

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**

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THE CHARITY OF THOMAS LATHBERYE
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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').

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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.

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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.

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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
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(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

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

Date: 25 OCTOBER 2023

THE CHARITY OF THOMAS LATHBERYE
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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	<u>74,234</u>	<u>(9,279)</u>	<u>38</u>	<u>-</u>	<u>64,993</u>	<u>20,632</u>
Transfers between funds	(9,279)	9,279	-	-	-	-
Bank Balances at 1.1.22	<u>230,229</u>	<u>10,061</u>	<u>40,886</u>	<u>-</u>	<u>281,176</u>	<u>260,544</u>
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

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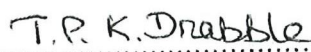
STATEMENT OF ASSETS AND LIABILITIES
AS AT 31ST DECEMBER 2022

	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

.....

Mr T Drabble

Date: 25.10.2023

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

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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
	<u>16,698</u>	<u>9,279</u>	<u>-</u>	<u>25,977</u>	<u>15,310</u>

3. Investments

	2022 Market Value £	2021 Market Value £
COIF Investments	<u>£362,848</u>	<u>£400,275</u>

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).

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

6.	Analysis of Other debtors	2022 £	2021 £
	VAT	-	2,473
		<u>£ -</u>	<u>£2,473</u>
7.	Analysis of Liabilities	2022 £	2021 £
	Rent deposits held	15,600	15,600
	VAT	8,836	-
	Accruals	7,872	21,466
		<u>£32,308</u>	<u>£37,066</u>
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
		<u>£362,848</u>	<u>£400,275</u>
	Cyclical Maintenance Fund	<u>40,924</u>	<u>40,886</u>
	General Fund	262,876	195,636
	Utilities Fund	10,061	10,061
		<u>£313,861</u>	<u>£246,583</u>
	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	<u>152,410</u>	<u>152,269</u>
		346,169	281,176
	Liabilities – current	(32,308)	(37,066)
	Other debtors	-	2,473
		<u>£313,861</u>	<u>£246,583</u>
	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
		<u>£2,357,645</u>	<u>£2,099,121</u>
	Total Funds	<u>£3,034,354</u>	<u>£2,745,979</u>