

CRAYFORD ECCLESIASTICAL CHARITIES

England & Wales · Charity number 208966

Details

Other names	ANNIE PIM ALMSHOUSE CHARITY WITH THEODORE PIM AUGMENTATION AND E R STONEHAM
Status	Registered
Legal form	Other
Registered	1962-12-13
Register	View on the Charity Commission register

Contact

Address c/o St Paulinus Church Office
8a Iron Mill Lane
Crayford
Dartford
Kent
DA1 4RW

Phone 01322557532

Email churchadmin@stpaulinus.co.uk

Activities

Objects: SEE INDIVIDUAL CONSTITUENTS

Activities: The trust comprises three self-contained single floor cottages known as the almshouses, which are for aged and deserving poor single persons or couples who are communicant members of the Church of England. There are additional charity funds which augment the income of the almshouses. Annie Pim, Theodore Pim, and ER Stoneham are collectively known as the Crayford Ecclesiastical Charities.

Classification

- **How:** Makes Grants To Individuals, Provides Buildings/facilities/open Space
- **What:** Accommodation/housing
- **Who:** Other Defined Groups

Geography

- **Area of benefit:** CRAYFORD
- Bexley

Finances

Period end	Income	Expenditure	Assets	Employees
2024-12-31	£40,393	£20,643	-	-
2023-12-31	£37,697	£19,810	-	-
2022-12-31	£34,137	£8,621	-	-
2021-12-31	£30,940	£34,627	-	-
2020-12-31	£23,910	£124,579	-	-

Trustees

Name	Role	Appointed
REV PAUL FREDERICK PRENTICE	Chair	2017-10-12
DAVID RICHARD DAY		2016-09-27
Ruth Lambourn		2025-05-04

Linked charities

- ANNIE PIM (208966-1)
- THEODORE PIM (208966-2)
- MRS MARTHA STONEHAM (208966-3)
- JOHN ALLNUT (208966-4)

CRAYFORD ECCLESIASTICAL CHARITIES

England & Wales - Charity number 208966

Accounts

THE CRAYFORD ECCLESIASTICAL CHARITIES

TRUSTEES REPORT AND ACCOUNTS

FOR THE YEAR ENDED 31ST DECEMBER 2024

Including:

ANNIE PIM ALMSHOUSE CHARITY

EDWARD RUSSELL STONEHAM

THEODORE PIM ALMSHOUSE AUGMENTATION

CHARITY REGISTRATION NUMBER 208966

Bank:

CAF Bank Ltd
25 Kings Hill Avenue
Kings Hill
West Malling
Kent ME19 4JQ

Independent Examiner:

SADLER DAVIES

Accountants & Tax Advisors

Top Floor, West Hill House

West Hill

Dartford

Kent

DA1 2EU

THE CRAYFORD ECCLESIASTICAL CHARITIES REGN 208966
Annual Report of the Trustees for the Year Ended 31st December 2024

The Annie Pim Trust comprises three self-contained single floor cottages known as the almshouses, and one house. The properties are situated in Iron Mill Lane, Crayford, Kent DA1 4RN.

Objectives and Public Benefit: The trust deed dated 15th December 1910 provides "almshouses for the aged and deserving poor being members of the Established Church of England and residing in the said Parish of Saint Paulinus, Crayford and the adjoining Parish of Bexley". The trustees let the house at a market rent, the surplus from which is used to pay for the upkeep of the almshouses. Livermores Estate Agents manage the properties on a day-to-day basis for the trustees. In 2020 the chimneys were made safe and the roofs to the almshouses and house were replaced, the exterior rendering was refurbished together with the rainwater goods at a total cost of £83,694. The house no. 7 was refurbished costing £25,433.50. In 2021 no. 9 was completely refurbished at a cost of £25,615. The almshouses had new front doors in 2023.

Reserves Policy:

The Theodore Pim Almshouse Augmentation fund was established to assist with the upkeep of the Annie Pim almshouses. The Edward Russell Stoneham endowment fund was established for the assistance of any respectable parishioner being a member of the Church of England, on account of ill health or misfortune. The Emergency Repair Fund is an investment with the Charities Official Investment Fund (COIF) for future repairs and there is a cyclical maintenance fund for routine repairs. Amounts transferred into these reserves were in line with the recommendations of the National Almshouse Association.

Trustees:

The trust deed states that the trustees should be the incumbent of St Paulinus Church, Crayford and its Church Wardens with discretion to appoint others for their expertise. The trustees serving in 2024 were Rev Paul Prentice (Chair), David Day Church Warden (appointed 2017 for his expertise), Michael Onafuwa Church Warden.

Co-opted to the committee: Mrs Carol Demuth (Honorary Treasurer)

Trustees' responsibilities

The trustees are required under the Charities Act 2011 to prepare financial statements for each financial year which give a true and fair view of the charity's financial activities during the year and of its financial position at the end of the year. In preparing financial statements giving a true and fair view, the trustees should follow best practice and:

- (a) Select suitable accounting policies and apply them consistently.
- (b) Make suitable judgements and estimates that are reasonable and prudent.
- (c) State whether applicable accounting standards of recommended practice have been followed, subject to any departures disclosed and explained in the financial statements.
- (d) Prepare the financial statements on a going concern basis unless it is inappropriate to presume that the charity will continue in operation.

The trustees are responsible for keeping accounting records, which enable them to disclose with reasonable accuracy the financial position of the charity, and for ensuring that they comply with applicable law and regulations. They are also responsible for safeguarding the assets of the charity and for taking reasonable steps for the prevention and detection of fraud and other irregularities.

Crayford Ecclesiastical Charities
(Including Annie Pim Almshouse and ER Stoneham)
Charity Registration 208966
Statement of Assets and Liabilities
as at 31st December 2024

	Note	2024	2023
		£	£
FIXED ASSETS			
Properties	1	-	-
Investments Annie Pim	2	2,068.00	2,068.00
Investments Theodore Pim	3	6,225.00	6,225.00
Investments Russell Stoneham	4	2,811.00	2,811.00
Investments Charities Official Investment Fund Deposit (COIF)		21,879.17	17,639.42
Investments Charities Official Investment Fund (COIF) Accumulation Units		<u>11,297.85</u>	<u>8,413.12</u>
		<u>44,281.02</u>	<u>37,156.54</u>
CURRENT ASSETS			
Balance at bank: Current		5,734.09	10,049.07
Balance at bank: Deposit		63,153.17	41,839.72
Managing Agent Debtor		-	4,167.56
NET CURRENT ASSETS		<u>68,887.26</u>	<u>56,056.35</u>
TOTAL ASSETS		<u>£ 113,168.28</u>	<u>£ 93,212.89</u>
Represented by:			
Annie Pim Endowment Fund: restricted	2	2,068.00	2,068.00
Theodore Pim Endowment Fund: restricted	3	6,225.00	6,225.00
ER Stoneham Endowment Fund: restricted	4	2,811.00	2,811.00
Cyclical Maintenance Fund: designated	9	21,879.17	17,639.42
Extraordinary Repair Fund: designated	9	11,297.85	8,413.12
ACCUMULATED GENERAL RESERVES	9	<u>68,887.26</u>	<u>56,056.35</u>
		<u>£ 113,168.28</u>	<u>£ 93,212.89</u>

The notes on pages 4 and 5 form an integral part of these financial statements.

Signed on behalf of the trustees:



Rev Paul Prentice

Date

27/3/25

Crayford Ecclesiastical Charities
(including Annie Pim Almshouse and ER Stoneham)
Charity Registration 208966
Statement of Financial Activities
For the Year Ended 31st December 2024

	<u>Note</u>	<u>2024</u>	<u>Unrestricted Funds</u>	
		<u>£</u>	<u>2024</u>	<u>2023</u>
			<u>£</u>	<u>£</u>
<u>INCOMING RESOURCES</u>				
Property income	5		34,050.00	34,865.00
Investment income	6	1,223.92		1,207.06
Interest received	6	<u>2,239.98</u>	3,463.90	1,624.65
Other income			2,879.49	-
TOTAL INCOMING RESOURCES			<u>40,393.39</u>	<u>37,696.71</u>
<u>RESOURCES EXPENDED</u>				
Management expenses	7		12,860.75	5,907.95
Repairs & Maintenance-routine			7,781.98	2,328.00
Repairs & Maintenance-non routine			-	11,574.00
TOTAL EXPENDITURE			<u>20,642.73</u>	<u>19,809.95</u>
<u>NET INCOMING/(OUTGOING)</u>			19,750.66	17,886.76
TRANSFER TO FUNDS				
Extraordinary Repair Fund				
Less: ERF transferred from General	8.1	<u>(2,680.00)</u>	(2,680.00)	(2,648.00)
Cyclical Maintenance Fund				
Less: Cyclical Mtce transferred from General	8.2	<u>(4,239.75)</u>	(4,239.75)	(5,378.44)
NET MOVEMENT IN FUNDS			<u>12,830.91</u>	<u>9,860.32</u>
GENERAL FUNDS BROUGHT FORWARD			<u>56,056.35</u>	<u>46,196.03</u>
GENERAL FUNDS CARRIED FORWARD	9		<u>£ 68,887.26</u>	<u>£ 56,056.35</u>

**Crayford Ecclesiastical Charities
Charity Registration 208966**

Notes to the Financial Statements for the Year Ended 31st December 2024

1. ACCOUNTING POLICIES

- 1.1 These financial statements have been prepared under the historical cost convention and include the result of the charity's operations, which are described in the Trustees' Report, as in previous years. The financial statements are prepared on a receipts and payments basis as in previous years which is an option where the income is less than £250,000.
- 1.2 **Tangible fixed assets** for use by the charity. The original cost of the properties is not known and no value is attributed thereto. The insurance value is £981,358. All tangible fixed assets are held to benefit the charity's beneficiaries.
- 1.3 The income from rents and investments are shown gross. Income from the permanent endowments has been received in the period as stated in the accounts.
- 1.4 VAT is not recoverable by the charity and as such is included in the relevant costs in the Statement of Financial Activities. The charity does not pay tax as it does not trade.
- 1.5 Management and administration expenditure includes all expenditure not directly related to the charitable activity. This includes costs of a managing agent, and independent examiner.

2. FIXED ASSET INVESTMENT: ANNIE PIM ENDOWMENT FUND CO3056725-001

The original cost is not known and the value at 31st December 1991 has been attributed as base cost.

BASE COST	£
At the beginning and end of year	<u>2,068</u>
MARKET VALUE at 31 st December 2024	
412.58 COIF Income shares @ £20.2933 (2023 £19.845)	<u>8,372.61</u>

The above investment is in the name of Annie Pim and is a Permanent Endowment Fund, whose income may be used by the charity.

3. FIXED ASSET INVESTMENT: THEODORE PIM ALMSHOUSE UPKEEP ENDOWMENT FUND CO3056726-001

The original cost is not known and the value at 31st December 1991 has been attributed as base cost.

BASE COST	£
At the beginning and end of year	<u>6,225</u>
MARKET VALUE at 31 st December 2024	
1,242 COIF Income Shares @£20.2933 (2023 £19.845)	<u>25,204.28</u>

The above investment is in the name of Theodore Pim Almshouse Upkeep and is a Permanent Endowment, the income from which is invested in the charity's Extraordinary Repair Fund.

4. FIXED ASSET INVESTMENT: EDWARD RUSSELL STONEHAM ENDOWMENT FUND CO3054533-001

The original cost is not known and the value at 31st December 1991 has been attributed as base cost in keeping with the above.

BASE COST	£
At the beginning and end of year	<u>2,811</u>
MARKET VALUE at 31 st December 2024	
561 COIF Income Shares @ £20.2933 (2023 £19.845)	<u>11,384.54</u>

The above investment is in the name of ER Stoneham and is a Permanent Endowment Fund, whose income may be used by the charity.

Crayford Ecclesiastical Charities
(Including Annie Pim Almshouse and ER Stoneham)
Charity Registration 208966

Notes to the Financial Statements for the Year Ended 31st December 2024

5 PROPERTY INCOME

The properties provide residential accommodation by way of three almshouses and one house. Full income assumes no vacancies during the year.

	<u>Full income</u>	<u>Income received</u>
Residential No 7	18,000.00	18,000.00
Almshouse contributions 9,11,13	16,950.00	16,050.00
	<u>34,950.00</u>	<u>34,050.00</u>

6 INVESTMENT INCOME

	<u>2024</u>	<u>2023</u>
	£	£
Income shares in Charities Official Investment Fund		
Annie Pim- dividends received CO3056725	227.92	224.77
Theodore Pim- dividends received CO3056726	686.09	676.65
Edward Russell Stoneham dividends received CO3054533	309.91	305.64
	<u>1,223.92</u>	<u>1,207.06</u>
Bank deposit interest received	1,336.23	794.21
COIF Deposit Interest received	903.75	830.44
	<u>3,463.90</u>	<u>2,831.71</u>

7 MANAGEMENT EXPENSES

	<u>2024</u>	<u>2023</u>
	£	£
Estate costs		
Insurance	1,051.25	1,027.61
Tree care	1,015.20	348.00
Cost of garden including replacing after fire	6,142.50	7.50
Gas Safe & Electrical Testing	696.00	2,031.11
	<u>8,904.95</u>	<u>3,303.84</u>
Office Overheads		
Agent's Commission	3,268.80	153.00
Subscription NAA	267.00	3,456.84
	<u>3,535.80</u>	<u>3,609.84</u>
Other Operating Expenses		
Independent examiner's fees	360.00	60.00
Bank charges	60.00	420.00
	<u>420.00</u>	<u>480.00</u>
TOTAL MANAGEMENT EXPENSES	<u>12,860.75</u>	<u>5,907.95</u>

8.1 Extraordinary Repair Fund (ERF) CO3127253

The ERF is invested in COIF Charities Investment Fund accumulation units. This is a long term investment to meet costs of major structural repairs and improvements in the future.

	<u>Units</u>	<u>Acc Units</u>	<u>Acc Units</u>
		<u>2024</u>	<u>2023</u>
Cost at beginning of year: 35.59 units	35.59	8,413.12	5,714.71
Additions to fund: 10.2066 units	110.2066	2,680.00	2,648.00
Net distributions reinvested / interest		204.73	50.41
Cost attributable at end of year:	145.7966	<u>11,297.85</u>	<u>8,413.12</u>
Market value at beginning of year		8,826.33	5,714.71
Additions to fund from general reserve		2,680.00	2,648.00
Increase due to distributions reinvested / interest		204.73	50.41
Increase in market value		224.25	413.21
Market value at year end @ £260.6156 pu	145.7966	<u>11,936.31</u>	<u>8,826.33</u>

8.2 Cyclical Maintenance Fund (CMF) Long term deposit CO3076260

Established by transfer of general reserves to meet maintenance occurring at regular intervals such as internal or external

	<u>2024</u>	<u>2023</u>
COIF Charities Deposit Fund b/w/d	17,639.42	12,260.98
Additions	3,336.00	4,548.00
Interest	903.75	830.44
	<u>£21,879.17</u>	<u>£17,639.42</u>
Total cost (notes 8.1 & 8.2)	<u>£33,177.02</u>	<u>£26,062.64</u>

9 Movement in Funds

	Restricted Permanent Endowment Investments	Designated Cyclical Maintenance Fund	Designated Extraordinary Repair Fund	Unrestricted General reserve	Total Reserves
Brought forward	11,104.00	17,839.42	8,413.12	56,056.35	93,212.89
Additions interest/dividends retained	1,223.92	903.75	204.73	-	2,332.40
Withdrawals	(1,223.92)	-	-	18,846.91	17,622.99
Transfers	-	3,336.00	2,680.00	(6,016.00)	-
Carried forward	<u>11,104.00</u>	<u>21,879.17</u>	<u>11,297.85</u>	<u>68,887.26</u>	<u>113,168.28</u>

THE CRAYFORD ECCLESIASTICAL CHARITIES

INDEPENDENT EXAMINER'S REPORT

FOR THE YEAR ENDED 31 DECEMBER 2024

**INDEPENDENT EXAMINER'S REPORT TO THE TRUSTEES OF THE CRAYFORD
ECCLESIASTICAL CHARITIES**

This report on the financial statements of **THE CRAYFORD ECCLESIASTICAL CHARITIES** for the year ended 31 December 2024, which are set on pages 1 to 5 is in respect of an examination carried out in accordance with s145 of the Charities Act 2011 (the Act).

Respective responsibilities of the trustees and the examiner

As the charity trustees are responsible for the preparation of the accounts; you consider that the audit requirement of section 144(2) of the Act does not apply and that an independent examination is needed.

Basis of independent examiner's report

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

Independent examiner's statement

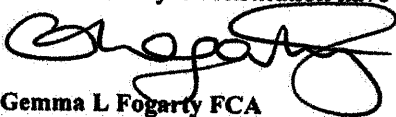
In connection with our examination, no matter has come to our attention:

(1) which gives us reasonable cause to believe that in any material respect the requirements:

- to keep accounting records in accordance with section 130 of the Act; and
- to prepare financial statements which accord with the accounting records and comply with the requirements of the Act:
- have not been met; or

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

(3) which gives us reasonable cause to believe that in any material respect the accounting rules of the charity's constitution have not been met.



Gemma L Fogarty FCA
Sadler Davies
Trading as: Finsbury Robinson Ltd
Top Floor, West Hill House,
Dartford,
Kent DA1 2EU

Date: 24th March 2025

CRAYFORD ECCLESIASTICAL CHARITIES

England & Wales - Charity number 208966

Accounts

THE CRAYFORD ECCLESIASTICAL CHARITIES
TRUSTEES REPORT AND ACCOUNTS
FOR THE YEAR ENDED 31ST DECEMBER 2023

Including:
ANNIE PIM ALMSHOUSE CHARITY
EDWARD RUSSELL STONEHAM
THEODORE PIM ALMSHOUSE AUGMENTATION

CHARITY REGISTRATION NUMBER 208966

Bank:
CAF Bank Ltd
25 Kings Hill Avenue
Kings Hill
West Malling
Kent ME19 4JQ

Independent Examiner:
SADLER DAVIES & CO
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8 Essex Road
Dartford
Kent
DA1 2AU

THE CRAYFORD ECCLESIASTICAL CHARITIES

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FOR THE YEAR ENDED 31 DECEMBER 2023

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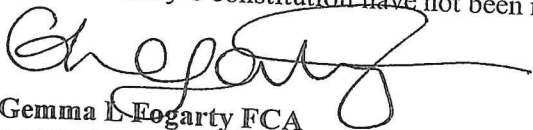
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Gemma L. Fogarty FCA
SADLER DAVIES & CO
3 Enterprise House
8 Essex Road
Dartford
Kent
DA1 2AU

Date: 30th September 2024

THE CRAYFORD ECCLESIASTICAL CHARITIES REGN 208966
Annual Report of the Trustees for the Year Ended 31st December 2023

The Annie Pim Trust comprises three self-contained single floor cottages known as the almshouses, and one house. The properties are situated in Iron Mill Lane, Crayford, Kent DA1 4RN.

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Co-opted to the committee: Mrs Carol Demuth (Honorary Treasurer)

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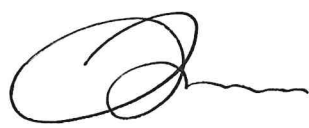
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Crayford Ecclesiastical Charities
(including Annie Pim Almshouse and ER Stoneham)
Charity Registration 208966
Statement of Assets and Liabilities
as at 31st December 2023

	<u>Note</u>	<u>2023</u> £	<u>2022</u> £
FIXED ASSETS			
Properties	1	-	-
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		<u>37,156.54</u>	<u>29,079.69</u>
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Balance at bank: Deposit		41,839.72	41,068.80
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		<u>£ 93,212.89</u>	<u>£ 75,275.72</u>

The notes on pages 4 and 5 form an integral part of these financial statements.

Signed on behalf of the trustees:

 28/05/24.

Rev Paul Prentice

Crayford Ecclesiastical Charities
(including Annie Pim Almshouse and ER Stoneham)
Charity Registration 208966
Statement of Financial Activities
For the Year Ended 31st December 2023

	<u>Note</u>	<u>2022</u>	<u>Unrestricted Funds</u>	
		<u>£</u>	<u>2023</u>	<u>2022</u>
			<u>£</u>	<u>£</u>
<u>INCOMING RESOURCES</u>				
Property income	5		34,865.00	32,685.00
Investment income	6	1,207.06		
Interest received	6	<u>1,624.65</u>	2,831.71	1,452.22
Other income			-	-
TOTAL INCOMING RESOURCES			<u>37,696.71</u>	<u>34,137.22</u>
<u>RESOURCES EXPENDED</u>				
Management expenses	7		5,907.95	5,720.59
Repairs & Maintenance-routine			2,328.00	2,900.00
Repairs & Maintenance-non routine			<u>11,574.00</u>	-
TOTAL EXPENDITURE			<u>19,809.95</u>	<u>8,620.59</u>
<u>NET INCOMING/(OUTGOING)</u>			17,886.76	25,516.63
TRANSFER TO FUNDS				
Extraordinary Repair Fund				
Less: ERF transferred from general	8.1	<u>(2,648.00)</u>	(2,648.00)	(2,403.41)
Cyclical Maintenance Fund				
Less: Cyclical Mtce transferred from general	8.2	<u>(5,378.44)</u>	(5,378.44)	(4,143.97)
NET MOVEMENT IN FUNDS			<u>9,860.32</u>	<u>18,969.25</u>
GENERAL FUNDS BROUGHT FORWARD			<u>46,196.03</u>	<u>27,226.78</u>
GENERAL FUNDS CARRIED FORWARD	9		<u>£ 56,056.35</u>	<u>£ 46,196.03</u>

**Crayford Ecclesiastical Charities
Charity Registration 208966**

Notes to the Financial Statements for the Year Ended 31st December 2023

1. ACCOUNTING POLICIES

- 1.1 These financial statements have been prepared under the historical cost convention and include the result of the charity's operations, which are described in the Trustees' Report, as in previous years. The financial statements are prepared on a receipts and payments basis as in previous years which is an option where the income is less than £250,000.
- 1.2 **Tangible fixed assets** for use by the charity. The original cost of the properties is not known and no value is attributed thereto. The insurance value for 2023 is £958,170. All tangible fixed assets are held to benefit the charity's beneficiaries.
- 1.3 The income from rents and investments are shown gross. Income from the permanent endowments has been received in the period as stated in the accounts.
- 1.4 VAT is not recoverable by the charity and as such is included in the relevant costs in the Statement of Financial Activities. The charity does not pay tax as it does not trade.
- 1.5 Management and administration expenditure includes all expenditure not directly related to the charitable activity. This includes costs of a managing agent, and independent examiner.

2. FIXED ASSET INVESTMENT: ANNIE PIM ENDOWMENT FUND CO3056725-001

The original cost is not known and the value at 31st December 1991 has been attributed as base cost.

BASE COST	£
At the beginning and end of year	<u>2,068</u>
MARKET VALUE at 31 st December 2023	
412.58 COIF Income shares @ £19.845 (2022 £18.1749)	<u>8,187.65</u>

The above investment is in the name of Annie Pim (COIF reference 296590001) and is a Permanent Endowment Fund, whose income may be used by the charity.

3. FIXED ASSET INVESTMENT: THEODORE PIM ALMSHOUSE UPKEEP ENDOWMENT FUND CO3056726-001

The original cost is not known and the value at 31st December 1991 has been attributed as base cost.

BASE COST	£
At the beginning and end of year	<u>6,225</u>
MARKET VALUE at 31 st December 2023	
1,242 COIF Income Shares @ £19.845 (2022 £18.1749)	<u>24,647.49</u>

The above investment is in the name of Theodore Pim Almshouse Upkeep (COIF reference 296590002) and is a Permanent Endowment, the income from which is invested in the charity's Extraordinary Repair Fund.

4. FIXED ASSET INVESTMENT: EDWARD RUSSELL STONEHAM ENDOWMENT FUND CO3054533-001

The original cost is not known and the value at 31st December 1991 has been attributed as base cost in keeping with the above.

BASE COST	£
At the beginning and end of year	<u>2,811</u>
MARKET VALUE at 31 st December 2023	
561 COIF Income Shares @ £19.845 (2022 £18.1749)	<u>11,133.04</u>

The above investment is in the name of ER Stoneham (COIF reference 201870001) and is a Permanent Endowment Fund, whose income may be used by the charity.

Crayford Ecclesiastical Charities
(including Annie Pim Almshouse and ER Stoneham)
Charity Registration 208966

Notes to the Financial Statements for the Year Ended 31st December 2023

5 PROPERTY INCOME

The properties provide residential accommodation by way of three almshouses and one house. Full income assumes no vacancies during the year.

	<u>Full income</u>	<u>Income received</u>
Residential No 7	17,300.00	17,300.00
Almshouse contributions 9,11,13	16,200.00	16,200.00
	<u>33,500.00</u>	<u>33,500.00</u>

6 INVESTMENT INCOME

	<u>2023</u>	<u>2022</u>
	£	£
Income shares in Charities Official Investment Fund		
Annie Pim- dividends received CO3056725	224.77	223.90
Theodore Pim- dividends received CO3056726	676.65	674.04
Edward Russell Stoneham dividends received CO3054533	305.64	304.46
Dividends interest	1,207.06	1,202.40
Bank deposit interest received	794.21	138.44
COIF Deposit interest received	830.44	111.38
	<u>2,831.71</u>	<u>1,452.22</u>

7 MANAGEMENT EXPENSES

	<u>2023</u>	<u>2022</u>
	£	£
Estate costs		
Insurance	1,027.61	1,147.83
Tree care	348.00	320.00
TV Licence	7.50	-
Gas Safe & Electrical Testing	648.00	528.00
	<u>2,031.11</u>	<u>1,995.83</u>
Office Overheads		
Agent's Commission	3,303.84	3,137.76
Subscription NAA	153.00	146.00
	<u>3,456.84</u>	<u>3,283.76</u>
Other Operating Expenses		
Independent examiner's fees	360.00	360.00
Bank charges	60.00	81.00
	<u>420.00</u>	<u>441.00</u>
TOTAL MANAGEMENT EXPENSES	<u>5,907.95</u>	<u>5,720.59</u>

8.1 **Extraordinary Repair Fund (ERF) CO3127253**

The ERF was moved from the COIF deposit account in 2023 to COIF Charities Investment Fund accumulation units. This is a long term investment to meet costs of major structural repairs and improvements in the future.

	<u>Units</u>	<u>Acc Units</u>	<u>COIF deposit</u>
		2023	2022
Cost at beginning of year: 24.14 units	24.14	5,714.71	3,311.30
Additions to fund: 11.45 units	11.45	2,648.00	2,368.00
Net distributions reinvested / interest		50.41	35.41
Cost attributable at end of year:	35.59	<u>8,413.12</u>	<u>5,714.71</u>
Market value at beginning of year		5,714.71	3,311.30
Increase due to distributions reinvested /interest		50.41	35.41
Additions to fund from general reserve		2,648.00	2,368.00
Increase in market value		413.21	0.00
Market value at year end @ £248.0003 per un	35.59	<u>8,826.33</u>	<u>5,714.71</u>

8.2 **Cyclical Maintenance Fund (CMF) Long term deposit CO3076260**

Established by transfer of general reserves to meet maintenance occurring at regular intervals such as internal or external

	<u>2023</u>	<u>2022</u>
COIF Charities Deposit Fund b/wd	12,260.98	8,117.01
Additions	4,548.00	4,068.00
Interest	830.44	75.97
	<u>£17,639.42</u>	<u>£12,260.98</u>
Total cost (notes 8.1 & 8.2)	<u>£26,052.54</u>	<u>£17,975.69</u>

9 **Movement in Funds**

	Restricted Permanent Endowment Investments	Designated Cyclical Maintenance Fund	Designated Extraordinary Repair Fund	Unrestricted General reserve	Total Reserves
Brought forward	11,104.00	12,260.98	5,714.71	46,196.03	75,275.72
Additions interest/dividends retained	1,207.06	830.44	50.41		2,087.91
Withdrawals	(1,207.06)	-	-	17,056.32	15,849.26
Transfers		4,548.00	2,648.00	(7,196.00)	-
Carried forward	<u>11,104.00</u>	<u>17,639.42</u>	<u>8,413.12</u>	<u>56,056.35</u>	<u>93,212.89</u>

CRAYFORD ECCLESIASTICAL CHARITIES

England & Wales - Charity number 208966

Accounts

THE CRAYFORD ECCLESIASTICAL CHARITIES
TRUSTEES REPORT AND ACCOUNTS
FOR THE YEAR ENDED 31ST DECEMBER 2022

Including:
ANNIE PIM ALMSHOUSE CHARITY
EDWARD RUSSELL STONEHAM
THEODORE PIM ALMSHOUSE AUGMENTATION

CHARITY REGISTRATION NUMBER 208966

Bank:
CAF Bank Ltd
25 Kings Hill Avenue
Kings Hill
West Malling
Kent ME19 4JQ

Independent Examiner:
SADLER DAVIES & CO
Chartered Accountants
3 Enterprise House
8 Essex Road
Dartford
Kent
DA1 2AU

INDEPENDENT EXAMINER'S REPORT TO THE TRUSTEES OF
THE CRAYFORD ECCLESIASTICAL CHARITIES

I report on the accounts of the Trust for the year ended 31st December 2022, which are set out on pages 1 to 5.

Respective responsibilities of the trustees and examiner

The charity's trustees are responsible for the preparation of the accounts. The charity's trustees consider that an audit is not required for this year under section 144(2) of the Charities Act 2011 (the 2011 Act) or under Regulation 10(1)(d) of the Charities Accounts (Scotland) Regulations 2006 (the 2006 Accounts Regulations) and that an independent examination is needed.

It is my responsibility to:

- examine the accounts under section 145 of the Charities Act 2011 and section 44(1)(c) of the Charities and Trustee Investment (Scotland) Act 2005 (the 2005 Act)
- to follow the procedures laid down in the general Directions given by the Charity Commission under section 145(5)(b) of the 2011 Act; and
- to state whether particular matters have come to my attention.

Basis of independent examiner's report

My examination was carried out in accordance with the general Directions given by the Charity Commission and is in accordance with Regulation 11 of the Charities Accounts (Scotland) Regulations 2006. An examination includes a review of the accounting records kept by the charity and a comparison of the accounts presented with those records. It also includes consideration of any unusual items or disclosures in the accounts, and seeking explanations from you as trustees concerning any such matters. The procedures undertaken do not provide all the evidence that would be required in an audit, and consequently no opinion is given as to whether the accounts present a "true and fair view" and the report is limited to those matters set out in the statement below.

Independent examiner's statement

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

- (1) which gives me reasonable cause to believe that in any material respect the requirements:
- to keep accounting records in accordance with section 130 of the 2011 Act and section 44 (1)(a) of the 2005 Act and Regulation 4 of the 2006 Accounts Regulations; and
 - to prepare accounts which accord with the accounting records and to comply with the accounting requirements of the Act

have not been met; or

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

Name: GEJ SADLER FCA 
5/6/2022

Sadler Davies & Co
Chartered Accountants
3 Enterprise House
8 Essex Road
Dartford
Kent DA1 2AU

THE CRAYFORD ECCLESIASTICAL CHARITIES REGN 208966
Annual Report of the Trustees for the Year Ended 31st December 2022

The Annie Pim Trust comprises three self-contained single floor cottages known as the almshouses, and one house. The properties are situated in Iron Mill Lane, Crayford, Kent DA1 4RN.

Objectives and Public Benefit: The trust deed dated 15th December 1910 provides "almshouses for the aged and deserving poor being members of the Established Church of England and residing in the said Parish of Saint Paulinus, Crayford and the adjoining Parish of Bexley". The trustees let the house at a market rent, the surplus from which is used to pay for the upkeep of the almshouses. Livermores Estate Agents manage the properties on a day-to-day basis for the trustees. In 2020 the chimneys were made safe and the roofs to the almshouses and house were replaced, the exterior rendering was refurbished together with the rainwater goods at a total cost of £83,694. The house no. 7 was refurbished costing £25,433.50. In 2021 no. 9 was completely refurbished at a cost of £25,615. There were no major works in 2022.

Reserves Policy:

The Theodore Pim Almshouse Augmentation fund was established to assist with the upkeep of the Annie Pim almshouses. The Edward Russell Stoneham endowment fund was established for the assistance of any respectable parishioner being a member of the Church of England, on account of ill health or misfortune. The Emergency Repair Fund is an investment with the Charities Official Investment Fund (COIF) for future repairs and there is a cyclical maintenance fund for routine repairs. Amounts transferred into these reserves were in line with the recommendations of the National Almshouse Association for 2021. The reserves have been severely depleted due to the major repairs since 2020, which should now increase.

Trustees:

The trust deed states that the trustees should be the incumbent of St Paulinus Church, Crayford and its Church Wardens with discretion to appoint others for their expertise. The trustees serving in 2021 were Rev Paul Prentice (Chair), David Day Church Warden (appointed 2017 for his expertise), Michael Onafuwa Church Warden.

Co-opted to the committee: Mrs Carol Demuth (Honorary Treasurer)

Trustees' responsibilities

The trustees are required under the Charities Act 2011 to prepare financial statements for each financial year which give a true and fair view of the charity's financial activities during the year and of its financial position at the end of the year. In preparing financial statements giving a true and fair view, the trustees should follow best practice and:

- (a) Select suitable accounting policies and apply them consistently.
- (b) Make suitable judgements and estimates that are reasonable and prudent.
- (c) State whether applicable accounting standards of recommended practice have been followed, subject to any departures disclosed and explained in the financial statements.
- (d) Prepare the financial statements on a going concern basis unless it is inappropriate to presume that the charity will continue in operation.

The trustees are responsible for keeping accounting records, which enable them to disclose with reasonable accuracy the financial position of the charity, and for ensuring that they comply with applicable law and regulations. They are also responsible for safeguarding the assets of the charity and for taking reasonable steps for the prevention and detection of fraud and other irregularities.

Crayford Ecclesiastical Charities
(including Annie Pim Almshouse and ER Stoneham)
Charity Registration 208966
Statement of Assets and Liabilities
as at 31st December 2022

	<u>Note</u>	<u>2022</u>	<u>2021</u>
		£	£
FIXED ASSETS			
Properties	1	-	-
Investments Annie Pim	2	2,068.00	2,068.00
Investments Theodore Pim	3	6,225.00	6,225.00
Investments Russell Stoneham	4	2,811.00	2,811.00
Investments Charities Official Investment Fund (COIF)		17,975.69	11,428.31
		<u>29,079.69</u>	<u>22,532.31</u>
CURRENT ASSETS			
Balance at bank: Current		3,271.23	4,389.97
Balance at bank: Deposit		41,068.80	20,941.49
Managing Agent Debtor		1,856.00	1,895.32
NET CURRENT ASSETS		<u>46,196.03</u>	<u>27,226.78</u>
TOTAL ASSETS		<u>£ 75,275.72</u>	<u>£ 49,759.09</u>
Represented by:			
Annie Pim Endowment Fund: restricted	2	2,068.00	2,068.00
Theodore Pim Endowment Fund: restricted	3	6,225.00	6,225.00
ER Stoneham Endowment Fund: restricted	4	2,811.00	2,811.00
Cyclical Maintenance Fund: designated		12,260.98	8,117.01
Extraordinary Repair Fund: designated		5,714.71	3,311.30
ACCUMULATED GENERAL RESERVES		<u>46,196.03</u>	<u>27,226.78</u>
		<u>£ 75,275.72</u>	<u>£ 49,759.09</u>

The notes on pages 4 and 5 form an integral part of these financial statements.

Signed on behalf of the trustees:



6/6/23

Rev Paul Prentice

Crayford Ecclesiastical Charities
(including Annie Pim Almshouse and ER Stoneham)
Charity Registration 208966
Statement of Financial Activities
For the Year Ended 31st December 2022

	<u>Note</u>	<u>Unrestricted Funds</u>	
		<u>2022</u>	<u>2021</u>
		£	£
<u>INCOMING RESOURCES</u>			
Property income	5	32,685.00	29,765.00
Investment income	6	1,202.40	
Interest received	6	<u>249.82</u>	1,174.56
Other income		-	0.47
TOTAL INCOMING RESOURCES		<u>34,137.22</u>	<u>30,940.03</u>
<u>RESOURCES EXPENDED</u>			
Management expenses	7	5,720.59	6,936.75
Repairs & Maintenance-routine		2,900.00	2,075.44
Repairs & Maintenance-non routine		-	<u>25,615.00</u>
TOTAL EXPENDITURE		<u>8,620.59</u>	<u>34,627.19</u>
<u>NET INCOMING/(OUTGOING)</u>		25,516.63	(3,687.16)
TRANSFER TO FUNDS			
Extraordinary Repair Fund			
Add: ERF released to general		-	
Less: ERF transferred from T Pim income	6	(674.04)	
Less: ERF transferred from general		<u>(1,729.37)</u>	(2,280.45)
Cyclical Maintenance Fund			
Add: Cyclical Mtce Fund released to general		-	
Less: Cyclical Mtce transferred from general		<u>(4,143.97)</u>	21,078.88
NET MOVEMENT IN FUNDS		<u>18,969.25</u>	<u>15,111.27</u>
GENERAL FUNDS BROUGHT FORWARD		<u>27,226.78</u>	<u>12,115.51</u>
GENERAL FUNDS CARRIED FORWARD		<u>£ 46,196.03</u>	<u>£ 27,226.78</u>

**Crayford Ecclesiastical Charities
Charity Registration 208966**

Notes to the Financial Statements for the Year Ended 31st December 2022

1. ACCOUNTING POLICIES

- 1.1 These financial statements have been prepared under the historical cost convention and include the result of the charity's operations, which are described in the Trustees' Report, as in previous years. The financial statements are prepared on a receipts and payments basis as in previous years which is an option where the income is less than £250,000.
- 1.2 **Tangible fixed assets** for use by the charity. The original cost of the properties is not known and no value is attributed thereto. The insurance value for 2022 is £915,244. All tangible fixed assets are held to benefit the charity's beneficiaries.
- 1.3 The income from rents and investments are shown gross. Income from the permanent endowments has been received in the period as stated in the accounts.
- 1.4 VAT is not recoverable by the charity and as such is included in the relevant costs in the Statement of Financial Activities. The charity does not pay tax as it does not trade.
- 1.5 Management and administration expenditure includes all expenditure not directly related to the charitable activity. This includes costs of a managing agent, and independent examiner.

2. FIXED ASSET INVESTMENT: ANNIE PIM ENDOWMENT FUND

The original cost is not known and the value at 31st December 1991 has been attributed as base cost.

BASE COST	£
At the beginning and end of year	<u>2,068</u>
MARKET VALUE at 31 st December 2022	
412.58 COIF Income shares @ £18.1749 (2021 £20.5664)	<u>7,498.60</u>

The above investment is in the name of Annie Pim (COIF reference 296590001) and is a Permanent Endowment Fund, whose income may be used by the charity.

3. FIXED ASSET INVESTMENT: THEODORE PIM ALMSHOUSE UPKEEP ENDOWMENT

The original cost is not known and the value at 31st December 1991 has been attributed as base cost.

BASE COST	£
At the beginning and end of year	<u>6,225</u>
MARKET VALUE at 31 st December 2022	
1,242 COIF Income Shares @£18.1749 (2021 £20.5664)	<u>22,573.23</u>

The above investment is in the name of Theodore Pim Almshouse Upkeep (COIF reference 296590002) and is a Permanent Endowment, the income from which is invested in the charity's Extraordinary Repair Fund.

4. FIXED ASSET INVESTMENT: EDWARD RUSSELL STONEHAM ENDOWMENT

The original cost is not known and the value at 31st December 1991 has been attributed as base cost in keeping with the above.

BASE COST	£
At the beginning and end of year	<u>2,811</u>
MARKET VALUE at 31 st December 2022	
561 COIF Income Shares @ £18.1749 (2021 £20.5664)	<u>10,196.12</u>

The above investment is in the name of ER Stoneham (COIF reference 201870001) and is a Permanent Endowment Fund, whose income may be used by the charity.

Crayford Ecclesiastical Charities
(Including Annie Pim Almshouse and ER Stoneham)
Charity Registration 208966

Notes to the Financial Statements for the Year Ended 31st December 2022

5 PROPERTY INCOME

The properties provide residential accommodation by way of three almshouses and one house. Full income assumes no vacancies during the year.

	Full income	Income received
Residential No 7	16,800.00	16,800.00
Almshouse contributions 9,11,13	15,885.00	15,885.00
	32,685.00	32,685.00

6 INVESTMENT INCOME

	2022	2021
	£	£
Income shares in Charities Official Investment Fund		
Annie Pim 296590001	223.90	218.17
Theodore Pim for Augmentation 296590002 (ERF)	674.04	656.77
Edward Russell Stoneham 201870001	304.46	296.66
Dividends interest	1,202.40	1,171.60
Bank deposit interest received	138.44	1.39
COIF Deposit interest received	111.38	1.57
	1,452.22	1,174.56

7 MANAGEMENT EXPENSES

	2022	2021
	£	£
Estate costs		
Insurance	1,147.83	1,039.07
Tree care	320.00	1,188.00
Deposit Registration fee no 7 house	-	240.00
Utilities on vacant properties	-	257.75
Gas Safe & Electrical Testing	528.00	732.00
	1,995.83	3,456.82
Office Overheads		
Agent's Commission	3,137.76	2,857.44
Subscription NAA	146.00	142.00
	3,283.76	2,999.44
Other Operating Expenses		
Independent examiner's fees	360.00	384.49
Bank charges	81.00	96.00
	441.00	480.49
TOTAL MANAGEMENT EXPENSES	5,720.59	6,936.75

8 Movement in Funds

	Restricted	Designated	Designated	Unrestricted	Total
	Endowment	Cyclical	Extraordinary	General	
	Investments	Maintenance	Repair	reserve	
Brought forward	11,104.00	8,117.01	3,311.30	27,226.78	49,759.09
Additions	1,202.40	4,143.97	2,403.41		7,749.78
Withdrawals		0.00	0.00	17,766.85	17,766.85
Transfers	(1,202.40)		-	1,202.40	-
Carried forward	11,104.00	12,260.98	5,714.71	46,196.03	75,275.72

CRAYFORD ECCLESIASTICAL CHARITIES

England & Wales - Charity number 208966

Accounts

THE CRAYFORD ECCLESIASTICAL CHARITIES
TRUSTEES REPORT AND ACCOUNTS
FOR THE YEAR ENDED 31ST DECEMBER 2021

Including:
ANNIE PIM ALMSHOUSE CHARITY
EDWARD RUSSELL STONEHAM
THEODORE PIM ALMSHOUSE AUGMENTATION

CHARITY REGISTRATION NUMBER 208966

Bank:
CAF Bank Ltd
25 Kings Hill Avenue
Kings Hill
West Malling
Kent ME19 4JQ

Independent Examiner:
SADLER DAVIES & CO
Chartered Accountants
3 Enterprise House
8 Essex Road
Dartford
Kent
DA1 2AU

INDEPENDENT EXAMINER'S REPORT TO THE TRUSTEES OF
THE CRAYFORD ECCLESIASTICAL CHARITIES

I report on the accounts of the Trust for the year ended 31st December 2021, which are set out on pages 1 to 5.

Respective responsibilities of the trustees and examiner

The charity's trustees are responsible for the preparation of the accounts. The charity's trustees consider that an audit is not required for this year under section 144(2) of the Charities Act 2011 (the 2011 Act) or under Regulation 10(1)(d) of the Charities Accounts (Scotland) Regulations 2006 (the 2006 Accounts Regulations) and that an independent examination is needed.

It is my responsibility to:

- examine the accounts under section 145 of the Charities Act 2011 and section 44(1)(c) of the Charities and Trustee Investment (Scotland) Act 2005 (the 2005 Act)
- to follow the procedures laid down in the general Directions given by the Charity Commission under section 145(5)(b) of the 2011 Act; and
- to state whether particular matters have come to my attention.

Basis of independent examiner's report

My examination was carried out in accordance with the general Directions given by the Charity Commission and is in accordance with Regulation 11 of the Charities Accounts (Scotland) Regulations 2006. An examination includes a review of the accounting records kept by the charity and a comparison of the accounts presented with those records. It also includes consideration of any unusual items or disclosures in the accounts, and seeking explanations from you as trustees concerning any such matters. The procedures undertaken do not provide all the evidence that would be required in an audit, and consequently no opinion is given as to whether the accounts present a "true and fair view" and the report is limited to those matters set out in the statement below.

Independent examiner's statement

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

- (1) which gives me reasonable cause to believe that in any material respect the requirements:
- to keep accounting records in accordance with section 130 of the 2011 Act and section 44 (1)(a) of the 2005 Act and Regulation 4 of the 2006 Accounts Regulations; and
 - to prepare accounts which accord with the accounting records and to comply with the accounting requirements of the Act

have not been met; or

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

Name: GEJ SADLER FCA

Graham E Sadler 23/5/2022.

Sadler Davies & Co

Chartered Accountants

3 Enterprise House

8 Essex Road

Dartford

Kent DA1 2AU

THE CRAYFORD ECCLESIASTICAL CHARITIES REGN 208966
Annual Report of the Trustees for the Year Ended 31st December 2021

The Annie Pim Trust comprises three self-contained single floor cottages known as the almshouses, and one house. The properties are situated in Iron Mill Lane, Crayford, Kent DA1 4RN.

Objectives and Public Benefit: The trust deed dated 15th December 1910 provides "almshouses for the aged and deserving poor being members of the Established Church of England and residing in the said Parish of Saint Paulinus, Crayford and the adjoining Parish of Bexley". In October the trustees let the house at a market rent, the surplus from which is used to pay for the upkeep of the almshouses. Livermores Estate Agents manage the properties on a day-to-day basis for the trustees. In 2020 the chimneys were made safe and the roofs to the almshouses and house were replaced, the exterior rendering was refurbished together with the rainwater goods at a total cost of £83,694. The house was refurbished costing £25,433.50. In 2021 number 9 was completely refurbished at a cost of £25,615.

Reserves Policy:

The Theodore Pim Almshouse Augmentation fund was established to assist with the upkeep of the Annie Pim almshouses. The Edward Russell Stoneham endowment fund was established for the assistance of any respectable parishioner being a member of the Church of England, on account of ill health or misfortune. The Emergency Repair Fund is an investment with the Charities Official Investment Fund (COIF) for future repairs and there is a cyclical maintenance fund for routine repairs. Amounts transferred into these reserves were in line with the recommendations of the National Almshouse Association for 2021. The reserves have been severely depleted due to the major repairs over the last 2 years.

Trustees:

The trust deed states that the trustees should be the incumbent of St Paulinus Church, Crayford and its Church Wardens with discretion to appoint others for their expertise. The trustees serving in 2021 were Rev Paul Prentice (Chair), David Day Church Warden (appointed 2017 for his expertise), Michael Onafuwa Church Warden.

Co-opted to the committee: Mrs Carol Demuth (Honorary Treasurer)

Trustees' responsibilities

The trustees are required under the Charities Act 2011 to prepare financial statements for each financial year which give a true and fair view of the charity's financial activities during the year and of its financial position at the end of the year. In preparing financial statements giving a true and fair view, the trustees should follow best practice and:

- (a) Select suitable accounting policies and apply them consistently.
- (b) Make suitable judgements and estimates that are reasonable and prudent.
- (c) State whether applicable accounting standards of recommended practice have been followed, subject to any departures disclosed and explained in the financial statements.
- (d) Prepare the financial statements on a going concern basis unless it is inappropriate to presume that the charity will continue in operation.

The trustees are responsible for keeping accounting records, which enable them to disclose with reasonable accuracy the financial position of the charity, and for ensuring that they comply with applicable law and regulations. They are also responsible for safeguarding the assets of the charity and for taking reasonable steps for the prevention and detection of fraud and other irregularities.

Crayford Ecclesiastical Charities
(Including Annie Pim Almshouse and ER Stoneham)
Charity Registration 208966
Statement of Assets and Liabilities
as at 31st December 2021

	<u>Note</u>	<u>2021</u> £	<u>2020</u> £
FIXED ASSETS			
Properties	1	-	-
Investments Annie Pim	2	2,068.00	2,068.00
Investments Theodore Pim	3	6,225.00	6,225.00
Investments Russell Stoneham	4	2,811.00	2,811.00
Investments Charities Official Investment Fund (COIF)		11,428.31	30,226.74
		<u>22,532.31</u>	<u>41,330.74</u>
CURRENT ASSETS			
Balance at bank: Current		4,389.97	4,175.88
Balance at bank: Deposit		20,941.49	7,939.63
Managing Agent Debtor		1,895.32	-
NET CURRENT ASSETS		<u>27,226.78</u>	<u>12,115.51</u>
TOTAL ASSETS		<u>£ 49,759.09</u>	<u>£ 53,446.25</u>

Represented by:

Annie Pim Endowment Fund: restricted	2	2,068.00	2,068.00
Theodore Pim Endowment Fund: restricted	3	6,225.00	6,225.00
ER Stoneham Endowment Fund: restricted	4	2,811.00	2,811.00
Cyclcal Maintenance Fund: designated		8,117.01	29,195.89
Extraordinary Repair Fund: designated		3,311.30	1,030.85
ACCUMULATED GENERAL RESERVES		<u>27,226.78</u>	<u>12,115.51</u>
		<u>£ 49,759.09</u>	<u>£ 53,446.25</u>

The notes on pages 4 and 5 form an integral part of these financial statements.

Signed on behalf of the trustees:



10/5/2022

Rev Paul Prentice

Crayford Ecclesiastical Charities
(including Annie Pim Almshouse and ER Stoneham)
Charity Registration 208966
Statement of Financial Activities
For the Year Ended 31st December 2021

	<u>Note</u>	<u>Unrestricted Funds</u>	
		<u>2021</u>	<u>2020</u>
		£	£
<u>INCOMING RESOURCES</u>			
Property income	5		22,059.86
Investment income	6	1,171.60	
Interest received	6	2.96	1,350.40
Other income: sale of excess roof tiles			500.00
			0.47
TOTAL INCOMING RESOURCES		<u>30,940.03</u>	<u>23,910.26</u>
<u>RESOURCES EXPENDED</u>			
Management expenses	7		5,265.46
Repairs & Maintenance-routine			9,195.99
Repairs & Maintenance-non routine		25,615.00	110,117.50
TOTAL EXPENDITURE		<u>34,627.19</u>	<u>124,578.95</u>
<u>NET INCOMING/(OUTGOING)</u>		(3,687.16)	(100,668.69)
TRANSFER TO FUNDS			
Extraordinary Repair Fund			
Add: ERF released to general			
		-	
Less: ERF transferred from T Pim income	6	(656.77)	
Less: ERF transferred from general		<u>(1,623.68)</u>	24,994.67
		(2,280.45)	
Cyclical Maintenance Fund			
Add: Cyclical Mtce Fund released to general		25,000.00	
Less: Cyclical Mtce transferred from general		<u>(3,921.12)</u>	9,848.90
		21,078.88	
NET MOVEMENT IN FUNDS		<u>15,111.27</u>	<u>(65,825.12)</u>
GENERAL FUNDS BROUGHT FORWARD		<u>12,115.51</u>	<u>77,940.63</u>
GENERAL FUNDS CARRIED FORWARD		<u>£ 27,226.78</u>	<u>£ 12,115.51</u>

**Crayford Ecclesiastical Charities
Charity Registration 208966**

Notes to the Financial Statements for the Year Ended 31st December 2021

1. ACCOUNTING POLICIES

- 1.1 These financial statements have been prepared under the historical cost convention and include the result of the charity's operations, which are described in the Trustees' Report, as in previous years. The financial statements are prepared on a receipts and payments basis as in previous years which is an option where the income is less than £250,000.
- 1.2 **Tangible fixed assets** for use by the charity. The original cost of the properties is not known and no value is attributed thereto. The insurance value for 2021 is £824,543. All tangible fixed assets are held to benefit the charity's beneficiaries.
- 1.3 The income from rents and investments are shown gross. Income from the permanent endowments has been received in the period as stated in the accounts.
- 1.4 VAT is not recoverable by the charity and as such is included in the relevant costs in the Statement of Financial Activities. The charity does not pay tax as it does not trade.
- 1.5 Management and administration expenditure includes all expenditure not directly related to the charitable activity. This includes costs of a managing agent, and independent examiner.

2. FIXED ASSET INVESTMENT: ANNIE PIM ENDOWMENT FUND

The original cost is not known and the value at 31st December 1991 has been attributed as base cost.

BASE COST	£
At the beginning and end of year	<u>2,068</u>
MARKET VALUE at 31 st December 2021	
412.58 COIF Income shares @ £20.5664 per share	<u>8,485.29</u>

The above investment is in the name of Annie Pim (COIF reference 296590001) and is a Permanent Endowment Fund, whose income may be used by the charity.

3. FIXED ASSET INVESTMENT: THEODORE PIM ALMSHOUSE UPKEEP ENDOWMENT

The original cost is not known and the value at 31st December 1991 has been attributed as base cost.

BASE COST	£
At the beginning and end of year	<u>6,225</u>
MARKET VALUE at 31 st December 2021	
1,242 COIF Income Shares @ £20.5664 per share	<u>25,543.47</u>

The above investment is in the name of Theodore Pim Almshouse Upkeep (COIF reference 296590002) and is a Permanent Endowment, the income from which is invested in the charity's Extraordinary Repair Fund.

4. FIXED ASSET INVESTMENT: EDWARD RUSSELL STONEHAM ENDOWMENT

The original cost is not known and the value at 31st December 1991 has been attributed as base cost in keeping with the above.

BASE COST	£
At the beginning and end of year	<u>2,811</u>
MARKET VALUE at 31 st December 2021	
561 COIF Income Shares @ £20.5664 per share	<u>11,537.75</u>

The above investment is in the name of ER Stoneham (COIF reference 201870001) and is a Permanent Endowment Fund, whose income may be used by the charity.

Crayford Ecclesiastical Charities
(including Annie Pim Almshouse and ER Stoneham)
Charity Registration 208966

Notes to the Financial Statements for the Year Ended 31st December 2021

5 PROPERTY INCOME

The properties provide residential accommodation by way of three almshouses and one house. Full income assumes no vacancies during the year.

	Full Income	Income received
Residential No 7	16,800.00	16,800.00
Almshouse contributions 9,11,13	<u>15,150.00</u>	<u>12,965.00</u>
	<u><u>31,950.00</u></u>	<u><u>29,765.00</u></u>

6 INVESTMENT INCOME

	2021	2020
	£	£
Income shares in Charities Official Investment Fund		
Annie Pim 296590001	218.17	213.92
Theodore Pim for Augmentation 296590002 (ERF)	656.77	643.98
Edward Russell Stoneham 201870001	<u>296.66</u>	<u>290.88</u>
Dividends Interest	1,171.60	1,148.78
Bank deposit Interest received	1.39	45.19
COIF Deposit Interest received	<u>1.57</u>	<u>156.43</u>
	<u><u>1,174.56</u></u>	<u><u>1,350.40</u></u>

7 MANAGEMENT EXPENSES

	2021	2020
	£	£
Estate costs		
Insurance	1,039.07	974.40
Tree care	1,188.00	150.00
Deposit Registration fee no 7 house	240.00	1,069.38
Utilities on vacant properties	257.75	136.03
Gas Safe & Electrical Testing	<u>732.00</u>	<u>286.00</u>
	<u><u>3,456.82</u></u>	<u><u>2,615.81</u></u>
Office Overheads		
Agent's Commission	2,857.44	2,060.15
Subscription NAA	<u>142.00</u>	<u>140.00</u>
	<u><u>2,999.44</u></u>	<u><u>2,200.15</u></u>
Other Operating Expenses		
Independent examiner's fees	384.49	389.50
Bank charges	<u>96.00</u>	<u>60.00</u>
	<u><u>480.49</u></u>	<u><u>449.50</u></u>
TOTAL MANAGEMENT EXPENSES	<u><u><u>6,936.75</u></u></u>	<u><u><u>5,265.46</u></u></u>

8 **Movement in Funds**

	Restricted	Designated	Designated	Unrestricted	
	Endowment	Cyclical	Extraordinary	General	Total
	Investments	Maintenance	Repair	reserve	
Brought forward	11,104.00	29,195.89	1,030.85	12,115.51	53,446.25
Additions	1,171.60	3,921.12	2,280.45		7,373.17
Withdrawals		(25,000.00)	0.00	13,939.67	(11,060.33)
Transfers	<u>(1,171.60)</u>		-	1,171.60	-
Carried forward	<u><u>11,104.00</u></u>	<u><u>8,117.01</u></u>	<u><u>3,311.30</u></u>	<u><u>27,226.78</u></u>	<u><u>49,759.09</u></u>