

THOMAS LATHBERYE

England & Wales · Charity number 209339

Details

Other names	THOMAS LATHBEYRE
Status	Registered
Legal form	Other
Registered	1962-09-22
Register	View on the Charity Commission register

Contact

Address	48 Marlborough Buildings Hatfield Road St. Albans AL1 3RW
Phone	01727 869254
Email	clerk.lathberye.raynshaw@outlook.com

Activities

Objects: A) ONE HALF OF THE INCOME SHALL BE APPLIED FOR THE BENEFIT OF THE ALMSPEOPLE. B) THE OTHER HALF SHALL BE APPLIED FOR THE GENERAL BENEFIT OF THE POOR OF THE ANCIENT BOROUGH OF ST ALBANS

Activities: WE PROVIDE HOUSING ACCOMODATION AND OTHER ASSISTANCE WHERE NEEDED FOR THOSE IN NEED IN THE AREA OF ST. ALBANS, HERTFORDSHIRE.

Classification

- **How:** Provides Buildings/facilities/open Space, Other Charitable Activities
- **What:** The Prevention Or Relief Of Poverty, Accommodation/housing
- **Who:** Elderly/old People

Geography

- **Area of benefit:** ANCIENT BOROUGH OF ST ALBANS
- Hertfordshire

Finances

Period end	Income	Expenditure	Assets	Employees
2024-12-31	£105,159	£47,470	-	-
2023-12-31	£106,155	£46,176	-	-
2022-12-31	£107,525	£42,532	-	-
2021-12-31	£75,626	£54,998	-	-
2020-12-31	£63,365	£37,403	-	-

Trustees

Name	Role	Appointed
Cllr. Jacqlyn Ann Taylor		2024-07-09
EILEEN ROSEMARY HARRIS		2013-08-09
GEOFFREY HARRISON		2017-03-30
MR TOM DRABBLE		2015-04-15
Rajes Visram		2023-07-04
Roona Ellis		2025-10-27

Linked charities

- RICHARD RAYNSHAW (209339-1)

THOMAS LATHBERYE

England & Wales - Charity number 209339

Accounts

THE CHARITY OF THOMAS LATHBERYE
(registered charity number 209339) and its linked charity
THE CHARITY OF RICHARD RAYNSHAW
(registered charity number 209339-1)

ACCOUNTS FOR THE YEAR ENDED 31ST DECEMBER 2024

Hentons
Stag House
Old London Road
Hertford
SG13 7LA

THE CHARITY OF THOMAS LATHBERYE
(registered charity number 209339) and its linked charity
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THE CHARITY OF THOMAS LATHBERYE
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THE CHARITY OF RICHARD RAYNSHAW
(registered charity number 209339-1)

REPORT OF THE TRUSTEES FOR THE YEAR ENDED 31 DECEMBER 2024

Trustees

Mr B Ellis (Deceased 7 May 2025)	Representative - District Council
Cllr G Harrison	Representative - District Council
Cllr R Visram	Representative - District Council
Cllr J Taylor (Appointed 9 July 2024)	Representative - District Council
Cllr E R Harris	Co-optative
Mr B W Gibbard (Deceased 27 July 2025)	Co-optative
Mr T Drabble	Co-optative

Clerk to the Charity

Mr Michael Roth

Principal Office

48 Marlborough Buildings, Hatfield Road, St Albans, Hertfordshire, AL1 3RW

The Trustees present their annual report and financial statements of the two linked charities for the year ended 31 December 2024. The financial statements have been prepared in accordance with the accounting policies set out in note 1 to the accounts and comply with their governing documents, the Charities Act 2011, and The Charities (Accounts and Reports) Regulations 2008.

Structure, Governance and Management

The two charities are ancient institutions. Each is presently constituted as an unincorporated trust.

The Charity of Thomas Lathberye was founded by will in 1579. In 1579 Thomas Lathbury (also Lathberye) by his will demised to the corporation two tenements—one situated in the market-place adjoining the Clock House, and the other in 'Dagenhall' Lane "to hold the same to the proper use and behoof of the poor people of the town of St. Albans". Lathberye's owns a listed commercial building at 1 Market Place in St Albans.

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Both charities presently operate under the Scheme of the Charity Commissioners dated 28th June 1918 as amended by the Charity Commissioners' Schemes of 13th July 1934, 29th November 1960 and 6th October 1978 (together 'the Schemes').

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REPORT OF THE TRUSTEES FOR THE YEAR ENDED 31 DECEMBER 2024
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STRUCTURE, GOVERNANCE AND MANAGEMENT – continued

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The two charities are linked with complementary charitable objects. Under the terms of the Schemes, Lathberye's charitable object is to apply one half of its income for the benefit of the almspeople, and the other half for the general benefit of the poor of the Ancient Borough of St Albans. Raynshaw's charitable object is the provision of almshouses for persons of good character who resided in the Ancient Borough of St Albans for not less than two years. An appropriate portion of the income from Lathberye's is duly applied in support of Raynshaw's charitable purposes and activities.

This results in the Raynshaw's being able to provide and maintain the eight single bedroom properties that are allocated to St Albans residents who satisfy the requirements of the Schemes. Almshouse residents are not charged rent, and accommodation is provided free, although residents make a contribution towards maintenance costs.

ACHIEVEMENTS AND PERFORMANCE

During the year we continued to provide subsidised accommodation for eight single people of limited means in central St Albans, an area of high housing cost.

Work continued to prepare the charities for incorporation as a Charitable Incorporated Organisation.

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REPORT OF THE TRUSTEES FOR THE YEAR ENDED 31 DECEMBER 2024
(continued)

FINANCIAL REVIEW

During the year the charity and its linked charity received interest, investment income, almspeople contributions and rental income on its commercial property. The charity achieved net receipts of £57,689 (2023: £59,979).

PUBLIC BENEFIT

The Trustees have reviewed the Charity Commissions guidance on the requirement to report public benefit. The Trustees are satisfied that the work of the charity accords with its stated objects and provides tangible public benefit to a wide section of those who reside within the charity's area of benefit. The criteria used to assess those who may benefit is not considered to be unreasonably restrictive.

RESERVES POLICY

The Trustees seek to build sustainable unrestricted reserves to a level sufficient to provide financial stability, meet exceptional expenditure and to assist with the future development of the charity. As part of achieving this policy the Trustees have the following designated funds available:

Cyclical Maintenance Fund

The Trustees established and maintain a reserve fund for the purpose of providing for those items of ordinary maintenance and repair of the almshouses which recur at frequent intervals. The fund whose main asset is a National Savings Investment account, had a balance of £41,598 at the end of 2024.

Extraordinary Repair Fund

The Trustees established and maintain a reserve fund for the purpose of providing for the extraordinary repairs, improvement or rebuilding of the almshouses run by the Charities. The fund whose assets are invested with the Charities Official Investment Fund had a balance of £426,008 at the end of 2024.

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REPORT OF THE TRUSTEES FOR THE YEAR ENDED 31 DECEMBER 2024
(continued)

TRUSTEES RESPONSIBILITIES

The Trustees are required to prepare financial statements for each financial year which give a true and fair view of the state of affairs of each Charity and of the results for the year.

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

- select suitable accounting policies and then apply them consistently;
- make judgements and estimates that are reasonable and prudent;
- prepare the financial statements on the going concern basis unless it is inappropriate to assume that the Charities continue in operation.

The trustees are responsible for:

- keeping proper accounting records which disclose with reasonable accuracy at any time the financial position of each Charity and which enable them to ensure that the financial statements comply with the relevant provisions of the Charities Act 2011, the Charity (Accounts and Reports) Regulations 2008, and the provisions of the schemes.
- safeguarding the assets of each Charity and hence for taking reasonable steps for the prevention and detection of fraud and other irregularities.

Approved by the trustees and signed on their behalf by:

T.P.K. Drabble

.....
Mr T Drabble

Date: 29 - 10 - 2025

THE CHARITY OF THOMAS LATHBERYE
(registered charity number 209339)
and its linked charity
THE CHARITY OF RICHARD RAYNSHAW
(registered charity number 209339-1)

**Independent Examiner's Report to the Trustees of the
Charities of Thomas Lathberye and Richard Raynshaw**

I report to the trustees on my examination of the accounts of the Charities of Thomas Lathberye and Richard Raynshaw for the year ended 31 December 2024 which comprise the summary of receipts and payments and the statement of assets and liabilities.

This report is made solely to the charity's trustees, as a body, in accordance with section 145 of the Charities Act 2011. My work has been undertaken so that I might state to the charity's trustees those matters I am required to state to them in this report and for no other purpose. To the fullest extent permitted by law, I do not accept or assume responsibility to anyone other than the charity and the charity's trustees as a body, for my work, for this report, or for the opinions I have formed.

Responsibilities and basis of report

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

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

An independent examination does not involve gathering all the evidence that would be required in an audit and consequently does not cover all the matters that an auditor considers in giving their opinion on the accounts. The planning and conduct of an audit goes beyond the limited assurance that an independent examination can provide. Consequently I express no audit opinion on the accounts and my report is limited to those specific matters set out in the independent examiner's statement.

Independent examiner's statement

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

- accounting records were not kept in respect of the charity as required by section 130 of the Act; or
- the accounts do not accord with those records.

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



.....
Sean Hudson ACA
Hentons
Stag House
Old London Road
Hertford, Herts
SG13 7LA

Date: 29 October 2025

THE CHARITY OF THOMAS LATHBERYE
 (registered charity number 209339) and its linked charity
THE CHARITY OF RICHARD RAYNSHAW
 (registered charity number 209339-1)

RECEIPTS AND PAYMENTS ACCOUNT FOR THE YEAR ENDED 31ST DECEMBER 2024

Note	General Fund £	Utilities Fund £	Cyclical M'tnce Fund £	Capital Fund £	Total 2024 £	Total 2023 £
RECEIPTS						
Investment Income	1,451	-	-	-	1,451	1,431
Interest received	1,540	-	427	-	1,967	1,426
Rent and Insurance received - Market Place/Land at Lower Dagnall Street	47,917	-	-	-	47,917	47,981
Contributions by Almspeople: - Maintenance	44,241	-	-	-	44,241	45,721
Output VAT on receipts	9,583	-	-	-	9,583	9,596
	<u>104,732</u>	<u>-</u>	<u>427</u>	<u>-</u>	<u>105,159</u>	<u>106,155</u>
Bank transfers received	-	-	-	-	-	-
Total Receipts	<u>104,732</u>	<u>-</u>	<u>427</u>	<u>-</u>	<u>105,159</u>	<u>106,155</u>
PAYMENTS						
Payments in relation to Charitable activities:						
Almshouses costs 2	5,024	11,290	-	-	16,314	18,079
Establishment costs:						
- Insurance	2,466	-	-	-	2,466	2,245
Clerks fees and expenses	6,150	-	-	-	6,150	2,040
Office rental	1,730	-	-	-	1,730	1,354
Subscription	696	-	-	-	696	196
Trustees insurance	611	-	-	-	611	612
Trustees expenses	-	-	-	-	-	-
VAT consultancy fees	700	-	-	-	700	600
Accountancy fee	3,625	-	-	-	3,625	3,375
Legal and professional fees	5,222	-	-	-	5,222	-
Sundry expenses	247	-	-	-	247	329
Input VAT on payments	1,572	-	-	-	1,572	1,883
Amounts paid to HMRC	8,137	-	-	-	8,137	15,463
	<u>36,180</u>	<u>11,290</u>	<u>-</u>	<u>-</u>	<u>47,470</u>	<u>46,176</u>
Bank transfers paid	-	-	-	-	-	-
Total Payments	<u>36,180</u>	<u>11,290</u>	<u>-</u>	<u>-</u>	<u>47,470</u>	<u>46,176</u>
Net Receipts / (Payments) for year	<u>68,552</u>	<u>(11,290)</u>	<u>427</u>	<u>-</u>	<u>57,689</u>	<u>59,979</u>
Transfers between funds	(11,290)	11,290	-	-	-	-
Bank Balances at 1.1.24	<u>354,916</u>	<u>10,061</u>	<u>41,171</u>	<u>-</u>	<u>406,148</u>	<u>346,169</u>
Bank Balances at 31.12.24	<u>412,178</u>	<u>10,061</u>	<u>41,598</u>	<u>-</u>	<u>463,837</u>	<u>406,148</u>

The notes on page 8 to 9 form part of these financial statements

THE CHARITY OF THOMAS LATHBERYE
 (registered charity number 209339) and its linked charity
THE CHARITY OF RICHARD RAYNSHAW
 (registered charity number 209339-1)

STATEMENT OF ASSETS AND LIABILITIES
AS AT 31ST DECEMBER 2024

	Note	2024 £	2023 £
Monetary Assets			
Bank Balances			
National Westminster - Current Accounts		282,256	226,536
- Rent Deposits Account		16,053	15,823
		<u>298,309</u>	<u>242,359</u>
National Savings - Investment Account		155,130	153,590
Nationwide		10,398	10,201
		<u>463,837</u>	<u>406,150</u>
Other Monetary Assets			
Other debtors	6	28,193	22,625
		<u>28,193</u>	<u>22,625</u>
Non Monetary Assets			
Investments (at Market Value)	3	426,008	406,790
Freehold Land and Buildings: (at Insurance value)			
19 Lower Dagnell Street, St Albans		383,496	318,651
1 Market Place, St Albans		1,287,089	1,287,089
21, 21a, 23, 25, 25a Spicer Street, St Albans		904,918	751,905
		<u>3,001,511</u>	<u>2,764,435</u>
Liabilities – current	7	(35,125)	(27,529)
		<u>£3,458,416</u>	<u>£3,165,681</u>

Approved on behalf of the Trustees:

T P K. Drabble.....

Mr T Drabble

Date: 29-10-2025

The notes on pages 8 to 9 form part of these financial statements

THE CHARITY OF THOMAS LATHBERYE
 (registered charity number 209339) and its linked charity
THE CHARITY OF RICHARD RAYNSHAW
 (registered charity number 209339-1)

NOTES TO THE ACCOUNTS FOR THE YEAR ENDED 31ST DECEMBER 2024

1. Accounting Policies

- a) The Accounts have been prepared in accordance with the requirements of the Charities (Accounts and Reports) Regulations 2008 and Charities Act 2011.
- b) The Accounts have been prepared on a receipts and payments basis.
- c) Investments are stated at market value as at the Balance Sheet date.
- d) Freehold land and buildings are included in the financial statements at their current insurance valuation. All properties, except 1 Market Place, are used for direct charitable purposes. Income generated by 1 Market Place is utilised for charitable purposes.

2. Almshouses Costs

	General Fund £	Utilities Fund £	Cyclical M'tnce Fund £	Total 2024 £	Total 2023 £
Water rates	-	1,058	-	1,058	861
Gas	-	6,132	-	6,132	5,274
Electricity	278	4,100	-	4,378	3,911
Insurance	997	-	-	997	1,330
Council tax	2,753	-	-	2,753	-
Refurbishment & Maintenance	996	-	-	996	6,703
	5,024	11,290	-	16,314	18,079

3. Investments

	2024 Market Value £	2023 Market Value £
COIF Investments	£426,008	£406,790

4. Trustees expenses

No remuneration was paid to the Trustees during the current and preceding year. During the current year £Nil (2023: £Nil) was paid to a trustee for reimbursed expenses.

5. Freehold Land & Buildings

As noted in 1(d) above freehold land and buildings are included in the financial statements at their buildings reinstatement value for insurance purposes of £2,575,503 (2023: £2,357,645).

THE CHARITY OF THOMAS LATHBERYE
 (registered charity number 209339) and its linked charity
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NOTES TO THE ACCOUNTS FOR THE YEAR ENDED 31ST DECEMBER 2024

6.	Analysis of Other debtors	2024	2023
		£	£
	Amounts due from tenants	28,193	22,625
		£28,193	£22,625
7.	Analysis of Liabilities	2024	2023
		£	£
	Rent deposits held	15,600	15,600
	VAT	2,035	1,810
	Accruals	17,490	10,119
		£35,125	£27,529
8.	Analysis of Funds	2024	2023
	Extraordinary Repair Fund:		
	Charities Official Investment Fund		
	1,430.03 Accumulation shares at market value (2023: 1,430.03)	372,688	354,648
	2,627.48 income shares at market value (2023: 2,627.48)	53,320	52,142
		£426,008	£406,790
	Cyclical Maintenance Fund	41,598	41,171
	General Fund	405,246	350,014
	Utilities Fund	10,061	10,061
		£456,905	£401,246
	Represented by:		
	National Westminster - Current Account (Richard Raynshaw)	134,489	111,364
	- Current Account (Thomas Lathberye)	147,767	115,172
	- Rent Deposits Account	16,053	15,823
	Nationwide Account	10,398	10,201
	National Savings Investment Account	<u>155,130</u>	<u>153,590</u>
		463,837	406,150
	Liabilities – current	(35,125)	(27,529)
	Other debtors	<u>28,193</u>	<u>22,625</u>
		£456,905	£401,246
	Capital Fund		
	Properties - Lower Dagnall Street, St Albans	383,496	318,651
	- Market Place, St Albans	1,287,089	1,287,089
	- Spicer Street, St Albans	904,918	751,905
		£2,575,503	£2,357,645
	Total Funds	£3,458,416	£3,165,681

THOMAS LATHBERYE

England & Wales - Charity number 209339

Accounts

THE CHARITY OF THOMAS LATHBERYE
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ACCOUNTS FOR THE YEAR ENDED 31ST DECEMBER 2023

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REPORT OF THE TRUSTEES FOR THE YEAR ENDED 31 DECEMBER 2023

Trustees

Mr B Ellis (Chair of trustees)	Representative - District Council
Cllr G Harrison	Representative - District Council
Cllr R Visram – appointed 4 July 2023	Representative - District Council
Cllr E R Harris	Co-optative
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Mr Michael Roth

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Approved by the trustees and signed on their behalf by:



.....
Mr B Ellis, Chair of the trustees

Date: 23rd October 2024

THE CHARITY OF THOMAS LATHBERYE
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Charities of Thomas Lathberye and Richard Raynshaw**

I report to the trustees on my examination of the accounts of the Charities of Thomas Lathberye and Richard Raynshaw for the year ended 31 December 2023 which comprise the summary of receipts and payments and the statement of assets and liabilities.

This report is made solely to the charity's trustees, as a body, in accordance with section 145 of the Charities Act 2011. My work has been undertaken so that I might state to the charity's trustees those matters I am required to state to them in this report and for no other purpose. To the fullest extent permitted by law, I do not accept or assume responsibility to anyone other than the charity and the charity's trustees as a body, for my work, for this report, or for the opinions I have formed.

Responsibilities and basis of report

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

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

An independent examination does not involve gathering all the evidence that would be required in an audit and consequently does not cover all the matters that an auditor considers in giving their opinion on the accounts. The planning and conduct of an audit goes beyond the limited assurance that an independent examination can provide. Consequently I express no audit opinion on the accounts and my report is limited to those specific matters set out in the independent examiner's statement.

Independent examiner's statement

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

- accounting records were not kept in respect of the charity as required by section 130 of the Act; or
- the accounts do not accord with those records.

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



R J Sears FCCA
Hentons
Stag House
Old London Road
Hertford, Herts
SG13 7LA

Date: 24th October 2024

THE CHARITY OF THOMAS LATHERYE
(registered charity number 209339) and its linked charity
THE CHARITY OF RICHARD RAYNSHAW
(registered charity number 209339-1)

RECEIPTS AND PAYMENTS ACCOUNT FOR THE YEAR ENDED 31ST DECEMBER 2023

Note	General Fund £	Utilities Fund £	Cyclical M'tnce Fund £	Capital Fund £	Total 2023 £	Total 2022 £
RECEIPTS						
Investment Income	1,431	-	-	-	1,431	1,426
Interest received	1,179	-	247	-	1,426	182
Rent and Insurance received - Market Place/Land at Lower Dagnall Street	47,981	-	-	-	47,981	46,867
Contributions by Almspeople: - Maintenance	45,721	-	-	-	45,721	45,014
Receipts from HMRC	-	-	-	-	-	3,973
Refund of electricity	-	-	-	-	-	690
Output VAT on receipts	9,596	-	-	-	9,596	9,373
	<u>105,908</u>	<u>-</u>	<u>247</u>	<u>-</u>	<u>106,155</u>	<u>107,525</u>
Bank transfers received	-	-	-	-	-	-
Total Receipts	<u>105,908</u>	<u>-</u>	<u>247</u>	<u>-</u>	<u>106,155</u>	<u>107,525</u>
PAYMENTS						
Payments in relation to Charitable activities: Almshouses costs 2	8,033	10,046	-	-	18,079	25,977
Establishment costs: - Refurbishment costs	-	-	-	-	-	885
- Insurance	2,245	-	-	-	2,245	2,057
Clerks fees and expenses	2,040	-	-	-	2,040	3,698
Office rental	1,354	-	-	-	1,354	1,448
Subscription	196	-	-	-	196	187
Trustees insurance	612	-	-	-	612	612
Trustees expenses	-	-	-	-	-	-
VAT consultancy fees	600	-	-	-	600	525
Accountancy fee	3,375	-	-	-	3,375	3,050
Sundry expenses	329	-	-	-	329	528
Input VAT on payments	1,883	-	-	-	1,883	3,565
Amounts paid to HMRC	15,463	-	-	-	15,463	-
	<u>36,130</u>	<u>10,046</u>	<u>-</u>	<u>-</u>	<u>46,176</u>	<u>42,532</u>
Bank transfers paid	-	-	-	-	-	-
Total Payments	<u>36,130</u>	<u>10,046</u>	<u>-</u>	<u>-</u>	<u>46,176</u>	<u>42,532</u>
Net Receipts / (Payments) for year	69,778	(10,046)	247	-	59,979	64,993
Transfers between funds	(10,046)	10,046	-	-	-	-
Bank Balances at 1.1.23	295,184	10,061	40,924	-	346,169	281,176
Bank Balances at 31.12.23	<u>354,916</u>	<u>10,061</u>	<u>41,171</u>	<u>-</u>	<u>406,148</u>	<u>346,169</u>

The notes on page 8 to 9 form part of these financial statements

THE CHARITY OF THOMAS LATHBERYE
 (registered charity number 209339) and its linked charity
THE CHARITY OF RICHARD RAYNSHAW
 (registered charity number 209339-1)

STATEMENT OF ASSETS AND LIABILITIES
AS AT 31ST DECEMBER 2023

	Note	2023 £	2022 £
Monetary Assets			
Bank Balances			
National Westminster - Current Accounts		226,536	167,981
- Rent Deposits Account		15,823	15,634
		<u>242,359</u>	<u>183,615</u>
National Savings - Investment Account		153,590	152,410
Nationwide		10,201	10,144
		<u>406,150</u>	<u>346,169</u>
Other Monetary Assets			
Other debtors	6	22,625	9,508
		<u>22,625</u>	<u>9,508</u>
Non Monetary Assets			
Investments (at Market Value)	3	406,790	362,848
Freehold Land and Buildings: (at Insurance value)			
19 Lower Dagnell Street, St Albans		318,651	318,651
1 Market Place, St Albans		1,287,089	1,287,089
21, 21a, 23, 25, 25a Spicer Street, St Albans		751,905	751,905
		<u>2,764,435</u>	<u>2,720,493</u>
Liabilities – current	7	(27,529)	(32,308)
		<u>£3,165,681</u>	<u>£3,043,862</u>

Approved on behalf of the Trustees:



Mr B Ellis - Chairman



Mr T Drabble

Date: 23rd October 2024

The notes on pages 8 to 9 form part of these financial statements

THE CHARITY OF THOMAS LATHBERYE
(registered charity number 209339) and its linked charity
THE CHARITY OF RICHARD RAYNSHAW
(registered charity number 209339-1)

NOTES TO THE ACCOUNTS FOR THE YEAR ENDED 31ST DECEMBER 2023

1. Accounting Policies

- a) The Accounts have been prepared in accordance with the requirements of the Charities (Accounts and Reports) Regulations 2008 and Charities Act 2011.
- b) The Accounts have been prepared on a receipts and payments basis.
- c) Investments are stated at market value as at the Balance Sheet date.
- d) Freehold land and buildings are included in the financial statements at their current insurance valuation. All properties, except 1 Market Place, are used for direct charitable purposes. Income generated by 1 Market Place is utilised for charitable purposes.

2. Almshouses Costs

	General Fund £	Utilities Fund £	Cyclical M'tnce Fund £	Total 2023 £	Total 2022 £
Water rates	-	861	-	861	1,027
Gas	-	5,274	-	5,274	5,823
Electricity	-	3,911	-	3,911	2,429
Insurance	1,330	-	-	1,330	1,141
Council tax	-	-	-	-	1,887
Refurbishment & Maintenance	6,703	-	-	6,703	13,670
	8,033	10,046	-	18,079	25,977
	8,033	10,046	-	18,079	25,977

3. Investments

	2023 Market Value £	2022 Market Value £
COIF Investments	£406,790	£362,848
	£406,790	£362,848

4. Trustees expenses

No remuneration was paid to the Trustees during the current and preceding year. During the current year £Nil (2022: £Nil) was paid to a trustee for reimbursed expenses.

5. Freehold Land & Buildings

As noted in 1(d) above freehold land and buildings are included in the financial statements at their buildings reinstatement value for insurance purposes of £2,357,645 (2022: £2,357,645).

THE CHARITY OF THOMAS LATHBERYE
(registered charity number 209339) and its linked charity
THE CHARITY OF RICHARD RAYNSHAW
(registered charity number 209339-1)

NOTES TO THE ACCOUNTS FOR THE YEAR ENDED 31ST DECEMBER 2023

6.	Analysis of Other debtors	2023	2022
		£	£
	Amounts due from tenants	22,625	9,508
		<u>£22,625</u>	<u>£9,508</u>
		<u><u>2023</u></u>	<u><u>2022</u></u>
		£	£
7.	Analysis of Liabilities		
	Rent deposits held	15,600	15,600
	VAT	1,810	8,836
	Accruals	10,119	7,872
		<u>£27,529</u>	<u>£32,308</u>
		<u><u>2023</u></u>	<u><u>2022</u></u>
8.	Analysis of Funds		
	Extraordinary Repair Fund:		
	Charities Official Investment Fund		
	1,430.03 Accumulation shares at market value (2022: 1,430.03)	354,648	315,161
	2,627.48 income shares at market value (2022: 2,627.48)	52,142	47,687
		<u>£406,790</u>	<u>£362,848</u>
		<u><u>2023</u></u>	<u><u>2022</u></u>
	Cyclical Maintenance Fund	41,171	40,924
	General Fund	350,014	272,384
	Utilities Fund	10,061	10,061
		<u>£401,246</u>	<u>£323,369</u>
		<u><u>2023</u></u>	<u><u>2022</u></u>
	Represented by:		
	National Westminster - Current Account (Richard Raynshaw)	111,364	80,947
	- Current Account (Thomas Lathberye)	115,172	87,034
	- Rent Deposits Account	15,823	15,634
	Nationwide Account	10,201	10,144
	National Savings Investment Account	<u>153,590</u>	<u>152,410</u>
		406,150	346,169
	Liabilities – current	(27,529)	(32,308)
	Other debtors	<u>22,625</u>	<u>9,508</u>
		<u>£401,246</u>	<u>£323,369</u>
		<u><u>2023</u></u>	<u><u>2022</u></u>
	Capital Fund		
	Properties - Lower Dagnall Street, St Albans	318,651	318,651
	- Market Place, St Albans	1,287,089	1,287,089
	- Spicer Street, St Albans	751,905	751,905
		<u>£2,357,645</u>	<u>£2,357,645</u>
		<u><u>2023</u></u>	<u><u>2022</u></u>
	Total Funds	<u>£3,165,681</u>	<u>£3,043,862</u>

THOMAS LATHBERYE

England & Wales - Charity number 209339

Accounts

THE CHARITY OF THOMAS LATHBERYE
(registered charity number 209339) and its linked charity
THE CHARITY OF RICHARD RAYNSHAW
(registered charity number 209339-1)

ACCOUNTS FOR THE YEAR ENDED 31ST DECEMBER 2022

**Hentons
Stag House
Old London Road
Hertford
SG13 7LA**

THE CHARITY OF THOMAS LATHBERYE
(registered charity number 209339) and its linked charity
THE CHARITY OF RICHARD RAYNSHAW
(registered charity number 209339-1)

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7	Statement of Assets and Liabilities
8 - 9	Notes to the Financial Statements

THE CHARITY OF THOMAS LATHBERYE
(registered charity number 209339)
and its linked charity
THE CHARITY OF RICHARD RAYNSHAW
(registered charity number 209339-1)

REPORT OF THE TRUSTEES FOR THE YEAR ENDED 31 DECEMBER 2022

Trustees

Ms Y Batliwala	(Ended 30 May 2022)	Representative - Petty Sessions
Mr B Ellis (Chair of trustees)		Representative - District Council
Cllr G Harrison		Representative - District Council
Cllr E R Harris		Co-optative
Mr B W Gibbard		Co-optative
Mr T Drabble		Co-optative

Clerk to the Charity

Mrs Catherine Abrahams	-	resigned 31 December 2022
Mr Michael Roth	-	appointed 31 December 2022

Principal Office

48 Marlborough Buildings, Hatfield Road, St Albans, Hertfordshire, AL1 3RW

The Trustees present their annual report and financial statements of the two linked charities for the year ended 31 December 2022. The financial statements have been prepared in accordance with the accounting policies set out in note 1 to the accounts and comply with their governing documents, the Charities Act 2011, and The Charities (Accounts and Reports) Regulations 2008.

Structure, Governance and Management

The two charities are ancient institutions. Each is presently constituted as an unincorporated trust.

The Charity of Thomas Lathberye was founded by will in 1579. In 1579 Thomas Lathbury (also Lathberye) by his will demised to the corporation two tenements—one situated in the market-place adjoining the Clock House, and the other in 'Dagenhall' Lane "to hold the same to the proper use and behoof of the poor people of the town of St. Albans". Lathberye's owns a listed commercial building at 1 Market Place in St Albans.

The Charity of Richard Raynshaw was founded by will in 1569. In 1569 Richard Raynshaw by his will left three cottages in Spicer Street upon trust that the mayor and burgesses should keep the same in repair and should nominate such honest poor persons as should seem most in need of Charity to inhabit any of the said three tenements forever, rent-free. Raynshaw's owns almshouse accommodation in Spicer Street and Lower Dagnall Street in St Albans.

Both charities presently operate under the Scheme of the Charity Commissioners dated 28th June 1918 as amended by the Charity Commissioners' Schemes of 13th July 1934, 29th November 1960 and 6th October 1978 (together 'the Schemes').

THE CHARITY OF THOMAS LATHBERYE
(registered charity number 209339)
and its linked charity
THE CHARITY OF RICHARD RAYNSHAW
(registered charity number 209339-1)

REPORT OF THE TRUSTEES FOR THE YEAR ENDED 31 DECEMBER 2022
(continued)

STRUCTURE, GOVERNANCE AND MANAGEMENT – continued

The Schemes provide for up to four representative trustees and up to five co-optative trustees. Three representative trustees are appointed by the members of the St Albans City and District Council, and one representative trustee is appointed by the Justices of the Central Hertfordshire Magistrate Courts. All representative trustees are appointed for a term of four years. The co-optative trustees are appointed for a term of five years by a resolution passed at a special meeting of the trustees. Co-optative trustees need to be "persons residing or carrying on business in or near the Ancient Borough of St Albans".

OBJECTIVES AND ACTIVITIES

The two charities are linked with complementary charitable objects. Under the terms of the Schemes, Lathberye's charitable object is to apply one half of its income for the benefit of the almspeople, and the other half for the general benefit of the poor of the Ancient Borough of St Albans. Raynshaw's charitable object is the provision of almshouses for persons of good character who resided in the Ancient Borough of St Albans for not less than two years. An appropriate portion of the income from Lathberye's is duly applied in support of Raynshaw's charitable purposes and activities.

This results in the Raynshaw's being able to provide and maintain the eight single bedroom properties that are allocated to St Albans residents who satisfy the requirements of the Schemes. Almshouse residents are not charged rent, and accommodation is provided free, although residents make a contribution towards maintenance costs.

ACHIEVEMENTS AND PERFORMANCE

During the year we continued to provide subsidised accommodation for eight single people of limited means in central St Albans, an area of high housing cost.

Work continued to prepare the charities for incorporation as a Charitable Incorporated Organisation.

THE CHARITY OF THOMAS LATHBERYE
(registered charity number 209339)
and its linked charity
THE CHARITY OF RICHARD RAYNSHAW
(registered charity number 209339-1)

REPORT OF THE TRUSTEES FOR THE YEAR ENDED 31 DECEMBER 2022
(continued)

FINANCIAL REVIEW

During the year the charity and its linked charity received interest, investment income, almspeople contributions and rental income on its commercial property. With the new tenants taken on for the commercial property in the year and rental deposits received, the charity achieved net receipts of £64,993 (2021: £20,632).

PUBLIC BENEFIT

The Trustees have reviewed the Charity Commissions guidance on the requirement to report public benefit. The Trustees are satisfied that the work of the charity accords with its stated objects and provides tangible public benefit to a wide section of those who reside within the charity's area of benefit. The criteria used to assess those who may benefit is not considered to be unreasonably restrictive.

RESERVES POLICY

The Trustees seek to build sustainable unrestricted reserves to a level sufficient to provide financial stability, meet exceptional expenditure and to assist with the future development of the charity. As part of achieving this policy the Trustees have the following designated funds available:

Cyclical Maintenance Fund

The Trustees established and maintain a reserve fund for the purpose of providing for those items of ordinary maintenance and repair of the almshouses which recur at frequent intervals. The fund whose main asset is a National Savings Investment account, had a balance of £40,924 at the end of 2022.

Extraordinary Repair Fund

The Trustees established and maintain a reserve fund for the purpose of providing for the extraordinary repairs, improvement or rebuilding of the almshouses run by the Charities. The fund whose assets are invested with the Charities Official Investment Fund had a balance of £362,848 at the end of 2022.

THE CHARITY OF THOMAS LATHBERYE
(registered charity number 209339)
and its linked charity
THE CHARITY OF RICHARD RAYNSHAW
(registered charity number 209339-1)

REPORT OF THE TRUSTEES FOR THE YEAR ENDED 31 DECEMBER 2022
(continued)

TRUSTEES RESPONSIBILITIES

The Trustees are required to prepare financial statements for each financial year which give a true and fair view of the state of affairs of each Charity and of the results for the year.

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

- select suitable accounting policies and then apply them consistently;
- make judgements and estimates that are reasonable and prudent;
- prepare the financial statements on the going concern basis unless it is inappropriate to assume that the Charities continue in operation.

The trustees are responsible for:

- keeping proper accounting records which disclose with reasonable accuracy at any time the financial position of each Charity and which enable them to ensure that the financial statements comply with the relevant provisions of the Charities Act 2011, the Charity (Accounts and Reports) Regulations 2008, and the provisions of the schemes.
- safeguarding the assets of each Charity and hence for taking reasonable steps for the prevention and detection of fraud and other irregularities.

Approved by the trustees and signed on their behalf by:



.....
Mr B Ellis, Chair of the trustees

Date: 25.10.2023

THE CHARITY OF THOMAS LATHBERYE
(registered charity number 209339)
and its linked charity
THE CHARITY OF RICHARD RAYNSHAW
(registered charity number 209339-1)

**Independent Examiner's Report to the Trustees of the
Charities of Thomas Lathberye and Richard Raynshaw**

I report to the trustees on my examination of the accounts of the Charities of Thomas Lathberye and Richard Raynshaw for the year ended 31 December 2022 which comprise the summary of receipts and payments and the statement of assets and liabilities.

This report is made solely to the charity's trustees, as a body, in accordance with section 145 of the Charities Act 2011. My work has been undertaken so that I might state to the charity's trustees those matters I am required to state to them in this report and for no other purpose. To the fullest extent permitted by law, I do not accept or assume responsibility to anyone other than the charity and the charity's trustees as a body, for my work, for this report, or for the opinions I have formed.

Responsibilities and basis of report

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

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

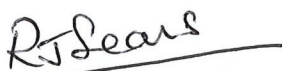
An independent examination does not involve gathering all the evidence that would be required in an audit and consequently does not cover all the matters that an auditor considers in giving their opinion on the accounts. The planning and conduct of an audit goes beyond the limited assurance that an independent examination can provide. Consequently I express no audit opinion on the accounts and my report is limited to those specific matters set out in the independent examiner's statement.

Independent examiner's statement

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

- > accounting records were not kept in respect of the charity as required by section 130 of the Act; or
- > the accounts do not accord with those records.

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



R J Sears FCCA
Hentons
Stag House
Old London Road
Hertford, Herts
SG13 7LA

Date: 25 OCTOBER 2023

THE CHARITY OF THOMAS LATHBERYE
(registered charity number 209339) and its linked charity
THE CHARITY OF RICHARD RAYNSHAW
(registered charity number 209339-1)

RECEIPTS AND PAYMENTS ACCOUNT FOR THE YEAR ENDED 31ST DECEMBER 2022

Note	General Fund £	Utilities Fund £	Cyclical M'tnce Fund £	Capital Fund £	Total 2022 £	Total 2021 £
RECEIPTS						
Investment Income	1,426	-	-	-	1,426	1,389
Interest received	144	-	38	-	182	22
Rent and Insurance received - Market Place/Land at Lower Dagnall Street	46,867	-	-	-	46,867	8,944
Rent Deposits received	-	-	-	-	-	15,600
Contributions by Almspeople: - Maintenance	45,014	-	-	-	45,014	42,582
Receipts from HMRC	3,973	-	-	-	3,973	4,295
Refund of electricity	690	-	-	-	690	1,009
Output VAT on receipts	9,373	-	-	-	9,373	1,789
	<u>107,487</u>	<u>-</u>	<u>38</u>	<u>-</u>	<u>107,525</u>	<u>75,630</u>
Bank transfers received	-	-	-	-	-	-
Total Receipts	<u>107,487</u>	<u>-</u>	<u>38</u>	<u>-</u>	<u>107,525</u>	<u>75,630</u>
PAYMENTS						
Payments in relation to Charitable activities: Almshouses costs 2	16,698	9,279	-	-	25,977	15,310
Establishment costs: - Refurbishment costs	885	-	-	-	885	10,036
- Insurance	2,057	-	-	-	2,057	1,723
- Business Imp. Dist. (BID) costs	-	-	-	-	-	829
Clerks fees and expenses	3,698	-	-	-	3,698	5,281
Office rental	1,448	-	-	-	1,448	1,393
Subscription	187	-	-	-	187	182
Legal and professional	-	-	-	-	-	9,829
Trustees insurance	612	-	-	-	612	612
Trustees expenses	-	-	-	-	-	-
VAT consultancy fees	525	-	-	-	525	500
Accountancy fee	3,050	-	-	-	3,050	2,850
Sundry expenses	528	-	-	-	528	150
Input VAT on payments	3,565	-	-	-	3,565	4,803
Amounts paid to HMRC	-	-	-	-	-	1,500
	<u>33,253</u>	<u>9,279</u>	<u>-</u>	<u>-</u>	<u>42,532</u>	<u>54,998</u>
Bank transfers paid	-	-	-	-	-	-
Total Payments	<u>33,253</u>	<u>9,279</u>	<u>-</u>	<u>-</u>	<u>42,532</u>	<u>54,998</u>
Net Receipts / (Payments) for year	74,234	(9,279)	38	-	64,993	20,632
Transfers between funds	(9,279)	9,279	-	-	-	-
Bank Balances at 1.1.22	230,229	10,061	40,886	-	281,176	260,544
Bank Balances at 31.12.22	<u>295,184</u>	<u>10,061</u>	<u>40,924</u>	<u>-</u>	<u>346,169</u>	<u>281,176</u>

The notes on page 8 to 9 form part of these financial statements

THE CHARITY OF THOMAS LATHBERYE
(registered charity number 209339) and its linked charity
THE CHARITY OF RICHARD RAYNSHAW
(registered charity number 209339-1)

STATEMENT OF ASSETS AND LIABILITIES
AS AT 31ST DECEMBER 2022

	Note	2022 £	2021 £
Monetary Assets			
Bank Balances			
National Westminster - Current Accounts		167,981	103,168
- Rent Deposits Account		15,634	15,600
		<u>183,615</u>	<u>118,768</u>
National Savings - Investment Account		152,410	152,269
Nationwide		10,144	10,139
		<u>346,169</u>	<u>281,176</u>
Other Monetary Assets			
Other debtors	6	-	2,473
		<u>-</u>	<u>2,473</u>
Non Monetary Assets			
Investments (at Market Value)	3	362,848	400,275
Freehold Land and Buildings: (at Insurance value)			
19 Lower Dagnell Street, St Albans		318,651	350,433
1 Market Place, St Albans		1,287,089	1,119,208
21, 21a, 23, 25, 25a Spicer Street, St Albans		751,905	629,480
		<u>2,720,493</u>	<u>2,499,396</u>
Liabilities – current		(32,308)	(37,066)
		<u>£3,034,354</u>	<u>£2,745,979</u>

Approved on behalf of the Trustees:

.....


Mr B Ellis - Chairman

.....
T.P. K. Drabble

Mr T Drabble

Date: 25.10.2023

The notes on pages 8 to 9 form part of these financial statements

THE CHARITY OF THOMAS LATHBERYE
(registered charity number 209339) and its linked charity
THE CHARITY OF RICHARD RAYNSHAW
(registered charity number 209339-1)

NOTES TO THE ACCOUNTS FOR THE YEAR ENDED 31ST DECEMBER 2022

1. Accounting Policies

- a) The Accounts have been prepared in accordance with the requirements of the Charities (Accounts and Reports) Regulations 2008 and Charities Act 2011.
- b) The Accounts have been prepared on a receipts and payments basis.
- c) Investments are stated at market value as at the Balance Sheet date.
- d) Freehold land and buildings are included in the financial statements at their current insurance valuation. All properties, except 1 Market Place, are used for direct charitable purposes. Income generated by 1 Market Place is utilised for charitable purposes.

2. Almshouses Costs

	General Fund £	Utilities Fund £	Cyclical M'tnce Fund £	Total 2022 £	Total 2021 £
Water rates	-	1,027	-	1,027	693
Gas	-	5,823	-	5,823	3,217
Electricity	-	2,429	-	2,429	4,798
Insurance	1,141	-	-	1,141	1,290
Council tax	1,887	-	-	1,887	798
Refurbishment & Maintenance	13,670	-	-	13,670	4,514
	16,698	9,279	-	25,977	15,310
	16,698	9,279	-	25,977	15,310

3. Investments

	2022 Market Value £	2021 Market Value £
COIF Investments	£362,848	£400,275
	£362,848	£400,275

4. Trustees expenses

No remuneration was paid to the Trustees during the current and preceding year. During the current year £Nil (2021: £Nil) was paid to a trustee for reimbursed expenses.

5. Freehold Land & Buildings

As noted in 1(d) above freehold land and buildings are included in the financial statements at their buildings reinstatement value for insurance purposes of £2,357,645 (2021: £2,099,121).

THE CHARITY OF THOMAS LATHBERYE
(registered charity number 209339) and its linked charity
THE CHARITY OF RICHARD RAYNSHAW
(registered charity number 209339-1)

NOTES TO THE ACCOUNTS FOR THE YEAR ENDED 31ST DECEMBER 2022

6.	Analysis of Other debtors	2022 £	2021 £
	VAT	-	2,473
		£ -	£2,473
7.	Analysis of Liabilities	2022 £	2021 £
	Rent deposits held	15,600	15,600
	VAT	8,836	-
	Accruals	7,872	21,466
		£32,308	£37,066
8.	Analysis of Funds	2022 £	2021 £
	Extraordinary Repair Fund:		
	Charities Official Investment Fund		
	1,430.03 Accumulation shares at market value (2021: 1,430.03)	315,161	346,315
	2,627.48 income shares at market value (2021: 2,627.48)	47,687	53,960
		£362,848	£400,275
	Cyclical Maintenance Fund	40,924	40,886
	General Fund	262,876	195,636
	Utilities Fund	10,061	10,061
		£313,861	£246,583
	Represented by:		
	National Westminster - Current Account (Richard Raynshaw)	80,947	72,146
	- Current Account (Thomas Lathberye)	87,034	31,022
	- Rent Deposits Account	15,634	15,600
	Nationwide Account	10,144	10,139
	National Savings Investment Account	152,410	152,269
		346,169	281,176
	Liabilities – current	(32,308)	(37,066)
	Other debtors	-	2,473
		£313,861	£246,583
	Capital Fund		
	Properties - Lower Dagnall Street, St Albans	318,651	350,433
	- Market Place, St Albans	1,287,089	1,119,208
	- Spicer Street, St Albans	751,905	629,480
		£2,357,645	£2,099,121
	Total Funds	£3,034,354	£2,745,979

THOMAS LATHBERYE

England & Wales - Charity number 209339

Accounts

THE CHARITY OF THOMAS LATHBERYE
(registered charity number 209339) and its linked charity
THE CHARITY OF RICHARD RAYNSHAW
(registered charity number 209339-1)

ACCOUNTS FOR THE YEAR ENDED 31ST DECEMBER 2021

Meyer Williams
Stag House
Old London Road
Hertford
SG13 7LA

THE CHARITY OF THOMAS LATHBERYE
(registered charity number 209339) and its linked charity
THE CHARITY OF RICHARD RAYNSHAW
(registered charity number 209339-1)

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THE CHARITY OF THOMAS LATHBERYE
(registered charity number 209339)
and its linked charity
THE CHARITY OF RICHARD RAYNSHAW
(registered charity number 209339-1)

REPORT OF THE TRUSTEES FOR THE YEAR ENDED 31 DECEMBER 2021

Trustees

Ms Y Batliwala	Representative - Petty Sessions
Mr B Ellis (Chair of trustees)	Representative - District Council
Cllr G Harrison	Representative - District Council
Mrs E R Harris	Co-optative
Mr B W Gibbard	Co-optative
Mr T Drabble	Co-optative

Clerk to the Charity

Mrs Catherine Abrahams

Principal Office

48 Marlborough Buildings, Hatfield Road, St Albans, Hertfordshire, AL1 3RW

The Trustees present their annual report and financial statements of the two linked charities for the year ended 31 December 2021. The financial statements have been prepared in accordance with the accounting policies set out in note 1 to the accounts and comply with their governing documents, the Charities Act 2011, and The Charities (Accounts and Reports) Regulations 2008.

Structure, Governance and Management

The two charities are ancient institutions. Each is presently constituted as an unincorporated trust.

The Charity of Thomas Lathberye was founded by will in 1579. In 1579 Thomas Lathbury (also Lathberye) by his will demised to the corporation two tenements—one situated in the market-place adjoining the Clock House, and the other in 'Dagenhall' Lane "to hold the same to the proper use and behoof of the poor people of the town of St. Albans". Lathberye's owns a listed commercial building at 1 Market Place in St Albans.

The Charity of Richard Raynshaw was founded by will in 1569. In 1569 Richard Raynshaw by his will left three cottages in Spicer Street upon trust that the mayor and burgesses should keep the same in repair and should nominate such honest poor persons as should seem most in need of Charity to inhabit any of the said three tenements forever, rent-free. Raynshaw's owns almshouse accommodation in Spicer Street and Lower Dagnall Street in St Albans.

Both charities presently operate under the Scheme of the Charity Commissioners dated 28th June 1918 as amended by the Charity Commissioners' Schemes of 13th July 1934, 29th November 1960 and 6th October 1978 (together 'the Schemes').

THE CHARITY OF THOMAS LATHERYE
(registered charity number 209339)
and its linked charity
THE CHARITY OF RICHARD RAYNSHAW
(registered charity number 209339-1)

REPORT OF THE TRUSTEES FOR THE YEAR ENDED 31 DECEMBER 2021
(continued)

STRUCTURE, GOVERNANCE AND MANAGEMENT – continued

The Schemes provide for up to four representative trustees and up to five co-optative trustees. Three representative trustees are appointed by the members of the St Albans City and District Council, and one representative trustee is appointed by the Justices of the Central Hertfordshire Magistrate Courts. All representative trustees are appointed for a term of four years. The co-optative trustees are appointed for a term of five years by a resolution passed at a special meeting of the trustees. Co-optative trustees need to be "persons residing or carrying on business in or near the Ancient Borough of St Albans".

OBJECTIVES AND ACTIVITIES

The two charities are linked with complementary charitable objects. Under the terms of the Schemes, Lathberye's charitable object is to apply one half of its income for the benefit of the almspeople, and the other half for the general benefit of the poor of the Ancient Borough of St Albans. Raynshaw's charitable object is the provision of almshouses for persons of good character who resided in the Ancient Borough of St Albans for not less than two years. An appropriate portion of the income from Lathberye's is duly applied in support of Raynshaw's charitable purposes and activities.

This results in the Raynshaw's being able to provide and maintain the eight single bedroom properties that are allocated to St Albans residents who satisfy the requirements of the Schemes. Almshouse residents are not charged rent, and accommodation is provided free, although residents make a contribution towards maintenance costs.

ACHIEVEMENTS AND PERFORMANCE

During the year we continued to provide subsidised accommodation for eight single people in central St Albans, an area of very high housing cost.

No major works were needed but we implemented the recommendations of an independent fire safety review undertaken last year.

Work continued to prepare the charities for incorporation as a Charitable Incorporated Organisation.

THE CHARITY OF THOMAS LATHBERYE
(registered charity number 209339)
and its linked charity
THE CHARITY OF RICHARD RAYNSHAW
(registered charity number 209339-1)

REPORT OF THE TRUSTEES FOR THE YEAR ENDED 31 DECEMBER 2021 –
(continued)

FINANCIAL REVIEW

During the year the charity and its linked charity received interest, investment income, almspeople contributions and rental income on its commercial property. With the new tenants taken on for the commercial property in the year and rental deposits received, the charity achieved net receipts of -£20,632 (2020: £25,962).

PUBLIC BENEFIT

The Trustees have reviewed the Charity Commissions guidance on the requirement to report public benefit. The Trustees are satisfied that the work of the charity accords with its stated objects and provides tangible public benefit to a wide section of those who reside within the charity's area of benefit. The criteria used to assess those who may benefit is not considered to be unreasonably restrictive.

RESERVES POLICY

The Trustees seek to build sustainable unrestricted reserves to a level sufficient to provide financial stability, meet exceptional expenditure and to assist with the future development of the charity. As part of achieving this policy the Trustees have the following designated funds available:

Cyclical Maintenance Fund

The Trustees established and maintain a reserve fund for the purpose of providing for those items of ordinary maintenance and repair of the almshouses which recur at frequent intervals. The fund whose main asset is a National Savings Investment account, had a balance of £40,886 at the end of 2021.

Extraordinary Repair Fund

The Trustees established and maintain a reserve fund for the purpose of providing for the extraordinary repairs, improvement or rebuilding of the almshouses run by the Charities. The fund whose assets are invested with the Charities Official Investment Fund had a balance of £400,275 at the end of 2021.

THE CHARITY OF THOMAS LATHBERYE
(registered charity number 209339)
and its linked charity
THE CHARITY OF RICHARD RAYNSHAW
(registered charity number 209339-1)

REPORT OF THE TRUSTEES FOR THE YEAR ENDED 31 DECEMBER 2021
(continued)

TRUSTEES RESPONSIBILITIES

The Trustees are required to prepare financial statements for each financial year which give a true and fair view of the state of affairs of each Charity and of the results for the year.

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

- select suitable accounting policies and then apply them consistently;
- make judgements and estimates that are reasonable and prudent;
- prepare the financial statements on the going concern basis unless it is inappropriate to assume that the Charities continue in operation.

The trustees are responsible for:

- keeping proper accounting records which disclose with reasonable accuracy at any time the financial position of each Charity and which enable them to ensure that the financial statements comply with the relevant provisions of the Charities Act 2011, the Charity (Accounts and Reports) Regulations 2008, and the provisions of the schemes.
- safeguarding the assets of each Charity and hence for taking reasonable steps for the prevention and detection of fraud and other irregularities.

Approved by the trustees and signed on their behalf by:

Mr B Ellis, Chair of the trustees

Date: 18th August 2022

THE CHARITY OF THOMAS LATHBERYE
(registered charity number 209339)
and its linked charity
THE CHARITY OF RICHARD RAYNSHAW
(registered charity number 209339-1)

**Independent Examiner's Report to the Trustees of the
Charities of Thomas Lathberye and Richard Raynshaw**

I report to the trustees on my examination of the accounts of the Charities of Thomas Lathberye and Richard Raynshaw for the year ended 31 December 2021 which comprise the summary of receipts and payments and the statement of assets and liabilities.

This report is made solely to the charity's trustees, as a body, in accordance with section 145 of the Charities Act 2011. My work has been undertaken so that I might state to the charity's trustees those matters I am required to state to them in this report and for no other purpose. To the fullest extent permitted by law, I do not accept or assume responsibility to anyone other than the charity and the charity's trustees as a body, for my work, for this report, or for the opinions I have formed.

Responsibilities and basis of report

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

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

An independent examination does not involve gathering all the evidence that would be required in an audit and consequently does not cover all the matters that an auditor considers in giving their opinion on the accounts. The planning and conduct of an audit goes beyond the limited assurance that an independent examination can provide. Consequently I express no audit opinion on the accounts and my report is limited to those specific matters set out in the independent examiner's statement.

Independent examiner's statement

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

- > accounting records were not kept in respect of the charity as required by section 130 of the Act; or
- > the accounts do not accord with those records.

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



R J Sears FCCA
Meyer Williams
Stag House
Old London Road
Hertford, Herts
SG13 7LA

Date: 31st August 2022

THE CHARITY OF THOMAS LATHBERYE
 (registered charity number 209339) and its linked charity
THE CHARITY OF RICHARD RAYNSHAW
 (registered charity number 209339-1)

RECEIPTS AND PAYMENTS ACCOUNT FOR THE YEAR ENDED 31ST DECEMBER 2021

Note	General Fund £	Utilities Fund £	Cyclical M'tnce Fund £	Capital Fund £	Total 2021 £	Total 2020 £
RECEIPTS						
Investment Income	1,389	-	-	-	1,389	1,362
Interest received	18	-	4	-	22	1,137
Rent and Insurance received - Market Place/Land at Lower Dagnall Street	8,944	-	-	-	8,944	10,625
Rent Deposits received	15,600	-	-	-	15,600	-
Contributions by Almspeople: - Maintenance	42,582	-	-	-	42,582	46,691
Receipts from HMRC	4,295	-	-	-	4,295	-
Refund of electricity	1,009	-	-	-	1,009	1,425
Output VAT on receipts	1,789	-	-	-	1,789	2,125
	<u>75,626</u>	<u>-</u>	<u>4</u>	<u>-</u>	<u>75,626</u>	<u>63,365</u>
Bank transfers received	-	-	-	-	-	35,054
Total Receipts	<u>75,626</u>	<u>-</u>	<u>4</u>	<u>-</u>	<u>75,630</u>	<u>98,419</u>
PAYMENTS						
Payments in relation to Charitable activities: Almshouses costs 2	6,602	8,708	-	-	15,310	13,904
Establishment costs: - Refurbishment costs	10,865	-	-	-	10,865	-
- Insurance	1,723	-	-	-	1,723	1,353
- Business Imp. Dist. (BID) costs	829	-	-	-	829	-
Clerks fees and expenses	5,281	-	-	-	5,281	5,284
Office rental	1,393	-	-	-	1,393	1,352
Subscription	182	-	-	-	182	179
Legal and professional	9,829	-	-	-	9,829	653
Trustees insurance	612	-	-	-	612	612
Trustees expenses	-	-	-	-	-	11
VAT consultancy fees	500	-	-	-	500	475
Accountancy fee	2,850	-	-	-	2,850	2,850
Sundry expenses	150	-	-	-	150	130
Input VAT on payments	4,803	-	-	-	4,803	2,197
Amounts paid to HMRC	1,500	-	-	-	1,500	8,403
	<u>46,290</u>	<u>8,708</u>	<u>-</u>	<u>-</u>	<u>54,998</u>	<u>37,403</u>
Bank transfers paid	-	-	-	-	-	35,054
Total Payments	<u>46,290</u>	<u>8,708</u>	<u>-</u>	<u>-</u>	<u>54,998</u>	<u>72,457</u>
Net Receipts / (Payments) for year	29,336	(8,708)	4	-	20,632	25,962
Transfers between funds	(8,708)	8,708	-	-	-	-
Bank Balances at 1.1.21	209,601	10,061	40,882	-	260,544	234,582
Bank Balances at 31.12.21	<u>230,229</u>	<u>10,061</u>	<u>40,886</u>	<u>-</u>	<u>281,176</u>	<u>260,544</u>

The notes on page 8 to 9 form part of these financial statements

THE CHARITY OF THOMAS LATHBERYE
 (registered charity number 209339) and its linked charity
THE CHARITY OF RICHARD RAYNSHAW
 (registered charity number 209339-1)

NOTES TO THE ACCOUNTS FOR THE YEAR ENDED 31ST DECEMBER 2021

1. Accounting Policies

- a) The Accounts have been prepared in accordance with the requirements of the Charities (Accounts and Reports) Regulations 2008 and Charities Act 2011.
- b) The Accounts have been prepared on a receipts and payments basis.
- c) Investments are stated at market value as at the Balance Sheet date.
- d) Freehold land and buildings are included in the financial statements at their current insurance valuation. All properties, except 1 Market Place, are used for direct charitable purposes. Income generated by 1 Market Place is utilised for charitable purposes.

2. Almshouses Costs

	General Fund £	Utilities Fund £	Cyclical M'tnce Fund £	Total 2021 £	Total 2021 £
Water rates	-	693	-	693	793
Gas	-	3,217	-	3,217	2,102
Electricity	-	4,798	-	4,798	3,927
Insurance	1,290	-	-	1,290	1,290
Council tax	798	-	-	798	-
Refurbishment & Maintenance	3,685	-	-	3,685	5,792
	5,773	8,708	-	14,481	13,904
	5,773	8,708	-	14,481	13,904

3. Investments

	2021 Market Value £	2020 Market Value £
COIF Investments	£400,275	£342,094
	£400,275	£342,094

4. Trustees expenses

No remuneration was paid to the Trustees during the current and preceding year. During the current year £Nil (2020: £11) was paid to a trustee for reimbursed expenses.

5. Freehold Land & Buildings

As noted in 1(d) above freehold land and buildings are included in the financial statements at their buildings reinstatement value for insurance purposes of £2,099,121 (2020: £1,778,199).

THE CHARITY OF THOMAS LATHBERYE
 (registered charity number 209339) and its linked charity
THE CHARITY OF RICHARD RAYNSHAW
 (registered charity number 209339-1)

NOTES TO THE ACCOUNTS FOR THE YEAR ENDED 31ST DECEMBER 2021

6.	Analysis of Other debtors	2021 £	2020 £
	VAT	2,473	4,295
	Prepayments	-	12,400
		£2,473	£16,695
7.	Analysis of Liabilities	2021 £	2020 £
	Rent deposits held	15,600	-
	Accruals	21,466	6,456
		£37,066	£6,456
8.	Analysis of Funds	2021 £	2020 £
	Extraordinary Repair Fund:		
	Charities Official Investment Fund		
	1,430.03 Accumulation shares at market value (2020: 1,430.03)	346,315	294,863
	2,627.48 income shares at market value (2020: 2,627.48)	53,960	47,231
		£400,275	£342,094
	Cyclical Maintenance Fund	40,886	40,882
	General Fund	195,636	219,840
	Utilities Fund	10,061	10,061
		£246,583	£270,783
	Represented by:		
	National Westminster - Current Account (Richard Raynshaw)	72,146	51,096
	- Current Account (Thomas Lathberye)	31,022	47,062
	- Rent Deposits Account	15,600	-
	Nationwide Account	10,139	10,132
	National Savings Investment Account	152,269	152,254
		281,176	260,544
	Liabilities – current	(37,066)	(6,456)
	Other debtors	2,473	16,695
		£246,583	£270,783
	Capital Fund		
	Properties - Lower Dagnall Street, St Albans	350,433	340,226
	- Market Place, St Albans	1,119,208	826,827
	- Spicer Street, St Albans	629,480	611,146
		£2,099,121	£1,778,199
	Total Funds	£2,745,979	£2,391,076

THOMAS LATHBERYE

England & Wales - Charity number 209339

Accounts

THE CHARITY OF THOMAS LATHBERYE
(registered charity number 209339) and its linked charity
THE CHARITY OF RICHARD RAYNSHAW
(registered charity number 209339-1)

ACCOUNTS FOR THE YEAR ENDED 31ST DECEMBER 2020

Meyer Williams
Stag House
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THE CHARITY OF THOMAS LATHBERYE
(registered charity number 209339) and its linked charity
THE CHARITY OF RICHARD RAYNSHAW
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THE CHARITY OF THOMAS LATHBERYE
(registered charity number 209339)
and its linked charity
THE CHARITY OF RICHARD RAYNSHAW
(registered charity number 209339-1)

REPORT OF THE TRUSTEES FOR THE YEAR ENDED 31 DECEMBER 2020

Trustees

Ms Y Batliwala	Representative - Petty Sessions
Cllr B Ellis (Chair of trustees)	Representative - District Council
Cllr G Harrison	Representative - District Council
Mrs E R Harris	Co-optative
Mr B W Gibbard	Co-optative
Mr T Drabble	Co-optative

Clerk to the Charity

Mrs Catherine Abrahams

Principal Office

48 Marlborough Buildings, Hatfield Road, St Albans, Hertfordshire, AL1 3RW

The Trustees present their annual report and financial statements of the two linked charities for the year ended 31 December 2020. The financial statements have been prepared in accordance with the accounting policies set out in note 1 to the accounts and comply with their governing documents, the Charities Act 2011, and The Charities (Accounts and Reports) Regulations 2008.

Structure, Governance and Management

The two charities are ancient institutions. Each is presently constituted as an unincorporated trust.

The Charity of Thomas Lathberye was founded by will in 1579. In 1579 Thomas Lathbury (also Lathberye) by his will demised to the corporation two tenements—one situated in the market-place adjoining the Clock House, and the other in 'Dagenhall' Lane "to hold the same to the proper use and behoof of the poor people of the town of St. Albans". Lathberye's owns a listed commercial building at 1 Market Place in St Albans.

The Charity of Richard Raynshaw was founded by will in 1569. In 1569 Richard Raynshaw by his will left three cottages in Spicer Street upon trust that the mayor and burgesses should keep the same in repair and should nominate such honest poor persons as should seem most in need of Charity to inhabit any of the said three tenements forever, rent-free. Raynshaw's owns almshouse accommodation in Spicer Street and Lower Dagnall Street in St Albans.

Both charities presently operate under the Scheme of the Charity Commissioners dated 28th June 1918 as amended by the Charity Commissioners' Schemes of 13th July 1934, 29th November 1960 and 6th October 1978 (together 'the Schemes').

THE CHARITY OF THOMAS LATHBERYE
(registered charity number 209339)
and its linked charity
THE CHARITY OF RICHARD RAYNSHAW
(registered charity number 209339-1)
REPORT OF THE TRUSTEES FOR THE YEAR ENDED 31 DECEMBER 2020
(continued)

STRUCTURE, GOVERNANCE AND MANAGEMENT – continued

The Schemes provide for up to four representative trustees and up to five co-optative trustees. Three representative trustees are appointed by the members of the St Albans City and District Council, and one representative trustee is appointed by the Justices of the Central Hertfordshire Magistrate Courts. All representative trustees are appointed for a term of four years. The co-optative trustees are appointed for a term of five years by a resolution passed at a special meeting of the trustees. Co-optative trustees need to be "persons residing or carrying on business in or near the Ancient Borough of St Albans".

OBJECTIVES AND ACTIVITIES

The two charities are linked with complementary charitable objects. Under the terms of the Schemes, Lathberye's charitable object is to apply one half of its income for the benefit of the almspeople, and the other half for the general benefit of the poor of the Ancient Borough of St Albans. Raynshaw's charitable object is the provision of almshouses for persons of good character who resided in the Ancient Borough of St Albans for not less than two years. An appropriate portion of the income from Lathberye's is duly applied in support of Raynshaw's charitable purposes and activities.

This results in the Raynshaw's being able to provide and maintain the eight single bedroom properties that are allocated to St Albans residents who satisfy the requirements of the Schemes. Almshouse residents are not charged rent, and accommodation is provided free, although residents make a contribution towards maintenance costs.

ACHIEVEMENTS AND PERFORMANCE

The tenant of our commercial property went into administration in August. Rent was received for the first two quarters of the year and we have proved in the subsequent liquidation, but as an unsecured creditor any recovery is unlikely. Because of the Covid legislation we were unable to regain possession of the property until November when the liquidator disclaimed the lease. Following this we have cleared the property and carried out necessary maintenance work. Post the date of these accounts, the property has been let to new tenants.

During the year we continued to provide subsidised accommodation for eight single people in central St Albans, an area of very high housing cost.

No major works were needed but we implemented the recommendations of an independent fire safety review undertaken last year.

Work continued to prepare the charities for incorporation as a Charitable Incorporated Organisation.

THE CHARITY OF THOMAS LATHBERYE
(registered charity number 209339)
and its linked charity
THE CHARITY OF RICHARD RAYNSHAW
(registered charity number 209339-1)

REPORT OF THE TRUSTEES FOR THE YEAR ENDED 31 DECEMBER 2020 –
(continued)

FINANCIAL REVIEW

During the year the charity and its linked charity received interest, investment income, almspeople contributions and rental income on its commercial property. The charity achieved a reduced surplus in 2020 of £25,962 (2019: £66,351). The main factor impacting on our performance were a 75% reduction in commercial rent to £10,625 (2019: £43,989) as a result of our commercial tenant going into administration. The investments of the charity performed well, the market value increasing by 9% to £342,094 (2019: £312,885).

PUBLIC BENEFIT

The Trustees have reviewed the Charity Commissions guidance on the requirement to report public benefit. The Trustees are satisfied that the work of the charity accords with its stated objects and provides tangible public benefit to a wide section of those who reside within the charity's area of benefit. The criteria used to assess those who may benefit is not considered to be unreasonably restrictive.

RESERVES POLICY

The Trustees seek to build sustainable unrestricted reserves to a level sufficient to provide financial stability, meet exceptional expenditure and to assist with the future development of the charity. As part of achieving this policy the Trustees have the following designated funds available:

Cyclical Maintenance Fund

The Trustees established and maintain a reserve fund for the purpose of providing for those items of ordinary maintenance and repair of the almshouses which recur at frequent intervals. The fund whose main asset is a National Savings Investment account, had a balance of £40,882 at the end of 2020.

Extraordinary Repair Fund

The Trustees established and maintain a reserve fund for the purpose of providing for the extraordinary repairs, improvement or rebuilding of the almshouses run by the Charities. The fund whose assets are invested with the Charities Official Investment Fund had a balance of £342,094 at the end of 2020.

THE CHARITY OF THOMAS LATHBERYE
(registered charity number 209339)
and its linked charity
THE CHARITY OF RICHARD RAYNSHAW
(registered charity number 209339-1)

REPORT OF THE TRUSTEES FOR THE YEAR ENDED 31 DECEMBER 2020
(continued)

TRUSTEES RESPONSIBILITIES

The Trustees are required to prepare financial statements for each financial year which give a true and fair view of the state of affairs of each Charity and of the results for the year.

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

- select suitable accounting policies and then apply them consistently;
- make judgements and estimates that are reasonable and prudent;
- prepare the financial statements on the going concern basis unless it is inappropriate to assume that the Charities continue in operation.

The trustees are responsible for:

- keeping proper accounting records which disclose with reasonable accuracy at any time the financial position of each Charity and which enable them to ensure that the financial statements comply with the relevant provisions of the Charities Act 2011, the Charity (Accounts and Reports) Regulations 2008, and the provisions of the schemes.
- safeguarding the assets of each Charity and hence for taking reasonable steps for the prevention and detection of fraud and other irregularities.

Approved by the trustees and signed on their behalf by:

Cllr B Ellis, Chair of the trustees

Date: 26th July 2021

THE CHARITY OF THOMAS LATHBERYE
(registered charity number 209339)
and its linked charity
THE CHARITY OF RICHARD RAYNSHAW
(registered charity number 209339-1)

**Independent Examiner's Report to the Trustees of the
Charities of Thomas Lathberye and Richard Raynshaw**

I report to the trustees on my examination of the accounts of the Charities of Thomas Lathberye and Richard Raynshaw for the year ended 31 December 2020 which comprise the summary of receipts and payments and the statement of assets and liabilities.

This report is made solely to the charity's trustees, as a body, in accordance with section 145 of the Charities Act 2011. My work has been undertaken so that I might state to the charity's trustees those matters I am required to state to them in this report and for no other purpose. To the fullest extent permitted by law, I do not accept or assume responsibility to anyone other than the charity and the charity's trustees as a body, for my work, for this report, or for the opinions I have formed.

Responsibilities and basis of report

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

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

An independent examination does not involve gathering all the evidence that would be required in an audit and consequently does not cover all the matters that an auditor considers in giving their opinion on the accounts. The planning and conduct of an audit goes beyond the limited assurance that an independent examination can provide. Consequently I express no audit opinion on the accounts and my report is limited to those specific matters set out in the independent examiner's statement.

Independent examiner's statement

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

- > accounting records were not kept in respect of the charity as required by section 130 of the Act; or
- > the accounts do not accord with those records.

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



R J Sears FCCA
Meyer Williams
Stag House
Old London Road
Hertford, Herts
SG13 7LA

Date: 10 AUGUST 2021

THE CHARITY OF THOMAS LATHBERYE
(registered charity number 209339) and its linked charity
THE CHARITY OF RICHARD RAYNSHAW
(registered charity number 209339-1)

RECEIPTS AND PAYMENTS ACCOUNT FOR THE YEAR ENDED 31ST DECEMBER 2020

Note	General Fund £	Utilities Fund £	Cyclical M'nce Fund £	Capital Fund £	Total 2020 £	Total 2019 £
RECEIPTS						
Investment Income	1,362	-	-	-	1,362	1,335
Interest received	851	-	286	-	1,137	960
Rent and Insurance received - Market Place/Land at Lower Dagnall Street	10,625	-	-	-	10,625	43,989
Contributions by Almspeople: - Maintenance	46,691	-	-	-	46,691	45,167
Refund of council tax	-	-	-	-	-	428
Refund of electricity	1,425	-	-	-	1,425	-
Output VAT on receipts	2,125	-	-	-	2,125	8,798
	<u>63,079</u>	<u>-</u>	<u>286</u>	<u>-</u>	<u>63,365</u>	<u>100,677</u>
Bank transfers received	35,054	-	-	-	35,054	30,000
Total Receipts	<u>98,133</u>	<u>-</u>	<u>286</u>	<u>-</u>	<u>98,419</u>	<u>130,677</u>
PAYMENTS						
Payments in relation to Charitable activities: Almshouses costs 2	7,082	6,822	-	-	13,904	11,278
Establishment costs - Insurance	1,353	-	-	-	1,353	1,489
Clerks fees and expenses	5,284	-	-	-	5,284	5,307
Office rental	1,352	-	-	-	1,352	1,350
Subscription	179	-	-	-	179	349
Legal and professional	653	-	-	-	653	-
Trustees insurance	612	-	-	-	612	612
Trustees expenses	11	-	-	-	11	-
VAT consultancy fees	475	-	-	-	475	400
Accountancy fee	2,850	-	-	-	2,850	3,616
Sundry expenses	130	-	-	-	130	40
Input VAT on payments	2,197	-	-	-	2,197	1,483
Amounts paid to HMRC	8,403	-	-	-	8,403	8,402
	<u>30,581</u>	<u>6,822</u>	<u>-</u>	<u>-</u>	<u>37,403</u>	<u>34,326</u>
Bank transfers paid	35,054	-	-	-	35,054	30,000
Total Payments	<u>65,635</u>	<u>6,822</u>	<u>-</u>	<u>-</u>	<u>72,457</u>	<u>64,326</u>
Net Receipts / (Payments) for year	32,498	(6,822)	286	-	25,962	66,351
Transfers between funds	(6,822)	6,822	-	-	-	-
Bank Balances at 1.1.20	183,925	10,061	40,596	-	234,582	168,231
Bank Balances at 31.12.20	<u>209,601</u>	<u>10,061</u>	<u>40,882</u>	<u>-</u>	<u>260,544</u>	<u>234,582</u>

The notes on page 8 to 9 form part of these financial statements

THE CHARITY OF THOMAS LATHBERYE
 (registered charity number 209339) and its linked charity
THE CHARITY OF RICHARD RAYNSHAW
 (registered charity number 209339-1)

STATEMENT OF ASSETS AND LIABILITIES
AS AT 31ST DECEMBER 2020

	Note	2020 £	2019 £
Monetary Assets			
Bank Balances			
National Westminster - Current Accounts		98,158	88,279
- Capital Reserve Account		-	10,045
		<u>98,158</u>	<u>98,324</u>
National Savings - Investment Account		152,254	126,191
Nationwide		10,132	10,067
		<u>260,544</u>	<u>234,582</u>
Other Monetary Assets			
Other debtors	6	16,695	-
		<u>16,695</u>	<u>-</u>
Non Monetary Assets			
Investments (at Market Value)	3	342,094	312,885
Freehold Land and Buildings: (at Insurance value)			
19 Lower Dagnell Street, St Albans		340,226	307,113
1 Market Place, St Albans		826,827	771,870
21, 21a, 23, 25, 25a Spicer Street, St Albans		611,146	551,665
		<u>2,120,293</u>	<u>1,943,533</u>
Liabilities – current	7	(6,456)	(23,559)
		<u>£2,391,076</u>	<u>£2,154,556</u>

Approved on behalf of the Trustees:

Cllr B Ellis - Chairman

Mr T Drabble

Date: 26th July 2021

The notes on pages 8 to 9 form part of these financial statements

THE CHARITY OF THOMAS LATHERYE
 (registered charity number 209339) and its linked charity
THE CHARITY OF RICHARD RAYNSHAW
 (registered charity number 209339-1)

NOTES TO THE ACCOUNTS FOR THE YEAR ENDED 31ST DECEMBER 2020

1. Accounting Policies

- a) The Accounts have been prepared in accordance with the requirements of the Charities (Accounts and Reports) Regulations 2008 and Charities Act 2011.
- b) The Accounts have been prepared on a receipts and payments basis.
- c) Investments are stated at market value as at the Balance Sheet date.
- d) Freehold land and buildings are included in the financial statements at their current insurance valuation. All properties, except 1 Market Place, are used for direct charitable purposes. Income generated by 1 Market Place is utilised for charitable purposes.

2. Almshouses Costs

	General Fund £	Utilities Fund £	Cyclical M'tnce Fund £	Total 2020 £	Total 2019 £
Water rates	-	793	-	793	859
Gas	-	2,102	-	2,102	3,898
Electricity	-	3,927	-	3,927	3,276
Insurance	1,290	-	-	1,290	1,126
Council tax	-	-	-	-	714
Refurbishment & Maintenance	5,792	-	-	5,792	905
Compensation payment	-	-	-	-	500
	7,082	6,822	-	13,904	11,278

3. Investments

	2020 Market Value £	2019 Market Value £
COIF Investments	£342,094	£312,885

4. Trustees expenses

No remuneration was paid to the Trustees during the current and preceding year. During the current year £11 (2019: £Nil) was paid to a trustee for reimbursed expenses.

5. Freehold Land & Buildings

As noted in 1(d) above freehold land and buildings are included in the financial statements at their buildings reinstatement value for insurance purposes of £1,778,199 (2019: £1,630,648).

THE CHARITY OF THOMAS LATHBERYE
 (registered charity number 209339) and its linked charity
THE CHARITY OF RICHARD RAYNSHAW
 (registered charity number 209339-1)

NOTES TO THE ACCOUNTS FOR THE YEAR ENDED 31ST DECEMBER 2020

6.	Analysis of Other debtors	2020	2019
		£	£
	VAT	4,295	-
	Prepayments	12,400	-
		£16,695	£ -
		£16,695	£ -
7.	Analysis of Liabilities	2020	2019
		£	£
	VAT	-	2,103
	Deferred Income	-	10,405
	Accruals	6,456	11,051
		£6,456	£23,559
		£6,456	£23,559
8.	Analysis of Funds	2020	2019
		£	£
	Extraordinary Repair Fund:		
	Charities Official Investment Fund		
	1,430.03 Accumulation shares at market value (2019: 1,430.03)	294,863	268,506
	2,627.48 income shares at market value (2019: 2,627.48)	47,231	44,379
		£342,094	£312,885
		£342,094	£312,885
	Cyclical Maintenance Fund	40,882	40,596
	General Fund	219,840	160,366
	Utilities Fund	10,061	10,061
		£270,783	£211,023
		£270,783	£211,023
	Represented by:		
	National Westminster - Current Account (Richard Raynshaw)	51,096	26,830
	- Current Account (Thomas Lathberye)	47,062	61,449
	- Capital Reserve Account	-	10,045
	Nationwide Account	10,132	10,067
	National Savings Investment Account	152,254	126,191
		260,544	234,582
	Liabilities – current	(6,456)	(23,559)
	Other debtors	16,695	-
		£270,783	£211,023
		£270,783	£211,023

THE CHARITY OF THOMAS LATHBERYE
 (registered charity number 209339) and its linked charity
THE CHARITY OF RICHARD RAYNSHAW
 (registered charity number 209339-1)
NOTES TO THE ACCOUNTS FOR THE YEAR ENDED 31ST DECEMBER 2020

8. **Analysis of Funds – continued**

Capital Fund		
Properties - Lower Dagnall Street, St Albans	340,226	307,113
- Market Place, St Albans	826,827	771,870
- Spicer Street, St Albans	611,146	551,665
	<u>£1,778,199</u>	<u>£1,630,648</u>
Total Funds	<u>£2,391,076</u>	<u>£2,154,556</u>