u>	<u>64,168</u>	<u>169,390</u>	<u>(39,521)</u>	<u>(74,698)</u>	<u>(114,219)</u>

11 Tangible fixed assets

	Freehold land and £	Fixtures and fittings £	Total £
Cost			
At 26 March 2020	1,032,030	1,350	1,033,380
At 25 March 2021	<u>1,032,030</u>	<u>1,350</u>	<u>1,033,380</u>
Depreciation and impairment			
At 26 March 2020	-	1,350	1,350
At 25 March 2021	<u>-</u>	<u>1,350</u>	<u>1,350</u>
Carrying amount			
At 25 March 2021	<u>1,032,030</u>	<u>-</u>	<u>1,032,030</u>
At 25 March 2020	<u>1,032,030</u>	<u>-</u>	<u>1,032,030</u>

THE BEAUMONT CHARITY

NOTES TO THE FINANCIAL STATEMENTS (CONTINUED)

FOR THE YEAR ENDED 25 MARCH 2021

11 Tangible fixed assets (continued)

Housing Land and Buildings

The Charity owns the following freehold properties:-

The Ancient/Dewey Almshouses	1 - 6, 9 -14 The Almshouses, Turners Hill, Cheshunt
The War Memorial Homes of Rest	15 - 20 The Almshouses, Turners Hill, Cheshunt
Norton Almshouses	21 - 22 The Almshouses, Turners Hill, Cheshunt
The Anstee Almshouses	23 - 26 The Almshouses, Turners Hill, Cheshunt
King George V Jubilee Almshouses	1 - 2 Homeleigh Court, Churchgate, Cheshunt
The War Memorial Almshouses	3 - 4 Homeleigh Court, Churchgate, Cheshunt
Almsflats	5 - 16 Homeleigh Court, Churchgate, Cheshunt

The amount shown in the balance sheet relates to the cost of improvements to the Almshouses and development of the Almsflats at Homeleigh Court, Churchgate, Cheshunt, the building of four new Anstee Almshouses at Turners Hill, Cheshunt, the updating of numbers 1 - 6 and 9 - 22 Turners Hill, Cheshunt.

Details of the movements during the year are as follows:-

	Cost £	Housing Corporation Grant £	Net Book Value £
Churchgate Development			
At 25 March 2020 and 25 March 2021	557,616	(242,595)	1,033,380
Turners Hill			
At 25 March 2020 and 25 March 2021	717,009	-	717,009
Total			
At 25 March 2021	1,274,625	(242,595)	1,032,030
At 25 March 2020	1,274,625	(242,595)	1,032,030

THE BEAUMONT CHARITY

NOTES TO THE FINANCIAL STATEMENTS (CONTINUED)

FOR THE YEAR ENDED 25 MARCH 2021

12 Fixed asset investments

	Listed investments £
Cost or valuation	
At 26 March 2020	1,663,703
Valuation changes	156,951
Additions M&G Acc shares	11,338
Disposals M&G Acc shares	(56,560)
	<u>1,775,432</u>
At 25 March 2021	<u>1,775,432</u>
Carrying amount	
At 25 March 2021	<u>1,775,432</u>
At 25 March 2020	<u>1,663,703</u>
	2021
	£
Investments at fair value comprise:	
Fixed - interest investments at valuation	589,302
COIF Charities Fund - Investment income fund	454,789
COIF Charities Fund - Fixed interest Fund	51,142
NAACIF - Accumulation shares	291,421
NAACIF - Income shares	388,778
	<u>1,775,432</u>
	<u>1,663,703</u>

The accumulation shares of £291,421 (2020 - £284,915) relate to restricted investments.

All investments are carried at their fair value. Investment in fixed interest securities are all traded in quoted public markets, primarily the London Stock Exchange. Holdings in common investment funds, unit trusts and open-ended investment companies are at the bid price. The basis of fair value for quoted investments is equivalent to the market value, using the bid price. Asset sales and purchases are recognised at the date of trade at cost (that is their transaction value).

The significance of these financial instruments to the ongoing financial sustainability of the Trust is considered in the financial review and investment policy sections of the Trustees' Annual Report.

THE BEAUMONT CHARITY

NOTES TO THE FINANCIAL STATEMENTS (CONTINUED)

FOR THE YEAR ENDED 25 MARCH 2021

13 Debtors

	2021	2020
	£	£
Amounts falling due within one year:		
Other debtors	661	1,891
Prepayments and accrued income	1,417	244
	<u>2,078</u>	<u>2,135</u>

14 Creditors: amounts falling due within one year

	2021	2020
	£	£
Other creditors	11,024	5,426
Accruals and deferred income	3,540	3,540
	<u>14,564</u>	<u>8,966</u>

All creditors in 2020 and 2021 relate to unrestricted funds.

15 Fund accounting

Funds held by the Charity are:

Unrestricted funds - these are funds that can be used in accordance with the charitable objects at the discretion of the Trustees.

Restricted funds - these are funds that the Trustees must establish and continue to maintain. There are two such funds: an Extraordinary Repair Fund and a Cyclical Maintenance Fund. Their establishment is regulated by the Scheme of Charity Commissioners dated 19 April 2004. The Extraordinary Repair Fund is used for extraordinary repairs, improvement or rebuilding of the homes and other property of the Charity. The Cyclical Maintenance Fund is used for ordinary repair and maintenance of the homes and other property of the Charity.

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

THE BEAUMONT CHARITY

NOTES TO THE FINANCIAL STATEMENTS (CONTINUED)

FOR THE YEAR ENDED 25 MARCH 2021

16 Endowment funds

Endowment funds represent assets which must be held permanently by the Charity. 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 assets form part of the fund.

	Movement in funds					Movement in funds				
	Balance at 26 March 2019 £	Incoming resources £	Resources expended £	Transfers £	Revaluations gains and losses £	Balance at 26 March 2020 £	Incoming resources £	Resources expended £	Transfers £	Revaluations gains and losses £
Permanent endowments										
Proceeds from the sale of Spital	104,000	-	-	-	-	104,000	-	-	-	-
Proceeds from the sale of Waltham Cross land	240,000	-	-	-	-	240,000	-	-	-	-
Proceeds from the sale of Robson Almhouses	22,500	-	-	-	-	22,500	-	-	-	-
NAACIF income shares	12,390	-	-	-	-	12,390	-	-	-	-
	378,890	-	-	-	-	378,890	-	-	-	-

THE BEAUMONT CHARITY

NOTES TO THE FINANCIAL STATEMENTS (CONTINUED)

FOR THE YEAR ENDED 25 MARCH 2021

17 Restricted funds

The income funds of the Charity include the following restricted funds comprising the following unexpended balances of funds held on trust for specific purposes:

	Movement in funds					Movement in funds				
	Balance at 26 March 2019	Incoming resources	Resources expended	Transfers	Revaluations, gains and losses	Balance at 26 March 2020	Incoming resources	Resources expended	Transfers	Revaluations, gains and losses
	£	£	£	£	£	£	£	£	£	£
Extraordinary Repair Fund	378,735	15,510	(62,800)	9,920	(68,527)	272,839	10,828	(80,502)	16,102	61,421
Cyclical Maintenance Fund	41,815	1,745	(51,675)	26,363	(6,171)	12,076	510	(26,845)	22,245	2,747
	<u>420,550</u>	<u>17,255</u>	<u>(114,475)</u>	<u>36,283</u>	<u>(74,698)</u>	<u>284,915</u>	<u>11,338</u>	<u>(107,347)</u>	<u>38,347</u>	<u>64,168</u>
										<u>291,421</u>

The nature of these funds is explained in note 15.

THE BEAUMONT CHARITY

NOTES TO THE FINANCIAL STATEMENTS (CONTINUED)

FOR THE YEAR ENDED 25 MARCH 2021

18 Analysis of net assets between funds

	Unrestricted Funds	Restricted Funds	Permanent Endowment	Total	Unrestricted Funds	Restricted Funds	Permanent Endowment	Total
	2021 £	2021 £	2021 £	2021 £	2020 £	2020 £	2020 £	2020 £
Fund balances at 25 March 2021 are represented by:								
Tangible assets	653,140	-	378,890	1,032,030	653,140	-	378,890	1,032,030
Investments	1,484,011	291,421	-	1,775,432	1,378,788	284,915	-	1,663,703
Current assets/(liabilities)	49,389	-	-	49,389	56,208	-	-	56,208
	<u>2,186,540</u>	<u>291,421</u>	<u>378,890</u>	<u>2,856,851</u>	<u>2,088,136</u>	<u>284,915</u>	<u>378,890</u>	<u>2,751,941</u>

THE BEAUMONT CHARITY

NOTES TO THE FINANCIAL STATEMENTS (CONTINUED)

FOR THE YEAR ENDED 25 MARCH 2021

19 Related party transactions

There were no disclosable related party transactions during the year (2020 - none).

THE BEAUMONT CHARITY
PROPERTY REVENUE ACCOUNT
FOR THE YEAR ENDED 25 MARCH 2021

	£	2021	£	£	2020	£
Income						
Contributions from occupiers			120,523			119,996
Norton Augmentation Charity			66			66
			<u>120,589</u>			<u>120,062</u>
Expenditure						
Salary - Wardens	17,595				17,333	
Careline	7,332				5,879	
Rates and water	7,336				7,534	
Repairs and maintenance	154,162				170,676	
Insurance	2,649				3,440	
Light and heat	32,927				32,052	
Telephone	504				891	
			<u>222,505</u>			<u>237,805</u>
Deficit			(101,916)			(117,743)
Deficit for the year transferred to Income and Expenditure account			101,916			117,743
			<u>-</u>			<u>-</u>

THE BEAUMONT CHARITY
INCOME AND EXPENDITURE ACCOUNT
FOR THE YEAR ENDED 25 MARCH 2021

	2021	2020
	£	£
Income		
Dividends and interest (includes Restricted Funds of £11,338 (2020 - £17,255))	60,106	65,762
Timson's Gift	15	15
Buchanon's Gift	3	3
Donations/Refunds/Sundries	-	850
	<u>60,124</u>	<u>66,630</u>
Expenditure		
Clerk and Receiver's fees and expenses	18,255	13,502
Stationery, postage and incidentals	659	671
National Association of Almshouses	58	349
Housing Ombudmsan	176	-
Accountants' Fees	<u>3,540</u>	<u>4,760</u>
	22,688	19,282
Surplus on general income and expenditure account	37,436	47,348
Deficit from property revenue account	(101,916)	(117,743)
Losses before surplus/(losses) on investments	(64,480)	(70,395)
Unrealised gains/(losses) on investment assets	156,950	(106,409)
Realised profit/(losses) on sale of investment assets	12,440	(7,810)
Gross surplus/(deficit) for the year	<u>104,910</u>	<u>(184,614)</u>

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