

ST. CLEMENT DANES HOLBORN ESTATE CHARITY
REGISTERED CHARITY 206754

ANNUAL REPORT & ACCOUNTS
31ST DECEMBER 2023

ST. CLEMENT DANES HOLBORN ESTATE CHARITY
YEAR TO 31ST DECEMBER 2023

CORPORATE TRUSTEE

St Clement Danes Holborn Estate Trustee Ltd (Company number 15364427)

DIRECTORS OF THE CORPORATE TRUSTEE

Mr. M.D. MacFarlane, LLB (*Chairman*)
Mr. C. Bayly
Mrs. J. Bianco, DL
Mr. M.A. Brasier, FRICS
Mrs. L. Clarkson, MBE, MA
Mr. J. Davey, KC
Mrs. R. Hadfield, MBE
Mr. G. Parry
Mr. M. Sabin, BA (Hons), FCA (*Vice-Chairman*)
Ms. S. Simmonds
Miss M.L.R. Williams
Mr. N. Williams

PRINCIPAL OFFICERS

Administration

Chief Executive – Mr. K.M.F. Rea, MA

Almshouses

Scheme Manager – Ms. C. Collins
Deputy Scheme Manager – Mrs. Patricia Monks
Medical Officer – The Wells Park Practice

PROFESSIONAL ADVISERS

Bankers: Lloyds Bank, Holborn Circus Branch, 6 Holborn Circus, London EC1N 2HP
Investment
Managers: Rathbone Investment Management Ltd., 8 Finsbury Circus, London EC2M 7AZ
Auditors: Shipleys LLP, 5 Godalming Business Centre, Woolsack Way, Godalming GU7 1XW
Surveyors: Gerald Eve LLP, 72 Welbeck Street, London W1G 0AY
Solicitors: Reynolds Porter Chamberlain LLP, Tower Bridge House, St. Katharine's Way,
London E1W 1AA
Russell Cooke LLP, 8 Bedford Row, London WC1R 4BX
Human
Resources: Argonaut HR, 20-22 Wenlock Road, London N1 7GU

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ST. CLEMENT DANES HOLBORN ESTATE CHARITY
YEAR TO 31ST DECEMBER 2023



Chief Executive & Clerk to the Trustees,
 K.M.F. Rea, Esq., MA

Telephone: 07553 568583
 E-mail: hec@3chars.org.uk

Ref: TTEES-REP2023

REPORT BY THE CORPORATE TRUSTEE FOR THE YEAR ENDED 31ST DECEMBER 2023

The Corporate Trustee presents its report with the financial statements of the Charity for the year ended 31 December 2023. The financial statements have been prepared in accordance with the accounting policies set out in note 1 to the accounts 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 published on 16th July 2014 (FRS102).

1. Reference and Administrative details of the Charity, its Trustees and Advisers

The Charity was first created on 28th February 1551 within the Ancient Parish of St. Clement Danes in the City of Westminster, London and was endowed with property and land in the Parish of St. Andrews, Holborn, purchased by the Churchwardens of St. Clement Danes Church, from William Breton, for the sum of £169.

The Trustees who served during the year, together with the principal officers and professional advisers of the Charity, are those that are now directors of the Corporate Trustee as set out on the information page at the front of these accounts.

2. Structure, Governance and Management

The Charity is registered as the Holborn Estate Charity (HEC) and is regulated by a Scheme of the Charity Commissioners dated 14th June 1935, which was subsequently varied by further Schemes, culminating in the current Schemes dated 2nd September 1991, 1st October 1997 and the Orders dated 27th July 1998 and 29th August 2006, as amended by resolution dated 11th June 2014 and an Order dated 22 October 2024 under which the Corporate Trustees now administers the Charity.

Directors of the Corporate Trustee are now appointed in accordance with the Articles of Association of the Corporate Trustee. The directors of the Corporate Trustee meet 4 times in the year, and 3 times in the year a small group of directors visits the Almshouses on a rota basis. Decisions made at the Rota meetings are approved at the next full Board meeting.

On the appointment, new directors sign a model trustee declaration statement committing them to giving of their time and expertise. The induction process involves a meeting with the Chief Executive and a welcome pack which includes a brief history of the Trust, a copy of the governing trust deeds and a detailed narrative of the objectives of the Charity. This also summarises the relationship of the Charity to the associated charity Westminster Amalgamated Charity and St Clement Danes School. These relationships have given rise to a large pool of professionals with board and committee experience across a wide range of disciplines from which the Charity has been able to recruit trustees on an ongoing basis.

The Board of Trustees remained stable throughout 2023 and into 2024 with 12 Trustees, prior to the appointment of the Corporate Trustee on 22 October 2024 (See Plans for Future Periods).

Mr Sabin has also announced that he will step down as a director of the Corporate Trustee at the end of 2024 after 14 years' service.

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3. Risk Management

The Chief Executive maintains a Risk Assessment schedule which covers identifiable risks in all categories including finance, technology, health and safety, compliance with statutory requirements and the mix of disciplines and skills amongst both staff and the directors of the Corporate Trustee. The schedule is updated and reviewed by the Board of directors annually, following which any actions required to reduce risk are identified and implemented accordingly. The main risks identified by the Charity lie in the performance of the investment portfolio and securing continuity of income from the Almshouse residents. Investment risk is mitigated by the appointment of professional investment managers who report regularly to the Board. Income from residents is ensured by maintaining, as far as possible, full occupancy of the Almshouses.

4. Objectives and Activities for the public benefit

The Charity has the following objectives:

- To pay the governors of St Clement Danes School at Chorleywood, Hertfordshire, a yearly sum of £60,000 to be applied by the governors for the benefit of the school.
- To maintain the Almshouse and to provide for the benefit of the residents.
- To make payments to the said governors of St Clement Danes School.
- The general relief of persons resident in the City of Westminster and former residents of the Almshouses who are in conditions of need, hardship or distress by making grants of money or providing or paying for items, services or facilities calculated to reduce the need, hardship or distress of such persons.

The Corporate Trustee confirms that it has referred to the guidance contained in the Charity Commission's general guidance on public benefit when reviewing the Charity's aims and objectives.

The Charity fulfils its charitable objectives by providing affordable sheltered housing for low-income elderly people who have been resident in the area of benefit, this area being any London Borough, excluding The City of London. The Charity may also award grants to organisations relieving need and operating in the City of Westminster. In addition, the Charity makes an annual grant to St. Clement Danes School in Chorleywood, in Hertfordshire. The School, rated as "outstanding" by Ofsted, is a non-selective all-ability Academy providing top quality education to 1,596 students.

5. Achievement and Performance

From 1st January 2022 the grants to the School continued to be paid directly by HEC through the restricted fund in which the assets of the former Foundation have been ring-fenced for the benefit of the School. The grant for 2023 was restricted to the mandatory grant of £60,000 and an additional grant of £8,193 to transfer the balance of the Old Danes fund and prize fund to the school. As previously reported the discretionary inflation grant of £88,500 and an additional grant of £36,300 have been discontinued. The current level of annual grant stands at £60,000. There are no conditions attached to this grant in order to give the School maximum flexibility in identifying its own priorities. Under normal circumstances the main recurring items for which the School uses the grant are minibus leasing and running costs, Commemoration Day, Speech Day and the production of School Brochures. In 2023 the School was able to utilise £68,193 (2022: £60,000) from the School Restricted Fund for the benefit of its students.

Contributions from residents (£602,910) were higher than 2022 (£536,107) due to a higher level of flat occupation.

The cost of operating St. Clement's Heights, excluding support costs, was £1,270,993 (2022: £935,278). The increase in overall costs was due to considerably higher expense on building maintenance, largely due to rectifying defects in the construction of the Almshouses and related professional fees. Other contributory factors to the increase in running costs were higher energy bills and legal and professional fees relating to employment and HR advice.

Non-routine expenditure during the year (excluding support costs) amounted to Cyclical £13,044 (2022: £7,451) and Extraordinary £237,115 (2022: £106,127).

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The directors of the Corporate Trustee have reviewed their depreciation policy and from 2016 the new building is being depreciated at the rate of 2% per annum. A charge of £161,867 is included in the total.

No provision was made in 2023 for a grant from the Westminster Persons in Need Fund (WPIN) to Westminster Amalgamated Charity (WAC), due to the continuing high level of Almshouse expenditure. The grant is at Trustee's discretion and will be restored as soon as funds permit. A transfer of £5,000 was made to the WPIN and will be used as a grant to The Connection at St Martin's to assist with the provision of a Christmas meal for the homeless in Westminster

6. Financial Review

The Charity's income is derived from two sources, these being the investment portfolio and weekly maintenance contributions from the Almshouse residents. The Charity has never raised funds from the public or any governmental sources and has no plans to do so in the future.

Normally approximately 52% - 55% of total income is generated by the investment portfolio currently under discretionary management by Rathbone Investment Management Ltd. In 2023 this amounted to 50% (2022: 50.4%) due to the increase in receipts from Almshouse residents arising from increased occupancy levels.

The Charity's investment policy expects a balance between capital growth and income. Specifically, there is a requirement that the portfolio maximises income without eroding the capital value of the fund. The income target of £526,000, agreed with Rathbones, was exceeded during the year due to the continuing recovery of stock markets. The final result was £602,343 (2022: £544,934). The income target for 2024 will be set close to the end of 2023 to allow Rathbones a fair chance to make their best estimate. The portfolio value, excluding short term cash deposits, at 31st December 2023 was £21,643,236 (2022: £20,495,970).

The directors of the Corporate Trustee continue to be very satisfied with the service given by Rathbone Investment Management Ltd and appreciate the attention which is given to the Charity's needs.

7. Reserves policy

The Charity holds its reserves in the following funds: The Extraordinary Repair Fund (ERF) for the purpose of providing for the extraordinary repairs, improvement or rebuilding of the Almshouses, the Cyclical Maintenance Fund (CMF) for the purpose of providing for those items of ordinary maintenance and repair of the Almshouses which recur at infrequent intervals, The School Fund to hold funds for approved projects at the school, where year-end surpluses allow and The Westminster Persons in Need Fund to hold funds for relief of need in Westminster, where year-end surpluses allow. The Residents Extra Benefits Fund is a restricted fund into which accumulated amounts donated for the specific benefit of the Almshouse residents are held. The St. Clement Danes School Restricted Fund is a fund in which the assets of the former Foundation are ring-fenced for the exclusive benefit of St. Clement Danes School. The Charity's policy is to ensure that expenditure, excluding those items charged directly to the Permanent Endowment, does not exceed income. Any accumulated, unspent income forms the general reserve against future contingencies.

The overall result for the year, including revaluation gains on the portfolio, amounted to a surplus of £65,757. As a result of continued high expenditure on the Almshouses, the then Trustees were unable to make transfers to the Cyclical Maintenance Fund and to the Extraordinary Repair Fund to restore the balances on these funds to their original level. Transfers to the CMF and ERF will be made when funds permit. A transfer of £60,000 was made to the School Restricted Fund. A transfer of £5,000 was made to the Westminster Persons in Need Fund.

As at 31st December 2023, there remains a general reserve of £282,312. As in 2022 the reserve is higher than would normally be retained and will be adjusted when there is more certainty about both income and expenditure levels.

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8. Plans for future periods

The attention of the directors of the Corporate Trustee and staff continues to be directed towards ensuring the wellbeing of the elderly and vulnerable residents of the Almshouse as well as ensuring that Almshouse staff are properly equipped to deal with the situation. All efforts are being directed to returning, as far as possible, to normal almshouse life. The aims of achieving full occupation continued through 2023 with increasing success. At 31st December 2023 45 out of 48 flats were occupied which resulted in a much-increased flow of Weekly Maintenance Contributions. At the time of writing there are now 5 vacant flats following a number of recent deaths.

The ongoing matter of latent defects at St Clement's Heights continues to be the subject of discussions with Crest Nicholson. No further comment on the matter can be made at this stage.

As previously reported the 2 Charities concluded that the Head Office accommodation in Drury Lane was no longer fit for purpose and decided to move to serviced offices. Staff moved from Drury Lane to China Works, Vauxhall, in November 2022 and are enjoying their new working environment. Recruitment of a 3rd member of the Head Office team resumed in January 2024 as the appointment made in January 2023 proved to be unsatisfactory. An appointment was made in March 2024, initially on a part-time basis, moving to full-time in September 2024. The new member of staff will have a major role to play in a review and overhaul of the systems and procedures at China Works and St Clement's Heights, including implementation of the Xero accounting system.

The Charity has an expectation of investment income of £542,000 in 2024, with an estimate for 2025 to be provided by Rathbones towards the end of 2024. The Charity had informed the School that any grant uplift in 2024 would be considered in March 2024. Following that review the funds available to the School will continue to be limited to the mandatory grant of £60,000. Further cost-cutting measures will be explored, although the safety, security and well-being of residents and staff remains paramount.

In May 2023 Westminster City Council (WCC) confirmed that it would no longer be the appointing authority for a number of places on the HEC board. The Charity is now free to appoint directors of the Corporate Trustee as it sees fit, without recourse to WCC.

9. Key management personnel remuneration

The directors of the Corporate Trustee considers the Board of directors and the Chief Executive as comprising the key management personnel of the charity in charge of directing and controlling the charity and running and operating the charity on a day-to-day basis. All directors give of their time freely and no director/trustee remuneration was paid in the year. Details of director/trustee expenses and related party transactions are disclosed in note 25 to the accounts.

The directors of the Corporate Trustee are required to disclose all relevant interests and register them with the Chief Executive and in accordance with the Charity's policy withdraw from decisions where a conflict of interest arises.

The pay of the charity's Chief Executive is reviewed annually and normally increased in accordance with average earnings. The remuneration is bench-marked with grant-making charities of a similar size and activity to ensure that the remuneration set is fair and not out of line with that generally paid for a similar role.

ST. CLEMENT DANES HOLBORN ESTATE CHARITY**YEAR TO 31ST DECEMBER 2023****10. Trustee's responsibilities in relation to the financial statements**

The directors of the Corporate Trustee are responsible for preparing a trustee's annual report and financial statements in accordance with applicable law and United Kingdom Accounting Standards (United Kingdom Generally Accepted Accounting Practice).

The directors of the Corporate Trustee are responsible for keeping proper accounting records that disclose with reasonable accuracy at any time the financial position of the Charity and to enable them to ensure that the accounts comply with the Charities Act 2011, the applicable Charities (Accounts and Reports) Regulations, 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.

It is the directors' responsibility to prepare accounts that give a true and fair view of the state of affairs of the Charity and of its income and expenditure for the financial year. In doing so the directors are required to:

- Select suitable accounting policies and apply them consistently;
- Make judgements and estimates that are reasonable and prudent;
- Prepare the accounts on a going concern basis unless it is inappropriate to presume that the Charity will continue in operation;
- Observe the methods and principles in the applicable Charities SORP;
- State whether applicable accounting standards have been followed, subject to any material departures disclosed and explained in the accounts.

So far as each of the directors is aware, at the time the report is approved:

- There is no relevant audit information of which the Charity's auditors are unaware, and
- The directors have taken all steps that they ought to have taken to make themselves aware of any relevant audit information and to establish that the auditors are aware of that information.

11. Related Parties

The charity has a close ongoing relationship with Westminster Amalgamated Charity. The relationship with St. Clement Danes Educational Foundation ceased on 30th September 2023 with the vacation of School House, Drury Lane.

The directors are, as always, indebted to their administrative team in China Works. They are grateful for the very dedicated assistance that the residents receive at St. Clement's Heights from the staff there. The directors also appreciate the support received from their many professional advisers.

Approved by the directors of the Corporate Trustee on 30th October 2024 and signed on its behalf by:



M Macfarlane
Chairman of the Board of Directors
of the Corporate Trustee

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INDEPENDENT AUDITORS' REPORT TO THE TRUSTEES OF ST. CLEMENT DANES HOLBORN ESTATE CHARITY

Opinion

We have audited the financial statement of St. Clement Danes Holborn Estate Charity for the year ended 31 December 2023 which comprise the statement of financial position, statement of financial activities, statement of cashflows and the related notes, including a summary of significant accounting policies. The financial reporting framework that has been applied in their preparation is applicable law and United Kingdom Accounting Standards, including FRS 102 The Financial Reporting Standard applicable in the UK and Republic of Ireland (United Kingdom Generally Accepted Accounting Practice).

In our opinion the financial statements:

- Give a true and fair view of the state of the charity's affairs as at 31 December 2023 and of its incoming resources and application of resources, including its income and expenditure, for the year then ended;
- Have been properly prepared in accordance with United Kingdom Generally Accepted Accounting Practice;
- Have been prepared in accordance with the requirements of the Charities Act 2011.

Basis for opinion

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

Conclusions relating to going concern

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

Based on the work we have performed, we have not identified any material uncertainties relating to events or conditions that, individually or collectively, may cast significant doubt on the charity's ability to continue as a going concern for a period of at least 12 months from when the financial statements are authorised for issue.

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

Other information

The other information comprises the information included in the annual report, other than the financial statements and our auditor's report thereon. The Corporate Trustee is responsible for the other information. Our opinion on the financial statements does not cover the other information and, except to the extent otherwise explicitly stated in our report, we do not express any form of assurance conclusion thereon.

In connection with our audit of the financial statements, our responsibility is to read the other information and, in doing so, consider whether the other information is materially inconsistent with the financial statements or our knowledge obtained in the audit or otherwise appears to be materially misstated. If we identify such material inconsistencies or apparent material misstatements, we are required to determine whether there is a material misstatement in the financial statements or a material misstatement of the other information. If, based on the work we have performed, we conclude that there is a material misstatement of this other information, we are required to report that fact.

We have nothing to report in this regard.

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INDEPENDENT AUDITORS' REPORT TO THE TRUSTEES OF ST. CLEMENT DANES HOLBORN ESTATE CHARITY

Matters on which we are required to report by exception

In the light of the knowledge and understanding of the charity and its environment obtained in the course of the audit, we have not identified material misstatements in the annual report.

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

- Adequate accounting records have not been kept, or returns adequate for our audit have not been received from branches not visited by us; or
- The financial statements are not in agreement with the accounting records and returns; or
- Certain disclosures of trustees'/directors' remuneration specified by law are not made; or
- We have not received all the information and explanation we require for our audit.

Responsibilities of the trustee

As explained more fully in the trustee's responsibilities statement, the trustee is responsible for the preparation of the financial statements and for being satisfied that they give a true and fair view, and for such internal control as the trustee determines is necessary to enable the preparation of financial statements that are free from material misstatement, whether due to fraud or error.

In preparing the financial statements, the trustee is responsible for assessing the charity's ability to continue as a going concern, disclosing, as applicable, matters relating to going concern and using the going concern basis of accounting unless the trustee either intends to liquidate the charity or to cease operation, or has no realistic alternative but to do so.

Auditor's responsibilities for the audit of the financial statements

We have been appointed as auditors under section 144 of the Charities Act 2011 and report in accordance with the Act and relevant regulations or having effect thereunder. Our objectives are to obtain reasonable assurance about whether the financial statements as a whole are free from material misstatement, whether due to fraud or error, and to issue an auditor's report that includes our opinion. Reasonable assurance is a high level of assurance, but is not a guarantee that an audit conducted in accordance with ISAs (UK) will always detect a material misstatement when it exists. Misstatements can arise from fraud or error and are considered material if, individually or in the aggregate, they could reasonably be expected to influence with economic decisions of users taken on the basis of these financial statements.

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

- We obtained an understanding of the charity's business, controls, legal and regulatory frameworks, laws and regulations and assessed the susceptibility of the charity's financial statements to material misstatement from irregularities, including fraud and instances of non-compliance with laws and regulations.
- Based on this understanding, we designed our audit procedures to detecting irregularities, including fraud. Testing undertaken included making enquiries on the management; journal entry testing; review of bank letters and any correspondence received from regulatory bodies; reviewing financial statement disclosures and testing to supporting documentation to assess compliance with applicable laws and regulations. These procedures were designed to provide reasonable assurance that the financial statements were free from fraud or error.
- We addressed the risk of fraud through management override of controls, by testing the appropriateness of journal entries and other adjustments; assessing whether the judgements made in making accounting estimates are indicative of a potential bias; and evaluating the business rationale of any significant transactions that are unusual or outside the normal course of business.

ST. CLEMENT DANES HOLBORN ESTATE CHARITY
YEAR TO 31ST DECEMBER 2023

INDEPENDENT AUDITORS' REPORT TO THE TRUSTEES OF ST. CLEMENT DANES HOLBORN ESTATE CHARITY

An auditor conducting an audit in accordance with ISAs (UK) is responsible for obtaining reasonable assurance that the financial statements taken as a whole are free from material misstatement, whether caused by fraud or error and in our audit procedures described above. Owing to the inherent limitations of an audit, there is an unavoidable risk that some material misstatements of the financial statements may not be detected, even though the audit is properly planned and performed in accordance with the ISAs (UK).

As part of an audit in accordance with ISAs (UK), we exercise professional judgement and maintain professional scepticism throughout the audit. We also:

- Identify and assess the risks of material misstatement of the financial statements, whether due to fraud or error, design and perform audit procedures responsive to those risks, and obtain audit evidence that is sufficient and appropriate to provide a basis for our opinion. The risk of not detecting a material misstatement resulting from fraud is higher than for one resulting from error, as fraud may involve collusion, forgery, intentional omissions, misrepresentations, or the override of internal control.
- Obtain an understanding of internal control relevant to the audit in order to design audit procedures that are appropriate in the circumstances, but not for the purpose of expressing an opinion on the effectiveness of the internal control.
- Evaluate the appropriateness of accounting policies used and the reasonableness of accounting estimates and related disclosures made by the trustees.
- Conclude on the appropriateness of the trustees' use of the going concern basis of accounting and, based on the audit evidence obtained, whether a material uncertainty exists related to events or conditions that may cast significant doubt on the charity's ability to continue as a going concern. If we conclude that a material uncertainty exists, we are required to draw attention in our auditor's report to the related disclosures in the financial statements or, if such disclosures are inadequate, to modify our opinion. Our conclusions are based on the audit evidence obtained up to the date of our auditor's report. However, future events or conditions may cause the charity to cease to continue as a going concern.
- Evaluate the overall presentation, structure and content of the financial statement, including the disclosures, and whether the financial statements represent the underlying transactions and events in a manner that achieves fair presentation.

We communicate with those charged with governance regarding, among other matters, the planned scope and timing of the audit and significant audit findings, including any significant deficiencies in internal control that we identify during our audit.

Use of our report

This report is made solely to the charity's members, as a body, in accordance with section 144 of the Charities Act 2011 and regulations under Section 154 of that Act. Our audit work has been undertaken so that we might state to the charity's members those matters we are required to state to them in an auditor's report and for no other purpose. To the fullest extent permitted by law, we do not accept or assume responsibility to anyone other than the charity and the charity's trustees as a body, for our audit work, for this report, or for the opinions we have formed.

Shipleys LLP *Shipleys LLP*
 Statutory Auditor
 Chartered Accountants & Statutory Auditor
 5 Godalming Business Centre
 Woolsack Way
 Godalming
 Surrey GU7 1XW

Date: 8th November 2024

ST. CLEMENT DANES HOLBORN ESTATE CHARITY
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STATEMENT OF FINANCIAL ACTIVITIES FOR THE YEAR ENDED 31ST DECEMBER 2023

The notes on pages 12 to 29 form part of these accounts.

UNRESTRICTED FUNDS
DESIGNATED FUNDS

RESTRICTED FUNDS
INCOME FUND CAPITAL FUND

	Notes	Accumulated Income Fund £	School Fund (Note 17) £	Westminster Persons in Need (Note 18) £	Extraordinary Repair Fund (Note 19) £	Cyclical Maintenance Fund (Note 20) £	School Fund (Note 21) £	Residents Extra Benefits (Note 22) £	Permanent Endowment (Note 23) £	TOTAL 2023 £	TOTAL 2022 £
INCOME AND ENDOWMENTS:											
From: Investments	2	602,343								602,343	544,934
Charitable activities	3	602,910								602,910	536,107
Donations and legacies	4	-								-	-
TOTAL INCOME		1,205,253								1,205,253	1,081,041
EXPENDITURE ON:											
Raising funds	5								101,969	101,969	104,459
Cost of charitable activities:	6	990,951			271,057	14,911	68,193		180,634	1,525,746	1,368,021
TOTAL		990,951			271,057	14,911	68,193		282,603	1,627,715	1,472,480
Net gains/(losses) on investment assets											
Realised and unrealised gains									488,219	488,219	(3,597,279)
TOTAL									488,219	488,219	(3,597,279)
Net Income/Expenditure		214,302			(271,057)	(14,911)	(68,193)		205,616	65,757	(3,988,718)
Transfer between funds											
Allocation to School Fund	10	(60,000)					60,000			-	-
Allocation to Reserve Fund		(5,000)		5,000							
Net Income/Expenditure before recognised gains/(losses)		149,302			(271,057)	(14,911)	(8,193)		205,616	65,757	(3,988,718)
Other recognised gains/(losses)											
Loss of disposal of fixed									(7,521)	(7,521)	
Gain on disposal of Freehold property											
Net movement in funds		149,302			(271,057)	(14,911)	(8,193)		198,095	58,236	(3,988,718)
Reconciliation of funds											
Balances brought fwd at 1.1.23		133,010	210,020	-	400,000	50,000	242,972	13,833	27,456,790	28,506,625	32,495,343
Balances carried fwd at 31.12.23		282,312	210,020	5,000	128,943	35,089	234,779	13,833	27,654,885	28,564,861	28,506,625

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BALANCE SHEET AS AT 31ST DECEMBER 2023

	Notes	Unrestricted Funds £	Restricted Funds £	Endowment Funds £	Total 2023 £	Total 2022 £
FIXED ASSETS						
Freehold Property	12a			6,375,440	6,375,440	6,475,590
Tangible Assets	12b			57,515	57,515	82,783
Investments	13a	7,211		21,770,558	21,777,769	21,391,054
		7,211		28,203,513	28,210,724	27,949,427
CURRENT ASSETS						
Debtors	14	374,341			374,341	482,495
Balance between funds	14/16	264,525	248,612	(513,137)	-	-
Balance at bank	15	134,316			134,316	301,379
		773,182	248,612	(513,137)	508,657	783,874
Less:						
Creditors: amounts falling due within one year	16	119,029		35,491	154,520	226,676
Net current assets/(liabilities)		654,153	248,612	(548,628)	354,137	557,198
Total assets less current liabilities		661,364	248,612	27,654,885	28,564,861	28,506,625
Total net assets		661,364	248,612	27,654,885	28,564,861	28,506,625
THE FUNDS OF THE CHARITY:						
Income Fund	P.9	282,312			282,312	133,010
School Fund	17	210,020			210,020	210,020
Westminster Persons in Need Fund	18	5,000			5,000	-
Extraordinary Repair Fund	19	128,943			128,943	400,000
Cyclical Maintenance Fund	20	35,089			35,089	50,000
School Restricted Fund	21		234,779		234,779	242,972
Residents Extra Benefits Fund	22		13,833		13,833	13,833
Capital Fund	23			27,654,885	27,654,885	27,456,790
TOTAL FUNDS		661,364	248,612	27,654,885	28,564,861	28,506,625

Approved by the Board of Directors of the Corporate Trustee on 30th October 2024, and signed on its behalf by:

Malcolm Macfarlane

Director of the Corporate Trustee:

M. Macfarlane

The notes on pages 12 to 29 form part of these accounts.

ST. CLEMENT DANES HOLBORN ESTATE CHARITY
YEAR TO 31ST DECEMBER 2023

STATEMENT OF CASH FLOWS
YEAR ENDED 31ST DECEMBER 2023

	Notes	Total 2023 £	Total 2022 £
NET CASH USED IN OPERATING ACTIVITIES	1	(38,813)	(919,508)
CASH FLOWS FROM INVESTING ACTIVITIES			
Interest and dividends		602,343	544,934
Purchase investments		(9,044,543)	(10,793,465)
Purchase fixed assets		(71,546)	(11,759)
Proceeds sale of investments		8,385,496	10,936,433
NET CASH PROVIDED BY INVESTING ACTIVITIES		(128,250)	676,143
CHANGE IN CASH AND CASH EQUIVALENTS IN THE YEAR		(167,063)	(243,365)
CASH AND CASH EQUIVALENTS BROUGHT FORWARD		301,379	544,744
CASH AND CASH EQUIVALENTS CARRIED FORWARD		134,316	301,379

ANALYSIS OF CHANGES IN NET DEBT	At 31 Dec 2022	Cash flows	At 31 Dec 2023
Cash at bank and in hand	301,379	(167,063)	134,316
	301,379	(167,063)	134,316

ST. CLEMENT DANES HOLBORN ESTATE CHARITY
YEAR TO 31ST DECEMBER 2023

NOTES TO STATEMENT OF CASH FLOWS
YEAR ENDED 31ST DECEMBER 2023

**1. RECONCILIATION OF NET MOVEMENT IN FUNDS TO NET
CASH FLOW FROM OPERATING ACTIVITIES**

	Total 2023 £	Total 2022 £
Net movement in funds	58,236	(3,988,718)
Add back depreciation charge	180,663	184,553
Deduct investment income shown in income and endowment	(602,343)	(544,934)
Deduct profits on investments	(488,219)	3,611,474
Loss on disposal of fixed assets	16,301	-
(Increase)/decrease in debtors	108,154	(90,945)
Increase/(decrease) in creditors	(72,156)	(42,682)
Movement in investment cash deposits	760,551	(48,256)
NET CASH USED IN OPERATING ACTIVITIES	(38,813)	(919,508)

ST. CLEMENT DANES HOLBORN ESTATE CHARITY
YEAR TO 31ST DECEMBER 2023

NOTES TO THE ACCOUNTS
YEAR ENDED 31ST DECEMBER 2023

1. ACCOUNTING POLICIES

a. Basis of Preparing the Financial Statements

The financial statements have been prepared in accordance with the Statement of Recommended Practice: 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), the Financial Reporting Standard applicable in the United Kingdom and Republic of Ireland (FRS 102) and the Charities Act 2011.

With effect from 1 January 2019, the charity has adopted the second addition of the Charities SORP (FRS 102) and the amendments to FRS 102 published in the Triennial Review 2017. There are no adjustments to the current or comparative period in relation to the amendments.

The trust constitutes a public benefit entity as defined by FRS 102. The trust is a registered charity (registration number 206754 England & Wales) and the governing document as detailed on page 1 is the Scheme that was set up in 2014. The principal address is noted on page 1.

These financial statements have been prepared on a going concern basis. No material uncertainties exist related to events or conditions that may cast a significant doubt on the charity's ability to continue as a going concern.

These financial statements are presented in Sterling (£), which is also the functional currency of the charity and rounded to the nearest £.

The financial statements have been prepared under the historical cost convention with items recognised at cost or transaction value unless otherwise stated in the relevant notes to these accounts. The accounts are prepared on a going concern basis.

b. Charity Commission Scheme

The Charity is registered under the Charities Act 1960 and the Charity has been administered in accordance with the Charity Commission Scheme dated 2nd September 1991 as modified by orders dated 1st October 1997, 27th July 1998, 29th August 2006 and amended by a resolution dated 11th June 2014.

c. Income

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

i) *Investments*

Income from both fixed interest investments and deposit accounts is included in the accounts on a receivable basis. Dividend income is recognised with reference to the dividend declaration date. Property rental income is recognised on a receivable basis. Income from endowment funds is unrestricted.

ii) *Donations, legacies and grants*

Grants receivable are recognised when any conditions attaching to them are fulfilled. Grants are allocated to the relevant funds as appropriate. Donations received are used in accordance with the wishes of the donor if applicable or are included as unrestricted funds. They are recognised when the charity is notified that it will receive the donation.

iii) *Activities in furtherance of the charity's objects*

Charitable income is accounted for on a receivable basis.

iv) *Other income*

Other income is accounted for in the year in which it is received and allocated to funds as appropriate.

**ST. CLEMENT DANES HOLBORN ESTATE CHARITY
YEAR TO 31ST DECEMBER 2023**

**NOTES TO THE ACCOUNTS (*cont*)
YEAR ENDED 31ST DECEMBER 2023**

d. Expenditure

Expenditure is included on an accruals basis.

i) *Costs of raising funds*

Costs of raising funds comprise investment management fees.

ii) *Grants payable*

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

On 30th June 2014 the assets of St. Clement Danes School Charitable Foundation were transferred to St Clement Danes Holborn Estate Charity. Prior to this date the Grants were paid in accordance with Clause 27 of the Charity's scheme in the following order of priority:

Clause 27 (1): An annual grant of £60,000 to the Trustees of St. Clement Danes School Charitable Foundation, to be applied by the said Trustees for the purposes of that Charity.

Clause 27 (3): A further grant to the Trustees of St. Clement Danes School Charitable Foundation, to be applied by the said Trustees for the purposes of that Charity.

Clause 27 (4): Grants to institutions in the City of Westminster whose purpose is to relieve need. Grants may also be paid to former residents of the almshouses.

After 30th June 2014 the grants previously made to the Trustees of St. Clement Danes School Charitable Foundation are made as transfers to the School Restricted Fund.

iii) *Allocation of support and governance costs*

Support costs have been allocated between charitable activities and governance. Support costs relating to charitable activities have been apportioned on the best estimate of staff time spent on each activity.

Governance costs comprise all costs involving the public accountability of the charity and its compliance with regulation and good practice. These costs include costs related to the statutory audit and legal fees together with an apportionment of overhead and support costs.

e. Tangible Fixed Assets and Depreciation

i) *Capitalisation and replacement*

All assets including additions in the year are stated at cost. The Charity is responsible for keeping the original buildings in fit and useful condition and these costs are written off as incurred to the General Fund, Cyclical Maintenance Fund or Extraordinary Repair Fund as appropriate.

Building improvements and other fixed assets are capitalised and carried in the balance sheet at historical cost.

ii) *Depreciation*

The cost of the freehold land is not depreciated. Depreciation of other assets is provided at rates calculated to write off the cost over the estimated useful economic lives of each class of asset, subject to annual review. Depreciation is charged to the fund in which the asset is held.

ST. CLEMENT DANES HOLBORN ESTATE CHARITY
YEAR TO 31ST DECEMBER 2023

NOTES TO THE ACCOUNTS (cont)
YEAR ENDED 31ST DECEMBER 2023

ii) *Depreciation (cont)*

These rates are currently as follows:

Freehold land	Nil
Freehold buildings and development costs	50 years
Freehold buildings, plant and fixtures	10 years
Buildings additions and improvements	12 – 20 years
Office refurbishment	10 – 25 years
Furniture and equipment for administration use	5 – 20 years
Computer for administration use	3 years
Furniture and equipment for charitable use	5 – 20 years
Computers for charitable use	3 years

f. Fixed Asset Investment

Investments are included in the accounts at their fair value.

Any gain or loss on revaluation is taken to the Statement of Financial Activities.

Realised and unrealised gains and losses on investment assets are included in the accounts as they arise.

g. Debtors

Debtors are initially recognised at fair value and thereafter stated at amortised costs less impairment losses for bad and doubtful debts.

h. Cash at Bank

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

i. Creditors and provisions

Creditors and provisions are recognised where the Charity has a present obligation resulting from a past event that will probably result in the transfer of funds to a third party and the amount due to settle the obligation can be measured or estimated reliably.

j. Financial Instruments

The Charity has financial assets and financial liabilities of a kind that qualify as basic financial instruments. Basic financial instruments are initially recognised at transaction value and subsequently measured at their settlement value.

k. Funds Structure

The Charity has a permanent endowment, the income from which is wholly unrestricted.

The restricted fund, the Residents Extra Benefits Fund receives any donation or legacies from residents which are then used to provide benefits that the Trustees would not normally provide.

Unrestricted funds comprise those funds which the Trustees are free to use for any purpose in furtherance of the charitable objects. These include designated funds which reflect the main charitable activities. Transfers to and from these funds are reviewed annually by the Trustees and are shown in Note 8.

Details of the nature and purpose of each fund is set out in Notes 17 to 23.

**ST. CLEMENT DANES HOLBORN ESTATE CHARITY
YEAR TO 31ST DECEMBER 2023**

**NOTES TO THE ACCOUNTS (*cont*)
YEAR ENDED 31ST DECEMBER 2023**

On 30th June 2014 St. Clement Danes Charitable Foundation transferred its funds to Holborn Estate Charity to be held as restricted funds. The Charity had an Accumulated General Fund, split between Income and Capital. The Income Fund reflected the operation of the Charity and the Capital Fund represented the net book value of the School buildings.

The School Fund was formerly known as the Repair Fund and was originally intended to enable the Trustees to meet their obligation to contribute 10% towards certain categories of capital funding. With the granting of Academy Status this obligation no longer applies. To reflect this change Trustees changed the title of the fund to School Fund to be retained as a reserve for the benefit of the School.

There are three restricted funds for the purpose of making small grants to individuals and the School and for providing annual prizes for academic and sporting achievements, these being the Discretionary Fund, the Prize Fund and the Old Danes Fund.

Until 30th June 2014 a quarter of the Holborn Estate Charity Clause 27(1) grant was allocated to the Discretionary Fund. Administrative expenses of £1,000 were allocated to this fund.

Under Clause 29 (4) of the 1999 Charity Scheme any surplus arising on the Discretionary Fund will be transferred to the General Fund.

Income from the Prize Fund is transferred annually to the General Fund.

I. Salary and Expense Allocations – Associated Charities

A charge, which is agreed annually, is levied on Westminster Amalgamated Charity. From 1st September 1986 under the authority from the Charity Commissioners dated 10th February 1987 the recharge previously made to the Trustees of St. Clement Danes School Charitable Foundation has no longer been as a notional recharge and a corresponding notional grant until 30th June 2014 when the assets of the foundation were transferred to St. Clement Danes Holborn Estate Charity. Salaries are apportioned according to the Trustee's best estimate of staff time spent on each charity. Management and administration costs are apportioned by the Trustee as deemed appropriate.

m. Value Added Tax

The Charity is not registered for VAT purposes and all expenses, where applicable, are inclusive of irrecoverable VAT.

n. Pension Scheme

The Charity operates a defined contribution pension scheme and the pension charge represents the amounts paid by the Charity to the fund in respect of the year.

o. Operating Leases

Rentals in respect of all leases are charged to the Statement of Financial Activities as incurred.

ST. CLEMENT DANES HOLBORN ESTATE CHARITY
YEAR TO 31ST DECEMBER 2023

NOTES TO THE ACCOUNTS (cont)
YEAR ENDED 31ST DECEMBER 2023

	Restricted Funds				
	Unrestricted Funds	Residents Extra Benefits	School Fund	Endowment Fund	Total
	£	£	£	£	£
2. INVESTMENTS					
Income from quoted investments	602,343			602,343	544,934
	602,343			602,343	544,934

In 2022 all investment income was attributable to unrestricted funds.

3. CHARITABLE ACTIVITIES

Contributions from

Almshouse residents

Weekly maintenance	570,341			570,341	502,375
Care-Call maintenance	9,351			9,351	15,932
Shopping and cleaning	4,489			4,489	4,509
Laundry and Guest Flat	7,351			7,351	4,966
Heating, Hot Water and Electricity	11,378			11,378	8,325
	602,910			602,910	536,107

In 2022 all charitable activities income was attributable to unrestricted funds.

	Restricted Funds				
	Unrestricted Funds	Residents Extra Benefits	School Fund	Endowment Fund	Total
	£	£	£	£	£

4. DONATIONS & LEGACIES

Donations

In 2022 other income was attributable to restricted funds.

5. RAISING FUNDS

Investment Management Fees				101,969	101,969	104,459
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In 2022 all costs for raising funds were attributable to endowment funds.

ST. CLEMENT DANES HOLBORN ESTATE CHARITY
YEAR TO 31ST DECEMBER 2023

NOTES TO THE ACCOUNTS (cont)
YEAR ENDED 31ST DECEMBER 2023

	Expenditure Note 9 £	Support Costs Note 8 £	Governance Costs Note 8 £	Total 2023 £	Total 2022 £
6. ANALYSIS OF EXPENDITURE ON CHARITABLE ACTIVITIES					
From Income Funds:					
Grants to St. Clement Danes School					200,000
Grants to Westminster Persons in Need					-
					200,000
Almshouse expenditure:					
Income Fund	843,022	120,677	27,252	990,951	812,907
Cyclical Maintenance Fund	13,044	1,867		14,911	8,909
Extraordinary Maintenance Fund	237,115	33,942		271,057	106,127
Endowment Fund	177,812	2,822		180,634	180,078
	1,270,993	159,308	27,252	1,457,553	1,108,021
From Restricted Funds					
Grants to St. Clement Danes School	68,193			68,193	60,000
Total Charitable Expenditure	1,339,186	159,308	27,252	1,525,746	1,368,021

In 2022 £1,127,943 expenditure on charitable activities was attributable to unrestricted funds, £180,078 attributable to endowment funds and £60,000 attributable to restricted funds.

	Total 2023 £	Total 2022 £
7. ANALYSIS OF INCOME FUND GRANTS		
Grants to Westminster Institutions – Clause 27(4): (Note 16)		
Westminster Amalgamated Charity	-	-
The Connection at St. Martin's	-	-

ST. CLEMENT DANES HOLBORN ESTATE CHARITY
YEAR TO 31ST DECEMBER 2023

NOTES TO THE ACCOUNTS (cont)
YEAR ENDED 31ST DECEMBER 2023

8. TOTAL SUPPORT AND GOVERNANCE COSTS

	Total Cost Before Allocations £	Allocations £	Net Costs After Allocations		2023 Total Costs £	2022 Total Costs £
			Income Fund £	Endowment Fund £		
Total Expenses						
Salaries and pensions	149,718	48,776	100,942		100,942	90,328
Staff Training	-	-	-		-	-
Equipment maintenance	11,609	4,644	6,965		6,965	9,376
Clearance of School House	13,175	5,270	7,905		7,905	-
Depreciation equipment	1,311	1,311	-	1,540	1,540	3,323
Depreciation building	-	-	-	-	-	2,471
Loss on disposal of equipment	1,092	1,092		1,282	1,282	-
Loss on disposal of building	6,405	6,405	-	-	-	-
Rates	1,508	603	905		905	2,242
Rent	39,319	12,728	26,591		26,591	33,936
Insurance	1,781	712	1,069		1,069	1,338
Energy costs	1,922	769	1,153		1,153	1,422
Communications	12,273	4,909	7,364		7,364	7,178
Other expenses	3,592	-	3,592		3,592	3,067
Total support costs	243,705	87,219	156,486	2,822	159,308	154,681
Governance Costs						
Costs of meetings	-	-	-		-	1,050
Professional fees	19,937	7,975	11,962		11,962	4,682
Trustee expenses	-	-	-		-	-
Fees – audit	15,290	-	15,290		15,290	12,330
Total governance costs	35,227	7,975	27,252		27,252	18,062

Total support costs attributable to charitable activities are allocated to Almshouse expenditure.

ST. CLEMENT DANES HOLBORN ESTATE CHARITY
YEAR TO 31ST DECEMBER 2023

NOTES TO THE ACCOUNTS (cont)
YEAR ENDED 31ST DECEMBER 2023

	Income Fund	Cyclical Maintenance	Extra- Ordinary Repair	Capital Fund	Total 2023 Note 7(a)	Total 2022 Note 7(a)
	£	£	£	£	£	£
9. ANALYSIS OF ALMSHOUSE EXPENDITURE						
Salaries and pensions	210,547				210,547	227,753
Staff training	1,308				1,308	5,593
Staff recruitment	-				-	-
Premises Manager cover	34,675				34,675	-
Out of hours warden cover	30,717				30,717	29,953
Building repairs & maintenance	250,912	13,044	237,115		501,071	240,467
Land and garden maintenance	31,377				31,377	27,967
Water rates and council tax	36,374				36,374	56,640
Insurance	17,782				17,782	17,033
Energy costs	91,472				91,472	56,773
IT support/maintenance	500				500	500
Communications	6,964				6,964	3,651
Other expenses	8,086				8,086	8,955
PPE/sanitising costs	-				-	650
Professional fees	66,731				66,731	27,151
General benefit of residents	55,577				55,577	57,908
Depreciation:						
Buildings				161,867	161,867	156,475
Equipment				15,945	15,945	17,809
	843,022	13,044	237,115	177,812	1,270,993	935,278

		Total 2023 £	Total 2022 £
10. TRANSFER BETWEEN FUNDS			
Allocation to School Fund			
Annual grant	- Clause 27(1)	60,000	60,000
Inflation grant	- Clause 27(3)		110,575
Accumulated Income Fund		(60,000)	(170,575)
		-	-
Allocations to Reserve Funds (Notes 17 – 20)			
Accumulated Income Fund		(5,000)	(115,036)
School Fund	- Clause 27(3)	-	-
Westminster Persons in Need	- Clause 27(4)	5,000	-
Cyclical Maintenance Fund	- Clause 29	-	8,909
Extraordinary Repair Fund	- Clause 30	-	106,127
		-	-

ST. CLEMENT DANES HOLBORN ESTATE CHARITY
YEAR TO 31ST DECEMBER 2023

NOTES TO THE ACCOUNTS (cont)
YEAR ENDED 31ST DECEMBER 2023

11. EXTRACT OF EXPENDITURE INCLUDED IN STATEMENT OF FINANCIAL ACTIVITIES	2023 £	2022 £
a. Analysis of Staff Costs		
Total emoluments	307,417	307,710
Pension Contributions paid by the Charity	28,303	24,592
Employer's National Insurance Contributions	24,545	27,309
	<hr/> 360,265	<hr/> 359,611
	<hr/>	<hr/>
Deduct Recoveries	<hr/> (48,776)	<hr/> (41,530)
	<hr/> 311,489	<hr/> 318,081

The average number of employees during the year was 11 (2022: 13) with all staff time involved in governance or charitable activities.

The Charity considers its key management personnel comprise the directors of the Corporate Trustee and the Chief Executive Officer. The total employment benefits including employer pension contributions of the key management personnel were £62,765 (2022: £59,779). One employee had employee benefits in excess of £60,000 (2022: none).

Accrued pension contributions at 31st December 2023 amounted to £nil as all outstanding premiums had been collected by the pension provider (2022: £nil).

During the year no redundancy payments were made. (2022: £nil).

Deduct recoveries are based on staff time spent on working for the individual charities. See note 1(j).

The auditor's remuneration comprised an audit fee of £14,330 (2022: £12,330).

Other non-audit services £2,788 (2022: £972).

12. FIXED ASSETS	HEIGHTS				
a. Freehold land and assets for charitable use	School	Land	Buildings	Plant and Fixtures	Total 2023
	£	£	£	£	£
Cost					
At 1 st January 2023	655,945	81,000	6,563,055	251,009	7,551,009
Additions				61,717	61,717
	<hr/> 655,945	<hr/> 81,000	<hr/> 6,563,055	<hr/> 312,726	<hr/> 7,612,726
Depreciation					
At 1 st January 2023	-	-	916,156	159,263	1,075,419
Charge for year	<hr/> -	<hr/> -	<hr/> 131,374	<hr/> 30,493	<hr/> 161,867
	<hr/> -	<hr/> -	<hr/> 1,047,530	<hr/> 189,756	<hr/> 1,237,286
Net Book Value					
At 31 st December 2023	<hr/> 655,945	<hr/> 81,000	<hr/> 5,515,525	<hr/> 122,970	<hr/> 6,375,440
At 31 st December 2022	<hr/> 655,945	<hr/> 81,000	<hr/> 5,646,899	<hr/> 91,746	<hr/> 6,475,590

ST. CLEMENT DANES HOLBORN ESTATE CHARITY
YEAR TO 31ST DECEMBER 2023

NOTES TO THE ACCOUNTS (cont)
YEAR ENDED 31ST DECEMBER 2023

12. FIXED ASSETS (cont)

On 1st April 2011 St. Clement Danes School was granted Academy status with effect from 1st July 2011. As a result of this change St. Clement Danes School Charitable Foundation granted a lease over the school's land and buildings to the newly formed academy trust. The lease is fully repairing and insuring with a term of 125 years. Rent receivable under the lease is represented by a rose presented to each trustee at the annual commemoration day.

The newly granted lease was deemed to be a finance lease as the risks and rewards of ownership had been transferred to the Academy, therefore the assets have been shown as disposed of effective from the commencement of the lease. A nominal value of £4,000 which is not being depreciated was retained within the balance sheet to represent any residual value which may occur at the end of the lease.

In building the school, grants of £5,650,392 were received from the Department for Education and Hertfordshire County Council, under the agreement at the time these may be returned in the event of a disposal for non-educational purposes.

b. Furniture and Other Equipment	For administration use		For charitable use	
	School House Works £	Furniture and Equipment £	Furniture and Equipment £	Total £
Cost				
At 1 st January 2023	82,144	74,038	143,900	300,082
Additions	-	9,001	828	9,829
Disposals	(82,144)	(53,221)	-	(135,365)
At 31 st December 2023	-	29,818	144,728	174,546
Depreciation				
At 1 st January 2023	68,217	66,522	82,560	217,299
Charge for year	-	2,851	15,945	18,796
Disposals	(68,217)	(50,847)		(119,064)
At 31 st December 2023	-	18,526	98,505	117,031
Net Book Value				
At 31 st December 2023	-	11,292	46,223	57,515
At 31 st December 2022	13,927	7,516	61,430	82,783

All fixed assets in 2022 were attributable to the endowment fund.

ST. CLEMENT DANES HOLBORN ESTATE CHARITY
YEAR TO 31ST DECEMBER 2023

NOTES TO THE ACCOUNTS (cont)
YEAR ENDED 31ST DECEMBER 2023

13.a. INVESTMENTS

	2023	2022
	£	£
Market value at 1 st January	20,495,970	24,250,412
Additions	9,044,543	10,793,465
Disposal proceeds	(8,385,496)	(10,936,433)
Gain/(loss) in year	488,219	(3,611,474)
	<u>21,643,236</u>	<u>20,495,970</u>
Short term cash deposits	134,533	895,084
	<u>21,777,769</u>	<u>21,391,054</u>
 Total market value at 31 st December	 <u>21,777,769</u>	 <u>21,391,054</u>
 Investments at market value comprise:		
UK equities	4,862,901	6,752,601
Global equities	9,000,512	7,984,737
UK fixed interest securities	3,769,336	1,279,106
Overseas fixed interest	985,485	1,944,640
Quoted property	333,356	641,292
Alternative investments	2,691,646	1,893,594
Cash	134,533	895,084
	<u>21,777,769</u>	<u>21,391,054</u>
 Historical cost at 31 st December 2023	 <u>19,235,543</u>	 <u>18,232,786</u>

13.b. Material Investments (over 5% by value)

	Percentage	Value
There were no investments over 5% by value.	-	-

All investments are carried at their fair value. Investments in equities and 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 bid price.

The significance of financial instruments to the ongoing financial sustainability of the Trust is considered in the financial review section of the trustees' report.

The main risk to the Trust from financial instruments lies in the combination of uncertain markets and volatility in yield. Liquidity risk is anticipated to be low as all assets are traded and the commitment to intervention by central banks and market regulators has continued to provide for orderly trading in the markets. The Trust manages these investment risks by retaining expert advisors and operating an investment policy that provides for a high degree of diversification of holdings within investment asset classes that are quoted on recognised stock exchanges.

In 2022 £7,211 of investments were attributable to the unrestricted fund, £nil to the restricted fund and the balance of £21,383,843 to the endowment fund.

ST. CLEMENT DANES HOLBORN ESTATE CHARITY
YEAR TO 31ST DECEMBER 2023

NOTES TO THE ACCOUNTS (cont)
YEAR ENDED 31ST DECEMBER 2023

14. DEBTORS	2023	2022
	£	£
Accrued income	5,161	5,651
Associated charities:		
Westminster Amalgamated Charity	312,227	407,695
Capital Fund debtor		
Other debtors	9,098	8,245
Prepayments	47,855	60,904
	<hr/>	<hr/>
Unrestricted Funds debtors	374,341	482,495
	<hr/>	<hr/>
Amount due from other Funds	513,137	458,202
	<hr/>	<hr/>

In 2022 all debtors were attributable to the unrestricted fund. Accrued income relates to dividends and interest owed by the investment managers to the Charity at the year-end but not paid to the Charity.

15. BALANCE AT BANK

In 2022 £301,379 was attributable to the unrestricted fund.

16. CREDITORS	2023	2022
	£	£
Associated charities:		
Westminster Amalgamated Charity	-	100,000
Other creditors	23,781	25,111
Accruals	95,248	74,341
	<hr/>	<hr/>
	119,029	199,452
Capital Fund – accruals	35,491	27,224
	<hr/>	<hr/>
	154,520	226,676
	<hr/>	<hr/>
Amount due to other Funds	513,137	458,202
	<hr/>	<hr/>

In 2022 £177,842 creditors were attributable to the unrestricted fund, £21,610 to the restricted fund and the balance of £27,224 to the endowment fund.

17. SCHOOL FUND – UNRESTRICTED DESIGNATED FUND

The amounts allocated to the School Fund are available in whole or in part for any project/expense at the School previously approved by the Trustees of Holborn Estate Charity.

	2023	2022
	£	£
Balance at 1 st January 2023	210,020	410,020
Less: Expenditure in year	-	(200,000)
	-	
Add: Contribution for year		<hr/>
		-
Balance at 31 st December 2023	<hr/>	<hr/>
	210,020	210,020
	<hr/>	<hr/>

ST. CLEMENT DANES HOLBORN ESTATE CHARITY
YEAR TO 31ST DECEMBER 2023

NOTES TO THE ACCOUNTS (cont)
YEAR ENDED 31ST DECEMBER 2023

18. WESTMINSTER PERSONS IN NEED (Clause 27(4)) – UNRESTRICTED DESIGNATED FUND

Amounts from any year-end surplus may be placed in this Fund for distribution to charities identified as being able to give grants to the needy in the City of Westminster. In addition, grants may be made from this fund to former residents of the Charity's Almshouses.

	2023	2022
	£	£
Balance at 1 st January 2023	-	-
Less: Expenditure in year	-	-
Add: Contribution for year	5,000	-
Balance at 31 st December 2023	5,000	-

19. EXTRAORDINARY REPAIR FUND (Clause 30) – UNRESTRICTED DESIGNATED FUND

Under the Charity Commission Scheme dated 2nd September 1991 the Charity may set aside an initial sum of £20,000 in the fund and transfer to the fund such annual sum as it thinks sufficient for the purpose of providing for the extraordinary repairs, improvements or rebuilding of the Almshouses. Under the previous Charity Commission Scheme dated 3rd October 1979, the Charity transferred the sum of £2,300 annually to this repair fund. A total of £29,900 has been transferred under this previous scheme.

	2023	2022
	£	£
Balance at 1 st January 2023	400,000	400,000
Less: Expenditure in year (Note 6)	(271,057)	(106,127)
Less: Transfer from Accumulated Income Fund	-	106,127
Balance at 31 st December 2023	128,943	400,000

20. CYCLICAL MAINTENANCE FUND (Clause 29) – UNRESTRICTED DESIGNATED FUND

Under the Charity Commission Scheme dated 2nd September 1991 the Charity may establish and maintain a reserve fund for those items of ordinary maintenance and repair of the Almshouses which recur at infrequent intervals. The fund may be maintained by setting aside an annual sum out of the income of the Charity as the Charity thinks fit. An initial sum of £20,000 may be set aside in the fund.

	2023	2022
	£	£
Balance at 1 st January 2023	50,000	50,000
Less: Expenditure in year (Note 6)	(14,911)	(8,909)
Less: Transfer from Accumulated Income Fund	-	8,909
Balance at 31 st December 2023	35,089	50,000

ST. CLEMENT DANES HOLBORN ESTATE CHARITY
YEAR TO 31ST DECEMBER 2023

NOTES TO THE ACCOUNTS (cont)
YEAR ENDED 31ST DECEMBER 2023

21. SCHOOL RESTRICTED FUNDS – RESTRICTED INCOME FUND

	General Fund	School Fund	Discretionary Fund	Old Danes Fund	Prize Fund	Restricted Fund	
	£	£	£	£	£	2023 Total	2022 Total
						£	£
EXPENDITURE							
Investment management Costs							
Grants payable	59,000		1,000	2,500	5,693	68,193	60,000
Total Expenditure	59,000		1,000	2,500	5,693	68,193	60,000
Net Income before transfers	(59,000)		(1,000)	(2,500)	(5,693)	(68,193)	(60,000)
Mandatory transfers	45,000		15,000			60,000	60,000
Other transfers	14,000		(14,000)				110,575
Net incoming Resources before recognised gains/(losses)		-		(2,500)	(5,693)	(8,193)	110,575
BALANCE BROUGHT FORWARD AT 1ST JANUARY	-	227,279	7,500	2,500	5,693	242,972	132,397
BALANCE CARRIED FORWARD 31ST DECEMBER	-	227,279	7,500	-	-	234,779	242,972

21.b. SCHOOL FUND

The School Fund is retained as a reserve for the benefit for the school (Note 1(k)).

21.c. DISCRETIONARY FUND

	2023 £	2022 £
Balance at 1 st January 2023	7,500	7,500
Share of Holborn Estate Charity grant (Note 1l)	15,000	15,000
Grants to Individuals		
Support costs (Note 1i)	(1,000)	(1,000)
Surplus transferred to General Fund (Note 1l)	(14,000)	(14,000)
Balance at 31 st December 2023	7,500	7,500

A quarter of the Holborn Estate Charity Clause 27(1) grant was allocated to the Discretionary Fund. Administrative expenses of £1,000 pa are allocated to this fund.

Under Clause 29(4) of the 1999 scheme any surplus arising on the discretionary fund is transferred to the General Fund.

21.d. OLD DANES FUND

The Old Danes Fund was created in 2003 to hold donations made for the purpose of maintaining the historical traditions of St. Clement Danes School. During the year the balance was transferred to the School for further distribution.

ST. CLEMENT DANES HOLBORN ESTATE CHARITY
YEAR TO 31ST DECEMBER 2023

NOTES TO THE ACCOUNTS (cont)
YEAR ENDED 31ST DECEMBER 2023

21.e. THE PRIZE FUND

The Prize Fund enables the Charity to make awards to pupils who are studying at St. Clement Danes School. The awards are paid out of the Head Teacher's allocation. During the year the balance was transferred to the School for further distribution.

22. RESIDENTS EXTRA BENEFITS FUND – RESTRICTED INCOME FUND

This fund represents accumulated amounts donated for the specific benefit of the residents less amounts paid.

	2023	2022
	£	£
Balance at 1 st January 2023	13,833	13,833
Add: Donations received	-	-
Balance at 31 st December 2023	<u>13,833</u>	<u>13,833</u>

23. CAPITAL FUND – PERMANENT ENDOWMENT FUND

	2023	2022
	£	£
Balance at 1 st January 2023	27,456,790	31,338,606
Resources expended:		
Cost of generating funds	(101,969)	(104,459)
Charitable activities:		
Depreciation of fixed assets for charitable use	(177,812)	(174,284)
Support costs: depreciation	(2,822)	(5,794)
Gain/(Loss) on disposal of fixed assets	(7,521)	-
Investment (losses)/gains:		
Realised and unrealised	<u>488,219</u>	<u>(3,597,279)</u>
Balance at 31 st December 2023	<u><u>27,654,885</u></u>	<u><u>27,456,790</u></u>

24. OPERATING LEASES

On 14th November 2022 the Charity entered into a license on the premises at 315. China Works, Black Prince Road London SE1 7SJ for the period to 13th November 2024. The premises are licenced from Workspace Group PLC (Note 25(c)).

On 24th November 2019 the Charity entered into a 5 Year Lease Agreement with Automotive Leasing on a new Iveco Minibus at an annual rental of £14,243.

ST. CLEMENT DANES HOLBORN ESTATE CHARITY
YEAR TO 31ST DECEMBER 2023

NOTES TO THE ACCOUNTS (cont)
YEAR ENDED 31ST DECEMBER 2023

24. OPERATING LEASES (cont)

Total commitments payable in the future are summarised as follows:

	2023	2022
	£	£
Under 1 year	18,238	26,243
Over 1 year: 2 – 5 years		5,935
Over 5 years		-
Total	<u>18,238</u>	<u>32,178</u>

25. RELATED PARTY TRANSACTIONS AND TRUSTEES' EXPENSES

A. Common Trustees

1. Trustees common with Westminster Amalgamated Charity:
Mrs. J. Bianco
2. Mrs. L. Clarkson and Mrs. R. Hadfield are members of the Danes Educational Trust.

B. Trustees' Expenses

No trustee or director of the Charity received reimbursed expenses (2022: £Nil).

C. Salary and Expense Allocation

The St. Clement Danes Holborn Estate Charity and Westminster Amalgamated Charity occupied offices leased from St. Clement Danes Educational Foundation until 30th September 2023 (Note 24).

The amounts of the salary and expense allocations are set out in Note 8.

No trustee or director of the Charity has been paid any remuneration or received any benefit.

Amounts owed to and from the associated charity, Westminster Amalgamated Charity, are shown in Notes 14 and 16 to the accounts.

The basis of the apportionment of expenses between the two charities is set out in Note 1(l).

D. Grants to St. Clement Danes School Governors

Grants were made to the Governors of St. Clement Danes School under Clauses 27(1) and 27(3) of the Charity's scheme. The amounts of the grants are shown in Note 6.

ST. CLEMENT DANES HOLBORN ESTATE CHARITY
YEAR TO 31ST DECEMBER 2023

NOTES TO THE ACCOUNTS (cont)
YEAR ENDED 31ST DECEMBER 2023

26. ANALYSIS OF NET ASSETS BETWEEN FUNDS 2023

	Fixed Assets	Freehold Property	Investments	Net Current Assets	2023 Total
	£	£	£	£	£
UNRESTRICTED FUNDS					
Accumulated Income Fund			7,211	280,101	287,312
Designated Funds				374,052	374,052
RESTRICTED FUNDS					
School Fund				234,779	234,779
Residents Extra Benefits				13,833	13,833
Capital Fund	57,515	6,375,440	21,770,558	(548,628)	27,654,885
	57,515	6,367,640	21,777,769	361,937	28,564,861

27. ANALYSIS OF NET ASSETS BETWEEN FUNDS 2022

	Fixed Assets	Freehold Property	Investments	Net Current Assets	2022 Total
	£	£	£	£	£
UNRESTRICTED FUNDS					
Accumulated Income Fund			7,211	249,874	257,085
Designated Funds				660,020	660,020
RESTRICTED FUNDS					
School Fund				132,397	132,397
Residents Extra Benefits				13,833	13,833
Capital Fund	82,783	6,475,590	21,383,843	(485,426)	27,456,790
	82,783	6,475,590	21,391,054	570,698	28,520,125

28. CAPITAL COMMITMENTS

During the year the charity entered into a repair contract that spanned the year end. An amount of £160,125 was still payable and committed to at year end in relation to this

29. CONTINGENT ASSET

During the year ended 31 December 2022 the Charity had started preparing a claim in respect of rectification of defects at its Almshouse which is expected to result in an inflow of benefit to the Charity. This continued in the current year and there still remains uncertainty on the exact amount of the income or timing of settlement and therefore it is impractical for any further details to be provided at this time.