

THOMAS PHILIPOT'S ALMSHOUSE CHARITY

England & Wales · Charity number 210074

Details

Status Registered

Legal form Other

Registered 1963-02-21

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

Contact

Address Almshouses
Philipot Path
London
SE9 5DJ

Phone 02088598169

Email almshouses@philipots.org.uk

Website www.philipots.org.uk

Activities

Objects: PROVISION AND MAINTENANCE OF ALMSHOUSES FOR THE BENEFIT OF THE ALMSPEOPLE WHO SHALL BE POOR PERSONS OF GOOD CHARACTER RESIDENT IN THE AREA OF BENEFIT.

Activities: Provision of almshouses to poor people of good character within the ancient parishes of Eltham and Chislehurst

Classification

- **How:** Provides Buildings/facilities/open Space
- **What:** Accommodation/housing
- **Who:** Other Defined Groups

Geography

- **Area of benefit:** ANCIENT PARISHES OF ELTHAM AND CHISLEHURST
- Bromley
- Greenwich

Finances

Period end	Income	Expenditure	Assets	Employees
2024-12-31	£359,349	£268,661	-	-
2023-12-31	£331,305	£242,625	-	-
2022-12-31	£301,081	£244,895	-	-
2021-12-31	£288,032	£167,398	-	-
2020-12-31	£285,101	£245,287	-	-

Trustees

Name	Role	Appointed
David Nooney	Chair	
Angela Stebbings		2012-08-16
Colin Couves		2014-05-21
David Crafter		
David Riley		2024-03-21
JANET GEARING		
Mary Monica Garrod		2020-06-17
Megan ROBERTS		
Peter Glazebrook		2014-09-17
Ronald Edwin Pratt		2025-02-13
Susan Barbara Robinson		2020-06-17

THOMAS PHILIPOT'S ALMSHOUSE CHARITY

England & Wales - Charity number 210074

Accounts

**REPORT OF THE TRUSTEES AND
UNAUDITED FINANCIAL STATEMENTS FOR THE YEAR ENDED 31 DECEMBER 2024
FOR
THOMAS PHILIPOT'S ALMSHOUSE CHARITY**

Edwards Chartered Accountants
409-411 Croydon Road
Beckenham
Kent
BR3 3PP

THOMAS PHILIPOT'S ALMSHOUSE CHARITY

**CONTENTS OF THE FINANCIAL STATEMENTS
FOR THE YEAR ENDED 31 DECEMBER 2024**

	Page
Reference and Administrative Details	1
Report of the Trustees	2 to 4
Independent Examiner's Report	5
Statement of Financial Activities	6
Balance Sheet	7
Notes to the Financial Statements	8 to 13
Detailed Statement of Financial Activities	14 to 15

THOMAS PHILIPOT'S ALMSHOUSE CHARITY

**REFERENCE AND ADMINISTRATIVE DETAILS
FOR THE YEAR ENDED 31 DECEMBER 2024**

TRUSTEES	C Couves D Crafter Ms J Gearing P Glazebrook Dr I Jessiman (resigned 31/3/24) D M Nooney Ms M Roberts Ms A Stebbings Ms M Garrod Ms S Robinson D Riley (appointed 1/3/24)
PRINCIPAL ADDRESS	Philipot Path London SE9 5DJ
REGISTERED CHARITY NUMBER	210074
INDEPENDENT EXAMINER	Edwards Chartered Accountants 409-411 Croydon Road Beckenham Kent BR3 3PP

THOMAS PHILIPOT'S ALMSHOUSE CHARITY

REPORT OF THE TRUSTEES FOR THE YEAR ENDED 31 DECEMBER 2024

THE CHARITY

Thomas Philipot's Almshouse Charity is an unincorporated charity, which exists under a Charity Commission Scheme of 14 November 1871 as varied by Schemes of the Commissioners of 22 July 1887, 16 August 1940, 5 September 1963, 14 December 1976 and 24 October 1980.

THE TRUSTEES AND CLERK

Colin Couves
David Crafter
Maura Garrod
Janet Gearing
Peter Glazebrook
David Nooney (Chair)
Ronald Pratt (appointed February 2025)
David Riley (appointed March 2024)
Megan Roberts
Sue Robinson
Angela Stebbings

Clerk to the Trustees: Linda Clayton

According to the requirements of the Scheme, up to eleven Trustees may be appointed, seven of which must live in Eltham, or within seven miles its parish church, and four of which must live in Chislehurst, or within four miles of its parish church.

When vacancies arise on the Board of Trustees, the remaining Trustees consider which skill set is required. Prospective trustees meet the Trustees beforehand and Trustees will then decide whether to elect them to the Board. If more than one Trustee applies to fill the vacancy, then a vote is held at a Board meeting.

The Trustees meet six times during the year. These meetings are supplemented by regular meetings of committees charged with overseeing specific areas of responsibility: finance; maintenance and health and safety; and applications for residency. This expanded committee structure reflects the growing complexity of the Trustees' responsibilities for ensuring good governance. The latter requires the Trustees to regularly review the Charity's range of policies and procedures and, in consultation with the residents, to introduce changes which are of benefit to the functioning of the Charity and the interests of the residents.

PROFESSIONAL ADVISERS

Estate Surveyor: Richard Thomas, R.T. Property Services Ltd, 1 Ely Gardens, Tonbridge, TN10 4NZ

Accountant: Edwards Chartered Accountants, 409-411, Croydon Road, Beckenham, Kent, BR3 3PP

The Trustees present their annual report together with the audited financial statements of Thomas Philipot's Almshouse Charity (the Charity) for the year. The Trustees confirm that the report and financial statements of the charity comply with the current statutory requirements, the requirements of the charity's governing document and the provisions of "Accounting and Reporting by Charities: Statement of Recommended Practice applicable to charities preparing their accounts in accordance with the Financial Reporting Standard applicable in the UK and Republic of Ireland (FRS 102)" (effective 1 January 2019) (Charities SORP (FRS 102)). The Legal and Administrative information on page 1 forms part of this report.

OBJECTIVES AND ACTIVITIES

Objectives and aims

The object of the Charity is to provide high quality housing to poor persons of good character residing within the ancient parishes of Eltham and Chislehurst, and to maximise the benefits for residents in accordance with the Charity's governing Scheme.

THOMAS PHILIPOT'S ALMSHOUSE CHARITY

REPORT OF THE TRUSTEES FOR THE YEAR ENDED 31 DECEMBER 2024

OBJECTIVES AND ACTIVITIES

Significant activities for achieving objectives

There is a statutory obligation on the Trustees to demonstrate achievement in public benefit. The Trustees consider they fulfil this obligation by meeting the above objectives and by fostering good relationships between the Almshouses and the local community. During the year six new almspersons were appointed.

The Trustees are keen to foster a strong sense of community and the Warden arranges regular activities to ensure that residents become friends, support each other and have lives as fulfilling and outward looking as possible. This includes regular breakfast get-togethers, fish and chip lunches, soup lunches, ploughman lunches, coffee mornings, afternoon teas talks and barbeques. Residents also celebrated Christmas and Easter with parties.

Residents are also encouraged to meet independently, including informally in the lounge, and to organise their own clubs. During the year a weekly Craft Club, Keep Fit, Singing Club and Bingo have met.

Great importance is given to fostering good relations with the local community. This has included regular contact with Eltham Park Baptist Church, Sisters of Mercy and the local primary and secondary schools. Activities with the schools included concerts, carol singing, teas and hamper deliveries. The residents help with the Sisters of Mercy's fundraising efforts and other events have supported both national and local charities, including marking Remembrance with an event to fundraise for the Royal British Legion.

The communal gardens are exceptionally maintained and provide an oasis for the residents and their visitors to enjoy. The recently built outdoor patio area was built serves as a focal point for residents to meet informally outside and outdoor games have been introduced. A Friends and Family day was held where family members and people with strong associations to Philipot's were invited to come together for a barbeque, which was greatly enjoyed. Residents are also encouraged to have a small area of the garden to tend, should they wish.

The Trustees give priority to the health and safety of residents and to maintaining the fabric of the buildings to a high standard. This included the installation of fire doors during the year.

This report provides a welcome opportunity to express appreciation for the loyal, determined and enthusiastic support given to the Charity by all the staff: The Clerk to the Trustees, Linda Clayton; the Warden, Anne Weston and the Warden's Assistant, Kara Staples. In addition the Trustees were delighted to appoint a new Premises Manager, Matthew Byfield, who started in January 2025 and is living on-site. The Charity could not run as successfully as it does without the dedication and expertise demonstrated by these Charity employees. The Trustees are also very fortunate for the support and professionalism of the Charity's professional advisors, surveyor Richard Thomas and Edwards Chartered Accountants. Their advice throughout has been much valued, as has the advice of the Almshouse Association. Lastly, and self-evidently, the Charity's effectiveness depends upon a committed body of Trustees with the necessary skills and expertise. All give unstintingly of their time and experience to what is a worthy cause.

FINANCIAL REVIEW

Financial position

The financial position of the Charity remains robust. The Charity is mainly funded by weekly maintenance contributions from residents. Income for the year, including investment income, was £310,123 (2023: £331,305) and expenditure £279,320 (2023: £242,625).

At the end of 2024 net current assets stood at £314,784 and net assets totalled £1,150,298. 2025 is likely to be characterised by the continuing cost of living crisis and increased cost of utilities but the Trustees consider the Charity is well placed financially to meet these challenges.

THOMAS PHILIPOT'S ALMSHOUSE CHARITY

REPORT OF THE TRUSTEES FOR THE YEAR ENDED 31 DECEMBER 2024

FINANCIAL REVIEW

Reserves and investment policy

The Trustees have an agreed policy to maintain, in all circumstances, sufficient cash reserves to meet projected, budgeted expenditure for a minimum period of two months. This level of cash reserves will be reviewed regularly and adjusted where necessary, both in terms of amount and time period, in the light of the Charity's financial performance, interest rates and investment fund values, inflation and financial markets sentiment.

The Trustees have adopted an investment policy in which they seek to strike, in their investment fund decisions, the optimum balance between risk and reward always having regard to the Charity's particular need for probity and prudence. This is achieved through the maintenance and management of a portfolio of investment accounts with differing fund profiles of interest earned, risk and accessibility. This portfolio is reviewed regularly and adjusted as necessary in the light of the Charity's financial performance, economic conditions particularly levels of growth and inflation and consequent investment fund values and financial markets sentiment.

STRUCTURE, GOVERNANCE AND MANAGEMENT

Governing document

The charity is controlled by its governing document, a deed of trust and constitutes an unincorporated charity.

Risk management

The Trustees regularly review the major risks to which the Charity is exposed and have adopted a policy under which all areas of possible risk are regularly reviewed and any necessary action taken. They are acutely aware of their obligation to ensure good governance of the Charity's affairs through the Trustee Code of Practice adopted in 2011. They regularly review their range of policies and procedures.

Approved by order of the board of trustees on 10 April 2025 and signed on its behalf by:

D M Nooney - Trustee

**INDEPENDENT EXAMINER'S REPORT TO THE TRUSTEES OF
THOMAS PHILIPOT'S ALMSHOUSE CHARITY**

Independent examiner's report to the trustees of Thomas Philipot's Almshouse Charity

I report to the charity trustees on my examination of the accounts of Thomas Philipot's Almshouse Charity (the Trust) for the year ended 31 December 2024.

Responsibilities and basis of report

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

Independent examiner's statement

Since your charity's gross income exceeded £250,000 your examiner must be a member of a listed body. I can confirm that I am qualified to undertake the examination because I am a member of the Institute of Chartered Accountants in England and Wales, which is one of the listed bodies.

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:

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

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

John Duggan FCA
The Institute of Chartered Accountants in England and Wales

Edwards Chartered Accountants
409-411 Croydon Road
Beckenham
Kent
BR3 3PP

10 April 2025

THOMAS PHILIPOT'S ALMSHOUSE CHARITY

STATEMENT OF FINANCIAL ACTIVITIES
FOR THE YEAR ENDED 31 DECEMBER 2024

	Notes	2024 Unrestricted funds £	2023 Total funds £
INCOME AND ENDOWMENTS FROM			
Other trading activities	2	324,685	303,316
Investment income	3	34,664	27,989
Total		359,349	331,305
EXPENDITURE ON			
Trading activities		268,661	242,625
NET INCOME		90,688	88,680
RECONCILIATION OF FUNDS			
Total funds brought forward		1,059,610	970,930
TOTAL FUNDS CARRIED FORWARD		1,150,298	1,059,610

CONTINUING OPERATIONS

All income and expenditure has arisen from continuing activities.

THOMAS PHILIPOT'S ALMSHOUSE CHARITY

**BALANCE SHEET
31 DECEMBER 2024**

	Notes	2024 Unrestricted funds £	2023 Total funds £
FIXED ASSETS			
Tangible assets	7	176,529	176,529
Investments	8	700,714	650,478
		877,243	827,007
CURRENT ASSETS			
Debtors	9	6,063	4,765
Cash at bank and in hand		329,724	298,463
		335,787	303,228
CREDITORS			
Amounts falling due within one year	10	(21,004)	(28,144)
NET CURRENT ASSETS		314,783	275,084
TOTAL ASSETS LESS CURRENT LIABILITIES		1,192,026	1,102,091
CREDITORS			
Amounts falling due after more than one year	11	(41,728)	(42,481)
NET ASSETS		1,150,298	1,059,610
FUNDS			
Unrestricted funds	13	1,150,298	1,059,610
TOTAL FUNDS		1,150,298	1,059,610

The financial statements were approved by the Board of Trustees and authorised for issue on 10 April 2025 and were signed on its behalf by:

D M Nooney - Trustee

THOMAS PHILIPOT'S ALMSHOUSE CHARITY

NOTES TO THE FINANCIAL STATEMENTS FOR THE YEAR ENDED 31 DECEMBER 2024

1. ACCOUNTING POLICIES

Basis of preparing the financial statements

The financial statements of the charity, which is a public benefit entity under FRS 102, have been prepared in accordance with the Charities SORP (FRS 102) 'Accounting and Reporting by Charities: Statement of Recommended Practice applicable to charities preparing their accounts in accordance with the Financial Reporting Standard applicable in the UK and Republic of Ireland (FRS 102) (effective 1 January 2019)', Financial Reporting Standard 102 'The Financial Reporting Standard applicable in the UK and Republic of Ireland' and the Charities Act 2011. The financial statements have been prepared under the historical cost convention, with the exception of investments which are included at market value.

Income

All income is recognised in the Statement of Financial Activities once the charity has entitlement to the funds, it is probable that the income will be received and the amount can be measured reliably.

Expenditure

Liabilities are recognised as expenditure as soon as there is a legal or constructive obligation committing the charity to that expenditure, it is probable that a transfer of economic benefits will be required in settlement and the amount of the obligation can be measured reliably. Expenditure is accounted for on an accruals basis and has been classified under headings that aggregate all cost related to the category. Where costs cannot be directly attributed to particular headings they have been allocated to activities on a basis consistent with the use of resources.

Tangible fixed assets

Depreciation is provided at the following annual rates in order to write off each asset over its estimated useful life.

Freehold property - not provided

Taxation

The charity is exempt from tax on its charitable activities.

Fund accounting

Unrestricted funds can be used in accordance with the charitable objectives at the discretion of the trustees.

Restricted funds can only be used for particular restricted purposes within the objects of the charity. Restrictions arise when specified by the donor or when funds are raised for particular restricted purposes.

Further explanation of the nature and purpose of each fund is included in the notes to the financial statements.

Pension costs and other post-retirement benefits

The charity operates a defined contribution pension scheme. Contributions payable to the charity's pension scheme are charged to the Statement of Financial Activities in the period to which they relate.

THOMAS PHILIPOT'S ALMSHOUSE CHARITY

**NOTES TO THE FINANCIAL STATEMENTS - continued
FOR THE YEAR ENDED 31 DECEMBER 2024**

2. OTHER TRADING ACTIVITIES

	2024	2023
	£	£
Weekly maintenance contributions	281,629	264,388
Utilities receivable	43,056	38,928
	324,685	303,316

3. INVESTMENT INCOME

	2024	2023
	£	£
Interest receivable	7,784	4,395
Investment income	26,880	23,594
	34,664	27,989

4. TRUSTEES' REMUNERATION AND BENEFITS

There were no trustees' remuneration or other benefits for the year ended 31 December 2024 nor for the year ended 31 December 2023.

Trustees' expenses

There were no trustees' expenses paid for the year ended 31 December 2024 nor for the year ended 31 December 2023.

5. STAFF COSTS

The average monthly number of employees during the year was as follows:

	2024	2023
Wardens, clerk and gardener	4	4

No employees received emoluments in excess of £60,000.

6. COMPARATIVES FOR THE STATEMENT OF FINANCIAL ACTIVITIES

	Unrestricted funds £
INCOME AND ENDOWMENTS FROM	
Other trading activities	303,316
Investment income	27,989
Total	331,305
EXPENDITURE ON	
Trading activities	242,625
NET INCOME	88,680

THOMAS PHILIPOT'S ALMSHOUSE CHARITY

NOTES TO THE FINANCIAL STATEMENTS - continued
FOR THE YEAR ENDED 31 DECEMBER 2024

6. COMPARATIVES FOR THE STATEMENT OF FINANCIAL ACTIVITIES - continued	Unrestricted funds £
 RECONCILIATION OF FUNDS	
Total funds brought forward	970,930
 TOTAL FUNDS CARRIED FORWARD	 <u>1,059,610</u>
 7. TANGIBLE FIXED ASSETS	Freehold property £
 COST	
At 1 January 2024 and 31 December 2024	<u>176,529</u>
 NET BOOK VALUE	
At 31 December 2024	<u>176,529</u>
At 31 December 2023	<u>176,529</u>
 8. FIXED ASSET INVESTMENTS	Unlisted investments £
 MARKET VALUE	
At 1 January 2024	<u>650,478</u>
Reversal of impairments	<u>50,236</u>
At 31 December 2024	<u>700,714</u>
 NET BOOK VALUE	
At 31 December 2024	<u>700,714</u>
At 31 December 2023	<u>650,478</u>

There were no investment assets outside the UK.

The investments at the balance sheet date consisted of:

Extraordinary Repair Fund - invested in 4,677 (2023: 4,677) M&G Charity Multi Asset Fund accumulation shares and these are shown at a market value of £566,220 (2023: £524,182).

Current Account Investments - invested in 46,802 (2023: 46,802) M&G Charity Multi Asset Fund shares and these are shown at a market value of £134,494 (2023: £126,296).

THOMAS PHILIPOT'S ALMSHOUSE CHARITY

NOTES TO THE FINANCIAL STATEMENTS - continued
FOR THE YEAR ENDED 31 DECEMBER 2024

9. DEBTORS: AMOUNTS FALLING DUE WITHIN ONE YEAR				
		2024	2023	
		£	£	
Trade debtors		65	-	
Other debtors		2,799	1,669	
Prepayments and accrued income		3,199	3,096	
		<u>6,063</u>	<u>4,765</u>	
10. CREDITORS: AMOUNTS FALLING DUE WITHIN ONE YEAR				
		2024	2023	
		£	£	
Trade creditors		1,625	5,594	
Other creditors		19,379	22,550	
		<u>21,004</u>	<u>28,144</u>	
11. CREDITORS: AMOUNTS FALLING DUE AFTER MORE THAN ONE YEAR				
		2024	2023	
		£	£	
Other creditors		41,728	42,481	
		<u>41,728</u>	<u>42,481</u>	
12. LOANS				
An analysis of the maturity of loans is given below:				
		2024	2023	
		£	£	
Amounts falling due in more than five years:				
Repayable otherwise than by instalments:				
Other loans more 5yrs non-inst		41,728	42,481	
		<u>41,728</u>	<u>42,481</u>	
13. MOVEMENT IN FUNDS				
	At 1/1/24	Net movement	Transfers	At
	£	in funds	between	31/12/24
		£	funds	£
Unrestricted funds				
General fund	847,650	159,034	(15,000)	991,684
Cyclical maintenance fund	41,591	(29,744)	10,000	21,847
Hardship fund	28,151	-	-	28,151
Lift renewal fund	60,785	-	5,000	65,785
Extraordinary repair fund	81,433	(38,602)	-	42,831
	<u>1,059,610</u>	<u>90,688</u>	<u>-</u>	<u>1,150,298</u>
TOTAL FUNDS	<u>1,059,610</u>	<u>90,688</u>	<u>-</u>	<u>1,150,298</u>

THOMAS PHILIPOT'S ALMSHOUSE CHARITY

NOTES TO THE FINANCIAL STATEMENTS - continued
FOR THE YEAR ENDED 31 DECEMBER 2024

13. MOVEMENT IN FUNDS - continued

Net movement in funds, included in the above are as follows:

	Incoming resources £	Resources expended £	Movement in funds £
Unrestricted funds			
General fund	359,349	(200,315)	159,034
Cyclical maintenance fund	-	(29,744)	(29,744)
Extraordinary repair fund	-	(38,602)	(38,602)
	<u>359,349</u>	<u>(268,661)</u>	<u>90,688</u>
TOTAL FUNDS	<u>359,349</u>	<u>(268,661)</u>	<u>90,688</u>

Comparatives for movement in funds

	At 1/1/23 £	Net movement in funds £	Transfers between funds £	At 31/12/23 £
Unrestricted funds				
General fund	743,985	118,665	(15,000)	847,650
Cyclical maintenance fund	94,675	(23,084)	(30,000)	41,591
Hardship fund	28,647	(496)	-	28,151
Lift renewal fund	55,785	-	5,000	60,785
Extraordinary repair fund	47,838	(6,405)	40,000	81,433
	<u>970,930</u>	<u>88,680</u>	<u>-</u>	<u>1,059,610</u>
TOTAL FUNDS	<u>970,930</u>	<u>88,680</u>	<u>-</u>	<u>1,059,610</u>

Comparative net movement in funds, included in the above are as follows:

	Incoming resources £	Resources expended £	Movement in funds £
Unrestricted funds			
General fund	331,801	(213,136)	118,665
Cyclical maintenance fund	-	(23,084)	(23,084)
Hardship fund	(496)	-	(496)
Extraordinary repair fund	-	(6,405)	(6,405)
	<u>331,305</u>	<u>(242,625)</u>	<u>88,680</u>
TOTAL FUNDS	<u>331,305</u>	<u>(242,625)</u>	<u>88,680</u>

THOMAS PHILIPOT'S ALMSHOUSE CHARITY

**NOTES TO THE FINANCIAL STATEMENTS - continued
FOR THE YEAR ENDED 31 DECEMBER 2024**

13. MOVEMENT IN FUNDS - continued

A current year 12 months and prior year 12 months combined position is as follows:

	At 1/1/23 £	Net movement in funds £	Transfers between funds £	At 31/12/24 £
Unrestricted funds				
General fund	743,985	277,699	(30,000)	991,684
Cyclical maintenance fund	94,675	(52,828)	(20,000)	21,847
Hardship fund	28,647	(496)	-	28,151
Lift renewal fund	55,785	-	10,000	65,785
Extraordinary repair fund	47,838	(45,007)	40,000	42,831
	<u>970,930</u>	<u>179,368</u>	<u>-</u>	<u>1,150,298</u>
TOTAL FUNDS	<u>970,930</u>	<u>179,368</u>	<u>-</u>	<u>1,150,298</u>

A current year 12 months and prior year 12 months combined net movement in funds, included in the above are as follows:

	Incoming resources £	Resources expended £	Movement in funds £
Unrestricted funds			
General fund	691,150	(413,451)	277,699
Cyclical maintenance fund	-	(52,828)	(52,828)
Hardship fund	(496)	-	(496)
Extraordinary repair fund	-	(45,007)	(45,007)
	<u>690,654</u>	<u>(511,286)</u>	<u>179,368</u>
TOTAL FUNDS	<u>690,654</u>	<u>(511,286)</u>	<u>179,368</u>

14. RELATED PARTY DISCLOSURES

There were no related party transactions for the year ended 31 December 2024.

THOMAS PHILIPOT'S ALMSHOUSE CHARITY

**DETAILED STATEMENT OF FINANCIAL ACTIVITIES
FOR THE YEAR ENDED 31 DECEMBER 2024**

	2024 £	2023 £
INCOME AND ENDOWMENTS		
Other trading activities		
Weekly maintenance contributions	281,629	264,388
Utilities receivable	43,056	38,928
	324,685	303,316
Investment income		
Interest receivable	7,784	4,395
Investment income	26,880	23,594
	34,664	27,989
Total incoming resources	359,349	331,305
EXPENDITURE		
Support costs		
Management		
Rates and water	13,930	12,730
Telephone	962	522
Postage and stationery	145	85
Advertising	756	-
Sundries	2,002	1,102
Alarms	13,457	13,457
Maintenance charges	105,471	82,046
Cleaning	2,909	3,052
Computer costs	70	142
Subscriptions	1,004	929
Gardening	1,326	412
Refreshments	293	104
Surveyors	15,288	18,151
Training	-	213
Voids	14,561	6,434
Accountancy	10,543	10,081
Insurance	6,248	5,865
Light and heat	22,599	22,593
Mortgage interest	5,442	5,534
Legal fees	63	96
	217,069	183,548
Human resources		
Wages	74,152	71,503
Social security	641	-
Pensions	2,020	2,004
	76,813	73,507

This page does not form part of the statutory financial statements

THOMAS PHILIPOT'S ALMSHOUSE CHARITY

**DETAILED STATEMENT OF FINANCIAL ACTIVITIES
FOR THE YEAR ENDED 31 DECEMBER 2024**

	2024 £	2023 £
Human resources		
Other		
Change in investment values	<u>(25,221)</u>	<u>(14,430)</u>
Total resources expended	<u>268,661</u>	<u>242,625</u>
Net income	<u>90,688</u>	<u>88,680</u>

This page does not form part of the statutory financial statements

THOMAS PHILIPOT'S ALMSHOUSE CHARITY

England & Wales - Charity number 210074

Accounts

**REPORT OF THE TRUSTEES AND
UNAUDITED FINANCIAL STATEMENTS FOR THE YEAR ENDED 31 DECEMBER 2023
FOR
THOMAS PHILIPOT'S ALMSHOUSE CHARITY**

Edwards Chartered Accountants
409-411 Croydon Road
Beckenham
Kent
BR3 3PP

THOMAS PHILIPOT'S ALMSHOUSE CHARITY

**CONTENTS OF THE FINANCIAL STATEMENTS
FOR THE YEAR ENDED 31 DECEMBER 2023**

	Page
Reference and Administrative Details	1
Report of the Trustees	2 to 4
Independent Examiner's Report	5
Statement of Financial Activities	6
Balance Sheet	7
Notes to the Financial Statements	8 to 13
Detailed Statement of Financial Activities	14 to 15

THOMAS PHILIPOT'S ALMSHOUSE CHARITY

**REFERENCE AND ADMINISTRATIVE DETAILS
FOR THE YEAR ENDED 31 DECEMBER 2023**

TRUSTEES	P Cookson (resigned 31/8/23) C Couves D Crafter Ms J Gearing P Glazebrook Dr I Jessiman (resigned 31/3/24) D M Nooney Ms M Roberts Ms A Stebbings Ms M Garrod Ms S Robinson D Riley (appointed 1/3/24)
PRINCIPAL ADDRESS	Philipot Path London SE9 5DJ
REGISTERED CHARITY NUMBER	210074
INDEPENDENT EXAMINER	Edwards Chartered Accountants 409-411 Croydon Road Beckenham Kent BR3 3PP

THOMAS PHILIPOT'S ALMSHOUSE CHARITY

REPORT OF THE TRUSTEES FOR THE YEAR ENDED 31 DECEMBER 2023

THE CHARITY

Thomas Philipot's Almshouse Charity is an unincorporated charity, which exists under a Charity Commission Scheme of 14 November 1871 as varied by Schemes of the Commissioners of 22 July 1887, 16 August 1940, 5 September 1963, 14 December 1976 and 24 October 1980.

THE TRUSTEES AND CLERK

Paul Cookson (resigned August 2023)
Colin Couves
David Crafter
Maura Garrod
Janet Gearing
Peter Glazebrook
Dr Ian Jessiman (resigned March 2024)
David Nooney (Chair)
David Riley (appointed March 2024)
Megan Roberts
Sue Robinson
Angela Stebbings

Clerk to the Trustees: Linda Clayton

According to the requirements of the Scheme, up to eleven Trustees may be appointed, seven of which must live in Eltham, or within seven miles its parish church, and four of which must live in Chislehurst, or within four miles of its parish church.

When vacancies arise on the Board of Trustees, the remaining Trustees consider which skill set is required. Prospective trustees meet the Trustees beforehand and Trustees will then decide whether to elect them to the Board. If more than one Trustee applies to fill the vacancy, then a vote is held at a Board meeting.

The Trustees meet six times during the year. These meetings are supplemented by regular meetings of committees charged with overseeing specific areas of responsibility: finance; maintenance and health and safety; and applications for residency. This expanded committee structure reflects the growing complexity of the Trustees' responsibilities for ensuring good governance. The latter requires the Trustees to regularly review the Charity's range of policies and procedures and, in consultation with the residents, to introduce changes which are of benefit to the functioning of the Charity and the interests of the residents.

PROFESSIONAL ADVISERS

Estate Surveyor: Richard Thomas, R.T. Property Services Ltd, 1 Ely Gardens, Tonbridge, TN10 4NZ

Accountant: Edwards Chartered Accountants, 409-411, Croydon Road, Beckenham, Kent, BR3 3PP

The Trustees present their annual report together with the audited financial statements of Thomas Philipot's Almshouse Charity (the Charity) for the year ended 31 December 2023. The Trustees confirm that the report and financial statements of the charity comply with the current statutory requirements, the requirements of the charity's governing document and the provisions of "Accounting and Reporting by Charities: Statement of Recommended Practice applicable to charities preparing their accounts in accordance with the Financial Reporting Standard applicable in the UK and Republic of Ireland (FRS 102)" (effective 1 January 2019) (Charities SORP (FRS 102)). The Legal and Administrative information on page 1 forms part of this report.

THOMAS PHILIPOT'S ALMSHOUSE CHARITY

REPORT OF THE TRUSTEES FOR THE YEAR ENDED 31 DECEMBER 2023

OBJECTIVES AND ACTIVITIES

Objectives and aims

The object of the Charity is to provide high quality housing to poor persons of good character residing within the ancient parishes of Eltham and Chislehurst, and to maximise the benefits for residents in accordance with the Charity's governing Scheme.

Significant activities for achieving objectives

There is a statutory obligation on the Trustees to demonstrate achievement in public benefit. The Trustees consider they fulfil this obligation by meeting the above objectives and by fostering good relationships between the Almshouses and the local community. During the year five new almspersons were appointed.

The Trustees are keen to foster a strong sense of community and the Warden arranges regular activities to ensure that residents become friends, support each other and have lives as fulfilling and outward looking as possible. This includes regular fish and chip lunches, soup lunches, ploughman lunches, coffee mornings, afternoon teas and barbeques. Residents also celebrated Christmas, Easter and the Coronation with parties. During the year a Friends and Family day was introduced where family members and people with strong associations to Philipot's were invited to come together for a barbeque, which was greatly enjoyed.

Residents are also encouraged to meet independently and meet informally in the lounge as well as organising their own clubs. During the year weekly a Craft Club, Keep Fit and Bingo have met.

Great importance is given to fostering good relations with the local community. This has included regular contact with Eltham Park Baptist Church, Eltham Park Baptist Playgroup, Sisters of Mercy and the local primary and secondary schools. Activities with the schools included concerts, carol singing, teas and hamper deliveries. The residents help with the Sisters of Mercy's fundraising efforts and other events have supported both national and local charities, including marking Remembrance with an event to fundraise for the Royal British Legion.

The communal gardens are exceptionally maintained and provide an oasis for the residents and their visitors to enjoy. During the year a new outdoor patio area was built which has provided a focal point for residents to meet informally outside and outdoor games have been introduced. Residents are also encouraged to have a small area of the garden to tend, should they wish.

The Trustees give priority to the health and safety of residents and to maintaining the fabric of the buildings to a high standard. Towards the end of the year the Trustees gave instructions for fire doors to be installed where needed, to be undertaken in early 2024.

This report provides a welcome opportunity to express appreciation for the loyal, determined and enthusiastic support given to the Charity by all the staff: The Clerk to the Trustees, Linda Clayton; the Warden, Anne Weston; the Gardener/Caretaker, Adam Metcalf and the Warden's Assistant, Kara Staples. The Charity could not run as successfully as it does without the dedication and expertise demonstrated by these Charity employees. The Trustees are also very fortunate for the support and professionalism of the Charity's professional advisors, surveyor Richard Thomas and Edwards Chartered Accountants. Their advice throughout has been much valued, as has the advice of the Almshouse Association. Lastly, and self-evidently, the Charity's effectiveness depends upon a committed body of Trustees with the necessary skills and expertise. All give unstintingly of their time and experience to what is a worthy cause.

FINANCIAL REVIEW

Financial position

The financial position of the Charity remains robust, notwithstanding the challenges of Covid. The Charity is mainly funded by weekly maintenance contributions from residents. Income for the year, including investment income, was £331,305 (2022: £301,081) and expenditure £242,625 (2022: £244,895).

At the end of the year, the surplus meant that Trustees increased their reserves by £88,680 (2022: £56,186) and had total accumulated reserves of £1,059,610 (2022: £970,930). Of this amount £81,433 (2022: £47,838) relates to a restricted fund for extraordinary repairs in accordance with the Trust Deed.

2024 is likely to be characterised by the continuing cost of living crisis and increased energy costs. The Trustees also expect significant maintenance costs but consider the Charity is well placed financially to meet these challenges.

THOMAS PHILIPOT'S ALMSHOUSE CHARITY

REPORT OF THE TRUSTEES FOR THE YEAR ENDED 31 DECEMBER 2023

FINANCIAL REVIEW

Reserves and investment policy

The Trustees have an agreed policy to maintain, in all circumstances, sufficient cash reserves to meet projected, budgeted expenditure for a minimum period of two months. This level of cash reserves will be reviewed regularly and adjusted where necessary, both in terms of amount and time period, in the light of the Charity's financial performance, interest rates and investment fund values, inflation and financial markets sentiment.

The Trustees have adopted an investment policy in which they seek to strike, in their investment fund decisions, the optimum balance between risk and reward always having regard to the Charity's particular need for probity and prudence. This is achieved through the maintenance and management of a portfolio of investment accounts with differing fund profiles of interest earned, risk and accessibility. This portfolio is reviewed regularly and adjusted as necessary in the light of the Charity's financial performance, economic conditions particularly levels of growth and inflation and consequent investment fund values and financial markets sentiment.

STRUCTURE, GOVERNANCE AND MANAGEMENT

Governing document

The charity is controlled by its governing document, a deed of trust and constitutes an unincorporated charity.

Risk management

The Trustees regularly review the major risks to which the Charity is exposed and have adopted a policy under which all areas of possible risk are regularly reviewed and any necessary action taken. They are acutely aware of their obligation to ensure good governance of the Charity's affairs through the Trustee Code of Practice adopted in 2011. They regularly review their range of policies and procedures.

Approved by order of the board of trustees on 10 June 2024 and signed on its behalf by:

D M Nooney - Trustee

**INDEPENDENT EXAMINER'S REPORT TO THE TRUSTEES OF
THOMAS PHILIPOT'S ALMSHOUSE CHARITY**

Independent examiner's report to the trustees of Thomas Philipot's Almshouse Charity

I report to the charity trustees on my examination of the accounts of Thomas Philipot's Almshouse Charity (the Trust) for the year ended 31 December 2023.

Responsibilities and basis of report

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

Independent examiner's statement

Since your charity's gross income exceeded £250,000 your examiner must be a member of a listed body. I can confirm that I am qualified to undertake the examination because I am a member of the Institute of Chartered Accountants in England and Wales, which is one of the listed bodies.

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:

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

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

John Duggan FCA
The Institute of Chartered Accountants in England and Wales

Edwards Chartered Accountants
409-411 Croydon Road
Beckenham
Kent
BR3 3PP

10 June 2024

THOMAS PHILIPOT'S ALMSHOUSE CHARITY

STATEMENT OF FINANCIAL ACTIVITIES
FOR THE YEAR ENDED 31 DECEMBER 2023

	Notes	2023 Unrestricted funds £	2022 Total funds £
INCOME AND ENDOWMENTS FROM			
Donations and legacies		303,316	279,742
Investment income	2	27,989	21,339
Total		331,305	301,081
EXPENDITURE ON			
Trading activities		242,625	244,895
NET INCOME		88,680	56,186
RECONCILIATION OF FUNDS			
Total funds brought forward		970,930	914,744
TOTAL FUNDS CARRIED FORWARD		1,059,610	970,930

CONTINUING OPERATIONS

All income and expenditure has arisen from continuing activities.

THOMAS PHILIPOT'S ALMSHOUSE CHARITY

**BALANCE SHEET
31 DECEMBER 2023**

	Notes	2023 Unrestricted funds £	2022 Total funds £
FIXED ASSETS			
Tangible assets	6	176,529	176,529
Investments	7	650,478	534,202
		827,007	710,731
CURRENT ASSETS			
Debtors	8	4,765	3,952
Cash at bank and in hand		298,463	321,808
		303,228	325,760
CREDITORS			
Amounts falling due within one year	9	(28,144)	(22,417)
		275,084	303,343
NET CURRENT ASSETS			
		1,102,091	1,014,074
TOTAL ASSETS LESS CURRENT LIABILITIES			
		1,102,091	1,014,074
CREDITORS			
Amounts falling due after more than one year	10	(42,481)	(43,144)
		1,059,610	970,930
NET ASSETS			
		1,059,610	970,930
FUNDS			
Unrestricted funds	12	1,059,610	970,930
		1,059,610	970,930
TOTAL FUNDS			
		1,059,610	970,930

The financial statements were approved by the Board of Trustees and authorised for issue on 10 June 2024 and were signed on its behalf by:

D Crafter - Trustee

THOMAS PHILIPOT'S ALMSHOUSE CHARITY

NOTES TO THE FINANCIAL STATEMENTS FOR THE YEAR ENDED 31 DECEMBER 2023

1. ACCOUNTING POLICIES

Basis of preparing the financial statements

The financial statements of the charity, which is a public benefit entity under FRS 102, have been prepared in accordance with the Charities SORP (FRS 102) 'Accounting and Reporting by Charities: Statement of Recommended Practice applicable to charities preparing their accounts in accordance with the Financial Reporting Standard applicable in the UK and Republic of Ireland (FRS 102) (effective 1 January 2019)', Financial Reporting Standard 102 'The Financial Reporting Standard applicable in the UK and Republic of Ireland' and the Charities Act 2011. The financial statements have been prepared under the historical cost convention, with the exception of investments which are included at market value.

Income

All income is recognised in the Statement of Financial Activities once the charity has entitlement to the funds, it is probable that the income will be received and the amount can be measured reliably.

Expenditure

Liabilities are recognised as expenditure as soon as there is a legal or constructive obligation committing the charity to that expenditure, it is probable that a transfer of economic benefits will be required in settlement and the amount of the obligation can be measured reliably. Expenditure is accounted for on an accruals basis and has been classified under headings that aggregate all cost related to the category. Where costs cannot be directly attributed to particular headings they have been allocated to activities on a basis consistent with the use of resources.

Tangible fixed assets

Depreciation is provided at the following annual rates in order to write off each asset over its estimated useful life.

Freehold property - not provided

Taxation

The charity is exempt from tax on its charitable activities.

Fund accounting

Unrestricted funds can be used in accordance with the charitable objectives at the discretion of the trustees.

Restricted funds can only be used for particular restricted purposes within the objects of the charity. Restrictions arise when specified by the donor or when funds are raised for particular restricted purposes.

Further explanation of the nature and purpose of each fund is included in the notes to the financial statements.

Pension costs and other post-retirement benefits

The charity operates a defined contribution pension scheme. Contributions payable to the charity's pension scheme are charged to the Statement of Financial Activities in the period to which they relate.

THOMAS PHILIPOT'S ALMSHOUSE CHARITY

**NOTES TO THE FINANCIAL STATEMENTS - continued
FOR THE YEAR ENDED 31 DECEMBER 2023**

2. INVESTMENT INCOME

	2023	2022
	£	£
Interest receivable	4,395	1,521
Investment income	23,594	19,818
	<u>27,989</u>	<u>21,339</u>

3. TRUSTEES' REMUNERATION AND BENEFITS

There were no trustees' remuneration or other benefits for the year ended 31 December 2023 nor for the year ended 31 December 2022.

Trustees' expenses

There were no trustees' expenses paid for the year ended 31 December 2023 nor for the year ended 31 December 2022.

4. STAFF COSTS

The average monthly number of employees during the year was as follows:

	2023	2022
Wardens, clerk and gardener	4	4
	<u>4</u>	<u>4</u>

No employees received emoluments in excess of £60,000.

5. COMPARATIVES FOR THE STATEMENT OF FINANCIAL ACTIVITIES

	Unrestricted funds £
INCOME AND ENDOWMENTS FROM	
Donations and legacies	279,742
Investment income	<u>21,339</u>
Total	<u>301,081</u>
 EXPENDITURE ON	
Trading activities	<u>244,895</u>
 NET INCOME	 56,186
 RECONCILIATION OF FUNDS	
Total funds brought forward	<u>914,744</u>
 TOTAL FUNDS CARRIED FORWARD	 <u><u>970,930</u></u>

THOMAS PHILIPOT'S ALMSHOUSE CHARITY

NOTES TO THE FINANCIAL STATEMENTS - continued
FOR THE YEAR ENDED 31 DECEMBER 2023

6. TANGIBLE FIXED ASSETS

	Freehold property £
COST	
At 1 January 2023 and 31 December 2023	<u>176,529</u>
NET BOOK VALUE	
At 31 December 2023	<u>176,529</u>
At 31 December 2022	<u>176,529</u>

7. FIXED ASSET INVESTMENTS

	Unlisted investments £
MARKET VALUE	
At 1 January 2023	534,202
Additions	80,001
Reversal of impairments	<u>36,275</u>
At 31 December 2023	<u>650,478</u>
NET BOOK VALUE	
At 31 December 2023	<u>650,478</u>
At 31 December 2022	<u>534,202</u>

There were no investment assets outside the UK.

The investments at the balance sheet date consisted of:

Extraordinary Repair Fund - invested in 4,677 M&G Charity Multi Asset Fund accumulation shares and these are shown at a market value of £524,182 (2022: £493,541).

Current Account Investments - invested in 46,802 (2022: 46,044) M&G Charity Multi Asset Fund shares and these are shown at a market value of £126,296 (2022: £40,661).

8. DEBTORS: AMOUNTS FALLING DUE WITHIN ONE YEAR

	2023	2022
	£	£
Trade debtors	-	98
Other debtors	1,669	714
Prepayments and accrued income	<u>3,096</u>	<u>3,140</u>
	<u>4,765</u>	<u>3,952</u>

THOMAS PHILIPOT'S ALMSHOUSE CHARITY

NOTES TO THE FINANCIAL STATEMENTS - continued
FOR THE YEAR ENDED 31 DECEMBER 2023

9. CREDITORS: AMOUNTS FALLING DUE WITHIN ONE YEAR

	2023	2022
	£	£
Trade creditors	5,594	2,471
Other creditors	22,550	19,946
	<u>28,144</u>	<u>22,417</u>

10. CREDITORS: AMOUNTS FALLING DUE AFTER MORE THAN ONE YEAR

	2023	2022
	£	£
Other creditors	42,481	43,144
	<u>42,481</u>	<u>43,144</u>

11. LOANS

An analysis of the maturity of loans is given below:

	2023	2022
	£	£
Amounts falling due in more than five years:		
Repayable otherwise than by instalments:		
Other loans more 5yrs non-inst	42,481	43,144
	<u>42,481</u>	<u>43,144</u>

12. MOVEMENT IN FUNDS

	At 1.1.23	Net movement in funds	Transfers between funds	At 31.12.23
	£	£	£	£
Unrestricted funds				
General fund	743,985	118,665	(15,000)	847,650
Cyclical maintenance fund	94,675	(23,084)	(30,000)	41,591
Hardship fund	28,647	(496)	-	28,151
Lift renewal fund	55,785	-	5,000	60,785
Extraordinary repair fund	47,838	(6,405)	40,000	81,433
	<u>970,930</u>	<u>88,680</u>	<u>-</u>	<u>1,059,610</u>
TOTAL FUNDS	<u>970,930</u>	<u>88,680</u>	<u>-</u>	<u>1,059,610</u>

THOMAS PHILIPOT'S ALMSHOUSE CHARITY

NOTES TO THE FINANCIAL STATEMENTS - continued
FOR THE YEAR ENDED 31 DECEMBER 2023

12. MOVEMENT IN FUNDS - continued

Net movement in funds, included in the above are as follows:

	Incoming resources £	Resources expended £	Movement in funds £
Unrestricted funds			
General fund	331,801	(213,136)	118,665
Cyclical maintenance fund	-	(23,084)	(23,084)
Hardship fund	(496)	-	(496)
Extraordinary repair fund	-	(6,405)	(6,405)
	<u>331,305</u>	<u>(242,625)</u>	<u>88,680</u>
TOTAL FUNDS	<u>331,305</u>	<u>(242,625)</u>	<u>88,680</u>

Comparatives for movement in funds

	At 1.1.22 £	Net movement in funds £	Transfers between funds £	At 31.12.22 £
Unrestricted funds				
General fund	672,806	86,179	(15,000)	743,985
Cyclical maintenance fund	63,794	(23,819)	54,700	94,675
Hardship fund	31,229	(2,582)	-	28,647
Lift renewal fund	50,785	-	5,000	55,785
Extraordinary repair fund	96,130	(3,592)	(44,700)	47,838
	<u>914,744</u>	<u>56,186</u>	<u>-</u>	<u>970,930</u>
TOTAL FUNDS	<u>914,744</u>	<u>56,186</u>	<u>-</u>	<u>970,930</u>

Comparative net movement in funds, included in the above are as follows:

	Incoming resources £	Resources expended £	Movement in funds £
Unrestricted funds			
General fund	303,663	(217,484)	86,179
Cyclical maintenance fund	-	(23,819)	(23,819)
Hardship fund	(2,582)	-	(2,582)
Extraordinary repair fund	-	(3,592)	(3,592)
	<u>301,081</u>	<u>(244,895)</u>	<u>56,186</u>
TOTAL FUNDS	<u>301,081</u>	<u>(244,895)</u>	<u>56,186</u>

THOMAS PHILIPOT'S ALMSHOUSE CHARITY

**NOTES TO THE FINANCIAL STATEMENTS - continued
FOR THE YEAR ENDED 31 DECEMBER 2023**

12. MOVEMENT IN FUNDS - continued

A current year 12 months and prior year 12 months combined position is as follows:

	At 1.1.22 £	Net movement in funds £	Transfers between funds £	At 31.12.23 £
Unrestricted funds				
General fund	672,806	204,844	(30,000)	847,650
Cyclical maintenance fund	63,794	(46,903)	24,700	41,591
Hardship fund	31,229	(3,078)	-	28,151
Lift renewal fund	50,785	-	10,000	60,785
Extraordinary repair fund	96,130	(9,997)	(4,700)	81,433
	<u>914,744</u>	<u>144,866</u>	<u>-</u>	<u>1,059,610</u>
TOTAL FUNDS	<u>914,744</u>	<u>144,866</u>	<u>-</u>	<u>1,059,610</u>

A current year 12 months and prior year 12 months combined net movement in funds, included in the above are as follows:

	Incoming resources £	Resources expended £	Movement in funds £
Unrestricted funds			
General fund	635,464	(430,620)	204,844
Cyclical maintenance fund	-	(46,903)	(46,903)
Hardship fund	(3,078)	-	(3,078)
Extraordinary repair fund	-	(9,997)	(9,997)
	<u>632,386</u>	<u>(487,520)</u>	<u>144,866</u>
TOTAL FUNDS	<u>632,386</u>	<u>(487,520)</u>	<u>144,866</u>

13. RELATED PARTY DISCLOSURES

There were no related party transactions for the year ended 31 December 2023.

THOMAS PHILIPOT'S ALMSHOUSE CHARITY

**DETAILED STATEMENT OF FINANCIAL ACTIVITIES
FOR THE YEAR ENDED 31 DECEMBER 2023**

	2023 £	2022 £
INCOME AND ENDOWMENTS		
Donations and legacies		
Weekly maintenance contributions	264,388	248,770
Utilities receivable	38,928	30,972
	303,316	279,742
Investment income		
Interest receivable	4,395	1,521
Investment income	23,594	19,818
	27,989	21,339
Total incoming resources	331,305	301,081
EXPENDITURE		
Support costs		
Management		
Rates and water	12,730	11,619
Telephone	522	622
Postage and stationery	85	319
Advertising	-	350
Sundries	1,102	1,741
Alarms	13,457	13,457
Maintenance charges	82,046	54,277
Cleaning	3,052	3,429
Computer costs	142	114
Donations	-	100
Subscriptions	929	738
Gardening	412	1,947
Refreshments	104	164
Surveyors	18,151	15,696
Training	213	150
Voids	6,434	3,230
Accountancy	10,081	9,883
Insurance	5,865	5,432
Light and heat	22,593	28,166
Mortgage interest	5,534	5,627
Legal fees	96	1,213
	183,548	158,274
Finance		
Bank charges	-	(50)
Human resources		
Wages	71,503	68,538
Carried forward	71,503	68,538

This page does not form part of the statutory financial statements

THOMAS PHILIPOT'S ALMSHOUSE CHARITY

**DETAILED STATEMENT OF FINANCIAL ACTIVITIES
FOR THE YEAR ENDED 31 DECEMBER 2023**

	2023 £	2022 £
Human resources		
Brought forward	71,503	68,538
Social security	-	539
Pensions	2,004	1,950
	<u>73,507</u>	<u>71,027</u>
Other		
Change in investment values	(14,430)	15,644
	<u>242,625</u>	<u>244,895</u>
Total resources expended		
	<u>88,680</u>	<u>56,186</u>
Net income		

This page does not form part of the statutory financial statements

THOMAS PHILIPOT'S ALMSHOUSE CHARITY

England & Wales - Charity number 210074

Accounts

**REPORT OF THE TRUSTEES AND
UNAUDITED FINANCIAL STATEMENTS FOR THE YEAR ENDED 31 DECEMBER 2022
FOR
THOMAS PHILIPOT'S ALMSHOUSE CHARITY**

Edwards Chartered Accountants
409-411 Croydon Road
Beckenham
Kent
BR3 3PP

THOMAS PHILIPOT'S ALMSHOUSE CHARITY

**CONTENTS OF THE FINANCIAL STATEMENTS
FOR THE YEAR ENDED 31 DECEMBER 2022**

	Page
Reference and Administrative Details	1
Report of the Trustees	2 to 5
Independent Examiner's Report	6
Statement of Financial Activities	7
Balance Sheet	8
Notes to the Financial Statements	9 to 14
Detailed Statement of Financial Activities	15 to 16

THOMAS PHILIPOT'S ALMSHOUSE CHARITY

**REFERENCE AND ADMINISTRATIVE DETAILS
FOR THE YEAR ENDED 31 DECEMBER 2022**

TRUSTEES

P Cookson
C Couves
D Crafter
Ms J Gearing
P Glazebrook
Dr I Jessiman
D M Nooney
Ms M Roberts
Ms A Stebbings
Ms M Garrod
Ms S Robinson

PRINCIPAL ADDRESS

Philipot Path
London
SE9 5DJ

**REGISTERED CHARITY
NUMBER**

210074

INDEPENDENT EXAMINER

Edwards Chartered Accountants
409-411 Croydon Road
Beckenham
Kent
BR3 3PP

THOMAS PHILIPOT'S ALMSHOUSE CHARITY

REPORT OF THE TRUSTEES FOR THE YEAR ENDED 31 DECEMBER 2022

THE CHARITY

Thomas Philipot's Almshouse Charity is an unincorporated charity, which exists under a Charity Commission Scheme of 14 November 1871 as varied by Schemes of the Commissioners of 22 July 1887, 16 August 1940, 5 September 1963, 14 December 1976 and 24 October 1980.

THE TRUSTEES AND CLERK

Paul Cookson
Colin Couves
David Crafter
Maura Garrod
Janet Gearing
Peter Glazebrook
Dr Ian Jessiman
David Nooney (Chair)
Megan Roberts
Sue Robinson
Angela Stebbings

Clerk to the Trustees: Linda Clayton

According to the requirements of the Scheme, up to eleven Trustees may be appointed, seven of which must live in Eltham, or within seven miles its parish church, and four of which must live in Chislehurst, or within four miles of its parish church.

When vacancies arise on the Board of Trustees, the remaining Trustees consider which skill set is required. Prospective trustees meet the Trustees beforehand and Trustees will then decide whether to elect them to the Board. If more than one Trustee applies to fill the vacancy, then a vote is held at a Board meeting.

The Trustees meet six times during the year. These meetings are supplemented by regular meetings of committees charged with overseeing specific areas of responsibility: finance; maintenance and health and safety; and applications for residency. This expanded committee structure reflects the growing complexity of the Trustees' responsibilities for ensuring good governance. The latter requires the Trustees to regularly review the Charity's range of policies and procedures and, in consultation with the residents, to introduce changes which are of benefit to the functioning of the Charity and the interests of the residents.

PROFESSIONAL ADVISERS

Estate Surveyor: Richard Thomas, R.T. Property Services Ltd, 1 Ely Gardens, Tonbridge, TN10 4NZ

Accountant: Edwards Chartered Accountants, 409-411, Croydon Road, Beckenham, Kent, BR3 3PP

The Trustees present their annual report together with the audited financial statements of Thomas Philipot's Almshouse Charity (the Charity) for the year ended 31 December 2022. The Trustees confirm that the report and financial statements of the charity comply with the current statutory requirements, the requirements of the charity's governing document and the provisions of "Accounting and Reporting by Charities: Statement of Recommended Practice applicable to charities preparing their accounts in accordance with the Financial Reporting Standard applicable in the UK and Republic of Ireland (FRS 102)" (effective 1 January 2019) (Charities SORP (FRS 102)). The Legal and Administrative information on page 1 forms part of this report.

OBJECTIVES AND ACTIVITIES

Objectives and aims

The object of the Charity is to provide high quality housing to poor persons of good character residing within the ancient parishes of Eltham and Chislehurst, and to maximise the benefits for residents in accordance with the Charity's governing Scheme.

THOMAS PHILIPOT'S ALMSHOUSE CHARITY

REPORT OF THE TRUSTEES FOR THE YEAR ENDED 31 DECEMBER 2022

OBJECTIVES AND ACTIVITIES

Significant activities for achieving objectives

There is a statutory obligation on the Trustees to demonstrate achievement in public benefit. The Trustees consider they fulfil this obligation by meeting the above objectives and by fostering good relationships between the Almshouses and the local community. During the year two new almspersons were appointed

The Trustees attach great importance to fostering good relations with the local community and were pleased to be able resume regular social events in the hall and gardens following the lifting of restrictions following Covid. This has included regular contact with Eltham Park Baptist Church, Eltham Park Baptist Playgroup, Sisters of Mercy and the local primary and secondary schools. Activities with the schools normally include War Reminiscence afternoons, concerts, carol singing, teas and hamper deliveries. The residents help with the Sisters of Mercy's fundraising efforts, and they also hold regular activities themselves to raise funds for a number of local and national charities throughout the year.

The Trustees are keen also to foster a strong sense of a Philipot's community and activities are run to ensure that residents become friends, support each other and have lives as fulfilling and outward looking as possible. The communal gardens are exceptionally maintained and provide an oasis for the residents and their visitors to enjoy. Residents are also encouraged to have a small area of the garden to tend, should they wish.

The Trustees give priority to the health and safety of residents and to maintaining the fabric of the buildings to a high standard.

During the year the Warden and Gardener, Sharon and Jim Staples retired after almost 40 years of service each. The Trustees would like to record their gratitude to them for their tireless work and the enormous contribution they made to the well-being of the residents over the years. The change in staff gave the Trustees the opportunity to review the roles of the staff and a Caretaker/Gardener role was created to live on site as the new Warden now lives off site. The new appointees to these roles, Adam Metcalf and Anne Weston, have adapted brilliantly to their new environment, fitting in seamlessly with residents, staff and Trustees and bringing new ideas which enhance the experience of the residents.

This report provides a welcome opportunity to express appreciation for the loyal, determined and enthusiastic support given to the Charity by all the staff: The Clerk to the Trustees, Linda Clayton; the Warden, Anne Weston; the Gardener/Caretaker, Adam Metcalf and the new Warden's Assistant, Kara Staples. The Charity could not run as successfully as it does without the dedication and expertise demonstrated by these Charity employees. The Trustees are also very fortunate for the support and professionalism of the Charity's professional advisors, surveyor Richard Thomas and Edwards Chartered Accountants. Their advice throughout has been much valued, as has the advice of the Almshouse Association. Lastly, and self-evidently, the Charity's effectiveness depends upon a committed body of Trustees with the necessary skills and expertise. All give unstintingly of their time and experience to what is a worthy cause.

FINANCIAL REVIEW

Financial position

The financial position of the Charity remains robust, notwithstanding the challenges of Covid. The Charity is mainly funded by weekly maintenance contributions from residents. Income for the year, including investment income, was £301,081 (2021: £288,032) and expenditure £244,895 (2021: £167,398).

At the end of the year, the surplus meant that Trustees increased their reserves by £56,186 (2021: £120,634) and had total accumulated reserves of £970,930 (2021: £914,744). Of this amount £47,838 (2021: £96,130) relates to a restricted fund for extraordinary repairs in accordance with the Trust Deed.

2023 is likely to be characterised by the current cost of living crisis and especially increased energy costs, but the Trustees consider the Charity is securely based financially to meet this challenge.

THOMAS PHILIPOT'S ALMSHOUSE CHARITY

REPORT OF THE TRUSTEES FOR THE YEAR ENDED 31 DECEMBER 2022

FINANCIAL REVIEW

Reserves and investment policy

The Trustees have an agreed policy to maintain, in all circumstances, sufficient cash reserves to meet projected, budgeted expenditure for a minimum period of two months. This level of cash reserves will be reviewed regularly and adjusted where necessary, both in terms of amount and time period, in the light of the Charity's financial performance, interest rates and investment fund values, inflation and financial markets sentiment.

The Trustees have adopted an investment policy in which they seek to strike, in their investment fund decisions, the optimum balance between risk and reward always having regard to the Charity's particular need for probity and prudence. This is achieved through the maintenance and management of a portfolio of investment accounts with differing fund profiles of interest earned, risk and accessibility. This portfolio is reviewed regularly and adjusted as necessary in the light of the Charity's financial performance, economic conditions particularly levels of growth and inflation and consequent investment fund values and financial markets sentiment.

STRUCTURE, GOVERNANCE AND MANAGEMENT

Governing document

The charity is controlled by its governing document, a deed of trust and constitutes an unincorporated charity.

Risk management

The Trustees regularly review the major risks to which the Charity is exposed and have adopted a policy under which all areas of possible risk are regularly reviewed and any necessary action taken. They are acutely aware of their obligation to ensure good governance of the Charity's affairs through the Trustee Code of Practice adopted in 2011. They regularly review their range of policies and procedures.

STATEMENT OF TRUSTEES' RESPONSIBILITIES

The trustees are responsible for preparing the Report of the Trustees and the financial statements in accordance with applicable law and United Kingdom Accounting Standards (United Kingdom Generally Accepted Accounting Practice).

The law applicable to charities in England and Wales, the Charities Act 2011, Charity (Accounts and Reports) Regulations 2008 and the provisions of the trust deed requires the trustees to prepare financial statements for each financial year which give a true and fair view of the state of affairs of the charity and of the incoming resources and application of resources, including the income and expenditure, of the charity for that period. In preparing those financial statements, the trustees are required to

- select suitable accounting policies and then apply them consistently;
- observe the methods and principles in the Charity SORP;
- make judgements and estimates that are reasonable and prudent;
- prepare the financial statements on the going concern basis unless it is inappropriate to presume that the charity will continue in business.

The trustees are responsible for keeping proper accounting records which disclose with reasonable accuracy at any time the financial position of the charity and to enable them to ensure that the financial statements comply with the Charities Act 2011, the Charity (Accounts and Reports) Regulations 2008 and the provisions of the trust deed. They are also responsible for safeguarding the assets of the charity and hence for taking reasonable steps for the prevention and detection of fraud and other irregularities.

THOMAS PHILIPOT'S ALMSHOUSE CHARITY

REPORT OF THE TRUSTEES FOR THE YEAR ENDED 31 DECEMBER 2022

STATEMENT OF TRUSTEES' RESPONSIBILITIES - continued

The Trustees are responsible for preparing the Trustees' report and the financial statements in accordance with applicable law and United Kingdom Accounting Standards (United Kingdom Generally Accepted Accounting Practice).

The law applicable to charities in England & Wales requires the Trustees to prepare financial statements for each financial year which give a true and fair view of the state of affairs of the charity and of the incoming resources and application of resources of the charity for that period. In preparing these financial statements, the Trustees are required to:

- select suitable accounting policies and then apply them consistently;
- observe the methods and principles in the Charities SORP;
- make judgments and accounting estimates that are reasonable and prudent;
- prepare the financial statements on the going concern basis unless it is inappropriate to presume that the charity will continue in operation.

The Trustees are responsible for keeping adequate accounting records that are sufficient to show and explain the charity's transactions and disclose with reasonable accuracy at any time the financial position of the charity and enable them to ensure that the financial statements comply with the Charities Act 2011, the Charity (Accounts and Reports) Regulations 2008 and trust deed. They are also responsible for safeguarding the assets of the charity and hence for taking reasonable steps for the prevention and detection of fraud and other irregularities.

Approved by order of the board of trustees on 24 August 2023 and signed on its behalf by:

D M Nooney - Trustee

**INDEPENDENT EXAMINER'S REPORT TO THE TRUSTEES OF
THOMAS PHILIPOT'S ALMSHOUSE CHARITY**

Independent examiner's report to the trustees of Thomas Philipot's Almshouse Charity

I report to the charity trustees on my examination of the accounts of Thomas Philipot's Almshouse Charity (the Trust) for the year ended 31 December 2022.

Responsibilities and basis of report

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

Independent examiner's statement

Since your charity's gross income exceeded £250,000 your examiner must be a member of a listed body. I can confirm that I am qualified to undertake the examination because I am a member of the Institute of Chartered Accountants in England and Wales, which is one of the listed bodies.

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:

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

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

John Duggan FCA
The Institute of Chartered Accountants in England and Wales

Edwards Chartered Accountants
409-411 Croydon Road
Beckenham
Kent
BR3 3PP

24 August 2023

THOMAS PHILIPOT'S ALMSHOUSE CHARITY

STATEMENT OF FINANCIAL ACTIVITIES
FOR THE YEAR ENDED 31 DECEMBER 2022

	Notes	2022 Unrestricted funds £	2021 Total funds £
INCOME AND ENDOWMENTS FROM			
Donations and legacies		279,742	271,139
Investment income	2	21,339	16,893
Total		301,081	288,032
EXPENDITURE ON			
Trading activities		244,895	167,398
NET INCOME		56,186	120,634
RECONCILIATION OF FUNDS			
Total funds brought forward		914,744	794,110
TOTAL FUNDS CARRIED FORWARD		970,930	914,744

CONTINUING OPERATIONS

All income and expenditure has arisen from continuing activities.

THOMAS PHILIPOT'S ALMSHOUSE CHARITY

**BALANCE SHEET
31 DECEMBER 2022**

	Notes	2022 Unrestricted funds £	2021 Total funds £
FIXED ASSETS			
Tangible assets	6	176,529	176,529
Investments	7	534,202	531,640
		710,731	708,169
CURRENT ASSETS			
Debtors	8	3,952	3,695
Cash at bank and in hand		321,808	264,107
		325,760	267,802
CREDITORS			
Amounts falling due within one year	9	(22,417)	(17,498)
		303,343	250,304
NET CURRENT ASSETS			
		1,014,074	958,473
TOTAL ASSETS LESS CURRENT LIABILITIES			
		970,930	914,744
CREDITORS			
Amounts falling due after more than one year	10	(43,144)	(43,729)
		970,930	914,744
NET ASSETS			
		970,930	914,744
FUNDS			
Unrestricted funds	12	970,930	914,744
		970,930	914,744
TOTAL FUNDS			
		970,930	914,744

The financial statements were approved by the Board of Trustees and authorised for issue on 24 August 2023 and were signed on its behalf by:

D Crafter - Trustee

THOMAS PHILIPOT'S ALMSHOUSE CHARITY

NOTES TO THE FINANCIAL STATEMENTS FOR THE YEAR ENDED 31 DECEMBER 2022

1. ACCOUNTING POLICIES

Basis of preparing the financial statements

The financial statements of the charity, which is a public benefit entity under FRS 102, have been prepared in accordance with the Charities SORP (FRS 102) 'Accounting and Reporting by Charities: Statement of Recommended Practice applicable to charities preparing their accounts in accordance with the Financial Reporting Standard applicable in the UK and Republic of Ireland (FRS 102) (effective 1 January 2019)', Financial Reporting Standard 102 'The Financial Reporting Standard applicable in the UK and Republic of Ireland' and the Charities Act 2011. The financial statements have been prepared under the historical cost convention, with the exception of investments which are included at market value.

Income

All income is recognised in the Statement of Financial Activities once the charity has entitlement to the funds, it is probable that the income will be received and the amount can be measured reliably.

Expenditure

Liabilities are recognised as expenditure as soon as there is a legal or constructive obligation committing the charity to that expenditure, it is probable that a transfer of economic benefits will be required in settlement and the amount of the obligation can be measured reliably. Expenditure is accounted for on an accruals basis and has been classified under headings that aggregate all cost related to the category. Where costs cannot be directly attributed to particular headings they have been allocated to activities on a basis consistent with the use of resources.

Tangible fixed assets

Depreciation is provided at the following annual rates in order to write off each asset over its estimated useful life.

Freehold property - not provided

Taxation

The charity is exempt from tax on its charitable activities.

Fund accounting

Unrestricted funds can be used in accordance with the charitable objectives at the discretion of the trustees.

Restricted funds can only be used for particular restricted purposes within the objects of the charity. Restrictions arise when specified by the donor or when funds are raised for particular restricted purposes.

Further explanation of the nature and purpose of each fund is included in the notes to the financial statements.

Pension costs and other post-retirement benefits

The charity operates a defined contribution pension scheme. Contributions payable to the charity's pension scheme are charged to the Statement of Financial Activities in the period to which they relate.

THOMAS PHILIPOT'S ALMSHOUSE CHARITY

**NOTES TO THE FINANCIAL STATEMENTS - continued
FOR THE YEAR ENDED 31 DECEMBER 2022**

2. INVESTMENT INCOME

	2022	2021
	£	£
Interest receivable	1,521	1,128
Investment income	19,818	15,765
	21,339	16,893

3. TRUSTEES' REMUNERATION AND BENEFITS

There were no trustees' remuneration or other benefits for the year ended 31 December 2022 nor for the year ended 31 December 2021.

Trustees' expenses

There were no trustees' expenses paid for the year ended 31 December 2022 nor for the year ended 31 December 2021.

4. STAFF COSTS

The average monthly number of employees during the year was as follows:

	2022	2021
Wardens, clerk and gardener	4	4
	4	4

No employees received emoluments in excess of £60,000.

5. COMPARATIVES FOR THE STATEMENT OF FINANCIAL ACTIVITIES

	Unrestricted funds £
INCOME AND ENDOWMENTS FROM	
Donations and legacies	271,139
Investment income	16,893
Total	288,032
EXPENDITURE ON	
Trading activities	167,398
	167,398
NET INCOME	120,634
RECONCILIATION OF FUNDS	
Total funds brought forward	794,110
	794,110
TOTAL FUNDS CARRIED FORWARD	914,744

THOMAS PHILIPOT'S ALMSHOUSE CHARITY

**NOTES TO THE FINANCIAL STATEMENTS - continued
FOR THE YEAR ENDED 31 DECEMBER 2022**

6. TANGIBLE FIXED ASSETS

	Freehold property £
COST	
At 1 January 2022 and 31 December 2022	<u>176,529</u>
NET BOOK VALUE	
At 31 December 2022	<u><u>176,529</u></u>
At 31 December 2021	<u><u>176,529</u></u>

7. FIXED ASSET INVESTMENTS

	Unlisted investments £
MARKET VALUE	
At 1 January 2022	531,640
Impairments	(1,308)
Reversal of impairments	3,870
At 31 December 2022	<u>534,202</u>
NET BOOK VALUE	
At 31 December 2022	<u><u>534,202</u></u>
At 31 December 2021	<u><u>531,640</u></u>

There were no investment assets outside the UK.

The investments at the balance sheet date consisted of:

Extraordinary Repair Fund - invested in 4,677 NAACIF accumulation shares and these are shown at a market value of £493,541 (2021: £489,672).

Current Account Investments - invested in 46,044 NAACIF shares and these are shown at a market value of £40,661 (2021: £41,969).

8. DEBTORS: AMOUNTS FALLING DUE WITHIN ONE YEAR

	2022	2021
	£	£
Trade debtors	98	91
Other debtors	714	681
Prepayments and accrued income	3,140	2,923
	<u>3,952</u>	<u>3,695</u>

THOMAS PHILIPOT'S ALMSHOUSE CHARITY

NOTES TO THE FINANCIAL STATEMENTS - continued
FOR THE YEAR ENDED 31 DECEMBER 2022

9. CREDITORS: AMOUNTS FALLING DUE WITHIN ONE YEAR

	2022	2021
	£	£
Trade creditors	2,471	1,855
Taxation and social security	-	662
Other creditors	19,946	14,981
	<u>22,417</u>	<u>17,498</u>

10. CREDITORS: AMOUNTS FALLING DUE AFTER MORE THAN ONE YEAR

	2022	2021
	£	£
Other creditors	43,144	43,729
	<u>43,144</u>	<u>43,729</u>

11. LOANS

An analysis of the maturity of loans is given below:

	2022	2021
	£	£
Amounts falling due in more than five years:		
Repayable otherwise than by instalments:		
Other loans more 5yrs non-inst	43,144	43,729
	<u>43,144</u>	<u>43,729</u>

12. MOVEMENT IN FUNDS

	At 1.1.22	Net movement in funds	Transfers between funds	At 31.12.22
	£	£	£	£
Unrestricted funds				
General fund	672,806	86,179	(15,000)	743,985
Cyclical maintenance fund	63,794	(23,819)	54,700	94,675
Hardship fund	31,229	(2,582)	-	28,647
Lift renewal fund	50,785	-	5,000	55,785
Extraordinary repair fund	96,130	(3,592)	(44,700)	47,838
	<u>914,744</u>	<u>56,186</u>	<u>-</u>	<u>970,930</u>
TOTAL FUNDS	<u>914,744</u>	<u>56,186</u>	<u>-</u>	<u>970,930</u>

THOMAS PHILIPOT'S ALMSHOUSE CHARITY

NOTES TO THE FINANCIAL STATEMENTS - continued
FOR THE YEAR ENDED 31 DECEMBER 2022

12. MOVEMENT IN FUNDS - continued

Net movement in funds, included in the above are as follows:

	Incoming resources £	Resources expended £	Movement in funds £
Unrestricted funds			
General fund	303,663	(217,484)	86,179
Cyclical maintenance fund	-	(23,819)	(23,819)
Hardship fund	(2,582)	-	(2,582)
Extraordinary repair fund	-	(3,592)	(3,592)
	<u>301,081</u>	<u>(244,895)</u>	<u>56,186</u>
TOTAL FUNDS	<u>301,081</u>	<u>(244,895)</u>	<u>56,186</u>

Comparatives for movement in funds

	At 1.1.21 £	Net movement in funds £	Transfers between funds £	At 31.12.21 £
Unrestricted funds				
General fund	574,690	138,116	(40,000)	672,806
Cyclical maintenance fund	37,572	(12,878)	39,100	63,794
Hardship fund	27,881	(1,652)	5,000	31,229
Lift renewal fund	45,785	-	5,000	50,785
Extraordinary repair fund	108,182	(2,952)	(9,100)	96,130
	<u>794,110</u>	<u>120,634</u>	<u>-</u>	<u>914,744</u>
TOTAL FUNDS	<u>794,110</u>	<u>120,634</u>	<u>-</u>	<u>914,744</u>

Comparative net movement in funds, included in the above are as follows:

	Incoming resources £	Resources expended £	Movement in funds £
Unrestricted funds			
General fund	289,684	(151,568)	138,116
Cyclical maintenance fund	-	(12,878)	(12,878)
Hardship fund	(1,652)	-	(1,652)
Extraordinary repair fund	-	(2,952)	(2,952)
	<u>288,032</u>	<u>(167,398)</u>	<u>120,634</u>
TOTAL FUNDS	<u>288,032</u>	<u>(167,398)</u>	<u>120,634</u>

THOMAS PHILIPOT'S ALMSHOUSE CHARITY

**NOTES TO THE FINANCIAL STATEMENTS - continued
FOR THE YEAR ENDED 31 DECEMBER 2022**

12. MOVEMENT IN FUNDS - continued

A current year 12 months and prior year 12 months combined position is as follows:

	At 1.1.21 £	Net movement in funds £	Transfers between funds £	At 31.12.22 £
Unrestricted funds				
General fund	574,690	224,295	(55,000)	743,985
Cyclical maintenance fund	37,572	(36,697)	93,800	94,675
Hardship fund	27,881	(4,234)	5,000	28,647
Lift renewal fund	45,785	-	10,000	55,785
Extraordinary repair fund	108,182	(6,544)	(53,800)	47,838
	<u>794,110</u>	<u>176,820</u>	<u>-</u>	<u>970,930</u>
TOTAL FUNDS	<u>794,110</u>	<u>176,820</u>	<u>-</u>	<u>970,930</u>

A current year 12 months and prior year 12 months combined net movement in funds, included in the above are as follows:

	Incoming resources £	Resources expended £	Movement in funds £
Unrestricted funds			
General fund	593,347	(369,052)	224,295
Cyclical maintenance fund	-	(36,697)	(36,697)
Hardship fund	(4,234)	-	(4,234)
Extraordinary repair fund	-	(6,544)	(6,544)
	<u>589,113</u>	<u>(412,293)</u>	<u>176,820</u>
TOTAL FUNDS	<u>589,113</u>	<u>(412,293)</u>	<u>176,820</u>

13. RELATED PARTY DISCLOSURES

There were no related party transactions for the year ended 31 December 2022.

THOMAS PHILIPOT'S ALMSHOUSE CHARITY

DETAILED STATEMENT OF FINANCIAL ACTIVITIES
FOR THE YEAR ENDED 31 DECEMBER 2022

	2022 £	2021 £
INCOME AND ENDOWMENTS		
Donations and legacies		
Donations	-	250
Weekly maintenance contributions	248,770	243,745
Utilities receivable	30,972	27,144
	<u>279,742</u>	<u>271,139</u>
Investment income		
Interest receivable	1,521	1,128
Investment income	19,818	15,765
	<u>21,339</u>	<u>16,893</u>
Total incoming resources	301,081	288,032
EXPENDITURE		
Support costs		
Management		
Rates and water	11,619	10,857
Telephone	622	715
Postage and stationery	319	495
Advertising	350	-
Sundries	1,741	772
Alarms	13,457	13,457
Maintenance charges	54,277	39,096
Cleaning	3,429	2,830
Computer costs	114	223
Donations	100	80
Subscriptions	738	751
Gardening	1,947	1,179
Refreshments	164	26
Surveyors	15,696	14,088
Training	150	150
Voids	3,230	9,226
Accountancy	9,883	9,319
Insurance	5,432	5,103
Light and heat	28,166	27,601
Mortgage interest	5,627	5,686
Legal fees	1,213	-
Entertainment	-	1,000
	<u>158,274</u>	<u>142,654</u>
Finance		
Bank charges	(50)	-

This page does not form part of the statutory financial statements

THOMAS PHILIPOT'S ALMSHOUSE CHARITY

DETAILED STATEMENT OF FINANCIAL ACTIVITIES
FOR THE YEAR ENDED 31 DECEMBER 2022

	2022 £	2021 £
Finance		
Human resources		
Wages	68,538	68,712
Social security	539	382
Pensions	1,950	1,870
	<u>71,027</u>	<u>70,964</u>
Other		
Change in investment values	15,644	(46,220)
Total resources expended	<u>244,895</u>	<u>167,398</u>
Net income	<u>56,186</u>	<u>120,634</u>

This page does not form part of the statutory financial statements

THOMAS PHILIPOT'S ALMSHOUSE CHARITY

England & Wales - Charity number 210074

Accounts

**REPORT OF THE TRUSTEES AND
UNAUDITED FINANCIAL STATEMENTS FOR THE YEAR ENDED 31 DECEMBER 2021
FOR
THOMAS PHILIPOT'S ALMSHOUSE CHARITY**

Edwards Chartered Accountants
409-411 Croydon Road
Beckenham
Kent
BR3 3PP

THOMAS PHILIPOT'S ALMSHOUSE CHARITY

**CONTENTS OF THE FINANCIAL STATEMENTS
FOR THE YEAR ENDED 31 DECEMBER 2021**

	Page
Reference and Administrative Details	1
Report of the Trustees	2 to 4
Independent Examiner's Report	5
Statement of Financial Activities	6
Balance Sheet	7
Notes to the Financial Statements	8 to 13
Detailed Statement of Financial Activities	14 to 15

THOMAS PHILIPOT'S ALMSHOUSE CHARITY

**REFERENCE AND ADMINISTRATIVE DETAILS
FOR THE YEAR ENDED 31 DECEMBER 2021**

TRUSTEES	P Cookson C Couves D Crafter Ms J Gearing P Glazebrook Dr I Jessiman D Nooney Ms M Roberts Ms A Stebbings Ms M Garrod Ms S Robinson
PRINCIPAL ADDRESS	Philipot Path London SE9 5DJ
REGISTERED CHARITY NUMBER	210074
INDEPENDENT EXAMINER	Edwards Chartered Accountants 409-411 Croydon Road Beckenham Kent BR3 3PP

THOMAS PHILIPOT'S ALMSHOUSE CHARITY

REPORT OF THE TRUSTEES FOR THE YEAR ENDED 31 DECEMBER 2021

THE CHARITY

Thomas Philipot's Almshouse Charity is an unincorporated charity, which exists under a Charity Commission Scheme of 14 November 1871 as varied by Schemes of the Commissioners of 22 July 1887, 16 August 1940, 5 September 1963, 14 December 1976 and 24 October 1980.

THE TRUSTEES AND CLERK

Paul Cookson
Colin Couves
David Crafter
Maura Garrod
Janet Gearing
Peter Glazebrook
Dr Ian Jessiman
David Nooney (Chair)
Megan Roberts
Sue Robinson
Angela Stebbings

Clerk to the Trustees: Linda Clayton

According to the requirements of the Scheme, up to eleven Trustees may be appointed, seven of which must live in Eltham, or within seven miles its parish church, and four of which must live in Chislehurst, or within four miles of its parish church.

When vacancies arise on the Board of Trustees, the remaining Trustees consider which skill set is required. Prospective trustees meet the Trustees beforehand and Trustees will then decide whether to elect them to the Board. If more than one Trustee applies to fill the vacancy, then a vote is held at a Board meeting.

The Trustees met six times during the year. These meetings are supplemented by regular meetings of committees charged with overseeing specific areas of responsibility: finance; maintenance and health and safety; and applications for residency. This expanded committee structure reflects the growing complexity of the Trustees' responsibilities for ensuring good governance. The latter requires the Trustees to regularly review the Charity's range of policies and procedures and, in consultation with the residents, to introduce changes which are of benefit to the functioning of the Charity and the interests of the residents.

PROFESSIONAL ADVISERS

Estate Surveyor: Richard Thomas, R.T. Property Services Ltd, 1 Ely Gardens, Tonbridge, TN10 4NZ

Accountant: Edwards Chartered Accountants, 409-411, Croydon Road, Beckenham, Kent, BR3 3PP

OBJECTIVES AND ACTIVITIES

Objectives and aims

The object of the Charity is to provide almshouses for poor people of good character living in the ancient parishes of Eltham and Chislehurst.

THOMAS PHILIPOT'S ALMSHOUSE CHARITY

REPORT OF THE TRUSTEES FOR THE YEAR ENDED 31 DECEMBER 2021

OBJECTIVES AND ACTIVITIES

Significant activities

The objectives of the Charity are to provide high quality housing to poor persons of good character residing within the ancient parishes of Eltham and Chislehurst, and to maximise the benefits for residents in accordance with the Charity's governing Scheme. There is a statutory obligation on the Trustees to demonstrate achievement in public benefit and the Trustees consider they fulfil this obligation by meeting the above objectives and by fostering good relationships between the Almshouses and the local community. During the year six new almshouses were appointed.

The Trustees attach great importance to fostering good relations with the local community. This normally includes regular contact with Contact the Elderly, Eltham Park Baptist Church, Eltham Park Baptist Playgroup, Sisters of Mercy and the local primary and secondary schools. Activities with the schools normally include War Reminiscence afternoons, concerts, carol singing, teas and hamper deliveries. The residents help with the Sisters of Mercy's fundraising efforts, and they also hold regular activities themselves to raise funds for a number of local, national and international charities throughout the year. Unfortunately, most of the regular activities during the year were again cancelled due to the restrictions under the Covid pandemic. However, social gatherings in the garden and small gatherings in the hall took place, when permitted.

The Trustees are keen to foster a strong sense of a Philipot's community and activities are run to ensure that residents become friends, support each other and have lives that are as fulfilling and outward looking as possible. These were significantly curtailed during the year due to the Covid restrictions. The residents missed the regular social contact but initiatives were introduced to ensure they kept contact with each other and socially distanced activities were held outside when allowed.

The Trustees give priority to the health and safety of residents and to maintaining the fabric of the buildings to a high standard although only essential work and health and safety testing was undertaken inside residents' flats because of the pandemic. A Covid Committee was set up early in the pandemic to undertake risk assessments and implement procedures to safeguard the safety of residents, staff and visitors. Demanding cleaning, sanitisation and social distancing procedures, implemented by the Warden, have minimised the impact of the pandemic and protected residents.

Inevitably this year Covid has presented additional significant challenges. However, the Trustees have continued to meet, albeit remotely, to ensure the continued effective governance of the Charity.

The communal gardens are exceptionally maintained and provide an oasis for the residents and their visitors to enjoy. The Trustees are grateful to Jim Staples for his hard work and dedication in maintaining the gardens to such a high standard. Residents are also encouraged to have a small area of the garden to tend, should they wish.

This report provides a welcome opportunity to express appreciation for the loyal, determined and enthusiastic support given to the Charity by all the staff: The Clerk to the Trustees, Linda Clayton; the Warden, Sharon Staples; the gardener, Jim Staples and the Deputy Warden, Anne Weston. The Charity could not run as successfully as it does without the dedication and expertise demonstrated by these Charity employees. The Trustees are also very fortunate for the support and professionalism of the Charity's professional advisors, surveyor Richard Thomas and Edwards Chartered Accountants. Their advice throughout has been much valued, as has the advice of the Almshouse Association. Lastly, and self-evidently, the Charity's effectiveness depends upon a committed body of Trustees with the necessary skills and expertise. All give unstintingly of their time and experience to what is a worthy cause.

FINANCIAL REVIEW

Financial position

The financial situation as at 31st December 2021 remains stable and robust. There have been increases in fixed and current assets and the value of net current assets has increased by some 30%. Voids remain high due to the exceptional turnover of residents but liquidity has improved.

STRUCTURE, GOVERNANCE AND MANAGEMENT

Governing document

The charity is controlled by its governing document, a deed of trust and constitutes an unincorporated charity.

THOMAS PHILIPOT'S ALMSHOUSE CHARITY

**REPORT OF THE TRUSTEES
FOR THE YEAR ENDED 31 DECEMBER 2021**

Approved by order of the board of trustees on 14 April 2022 and signed on its behalf by:

D Nooney - Trustee

**INDEPENDENT EXAMINER'S REPORT TO THE TRUSTEES OF
THOMAS PHILIPOT'S ALMSHOUSE CHARITY**

Independent examiner's report to the trustees of Thomas Philipot's Almshouse Charity

I report to the charity trustees on my examination of the accounts of Thomas Philipot's Almshouse Charity (the Trust) for the year ended 31 December 2021.

Responsibilities and basis of report

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

Independent examiner's statement

Since your charity's gross income exceeded £250,000 your examiner must be a member of a listed body. I can confirm that I am qualified to undertake the examination because I am a registered member of Institute of Chartered Accountants in England and Wales which is one of the listed bodies.

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:

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

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

John Duggan FCA
Institute of Chartered Accountants in England and Wales
Edwards Chartered Accountants
409-411 Croydon Road
Beckenham
Kent
BR3 3PP

14 April 2022

THOMAS PHILIPOT'S ALMSHOUSE CHARITY

STATEMENT OF FINANCIAL ACTIVITIES
FOR THE YEAR ENDED 31 DECEMBER 2021

	Notes	2021 Unrestricted funds £	2020 Total funds £
INCOME AND ENDOWMENTS FROM			
Donations and legacies		271,139	264,651
Investment income	2	16,893	20,450
Total		288,032	285,101
EXPENDITURE ON			
Trading activities		167,398	245,287
NET INCOME		120,634	39,814
RECONCILIATION OF FUNDS			
Total funds brought forward		794,110	754,296
TOTAL FUNDS CARRIED FORWARD		914,744	794,110

CONTINUING OPERATIONS

All income and expenditure has arisen from continuing activities.

THOMAS PHILIPOT'S ALMSHOUSE CHARITY

**BALANCE SHEET
31 DECEMBER 2021**

	Notes	2021 Unrestricted funds £	2020 Total funds £
FIXED ASSETS			
Tangible assets	6	176,529	176,529
Investments	7	531,640	471,174
		708,169	647,703
CURRENT ASSETS			
Debtors	8	3,695	8,134
Cash at bank and in hand		264,107	190,623
		267,802	198,757
CREDITORS			
Amounts falling due within one year	9	(17,498)	(8,105)
		250,304	190,652
NET CURRENT ASSETS			
		958,473	838,355
TOTAL ASSETS LESS CURRENT LIABILITIES			
		914,744	794,110
CREDITORS			
Amounts falling due after more than one year	10	(43,729)	(44,245)
		914,744	794,110
NET ASSETS			
		914,744	794,110
FUNDS			
Unrestricted funds	12	914,744	794,110
		914,744	794,110
TOTAL FUNDS			
		914,744	794,110

The financial statements were approved by the Board of Trustees and authorised for issue on 14 April 2022 and were signed on its behalf by:

D Crafter - Trustee

THOMAS PHILIPOT'S ALMSHOUSE CHARITY

NOTES TO THE FINANCIAL STATEMENTS FOR THE YEAR ENDED 31 DECEMBER 2021

1. ACCOUNTING POLICIES

Basis of preparing the financial statements

The financial statements of the charity, which is a public benefit entity under FRS 102, have been prepared in accordance with the Charities SORP (FRS 102) 'Accounting and Reporting by Charities: Statement of Recommended Practice applicable to charities preparing their accounts in accordance with the Financial Reporting Standard applicable in the UK and Republic of Ireland (FRS 102) (effective 1 January 2019)', Financial Reporting Standard 102 'The Financial Reporting Standard applicable in the UK and Republic of Ireland' and the Charities Act 2011. The financial statements have been prepared under the historical cost convention, with the exception of investments which are included at market value.

Income

All income is recognised in the Statement of Financial Activities once the charity has entitlement to the funds, it is probable that the income will be received and the amount can be measured reliably.

Expenditure

Liabilities are recognised as expenditure as soon as there is a legal or constructive obligation committing the charity to that expenditure, it is probable that a transfer of economic benefits will be required in settlement and the amount of the obligation can be measured reliably. Expenditure is accounted for on an accruals basis and has been classified under headings that aggregate all cost related to the category. Where costs cannot be directly attributed to particular headings they have been allocated to activities on a basis consistent with the use of resources.

Tangible fixed assets

Depreciation is provided at the following annual rates in order to write off each asset over its estimated useful life.

Freehold property - not provided

Taxation

The charity is exempt from tax on its charitable activities.

Fund accounting

Unrestricted funds can be used in accordance with the charitable objectives at the discretion of the trustees.

Restricted funds can only be used for particular restricted purposes within the objects of the charity. Restrictions arise when specified by the donor or when funds are raised for particular restricted purposes.

Further explanation of the nature and purpose of each fund is included in the notes to the financial statements.

Pension costs and other post-retirement benefits

The charity operates a defined contribution pension scheme. Contributions payable to the charity's pension scheme are charged to the Statement of Financial Activities in the period to which they relate.

THOMAS PHILIPOT'S ALMSHOUSE CHARITY

**NOTES TO THE FINANCIAL STATEMENTS - continued
FOR THE YEAR ENDED 31 DECEMBER 2021**

2. INVESTMENT INCOME

	2021	2020
	£	£
Interest receivable	1,128	1,455
Investment income	15,765	18,995
	16,893	20,450
	16,893	20,450

3. TRUSTEES' REMUNERATION AND BENEFITS

There were no trustees' remuneration or other benefits for the year ended 31 December 2021 nor for the year ended 31 December 2020.

Trustees' expenses

There were no trustees' expenses paid for the year ended 31 December 2021 nor for the year ended 31 December 2020.

4. STAFF COSTS

The average monthly number of employees during the year was as follows:

	2021	2020
Wardens, clerk and gardener	4	4
	4	4

No employees received emoluments in excess of £60,000.

5. COMPARATIVES FOR THE STATEMENT OF FINANCIAL ACTIVITIES

	Unrestricted funds £
INCOME AND ENDOWMENTS FROM	
Donations and legacies	264,651
Investment income	20,450
Total	285,101
 EXPENDITURE ON	
Trading activities	245,287
 NET INCOME	 39,814
 RECONCILIATION OF FUNDS	
Total funds brought forward	754,296
 TOTAL FUNDS CARRIED FORWARD	 794,110

THOMAS PHILIPOT'S ALMSHOUSE CHARITY

**NOTES TO THE FINANCIAL STATEMENTS - continued
FOR THE YEAR ENDED 31 DECEMBER 2021**

6. TANGIBLE FIXED ASSETS

	Freehold property £
COST	
At 1 January 2021 and 31 December 2021	<u>176,529</u>
NET BOOK VALUE	
At 31 December 2021	<u><u>176,529</u></u>
At 31 December 2020	<u><u>176,529</u></u>

7. FIXED ASSET INVESTMENTS

	Unlisted investments £
MARKET VALUE	
At 1 January 2021	471,174
Reversal of impairments	<u>60,466</u>
At 31 December 2021	<u>531,640</u>
NET BOOK VALUE	
At 31 December 2021	<u><u>531,640</u></u>
At 31 December 2020	<u><u>471,174</u></u>

There were no investment assets outside the UK.

The investments at the balance sheet date consisted of:

Extraordinary Repair Fund - invested in 4,677 NAACIF accumulation shares and these are shown at a market value of £489,672 (2020: £432,672).

Current Account Investments - invested in 46,044 NAACIF shares and these are shown at a market value of £41,969 (2020: £38,502).

8. DEBTORS: AMOUNTS FALLING DUE WITHIN ONE YEAR

	2021	2020
	£	£
Trade debtors	91	1,814
Other debtors	681	525
Prepayments and accrued income	<u>2,923</u>	<u>5,795</u>
	<u><u>3,695</u></u>	<u><u>8,134</u></u>

THOMAS PHILIPOT'S ALMSHOUSE CHARITY

NOTES TO THE FINANCIAL STATEMENTS - continued
FOR THE YEAR ENDED 31 DECEMBER 2021

9. CREDITORS: AMOUNTS FALLING DUE WITHIN ONE YEAR

	2021	2020
	£	£
Trade creditors	1,855	1,331
Taxation and social security	662	627
Other creditors	14,981	6,147
	<u>17,498</u>	<u>8,105</u>

10. CREDITORS: AMOUNTS FALLING DUE AFTER MORE THAN ONE YEAR

	2021	2020
	£	£
Other creditors	43,729	44,245
	<u>43,729</u>	<u>44,245</u>

11. LOANS

An analysis of the maturity of loans is given below:

	2021	2020
	£	£
Amounts falling due in more than five years:		
Repayable otherwise than by instalments:		
Other loans more 5yrs non-inst	43,729	44,245
	<u>43,729</u>	<u>44,245</u>

12. MOVEMENT IN FUNDS

	At 1.1.21	Net movement in funds	Transfers between funds	At 31.12.21
	£	£	£	£
Unrestricted funds				
General fund	574,690	138,116	(40,000)	672,806
Cyclical maintenance fund	37,572	(12,878)	39,100	63,794
Hardship fund	27,881	(1,652)	5,000	31,229
Lift renewal fund	45,785	-	5,000	50,785
Extraordinary repair fund	108,182	(2,952)	(9,100)	96,130
	<u>794,110</u>	<u>120,634</u>	-	<u>914,744</u>
TOTAL FUNDS	<u>794,110</u>	<u>120,634</u>	-	<u>914,744</u>

THOMAS PHILIPOT'S ALMSHOUSE CHARITY

NOTES TO THE FINANCIAL STATEMENTS - continued
FOR THE YEAR ENDED 31 DECEMBER 2021

12. MOVEMENT IN FUNDS - continued

Net movement in funds, included in the above are as follows:

	Incoming resources £	Resources expended £	Movement in funds £
Unrestricted funds			
General fund	289,684	(151,568)	138,116
Cyclical maintenance fund	-	(12,878)	(12,878)
Hardship fund	(1,652)	-	(1,652)
Extraordinary repair fund	-	(2,952)	(2,952)
	<u>288,032</u>	<u>(167,398)</u>	<u>120,634</u>
TOTAL FUNDS	<u>288,032</u>	<u>(167,398)</u>	<u>120,634</u>

Comparatives for movement in funds

	At 1.1.20 £	Net movement in funds £	Transfers between funds £	At 31.12.20 £
Unrestricted funds				
General fund	515,059	74,631	(15,000)	574,690
Cyclical maintenance fund	17,250	(24,928)	45,250	37,572
Hardship fund	28,275	(394)	-	27,881
Lift renewal fund	40,785	-	5,000	45,785
Extraordinary repair fund	152,927	(9,495)	(35,250)	108,182
	<u>754,296</u>	<u>39,814</u>	<u>-</u>	<u>794,110</u>
TOTAL FUNDS	<u>754,296</u>	<u>39,814</u>	<u>-</u>	<u>794,110</u>

Comparative net movement in funds, included in the above are as follows:

	Incoming resources £	Resources expended £	Movement in funds £
Unrestricted funds			
General fund	285,495	(210,864)	74,631
Cyclical maintenance fund	-	(24,928)	(24,928)
Hardship fund	(394)	-	(394)
Extraordinary repair fund	-	(9,495)	(9,495)
	<u>285,101</u>	<u>(245,287)</u>	<u>39,814</u>
TOTAL FUNDS	<u>285,101</u>	<u>(245,287)</u>	<u>39,814</u>

THOMAS PHILIPOT'S ALMSHOUSE CHARITY

**NOTES TO THE FINANCIAL STATEMENTS - continued
FOR THE YEAR ENDED 31 DECEMBER 2021**

12. MOVEMENT IN FUNDS - continued

A current year 12 months and prior year 12 months combined position is as follows:

	At 1.1.20 £	Net movement in funds £	Transfers between funds £	At 31.12.21 £
Unrestricted funds				
General fund	515,059	212,747	(55,000)	672,806
Cyclical maintenance fund	17,250	(37,806)	84,350	63,794
Hardship fund	28,275	(2,046)	5,000	31,229
Lift renewal fund	40,785	-	10,000	50,785
Extraordinary repair fund	152,927	(12,447)	(44,350)	96,130
	<u>754,296</u>	<u>160,448</u>	<u>-</u>	<u>914,744</u>
TOTAL FUNDS	<u>754,296</u>	<u>160,448</u>	<u>-</u>	<u>914,744</u>

A current year 12 months and prior year 12 months combined net movement in funds, included in the above are as follows:

	Incoming resources £	Resources expended £	Movement in funds £
Unrestricted funds			
General fund	575,179	(362,432)	212,747
Cyclical maintenance fund	-	(37,806)	(37,806)
Hardship fund	(2,046)	-	(2,046)
Extraordinary repair fund	-	(12,447)	(12,447)
	<u>573,133</u>	<u>(412,685)</u>	<u>160,448</u>
TOTAL FUNDS	<u>573,133</u>	<u>(412,685)</u>	<u>160,448</u>

13. RELATED PARTY DISCLOSURES

There were no related party transactions for the year ended 31 December 2021.

THOMAS PHILIPOT'S ALMSHOUSE CHARITY

DETAILED STATEMENT OF FINANCIAL ACTIVITIES
FOR THE YEAR ENDED 31 DECEMBER 2021

	2021 £	2020 £
INCOME AND ENDOWMENTS		
Donations and legacies		
Donations	250	190
Weekly maintenance contributions	243,745	235,445
Utilities receivable	27,144	29,016
	<u>271,139</u>	<u>264,651</u>
Investment income		
Interest receivable	1,128	1,455
Investment income	15,765	18,995
	<u>16,893</u>	<u>20,450</u>
Total incoming resources	288,032	285,101
EXPENDITURE		
Support costs		
Management		
Rates and water	10,857	9,767
Telephone	715	819
Postage and stationery	495	1,363
Advertising	-	354
Sundries	772	1,196
Alarms	13,457	13,457
Maintenance charges	39,096	57,441
Cleaning	2,830	3,628
Computer costs	223	341
Donations	80	130
Subscriptions	751	596
Gardening	1,179	1,237
Office equipment	-	606
Refreshments	26	148
Surveyors	14,088	13,121
Training	150	(100)
Voids	9,226	3,936
Accountancy	9,319	9,019
Insurance	5,103	4,998
Light and heat	27,601	14,003
Mortgage interest	5,686	5,751
Entertainment	1,000	-
	<u>142,654</u>	<u>141,811</u>
Finance		
Bank charges	-	13

This page does not form part of the statutory financial statements

THOMAS PHILIPOT'S ALMSHOUSE CHARITY

DETAILED STATEMENT OF FINANCIAL ACTIVITIES
FOR THE YEAR ENDED 31 DECEMBER 2021

	2021 £	2020 £
Finance		
Human resources		
Wages	68,712	66,457
Social security	382	536
Pensions	1,870	1,756
	<u>70,964</u>	<u>68,749</u>
Other		
Change in investment values	(46,220)	34,714
Total resources expended	<u>167,398</u>	<u>245,287</u>
Net income	<u>120,634</u>	<u>39,814</u>

This page does not form part of the statutory financial statements

THOMAS PHILIPOT'S ALMSHOUSE CHARITY

England & Wales - Charity number 210074

Accounts

**REPORT OF THE TRUSTEES AND
UNAUDITED FINANCIAL STATEMENTS FOR THE YEAR ENDED 31 DECEMBER 2020
FOR
THOMAS PHILIPOT'S ALMSHOUSE CHARITY**

Edwards Chartered Accountants
409-411 Croydon Road
Beckenham
Kent
BR3 3PP

THOMAS PHILIPOT'S ALMSHOUSE CHARITY

**CONTENTS OF THE FINANCIAL STATEMENTS
FOR THE YEAR ENDED 31 DECEMBER 2020**

	Page
Report of the Trustees	1 to 3
Independent Examiner's Report	4
Statement of Financial Activities	5
Balance Sheet	6
Notes to the Financial Statements	7 to 12
Detailed Statement of Financial Activities	13 to 14

THOMAS PHILIPOT'S ALMSHOUSE CHARITY

REPORT OF THE TRUSTEES FOR THE YEAR ENDED 31 DECEMBER 2020

THE CHARITY

Thomas Philipot's Almshouse Charity is an unincorporated charity, which exists under a Charity Commission Scheme of 14 November 1871 as varied by Schemes of the Commissioners of 22 July 1887, 16 August 1940, 5 September 1963, 14 December 1976 and 24 October 1980.

THE TRUSTEES AND CLERK

Paul Cookson
Colin Couves
David Crafter
Maura Garrod (appointed June 2020)
Janet Gearing
Peter Glazebrook
Dr Ian Jessiman
David Nooney (Chair)
Guy Phillips (resigned April 2020)
Megan Roberts
Sue Robinson (appointed June 2020)
Angela Stebbings

Clerk to the Trustees: Linda Clayton

According to the requirements of the Scheme, up to eleven Trustees may be appointed, seven of which must live in Eltham, or within seven miles its parish church, and four of which must live in Chislehurst, or within four miles of its parish church.

When vacancies arise on the Board of Trustees, the remaining Trustees consider which skill set is required. Prospective trustees meet the Trustees beforehand and Trustees will then decide whether to elect them to the Board. If more than one Trustee applies to fill the vacancy, then a vote is held at a Board meeting.

The Trustees met six times during the year. These meetings are supplemented by regular meetings of committees charged with overseeing specific areas of responsibility: finance; maintenance and health and safety; and applications for residency. This expanded committee structure reflects the growing complexity of the Trustees' responsibilities for ensuring good governance. The latter requires the Trustees to regularly review the Charity's range of policies and procedures and, in consultation with the residents, to introduce changes which are of benefit to the functioning of the Charity and the interests of the residents.

PROFESSIONAL ADVISERS

Estate Surveyor: Richard Thomas, R.T. Property Services Ltd, 1 Ely Gardens, Tonbridge, TN10 4NZ

Accountant: Edwards Chartered Accountants, 409-411, Croydon Road, Beckenham, Kent, BR3 3PP

OBJECTIVES AND ACTIVITIES

Objectives and aims

The object of the Charity is to provide almshouses for poor people of good character living in the ancient parishes of Eltham and Chislehurst.

THOMAS PHILIPOT'S ALMSHOUSE CHARITY

REPORT OF THE TRUSTEES FOR THE YEAR ENDED 31 DECEMBER 2020

OBJECTIVES AND ACTIVITIES

Significant activities

The objectives of the Charity are to provide high quality housing to poor persons of good character residing within the ancient parishes of Eltham and Chislehurst, and to maximise the benefits for residents in accordance with the Charity's governing Scheme. There is a statutory obligation on the Trustees to demonstrate achievement in public benefit and the Trustees consider they fulfil this obligation by meeting the above objectives and by fostering good relationships between the Almshouses and the local community. During the year one new almsperson was appointed.

The Trustees attach great importance to fostering good relations with the local community. This normally includes regular contact with Contact the Elderly, Eltham Park Baptist Church, Eltham Park Baptist Playgroup, Sisters of Mercy and the local primary and secondary schools. Activities with the schools normally include War Reminiscence afternoons, concerts, carol singing, teas and hamper deliveries. The residents help with the Sisters of Mercy's fundraising efforts, and they also hold regular activities themselves to raise funds for a number of local, national and international charities throughout the year. Unfortunately, most of the regular activities during the year were cancelled due to the restrictions under the Covid pandemic.

The Trustees are keen to foster a strong sense of a Philipot's community and activities are run to ensure that residents become friends, support each other and have lives that are as fulfilling and outward looking as possible. These were significantly curtailed during the year due to the Covid restrictions. The residents missed the regular social contact but initiatives were introduced to ensure they kept contact with each other and socially distanced activities were held outside when allowed.

The Trustees give priority to the health and safety of residents and to maintaining the fabric of the buildings to a high standard although only essential work and health and safety testing was undertaken inside residents' flats because of the pandemic. A Covid Committee was set up early in the pandemic to undertake risk assessments and implement procedures to safeguard the safety of residents, staff and visitors. Demanding cleaning, sanitization and social distancing procedures, implemented by the Warden, have minimised the impact of the pandemic and protected residents.

Inevitably this year Covid has presented additional significant challenges. However, the Trustees have continued to meet, albeit remotely, to ensure the continued effective governance of the Charity.

The communal gardens are exceptionally maintained and provide an oasis for the residents and their visitors to enjoy. The Trustees are grateful to Jim Staples for his hard work and dedication in maintaining the gardens to such a high standard. Residents are also encouraged to have a small area of the garden to tend, should they wish.

This report provides a welcome opportunity to express appreciation for the loyal, determined and enthusiastic support given to the Charity by all the staff: The Clerk to the Trustees, Linda Clayton; the Warden, Sharon Staples; the gardener, Jim Staples and the Assistant Warden, Anne Weston. The Charity could not run as successfully as it does without the dedication and expertise demonstrated by these Charity employees. The Trustees are also very fortunate for the support and professionalism of the Charity's professional advisors, surveyor Richard Thomas and Edwards Chartered Accountants. Their advice throughout has been much valued, as has the advice of the Almshouse Association. Lastly, and self-evidently, the Charity's effectiveness depends upon a committed body of Trustees with the necessary skills and expertise. All give unstintingly of their time and experience to what is a worthy cause.

FINANCIAL REVIEW

Financial position

The financial situation as at 31st December 2020 remains strong notwithstanding a reduction in net income, including higher losses from voids given the unavoidable reduction in the appointment of new almsperson during the pandemic. The balance sheet shows an improvement in net current assets, including improved liquidity and an increase in net assets employed and in total incoming resources.

STRUCTURE, GOVERNANCE AND MANAGEMENT

Governing document

The charity is controlled by its governing document, a deed of trust and constitutes an unincorporated charity.

REFERENCE AND ADMINISTRATIVE DETAILS

Registered Charity number

210074

THOMAS PHILIPOT'S ALMSHOUSE CHARITY

**REPORT OF THE TRUSTEES
FOR THE YEAR ENDED 31 DECEMBER 2020**

Principal address

Philipot Path
London
SE9 5DJ

Trustees

P Cookson
C Couves
D Crafter
Ms J Gearing
P Glazebrook
Dr I Jessiman
D Nooney
G Phillips (resigned 30/4/20)
Ms M Roberts
Ms A Stebbings
Ms M Garrod (appointed 17/6/20)
Ms S Robinson (appointed 17/6/20)

Independent Examiner

John Duggan FCA
Institute of Chartered Accountants in England and Wales
Edwards Chartered Accountants
409-411 Croydon Road
Beckenham
Kent
BR3 3PP

Approved by order of the board of trustees on 1 September 2021 and signed on its behalf by:

D Nooney - Trustee

**INDEPENDENT EXAMINER'S REPORT TO THE TRUSTEES OF
THOMAS PHILIPOT'S ALMSHOUSE CHARITY**

Independent examiner's report to the trustees of Thomas Philipot's Almshouse Charity

I report to the charity trustees on my examination of the accounts of Thomas Philipot's Almshouse Charity (the Trust) for the year ended 31 December 2020.

Responsibilities and basis of report

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

Independent examiner's statement

Since your charity's gross income exceeded £250,000 your examiner must be a member of a listed body. I can confirm that I am qualified to undertake the examination because I am a registered member of Institute of Chartered Accountants in England and Wales which is one of the listed bodies.

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:

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

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

John Duggan FCA
Institute of Chartered Accountants in England and Wales
Edwards Chartered Accountants
409-411 Croydon Road
Beckenham
Kent
BR3 3PP

1 September 2021

THOMAS PHILIPOT'S ALMSHOUSE CHARITY

STATEMENT OF FINANCIAL ACTIVITIES
FOR THE YEAR ENDED 31 DECEMBER 2020

	Notes	2020 Unrestricted funds £	2019 Total funds £
INCOME AND ENDOWMENTS FROM			
Donations and legacies		264,651	259,330
Investment income	2	20,450	19,957
Total		285,101	279,287
 EXPENDITURE ON			
Trading activities		245,287	214,993
 NET INCOME		39,814	64,294
 RECONCILIATION OF FUNDS			
Total funds brought forward		754,296	690,002
 TOTAL FUNDS CARRIED FORWARD		794,110	754,296

CONTINUING OPERATIONS

All income and expenditure has arisen from continuing activities.

THOMAS PHILIPOT'S ALMSHOUSE CHARITY

**BALANCE SHEET
31 DECEMBER 2020**

	Notes	2020 Unrestricted funds £	2019 Total funds £
FIXED ASSETS			
Tangible assets	6	176,529	176,529
Investments	7	471,174	488,504
		647,703	665,033
CURRENT ASSETS			
Debtors	8	8,134	8,740
Cash at bank and in hand		190,623	138,152
		198,757	146,892
CREDITORS			
Amounts falling due within one year	9	(8,105)	(12,929)
		190,652	133,963
NET CURRENT ASSETS			
		838,355	798,996
TOTAL ASSETS LESS CURRENT LIABILITIES			
		794,110	754,296
CREDITORS			
Amounts falling due after more than one year	10	(44,245)	(44,700)
		794,110	754,296
NET ASSETS			
		794,110	754,296
FUNDS			
Unrestricted funds	12	794,110	754,296
		794,110	754,296
TOTAL FUNDS			
		794,110	754,296

The financial statements were approved by the Board of Trustees and authorised for issue on 1 September 2021 and were signed on its behalf by:

D Crafter - Trustee

THOMAS PHILIPOT'S ALMSHOUSE CHARITY

NOTES TO THE FINANCIAL STATEMENTS FOR THE YEAR ENDED 31 DECEMBER 2020

1. ACCOUNTING POLICIES

Basis of preparing the financial statements

The financial statements of the charity, which is a public benefit entity under FRS 102, have been prepared in accordance with the Charities SORP (FRS 102) 'Accounting and Reporting by Charities: Statement of Recommended Practice applicable to charities preparing their accounts in accordance with the Financial Reporting Standard applicable in the UK and Republic of Ireland (FRS 102) (effective 1 January 2019)', Financial Reporting Standard 102 'The Financial Reporting Standard applicable in the UK and Republic of Ireland' and the Charities Act 2011. The financial statements have been prepared under the historical cost convention, with the exception of investments which are included at market value.

Income

All income is recognised in the Statement of Financial Activities once the charity has entitlement to the funds, it is probable that the income will be received and the amount can be measured reliably.

Expenditure

Liabilities are recognised as expenditure as soon as there is a legal or constructive obligation committing the charity to that expenditure, it is probable that a transfer of economic benefits will be required in settlement and the amount of the obligation can be measured reliably. Expenditure is accounted for on an accruals basis and has been classified under headings that aggregate all cost related to the category. Where costs cannot be directly attributed to particular headings they have been allocated to activities on a basis consistent with the use of resources.

Tangible fixed assets

Depreciation is provided at the following annual rates in order to write off each asset over its estimated useful life.

Freehold property - not provided

Taxation

The charity is exempt from tax on its charitable activities.

Fund accounting

Unrestricted funds can be used in accordance with the charitable objectives at the discretion of the trustees.

Restricted funds can only be used for particular restricted purposes within the objects of the charity. Restrictions arise when specified by the donor or when funds are raised for particular restricted purposes.

Further explanation of the nature and purpose of each fund is included in the notes to the financial statements.

Pension costs and other post-retirement benefits

The charity operates a defined contribution pension scheme. Contributions payable to the charity's pension scheme are charged to the Statement of Financial Activities in the period to which they relate.

THOMAS PHILIPOT'S ALMSHOUSE CHARITY

**NOTES TO THE FINANCIAL STATEMENTS - continued
FOR THE YEAR ENDED 31 DECEMBER 2020**

2. INVESTMENT INCOME

	2020	2019
	£	£
Interest receivable	1,455	1,468
Investment income	18,995	18,489
	<u>20,450</u>	<u>19,957</u>

3. TRUSTEES' REMUNERATION AND BENEFITS

There were no trustees' remuneration or other benefits for the year ended 31 December 2020 nor for the year ended 31 December 2019.

Trustees' expenses

There were no trustees' expenses paid for the year ended 31 December 2020 nor for the year ended 31 December 2019.

4. STAFF COSTS

The average monthly number of employees during the year was as follows:

	2020	2019
Wardens, clerk and gardener	4	4
	<u>4</u>	<u>4</u>

No employees received emoluments in excess of £60,000.

5. COMPARATIVES FOR THE STATEMENT OF FINANCIAL ACTIVITIES

	Unrestricted funds £
INCOME AND ENDOWMENTS FROM	
Donations and legacies	259,330
Investment income	<u>19,957</u>
Total	279,287
 EXPENDITURE ON	
Trading activities	<u>214,993</u>
 NET INCOME	 64,294
 RECONCILIATION OF FUNDS	
Total funds brought forward	 690,002
 TOTAL FUNDS CARRIED FORWARD	 <u>754,296</u>

THOMAS PHILIPOT'S ALMSHOUSE CHARITY

NOTES TO THE FINANCIAL STATEMENTS - continued
FOR THE YEAR ENDED 31 DECEMBER 2020

6. TANGIBLE FIXED ASSETS

	Freehold property £
COST	
At 1 January 2020 and 31 December 2020	<u>176,529</u>
NET BOOK VALUE	
At 31 December 2020	<u>176,529</u>
At 31 December 2019	<u>176,529</u>

7. FIXED ASSET INVESTMENTS

	Unlisted investments £
MARKET VALUE	
At 1 January 2020	488,504
Impairments	<u>(17,330)</u>
At 31 December 2020	<u>471,174</u>
NET BOOK VALUE	
At 31 December 2020	<u>471,174</u>
At 31 December 2019	<u>488,504</u>

There were no investment assets outside the UK.

The investments at the balance sheet date consisted of:

Extraordinary Repair Fund - invested in 4,677 NAACIF accumulation shares and these are shown at a market value of £432,672 (2019: £446,894).

Current Account Investments - invested in 46,044 NAACIF shares and these are shown at a market value of £38,502 (2019: £41,610).

8. DEBTORS: AMOUNTS FALLING DUE WITHIN ONE YEAR

	2020	2019
	£	£
Trade debtors	1,814	1,588
Other debtors	525	1,790
Prepayments and accrued income	<u>5,795</u>	<u>5,362</u>
	<u>8,134</u>	<u>8,740</u>

THOMAS PHILIPOT'S ALMSHOUSE CHARITY

NOTES TO THE FINANCIAL STATEMENTS - continued
FOR THE YEAR ENDED 31 DECEMBER 2020

9. CREDITORS: AMOUNTS FALLING DUE WITHIN ONE YEAR

	2020	2019
	£	£
Trade creditors	1,331	1,148
Taxation and social security	627	614
Other creditors	6,147	11,167
	<u>8,105</u>	<u>12,929</u>

10. CREDITORS: AMOUNTS FALLING DUE AFTER MORE THAN ONE YEAR

	2020	2019
	£	£
Other creditors	44,245	44,700
	<u>44,245</u>	<u>44,700</u>

11. LOANS

An analysis of the maturity of loans is given below:

	2020	2019
	£	£
Amounts falling due in more than five years:		
Repayable otherwise than by instalments:		
Other loans more 5yrs non-inst	44,245	44,700
	<u>44,245</u>	<u>44,700</u>

12. MOVEMENT IN FUNDS

	At 1.1.20	Net movement in funds	Transfers between funds	At 31.12.20
	£	£	£	£
Unrestricted funds				
General fund	515,059	74,631	(15,000)	574,690
Cyclical maintenance fund	17,250	(24,928)	45,250	37,572
Hardship fund	28,275	(394)	-	27,881
Lift renewal fund	40,785	-	5,000	45,785
Extraordinary repair fund	152,927	(9,495)	(35,250)	108,182
	<u>754,296</u>	<u>39,814</u>	<u>-</u>	<u>794,110</u>
TOTAL FUNDS	<u>754,296</u>	<u>39,814</u>	<u>-</u>	<u>794,110</u>

THOMAS PHILIPOT'S ALMSHOUSE CHARITY

NOTES TO THE FINANCIAL STATEMENTS - continued
FOR THE YEAR ENDED 31 DECEMBER 2020

12. MOVEMENT IN FUNDS - continued

Net movement in funds, included in the above are as follows:

	Incoming resources £	Resources expended £	Movement in funds £
Unrestricted funds			
General fund	285,495	(210,864)	74,631
Cyclical maintenance fund	-	(24,928)	(24,928)
Hardship fund	(394)	-	(394)
Extraordinary repair fund	-	(9,495)	(9,495)
	<u>285,101</u>	<u>(245,287)</u>	<u>39,814</u>
TOTAL FUNDS	<u>285,101</u>	<u>(245,287)</u>	<u>39,814</u>

Comparatives for movement in funds

	At 1.1.19 £	Net movement in funds £	Transfers between funds £	At 31.12.19 £
Unrestricted funds				
General fund	419,843	110,216	(15,000)	515,059
Cyclical maintenance fund	7,500	(30,250)	40,000	17,250
Hardship fund	28,580	(305)	-	28,275
Lift renewal fund	35,785	-	5,000	40,785
Extraordinary repair fund	198,294	(15,367)	(30,000)	152,927
	<u>690,002</u>	<u>64,294</u>	<u>-</u>	<u>754,296</u>
TOTAL FUNDS	<u>690,002</u>	<u>64,294</u>	<u>-</u>	<u>754,296</u>

Comparative net movement in funds, included in the above are as follows:

	Incoming resources £	Resources expended £	Movement in funds £
Unrestricted funds			
General fund	279,592	(169,376)	110,216
Cyclical maintenance fund	-	(30,250)	(30,250)
Hardship fund	(305)	-	(305)
Extraordinary repair fund	-	(15,367)	(15,367)
	<u>279,287</u>	<u>(214,993)</u>	<u>64,294</u>
TOTAL FUNDS	<u>279,287</u>	<u>(214,993)</u>	<u>64,294</u>

THOMAS PHILIPOT'S ALMSHOUSE CHARITY

**NOTES TO THE FINANCIAL STATEMENTS - continued
FOR THE YEAR ENDED 31 DECEMBER 2020**

12. MOVEMENT IN FUNDS - continued

A current year 12 months and prior year 12 months combined position is as follows:

	At 1.1.19 £	Net movement in funds £	Transfers between funds £	At 31.12.20 £
Unrestricted funds				
General fund	419,843	184,847	(30,000)	574,690
Cyclical maintenance fund	7,500	(55,178)	85,250	37,572
Hardship fund	28,580	(699)	-	27,881
Lift renewal fund	35,785	-	10,000	45,785
Extraordinary repair fund	198,294	(24,862)	(65,250)	108,182
	<u>690,002</u>	<u>104,108</u>	<u>-</u>	<u>794,110</u>
TOTAL FUNDS	<u><u>690,002</u></u>	<u><u>104,108</u></u>	<u><u>-</u></u>	<u><u>794,110</u></u>

A current year 12 months and prior year 12 months combined net movement in funds, included in the above are as follows:

	Incoming resources £	Resources expended £	Movement in funds £
Unrestricted funds			
General fund	565,087	(380,240)	184,847
Cyclical maintenance fund	-	(55,178)	(55,178)
Hardship fund	(699)	-	(699)
Extraordinary repair fund	-	(24,862)	(24,862)
	<u>564,388</u>	<u>(460,280)</u>	<u>104,108</u>
TOTAL FUNDS	<u><u>564,388</u></u>	<u><u>(460,280)</u></u>	<u><u>104,108</u></u>

13. RELATED PARTY DISCLOSURES

There were no related party transactions for the year ended 31 December 2020.

THOMAS PHILIPOT'S ALMSHOUSE CHARITY

DETAILED STATEMENT OF FINANCIAL ACTIVITIES
FOR THE YEAR ENDED 31 DECEMBER 2020

	2020 £	2019 £
INCOME AND ENDOWMENTS		
Donations and legacies		
Donations	190	-
Weekly maintenance contributions	235,445	230,314
Utilities receivable	29,016	29,016
	<u>264,651</u>	<u>259,330</u>
Investment income		
Interest receivable	1,455	1,468
Investment income	18,995	18,489
	<u>20,450</u>	<u>19,957</u>
Total incoming resources	285,101	279,287
EXPENDITURE		
Support costs		
Management		
Rates and water	9,767	11,316
Telephone	819	679
Postage and stationery	1,363	1,831
Advertising	354	301
Sundries	1,196	1,301
Alarms	13,457	13,363
Maintenance charges	57,441	109,192
Cleaning	3,628	3,710
Computer costs	341	152
Donations	130	102
Travel	-	330
Subscriptions	596	1,077
Gardening	1,237	4,716
Office equipment	606	507
Refreshments	148	141
Surveyors	13,121	20,578
Training	(100)	200
Voids	3,936	7,202
Accountancy	9,019	9,323
Insurance	4,998	4,441
Light and heat	14,003	16,785
Mortgage interest	5,751	7,092
Entertainment	-	1,120
	<u>141,811</u>	<u>215,459</u>
Finance		
Bank charges	13	18

This page does not form part of the statutory financial statements

THOMAS PHILIPOT'S ALMSHOUSE CHARITY

**DETAILED STATEMENT OF FINANCIAL ACTIVITIES
FOR THE YEAR ENDED 31 DECEMBER 2020**

	2020	2019
	£	£
Finance		
Human resources		
Wages	66,457	54,102
Social security	536	379
Pensions	1,756	2,049
	<hr/> 68,749	<hr/> 56,530
Other		
Change in investment values	34,714	(57,014)
	<hr/> 245,287	<hr/> 214,993
Total resources expended		
	<hr/> 39,814	<hr/> 64,294
Net income	<hr/> <hr/> 39,814	<hr/> <hr/> 64,294

This page does not form part of the statutory financial statements