LIONEL ANNESLEY DORANT FOR ALMSHOUSES

England & Wales · Charity number 210687

Details

Other names	LIONEL ANNESLEY DORANT WILL TRUST, DORANT TRUST
Status	Registered
Legal form	Other
Registered	1963-08-19
Register	View on the Charity Commission register

Contact

Address	73 Pondfield Crescent St. Albans Hertfordshire AL4 9PA
Phone	07973 299581
Email	johayward.doranthouse@gmail.com

Activities

Objects: FOR THE BENEFIT OF THE ALMSPEOPLE OF THE CHARITY OR ANY OF THEM IN SUCH MANNER AS THE TRUSTEES THINK FIT FROM TIME TO TIME.

Activities: Almshouse for older people in need of accommodation who are, or have been, resident in the City and District of St Albans

Classification

- **How:** Provides Buildings/facilities/open Space
- **What:** Accommodation/housing
- **Who:** Elderly/old People

Geography

- **Area of benefit:** THE FORMER CITY OF ST ALBANS (CONSTITUTED 31ST MARCH 1974)
- Hertfordshire

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Finances

Period end	Income	Expenditure	Assets	Employees
2025-04-05	£197,733	£167,143	-	-
2024-04-05	£196,094	£141,741	-	-
2023-04-05	£156,981	£119,069	-	-
2022-04-05	£144,449	£123,593	-	-
2021-04-05	£148,274	£86,648	-	-

Trustees

Name	Role	Appointed
MRS BETTY HAYWARD	Chair	2005-10-10
BRIGID BRENNAN		2018-02-05
Cllr Gillian Clark		2019-07-01
DR STEPHEN BOFFEY		2017-02-06
JANE SINGLETON		2014-12-10
Jennifer Murray		2022-07-05
Sinead Howland		2022-02-05

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LIONEL ANNESLEY DORANT FOR ALMSHOUSES

England & Wales - Charity number 210687

Accounts

REGISTERED CHARITY NUMBER: 210687

CHARITY OF LIONEL ANNESLEY DORANT FOR ALMSHOUSES

TRUSTEES' ANNUAL REPORT AND FINANCIAL STATEMENTS

FOR THE YEAR ENDED 5TH APRIL 2025

CHARITY OF LIONEL ANNESLEY DORANT FOR ALMSHOUSES

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FOR THE YEAR ENDED 5TH APRIL 2025

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CHARITY OF LIONEL ANNESLEY DORANT FOR ALMSHOUSES

LEGAL AND ADMINISTRATIVE INFORMATION

FOR THE YEAR ENDED 5TH APRIL 2025

Charity name:	Charity of Lionel Annesley Dorant for Almshouses
Charity registration number:	210687
Office address:	73 Pondfield Crescent St Albans AL4 9PA
Almshouse address:	Dorant House New Greens Avenue St Albans AL3 6HT
Trustees:	Mrs E. Hayward (Chairman) Dr S. Boffey Mrs B. Brennan Mrs G. Clark Cllr. S. Howland Cllr. J. Murray Mrs. J. Singleton
Administrator:	Mrs J. Hayward
Independent examiner:	Philip Dean FCA Hicks and Company Chartered Accountants Vaughan Chambers Vaughan Road Harpenden AL5 4EE
Principal Bankers:	Barclays Bank PLC 16-18 St Peters Street St Albans AL3 4DZ

CHARITY OF LIONEL ANNESLEY DORANT FOR ALMSHOUSES
TRUSTEES' ANNUAL REPORT
FOR THE YEAR ENDED 5TH APRIL 2025

The trustees present their annual report and financial statements of the charity for the year ended 5th April 2025. The trustees have adopted 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 (FRS102) (effective 1st January 2019).

The charity operates under the name Dorant House and provides sheltered accommodation for the elderly from its property, of the same name, at New Greens Avenue, St Albans, AL3 6HT.

Objectives and Activities

Objectives and aims
The objectives of the charity are to provide Almshouses for older people in need of accommodation who are, or have been, resident in the City and District of St Albans.

Significant activities
The charity's objectives are achieved by collecting a contribution from the residents who occupy the Almshouses under the control of the trustees. Such charges are utilised in maintaining, repairing and refurbishing the Almshouses as necessary and the paying for the support costs for the functioning of the charity.

Public benefit
The trustees have paid due regard to the Charity Commissions Public Benefit Guidance and compiled with section 17(5) of the Charities Act 2011 in exercising their powers and duties, and have sought to demonstrate that the charity continues to provide benefits to suitable persons who relate directly to its objectives. The benefits are publicly available to all who qualify. All applications are subject to due process and consideration without discrimination.

Achievements and Performance

Charitable activities
The Almshouses controlled by the trustees continue to be maintained, repaired and refurbished in order that the existing and new residents are properly catered for.

The charity has continued to provide nineteen units of reasonable rate accommodation to its residents throughout the year, with an occupancy rate of 89% (2024: 88%). The constant demand has reflected the need for such a charity that provides a valuable support service in the local community. The trustees continue a programme of repairs, maintenance and refurbishment so that occupancy is constantly at a high level.

Financial Review

Financial position
The financial results for the year as shown on pages 6 and 7 reflect the contributions received from residents, investment income received in the year, the costs incurred in collecting the income and maintaining the properties, the support costs and the financial state of affairs of the charity at 5th April 2025.

Principal sources of income
The major source of income are contributions from residents. Contributions from residents were £8,177 higher than the previous year at £147,963 (2024: £139,786).

Principal items of expenditure
The trustees continue to monitor and control costs that are incurred after due consideration.

The main items of expenditure continue to be the repair and maintenance of the properties and gardens under the control of the trustees, as well as light and heat and staff costs. Total expenditure on charitable activities increased by £25,795 to £163,735 (2024: £137,940).

Overall in the year there was a net income before investment gains or losses of £30,590 (2024: £54,353).

Review of investments
The charity's investment in the National Association of Almshouses Common Investment Fund increased by £723 (2024: 10,117). During the year further shares were purchased to the value of £5,000 (2024: £5,000) and the fund received dividends of £24,352 (2024: £21,994) which were reinvested. The valuation at the year end exceeds accumulated cost by £156,066 (2024: £155,343).

The house at 49 Partridge Road, St Albans, formerly the warden's house, continued to be let commercially under an assured shorthold tenancy. The net income from this letting contributed to the surplus an amount of £10,903 (2024: £14,112). The investment property was valued, during the year ended 5th April 2023, by Leaders, Estate Agents, and for the purposes of inclusion in these financial statements and subject to the tenancy, the property is valued at £600,000, with no material change to the value in the year.

On 7th March 2024 the charity removed £350,000 from bank deposits and invested the funds in COIF Charities Investment Fund Income units. This added to a very small holding from prior years. At the end of the year the valuation of the total holding amounted to £324,718 (2024: £345,179) representing an unrealised loss of £20,461 (2024: £5,127) in the period.

The balance sheet shows net current assets of £217,995 (2024: £211,813) including cash balances of £213,403 (2024: £210,143). The charity's financial position has continued to improve over the year and it has sufficient resources at the balance sheet date to maintain its activities for the foreseeable future.

Reserves policy
The charity is required to maintain an Extraordinary Repair Fund by Supplemental Order of the Charity Commission, dated 19th November 1980. The transfer for the year to the Extraordinary Repair Fund was £5,000 (£2024: £5,000), which was in excess of the minimum required by the Charity Commission. The balance on the Extraordinary Repair Fund at 5th April 2025 amounted to £596,296 (£2024: £566,221).

The Capital Fund comprises the charity's own accumulated resources expended on the acquisition of the housing investment properties and in bringing those assets to their existing condition together with the associated investment property revaluation reserve. The balance on the Capital fund at 5th April 2025 amounted to £1,050,500 (£2024: £1,054,782).

Based on the charity's activities, the trustees aim to have unrestricted general reserves to cover one year's expenditure. The estimated average yearly expenditure is £155,000. At 5th April 2025, the charity's unrestricted general funds were in excess of the reserve policy, but the trustees consider this prudent so the charity has sufficient resources to cover the risks of unexpected repairs maintenance to the properties. General reserves are deemed to be at a suitable level to fund the day to day expenses of the charity, as well as a comprehensive insurance policy.

Total funds held by the charity at 5th April 2025 were £2,193,262 (2024: £2,182,410).

Risk management
The trustees have reviewed the major risks to the charity and considering these to be potential damage to the building. To mitigate this risk to the charity, the Extraordinary Repair Fund is being built up to fund any major work that may be required to the building. The charity also ensured that there are contracts to maintain fire alarms and extinguishers.

Structure, Governance and Management

Governing document
The governing document of the registered charity is a Trust Deed dated 10th March 1976, together with subsequent variations of the scheme. It is a registered charity and a member of The National Almshouse Association.

Organisational structure
The trustees meet regularly to manage the charity's affairs. There is a paid administrator who is responsible for day to day management and a resident warden who looks after the house and its residents.

Trustees induction and training
Trustees are appointed in accordance with the Charity Commission document dated 14th April 1982 and shall consist, when complete, of not less than seven and not more than nine competent persons being three Nominative Trustees (appointed by St Albans District Council) and not less than four and not more than six Co-opted Trustees recruited for their interest and expertise.

Plans for future periods
The future aims of the charity are to continue to offer a high quality sheltered environment for the Almspeople.

Trustees
The trustees who held office during the year were as follows:

Mrs E. Hayward (Chairman)
Dr S. Boffey
Mrs B. Brennan
Mrs G. Clark
Cllr. S. Howland
Cllr. J. Murray
Mrs. J. Singleton

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 these 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.

The report was approved by order of the Board of Trustees on 12th January 2026 and signed on its behalf by:

E Hayward
Chairman of Trustees

CHARITY OF LIONEL ANNESLEY DORANT FOR ALMSHOUSES
INDEPENDENT EXAMINERS' REPORT TO THE TRUSTEES OF
CHARITY OF LIONEL ANNESLEY DORANT FOR ALMSHOUSES
FOR THE YEAR ENDED 5TH APRIL 2025

Independent examiner's report to the trustees of Charity of Lionel Annesley Dorant for Almshouses
I report to the trustees on my examination of the financial statements of Charity of Lionel Annesley Dorant for Almshouses year ended 5th April 2025, which are set out on pages 6 to 16.

Responsibilities and basis of report
As the charity's trustees you are responsible for the preparation of the financial statements in accordance with the requirements of the Charities Act 2011 ('the 2011 Act').

Having satisfied myself that the financial statements of the charity are not required to be audited and are eligible for independent examination, I report in respect of my examination of your charity's financial statements as carried out under section 145 of the 2011 Act. In carrying out my examination I have followed the applicable directions given by the Charity Commission under section 145(5)(b) of the 2011 Act.

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

1. accounting records were not kept in respect of the Charity as required by section 130 of the 2011 Act; or
2. the financial statements do not accord with those records; or
3. the financial statements do not comply with the accounting requirements concerning the form and content of financial statements set out in the Charities (Accounts and Reports) Regulations 2008 other than any requirement that the financial statements give a 'true and fair view' which is not a matter considered as part of an independent examination; or
4. the financial statements have not been prepared in accordance with the methods and principles of the Statement of Recommended Practice for accounting and reporting by charities (applicable to charities preparing their accounts in accordance with the Financial Reporting Standard applicable in the UK and Republic of Ireland (FRS 102)).

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 financial statements to be reached.

Philip Dean FCA
Hicks and Company
Chartered Accountants
Vaughan Chambers
Vaughan Road
Harpenden
AL5 4EE

Date: 12th January 2026

CHARITY OF LIONEL ANNESLEY DORANT FOR ALMSHOUSES
STATEMENT OF FINANCIAL ACTIVITIES
(Incorporating an Income and Expenditure Account)
FOR THE YEAR ENDED 5TH APRIL 2025

	Note	Unrestricted funds General fund £	Designated funds £	2025 Total £	2024 Total £
INCOME FROM					
Charitable Activity:					
Contributions by Almspeople		**147,963**	**-**	**147,963**	139,786
Donations received		**17**	**-**	**17**	-
Investments	**3.**	**25,401**	**24,352**	**49,753**	56,258
Other income		**-**	**-**	**-**	50
Total income		**173,381**	**24,352**	**197,733**	196,094
EXPENDITURE ON					
Raising funds:					
Investment property expenses	**4.**	**3,408**	**-**	**3,408**	3,801
Charitable Activity:					
Residential charges collection fees		**3,224**	**-**	**3,224**	3,150
Property repairs and maintenance	**5.**	**77,463**	**-**	**77,463**	60,355
Lift maintenance		**6,346**	**-**	**6,346**	3,579
Light and heat		**16,458**	**-**	**16,458**	15,457
Insurance		**3,426**	**-**	**3,426**	3,257
Water charges		**2,947**	**-**	**2,947**	2,433
Garden maintenance		**3,923**	**-**	**3,923**	1,433
Council tax		**1,516**	**-**	**1,516**	2,084
Warden's salary	**6.**	**17,691**	**-**	**17,691**	16,762
Warden's call		**1,310**	**-**	**1,310**	1,441
Telephone		**1,120**	**-**	**1,120**	895
Administrator's fee	**7.**	**9,317**	**-**	**9,317**	8,674
Governance costs	**8.**	**13,238**	**-**	**13,238**	12,421
Depreciation		**4,944**	**-**	**4,944**	5,071
Sundry expenses		**812**	**-**	**812**	928
Total expenditure		**167,143**	**-**	**167,143**	141,741
Net income before transfers		**6,238**	**24,352**	**30,590**	54,353
Transfers between funds	**11.**	**(718)**	**718**	**-**	-
Net income before gains/(losses) on investment assets		**5,520**	**25,070**	**30,590**	54,353
Gain/(loss) on investment assets					
Unrealised gain/(loss) on investments		**(20,461)**	**723**	**(19,738)**	4,990
Net movement in funds		**(14,941)**	**25,793**	**10,852**	59,343
Reconciliation of funds					
Total funds brought forward		**561,407**	**1,621,003**	**2,182,410**	2,123,067
Total funds carried forward	**17.**	**546,466**	**1,646,796**	**2,193,262**	2,182,410

The notes on pages 9 to 16 form part of these financial statements.

All of the above results are derived from continuing activities. There are no other recognised gains or losses other than those stated above.

CHARITY OF LIONEL ANNESLEY DORANT FOR ALMSHOUSES
BALANCE SHEET
AS AT 5TH APRIL 2025

	Note	Unrestricted Funds £	Restricted Funds £	2025 £	2024 £
FIXED ASSETS					
Tangible assets	**12.**	**454,253**	**-**	**454,253**	459,197
Investments	**13.**	**1,521,014**	**-**	**1,521,014**	1,511,400
Total fixed assets		**1,975,267**	**-**	**1,975,267**	1,970,597
CURRENT ASSETS					
Debtors	**14.**	**18,602**	**-**	**18,602**	14,876
Cash with deposit takers		**102,133**	**-**	**102,133**	100,628
Cash at bank and in hand		**111,270**	**-**	**111,270**	109,515
Total current assets		**232,005**	**-**	**232,005**	225,019
CURRENT LIABILITIES					
Creditors:					
Amounts falling due within one year	**15.**	**14,010**	**-**	**14,010**	13,206
NET CURRENT ASSETS		**217,995**	**-**	**217,995**	211,813
NET ASSETS	**16.**	**2,193,262**	**-**	**2,193,262**	2,182,410
THE FUNDS OF THE CHARITY	**17.**				
Unrestricted funds:					
Designated - Capital		**1,050,500**	**-**	**1,050,500**	1,054,782
Designated - Extraordinary Repair Fund		**596,296**	**-**	**596,296**	566,221
		1,646,796	**-**	**1,646,796**	1,621,003
General		**546,466**	**-**	**546,466**	561,407
TOTAL CHARITY FUNDS		**2,193,262**	**-**	**2,193,262**	2,182,410

The notes on pages 9 to 16 form part of these financial statements.

The financial statements were approved by the Board of Trustees on 12th January 2026 and were signed on its behalf by:

_____ _____

E Hayward **S Boffey**
Chairman and Trustee Trustee

CHARITY OF LIONEL ANNESLEY DORANT FOR ALMSHOUSES
STATEMENT OF CASH FLOWS
FOR THE YEAR ENDED 5TH APRIL 2025

	2025	2024
	£	£
RECONCILIATION OF NET INCOME TO NET CASH FLOW FROM OPERATING ACTIVITIES		
Net income for the year (page 6)	**10,852**	59,343
Adjustments for:		
Net (gains)/losses on investments	**19,738**	(4,990)
Depreciation charge	**4,944**	5,071
Investment income	**(49,753)**	(56,308)
(Increase)/decrease in debtors	**(3,726)**	285
Increase/(decrease) in creditors	**804**	(174)
Net cash (absorbed)/generated by operating activities	**(17,141)**	3,227
CASH FLOWS FROM INVESTING ACTIVITIES		
Investment income	**49,753**	56,308
Purchase of investments	**(29,352)**	(376,994)
Net cash generated/(absorbed) by investing activities	**20,401**	(320,686)
Change in cash and cash equivalents in the reporting period	**3,260**	(317,459)
Cash and cash equivalents brought forward	**210,143**	527,602
Cash and cash equivalents carried forward	**213,403**	210,143
Comprising:		
Cash with deposit takers (page 7)	**102,133**	100,628
Cash at bank and in hand (page 7)	**111,270**	109,515
	213,403	210,143

CHARITY OF LIONEL ANNESLEY DORANT FOR ALMSHOUSES
NOTES TO THE FINANCIAL STATEMENTS
FOR THE YEAR ENDED 5TH APRIL 2025

1. STATUS AND BASIS OF ACCOUNTING

Status
The charity being a registered charity is not liable for taxation on any of its investment income, nor any other gains derived from carrying out its charitable activities.

Basis of accounting
The financial statements have been prepared under the historical cost convention with the exception that fixed asset investment and the investment property are included at fair value. The Financial Statements of the charity, which is a public benefit entity under FRS102, 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 1st January 2019)', Financial Reporting Standard 102 'The Financial Reporting Standard applicable in the UK and Republic of Ireland' and the Charities Act 2011.

2. ACCOUNTING POLICIES

Tangible fixed assets and depreciation
Tangible fixed assets are included at cost, where that is greater than £1,000. Cost includes the original purchase price of the asset and cost attributable to bringing the asset to its working condition for its intended use.
Depreciation is provided so as to write off the cost of fixed assets over their expected useful economic lives as follows:

Freehold land	- Not depreciated
Freehold building	- 0.5% on reducing balance
Subsequent expenditure - Replacement windows	- Over 20 years from 2013
Furniture, Fittings and Equipment	- 15% on reducing balance

Fixed asset investments
Investments, including the investment property, are included within the Balance Sheet at their market value at the Balance Sheet date. The Statement of Financial Activities includes the net gains and losses arising on revaluation and disposals during the year.

Income
All incoming resources are included in the Statement of Financial Activities when the charity is entitled to the income and the amount can be quantified with reasonable accuracy. The following specified policies are applicable to particular categories of income:
- Investment income is included gross for amounts receivable at the Balance Sheet date
- Contributions from Almspeople are included in the period in which they are receivable

Expenditure
Expenditure is recognised on an accruals basis as a liability is incurred and is recognised where there is a legal or constructive obligation to pay for expenses. Expenditure includes irrecoverable VAT and is reported as part of the expenditure to which is relates:
- Charitable expenditure comprises those costs incurred by the charity in the delivery of its activities and services for its beneficiaries. It includes both costs that can be allocated directly to such activities and those costs of an indirect nature, necessary to support them.
- Governance costs include those costs associated with meeting constitutional and statutory requirements of the charity and include independent examination fees and costs linked to the strategic management of the charity.
- Costs that are directly attributable are allocated on a charitable activity basis and support costs are then added. Support costs are apportioned to the charitable activities on a reasonable and consistent basis such as on the basis of time spent.

Fund accounting
- **Unrestricted Funds**
  Unrestricted funds are available for use at the discretion of the trustees in furtherance of the general objective as they see fit.
- **Designated Funds**
  Designated funds are unrestricted funds earmarked by the trustees for a particular purpose.
- **Revaluation Reserves**
  Revaluation reserves consist of the part of the charity's designated funds which comprise the difference between the market value of the investments and investment property, respectfully, at the Balance Sheet date and the original cost of the investment asset together with additions and reinvested dividends.

2. ACCOUNTING POLICIES (continued)

Going concern

The financial statements have been prepared on a going concern basis as the trustees believe that no material uncertainties exist. The trustees have considered the level of funds held and the expected level of income and expenditure for the twelve months from authorising these financial statements. The budgeted income and expenditure is sufficient, together with the level of reserves, for the charity to be able to continue as a going concern.

3. INVESTMENT INCOME

	Unrestricted funds			
	General fund	**Designated fund**	**Total 2025**	Total 2024
	£	**£**	**£**	£
Rents receivable	**14,311**	**-**	**14,311**	17,913
NAACIF Accumulation Units:				
Distributions invested	**-**	**24,352**	**24,352**	21,994
COIF Income Units:				
Distributions received	**9,586**	**-**	**9,586**	9
Interest receivable	**1,504**	**-**	**1,504**	16,342
	25,401	**24,352**	**49,753**	56,258

4. INVESTMENT PROPERTY EXPENSES

	2025	2024
	£	£
Agents and professional fees	**3,300**	3,801
Repairs and maintenance	**108**	-
	3,408	3,801

5. PROPERTY REPAIRS AND MAINTENANCE

	2025	2024
	£	£
Flat refurbishment	**39,466**	39,235
Flats - Fixtures and fittings	**1,857**	1,585
Electrical EPC reports - flats	**-**	1,400
Electrical work - flats	**11,612**	3,041
Roof repairs	**14,050**	-
Redecoration - communal areas	**2,201**	-
Electrical work - communal areas	**2,214**	7,005
Fire equipment maintenance	**1,415**	2,833
General repairs and maintenance	**4,648**	5,256
	77,463	60,355

6. STAFF COSTS

	2025	2024
	£	£
Wages and salaries	**17,106**	16,214
Pension costs	**326**	303
Payroll admin costs	**259**	245
	17,691	16,762
Average weekly number of persons employed during the year:		
House staff - Warden	**1**	1

7. SUPPORT COSTS

	Charitable activity £	Governance cost £	Total 2025 £	Total 2024 £
Administrator's fee	**9,317**	**9,317**	**18,634**	17,348
	(Page 6)	(Note 8)		

8. GOVERNANCE COSTS

	2025 £	2024 £
Annual accounts and Examiner's fee	**3,480**	3,360
Subscription - National Almshouse Association	**441**	387
Support costs (note 7)	**9,317**	8,674
	13,238	12,421

9. TRUSTEES' REMUNERATION AND BENEFITS

There was no trustees' remuneration or other benefits for the year ended 5th April 2025 nor for the year ended 5th April 2024.

10. COMPARATIVES FOR THE STATEMENT OF FINANCIAL ACTIVITIES

	Note	Unrestricted funds: General fund £	Unrestricted funds: Designated funds £	2024 Total £
INCOME FROM				
Charitable Activity:				
Contributions by Almspeople		139,786	-	139,786
Donations received		-	-	-
Investments	**3.**	34,264	21,994	56,258
Other income		50	-	50
Total income		174,100	21,994	196,094
EXPENDITURE ON				
Raising funds:				
Investment property expenses	**4.**	3,801	-	3,801
Charitable Activity:				
Residential charges collection fees		3,150	-	3,150
Property repairs and maintenance	**5.**	60,355	-	60,355
Lift maintenance		3,579	-	3,579
Light and heat		15,457	-	15,457
Insurance		3,257	-	3,257
Water charges		2,433	-	2,433
Garden maintenance		1,433	-	1,433
Council tax		2,084	-	2,084
Warden's salary	**6.**	16,762	-	16,762
Warden's call		1,441	-	1,441
Telephone		895	-	895
Administrator's fee	**7.**	8,674	-	8,674
Governance costs	**8.**	12,421	-	12,421
Depreciation		5,071	-	5,071
Sundry expenses		928	-	928
Total expenditure		141,741	-	141,741

10. COMPARATIVES FOR THE STATEMENT OF FINANCIAL ACTIVITIES (continued)

	Note	Unrestricted funds: General fund £	Unrestricted funds: Designated funds £	2024 Total £
Net income before transfers		32,359	21,994	54,353
Transfers between funds	**11.**	(402)	402	-
Net income before gains/(losses) on investment assets		31,957	22,396	54,353
Gain/(loss) on investment assets				
Unrealised gain/(loss) on investments		(5,127)	10,117	4,990
Net movement in funds		26,830	32,513	59,343
Reconciliation of funds				
Total funds brought forward		534,577	1,588,490	2,123,067
Total funds carried forward	**17.**	561,407	1,621,003	2,182,410

11. TRANSFER BETWEEN FUNDS

	Capital Fund £	**Capital Revaluation Reserve £**	**Extraordinary Repair Fund £**	**Total 2025 £**	Total 2024 £
Amount of transfer	**(3,976)**	**(306)**	**5,000**	**(718)**	402

The transfer from General Fund to the Capital Fund comprises the release of resources required to fund the balance sheet carrying value of the fixed asset property investments.

The transfer from General Fund to the Extraordinary Repair Fund of £5,000 is for the purpose of providing resources for major repairs to the charity's housing property.

Under a supplemental order of the Charity Commission dated 19th November 1980 the minimum annual payment to be made into the Extraordinary Repair Fund is £900.

12. TANGIBLE FIXED ASSETS

	Freehold property £	Furniture, fittings & equipment £	Total £
Cost			
At 6th April 2024	548,628	66,686	615,314
Additions	-	-	-
At 5th April 2025	548,628	66,686	615,314
Depreciation			
At 6th April 2024	(93,846)	(62,271)	(156,117)
Charge for the year	(4,282)	(662)	(4,944)
At 5th April 2025	(98,128)	(62,933)	(161,061)
Net book value			
At 5th April 2025	**450,500**	**3,753**	**454,253**
At 6th April 2024	454,782	4,415	459,197

All tangible assets were used for charitable purposes.

The charity's freehold property comprises the housing property known as Dorant House, New Greens Lane, St Albans, AL3 6HT. Cost includes the purchase cost of the site incurred in 1978 amounting to £30,000 and subsequent expenditure on building costs amounting to £518,628 and expenditure on replacement windows incurred in 2012/13 and 2014/15.

The site acquisition costs is not depreciated. The vacant possession market value of the property is estimated by the trustees to be of the order of £1.5 million at 5th April 2025.

13. FIXED ASSET INVESTMENTS

		Designated funds		
	General Fund Investments COIFCIF £	Capital Fund Investment Property £	Extraordinary Repair Fund Investments NAACIF £	Total £
At 6th April 2024 at valuation	345,179	600,000	566,221	1,511,400
Additions at costs	-	-	5,000	5,000
Distributions reinvested	-	-	24,352	24,352
Unrealised gains/(losses)	(20,461)	-	723	(19,738)
At 5th April 2025 at valuation	**324,718**	**600,000**	**596,296**	**1,521,014**

All investment assets are held within the UK and in order to provide an investment return for the charity.

The charity's investment property held in the Capital Fund is the detached house at 49 Partridge Road, St Albans, AL3 6HT, formerly used to provide warden's accommodation, currently let on an assured shorthold tenancy. The original cost of the property was £49,403. The property was valued in the year ended 5th April 2023 for the purposes of inclusion in the financial statements by Leader, Estate Agents at £600,000, with no material change to the value in the year ended 5th April 2025.

The charity's investment held in CCLA Investment Management Ltd COIF Charities Investment Fund Income Units is stated at market value at 5th April 2025. Historical cost amounted to £350,200 at 5th April 2025 (2024: £350,200).

13. FIXED ASSET INVESTMENTS (continued)

The charity's investment held in the National Association of Almshouse Common Investment Accumulation Shares are stated at market value at 5th April 2025. Historical cost, comprising the original investment, subsequent additions and accumulated dividends amounted to £440,230 at 5th April 2025 (2024: £410,878).

14. DEBTORS

	2025	2024
	£	£
Contributions receivable	**16,749**	10,225
Prepayments	**1,853**	4,651
	18,602	14,876

15. CREDITORS: AMOUNTS FALLING DUE WITHIN ONE YEAR

	2025	2024
	£	£
Social Security and other taxes	**270**	498
Resident payments in advance	**4,954**	3,192
Accruals	**8,786**	9,516
	14,010	13,206

16. ANALYSIS OF NET ASSETS BETWEEN FUNDS

	Tangible fixed assets	Fixed asset Investments	Bank	Current assets	Current liabilities	Net assets 5th April 2025
	£	£	£	£	£	£
Unrestricted Funds:						
General Fund	3,753	324,718	213,403	18,602	(14,010)	546,466
Capital Fund	450,500	600,000	-	-	-	1,050,500
Extraordinary Repair Fund	-	596,296	-	-	-	596,296
	454,253	1,521,014	213,403	18,602	(14,010)	2,193,262

	Tangible fixed assets	Fixed asset Investments	Bank	Current assets	Current liabilities	Net assets 5th April 2024
	£	£	£	£	£	£
Unrestricted Funds:						
General Fund	4,415	345,179	210,143	14,876	(13,206)	561,407
Capital Fund	454,782	600,000	-	-	-	1,054,782
Extraordinary Repair Fund	-	566,221	-	-	-	566,221
	459,197	1,511,400	210,143	14,876	(13,206)	2,182,410

17. FUNDS - ALL UNRESTRICTED

General Fund
The General Fund comprises the accumulated revenue surpluses available on the charity's general objectives as the trustees see fit together with the associated investment revaluation reserve.

Capital Fund
The Capital Fund comprises the charity's own accumulated resources expended on the acquisition of the housing investment properties and in bringing those assets to their existing condition together with the associated investment property revaluation reserve.

Extraordinary Repair Fund
The Extraordinary Repair Fund comprises the accumulated resources designated by the trustees to be set aside to meet extraordinary repairs, improvements or rebuilding of the Almshouses together with accumulative investment distributions and unrealised investment gains.

	Balances 6th April 2024 £	Incoming resources £	Outgoing resources £	Transfer between funds £	Balances 5th April 2025 £
GENERAL					
Accumulated surplus	566,534	173,381	(167,143)	(824)	571,948
Investments:					
Revaluation Reserve	(5,127)	-	(20,461)	106	(25,482)
	561,407	173,381	(187,604)	(718)	546,466
DESIGNATED					
Capital Fund					
Accumulated resources	503,879	-	-	(3,976)	499,903
Investments:					
Revaluation Reserve	550,903	-	-	(306)	550,597
	1,054,782	-	-	(4,282)	1,050,500
Extraordinary Repair Fund					
Accumulated resources	410,880	24,352	-	5,000	440,232
Investments:					
Revaluation Reserve	155,341	723	-	-	156,064
	566,221	25,075	-	5,000	596,296
Total Designated Funds	1,621,003	25,075	-	718	1,646,796
Total Funds	2,182,410	198,456	(187,604)	-	2,193,262

17. FUNDS - ALL UNRESTRICTED (continued)

	Balances 6th April 2023 £	Incoming resources £	Outgoing resources £	Transfer between funds £	Balances 5th April 2024 £
GENERAL					
Accumulated surplus	534,577	174,100	(141,741)	(402)	566,534
Investments:					
Revaluation Reserve	-	-	(5,127)	-	(5,127)
	534,577	174,100	(146,868)	(402)	561,407
DESIGNATED					
Capital Fund					
Accumulated resources	508,477	-	-	(4,598)	503,879
Investments:					
Revaluation Reserve	550,903	-	-	-	550,903
	1,059,380	-	-	(4,598)	1,054,782
Extraordinary Repair Fund					
Accumulated resources	383,886	21,994	-	5,000	410,880
Investments:					
Revaluation Reserve	145,224	10,117	-	-	155,341
	529,110	32,111	-	5,000	566,221
Total Designated Funds	1,588,490	32,111	-	402	1,621,003
Total Funds	2,123,067	206,211	(146,868)	-	2,182,410

LIONEL ANNESLEY DORANT FOR ALMSHOUSES

England & Wales - Charity number 210687

Accounts

REGISTERED CHARITY NUMBER: 210687

CHARITY OF LIONEL ANNESLEY DORANT FOR ALMSHOUSES

TRUSTEES' ANNUAL REPORT AND FINANCIAL STATEMENTS

FOR THE YEAR ENDED 5TH APRIL 2024

ANDREW WIGGETT
Accountants & Tax Advisers

CHARITY OF LIONEL ANNESLEY DORANT FOR ALMSHOUSES

CHARITY INFORMATION

TRUSTEES	Mrs E. Hayward (Chairman) Dr S. Boffey Mrs B. Brennan Mrs G. Clark Cllr. S. Howland Cllr. J. Murray Mrs J. Singleton
ADMINISTRATOR	Mrs J. Hayward
OFFICE ADDRESS	73, Pondfield Crescent, St. Albans, Hertfordshire, AL4 9PA
ALMSHOUSE ADDRESS	Dorant House, New Greens Avenue, St Albans, Hertfordshire AL3 6HT
REGISTERED CHARITY NUMBER	210687
INDEPENDENT ACCOUNTANTS	Andrew Wiggett Accountants & Tax Advisers The East Stable, Thrales End Business Centre Thrales End Lane, Harpenden, Hertfordshire, AL5 3NS
PRINCIPAL BANKERS	Barclays Bank PLC., 16-18 St Peters Street, St Albans, Hertfordshire, AL3 4DZ

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	3	Independent Examiner's Report
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	5	Balance Sheet
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CHARITY OF LIONEL ANNESLEY DORANT FOR ALMSHOUSES

TRUSTEES' ANNUAL REPORT FOR THE YEAR ENDED 5TH APRIL 2024

The Trustees, present their annual report and financial statements for the year ended 5th April 2024.

ORGANISATION AND MANAGEMENT

The Charity operates under the name Dorant House and provides sheltered accommodation for the elderly from its property, of the same name, at New Greens Avenue, St Albans AL3 6HT.

The Charity is constituted under a Trust Deed dated 10th March 1976. It is a registered charity and a member of The National Almshouse Association.

The Trustees meet regularly to manage the Charity's affairs. There is a paid administrator who is responsible for day to day management and a resident warden who looks after the house and its residents.

POLICIES AND PROCEDURES TO APPOINT NEW TRUSTEES

Trustees are appointed in accordance with the Charity Commission document dated 14th April 1982 and shall consist, when complete, of not less than seven and not more than nine competent persons being three Nominative Trustees (appointed by St Albans District Council) and not less than four and not more than six Co-optative Trustees recruited for their interest and expertise.

REVIEW OF CHARITY PERFORMANCE AGAINST OBJECTIVES FOR THE PUBLIC BENEFIT

The Charity has continued to provide nineteen units of reasonable rate accommodation to its residents throughout the year, with an occupancy rate of 88%.

The Trustees have complied with their duty in section 4 of the Charity Act 2006 to have regard to the public benefit guidance when reviewing the Trust's aims, objectives and future activities.

REVIEW OF FINANCIAL INCLUDING INVESTMENT PERFORMANCE AGAINST OBJECTIVES

The Charity's investment in the National Association of Almhouses Common Investment Fund increased by £10,117 (2023- decrease £12,894). During the year further shares were purchased to the value of £5,000 (2023- £5,000) and the fund received dividends of £21,994 (2023- £18,947) which were reinvested. Valuation at the year end exceeds accumulated cost by £155,341 (2023- £145,224).

The house at 49 Partridge Road, St Albans, formerly the warden's house, continued to be let commercially under an assured shorthold tenancy. The net income from this letting contributed to the surplus an amount of £14,112 (2023- £11,819). The investment property was valued, during 2022/23, by Leaders, Estate Agents, and for the purpose of inclusion in these accounts and subject to the tenancy, the property is valued at £600,000, with no material change to the value in 2023/24.

On 7th March 2024 the Charity removed £350,000 from bank deposits and invested the funds in COIF Charities Investment Fund Income units. This added to a very small holding from prior years valued at £306. At the end of the year the valuation of the total holding amounted to £345,179, representing a small unrealised loss of £5,127 in the period.

Consequent to the investment of £350,000 cash funds (2023 - £nil), the balance sheet shows reduced net current assets of £211,813 (2023- £529,383) including cash balances of £210,143 (2023- £527,602). The Charity's financial position has continued to improve over the year 2023-24 and it has sufficient resources at the balance sheet date to maintain its activities for the forseeable future.

CHARITY OF LIONEL ANNESLEY DORANT FOR ALMSHOUSES

TRUSTEES' ANNUAL REPORT FOR THE YEAR ENDED 5TH APRIL 2024

(continued)

REVIEW OF MAJOR RISKS

The Trustees have reviewed the major risks to the Charity and consider these to be potential damage to the building. To mitigate this risk to the Charity, the Extraordinary Repair Fund is being built up to fund any major work that may be required to the building. The Charity also ensures that there are contracts to maintain fire alarms and extinguishers.

RESERVES POLICY

The Charity is required to maintain an Extraordinary Repair Fund by Supplemental Order of the Charity Commission, dated 19th November 1980. The transfer for the year to the Extraordinary Repair Reserve was £5,000 (2023: £5,000), which is in excess of the minimum required by the Charity Commission. The balance on the Extraordinary Repair Fund at 5th April 2024 amounted to £566,221 (2023: £529,110). General reserves are deemed to be at a suitable level to fund the day to day expenses of the Charity.

FUTURE PLANS

The future aims of the Charity are to continue to offer a high quality sheltered environment for the alms people.

TRUSTEES

The Trustees who held office during the year were as follows :

Mrs E. Hayward - Chairman
Mr S Boffey
Mrs B. Brennan
Mrs G. Clark
Mrs J. Singleton
Cllr. S. Howland
Cllr. J. Murray

This report was approved by the Trustees on 9th December 2024 and signed on its behalf.

E Hayward
Chairman of Trustees

INDEPENDENT EXAMINERS' REPORT TO THE TRUSTEES OF

CHARITY OF LIONEL ANNESLEY DORANT FOR ALMSHOUSES

I report to the trustees on my examination of the accounts of the Charity for the year ended 5th April 2024, which are set out on pages 4 - 12.

RESPONSIBILITIES AND BASIS OF REPORT

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

I report in respect of my examination of the Trustee's accounts carried out under s.145 of the 2011 Act and in carrying out my examination I have followed all the applicable Directions given by the Charity Commission under s. 145(5)(b) of the 2011 act.

INDEPENDENT EXAMINER'S STATEMENT

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

[1] accounting records were not kept in respect of the Charity as required by s. 130 of the Act;
[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.

ANDREW WIGGETT
Accountants & Tax Advisers
The East Stable, Thrales End Business Centre
Thrales End Lane,
Harpenden,
Hertfordshire,
AL5 3NS

9th December 2024

CHARITY OF LIONEL ANNESLEY DORANT FOR ALMSHOUSES

STATEMENT OF FINANCIAL ACTIVITIES FOR THE YEAR ENDED 5TH APRIL 2024

	Notes	Unrestricted Funds: General Fund £	Unrestricted Funds: Designated Funds £	Total 2024 £	Total 2023 £
INCOME FROM					
Charitable Activity:					
Contributions by Almspeople		139,786	-	139,786	113,309
Investments	2	34,264	21,994	56,258	43,412
Other income		50	-	50	260
Total income		**174,100**	**21,994**	**196,094**	**156,981**
EXPENDITURE ON					
Raising funds:					
Investment property expenses	3	3,801	-	3,801	5,335
Charitable Activity:					
Residential charges collection fees		3,150	-	3,150	2,982
Property repairs and maintentance	4	60,355	-	60,355	39,750
Lift maintenance		3,579	-	3,579	1,802
Light and heat		15,457	-	15,457	11,468
Insurance		3,257	-	3,257	2,812
Water charges		2,433	-	2,433	2,213
Garden maintenance		1,433	-	1,433	1,387
Council Tax		2,084	-	2,084	7,905
Warden's salary	5	16,762	-	16,762	15,808
Warden Call		1,441	-	1,441	1,188
Telephone		895	-	895	833
Administrator's fee	6	8,674	-	8,674	7,841
Governance costs	7	12,421	-	12,421	11,551
Depreciation		5,071	-	5,071	5,219
Sundry expenses		928	-	928	975
Total expenditure		**141,741**	**-**	**141,741**	**119,069**
Net income before gains/(losses) on investment assets		**32,359**	**21,994**	**54,353**	**37,912**
Gain/(Loss) on investment assets:					
Unrealised - Investments	12	(5,127)	10,117	4,990	(12,912)
Unrealised - Investment properties	12	-	-	-	125,000
		(5,127)	**10,117**	**4,990**	**112,088**
Net surplus/(deficit) for year before transfers		**27,232**	**32,111**	**59,343**	**150,000**
Transfers between funds	10	(402)	402	-	-
Net movement in funds		**26,830**	**32,513**	**59,343**	**150,000**
Fund balance brought forward at 6th April 2023		534,577	1,588,490	2,123,067	1,973,067
Fund balance carried forward at 5th April 2024		**£ 561,407**	**£ 1,621,003**	**£ 2,182,410**	**£ 2,123,067**

The notes on pages 7 to 12 form part of these financial statements.

CHARITY OF LIONEL ANNESLEY DORANT FOR ALMSHOUSES

BALANCE SHEET AS AT 5TH APRIL 2024

	Notes	2024		2023	
		£	£	£	£
FIXED ASSETS					
Tangible assets	11	459,197		464,268	
Investments	12	1,511,400		1,129,416	
			1,970,597		**1,593,684**
CURRENT ASSETS					
Debtors	13	14,876		15,161	
Cash with deposit takers		100,628		434,287	
Cash at bank and in hand		109,515		93,315	
		225,019		542,763	
CREDITORS: amounts falling due within one year	14	(13,206)		(13,380)	
NET CURRENT ASSETS			**211,813**		**529,383**
NET ASSETS	15		£ **2,182,410**		£ **2,123,067**
UNRESTRICTED FUNDS					
Designated - Capital	16	1,054,782		1,059,380	
Designated - ERF	16	566,221		529,110	
			1,621,003		1,588,490
General			561,407		534,577
TOTAL CHARITY FUNDS			**£2,182,410**		**£2,123,067**

Approved by the Board of Trustees on 9th December 2024 and signed on its behalf.

E Hayward
Chairman and Trustee

S Boffey
Trustee

The notes on pages 7 to 12 form part of these financial statements.

CHARITY OF LIONEL ANNESLEY DORANT FOR ALMSHOUSES

STATEMENT OF CASH FLOWS FOR THE YEAR ENDING 5TH APRIL 2024

	2024 £	2023 £
RECONCILIATION OF NET INCOME TO NET CASH FLOW FROM OPERATING ACTIVITIES		
Net income/(deficit) for the year (page 4)	59,343	150,000
Adjustments for:		
Net (gains)/losses on investments	(4,990)	(112,088)
Depreciation charge	5,071	5,219
Investment income	(56,308)	(43,672)
(Increase)/Decrease in debtors	285	(4,019)
Increase/(Decrease) in creditors	(174)	(2,770)
Net cash generated/(absorbed) by operations	**3,227**	**(7,330)**
CASH FLOWS FROM INVESTING ACTIVITIES		
Investment income	56,308	43,672
Purchases of investments	(376,994)	(23,946)
Net cash generated from investing activities	**(320,686)**	**19,726**
Change in cash and cash equivalents in the reporting period	(317,459)	12,396
Cash and cash equivalents at 5th April 2023	527,602	515,206
Cash and cash equivalents at 5th April 2024		
Cash with deposit takers and at bank	**£ 210,143**	**£ 527,602**
Comprising:		
Cash with deposit takers (page 5)	100,628	434,287
Cash at bank (page 5)	109,515	93,315
	£ 210,143	**£ 527,602**

CHARITY OF LIONEL ANNESLEY DORANT FOR ALMSHOUSES

NOTES TO THE ACCOUNTS FOR THE YEAR ENDED 5TH APRIL 2024

[1] ACCOUNTING POLICIES

(a) Basis of preparation of statements

The accounts have been prepared under the historical cost convention with the exception that fixed asset investments and the investment property are included at fair value.

The accounts have been prepared in accordance with 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 (FRS 102) (effective 1st January 2019) - (Charities SORP (FRS 102)). The charity is a public benefit entity under FRS 102.

(b) Tangible fixed assets and depreciation

Tangible fixed assets are included at cost, where that is greater than £1,000. Cost includes the original purchase price of the asset and cost attributable to bringing the asset to its working condition for its intended use.

Depreciation is provided so as to write off the cost of fixed assets over their expected useful economic lives as follows:

Freehold land	- Not depreciated
Freehold Building	- 0.5% on reducing balance
Subsequent Expenditure - Replacement windows	- Over 20 years from 2013
Furniture, Fittings & Equipment	- 15% on reducing balance

(c) Fixed asset investments

Investments, including the investment property, are included within the Balance Sheet at their market value at the balance sheet date. The Statement of Financial Activities includes the net gains and losses arising on revaluation and disposals during the year.

(d) Income

All incoming resources are included in the Statement of Financial Activities when the charity is entitled to the income and the amount can be quantified with reasonable accuracy. The following specified policies are applicable to particular categories of income:
[i] - Investment income is included gross for amounts receivable at the Balance Sheet date.
[ii] - Contributions from Almspeople are included in the period in which they are receivable.

(e) Expenditure

Expenditure is recognised on an accruals basis as a liability is incurred. Expenditure includes irrecoverable VAT and is reported as part of the expenditure to which it relates:
[i] - Charitable expenditure comprises those costs incurred by the charity in the delivery of its activities and services for its beneficiaries. It includes both costs that can be allocated directly to such activities and those costs of an indirect nature, necessary to support them.
[ii] - Governance costs include those costs associated with meeting constitutional and statutory requirements of the charity and include independent examination fees and costs linked to the strategic management of the charity.
[iii] - Costs that are directly attributable are allocated on a charitable activity basis and support costs are then added. Support costs are apportioned to the charitable activities on a reasonable and consistent basis such as on the basis of time spent.

(f) Fund Accounting

[i] Unrestricted Funds

Unrestricted funds are available for use at the discretion of the Trustees in furtherance of the general objective as they see fit.

[ii] Designated Funds

Designated funds are unrestricted funds earmarked by the Trustees for a particular purpose.

[iii] Revaluation Reserves

Revaluation reserves consist of the part of the charity's designated funds which comprise the difference between the market value of the investments and investment property, respectively, at the balance sheet date and the original cost of the investment asset together with additions and reinvested dividends.

CHARITY OF LIONEL ANNESLEY DORANT FOR ALMSHOUSES

NOTES TO THE FINANCIAL STATEMENTS FOR THE YEAR ENDED 5TH APRIL 2024
(continued)

[1] ACCOUNTING POLICIES (continued)

(g) Going concern

The financial statements have been prepared on a going concern basis as the Trustees believe that no material uncertainties exist. The Trustees have considered the level of funds held and the expected level of income and expenditure for the twelve months from authorising these financial statements. The budgeted income and expenditure is sufficient with the level of reserves for the charity to be able to continue as a going concern.

[2] INVESTMENT INCOME

	Unrestricted Funds			
	General Fund	Designated Fund	Total 2024	Total 2023
	£	£	£	£
Rents receivable	17,913	-	17,913	17,154
NAACIF Accumulation Units:				
Distributions Invested	-	21,994	21,994	18,947
COIF Income Units:				
Distributions received	9	-	9	9
Interest Receivable	16,342	-	16,342	7,302
	£ 34,264	£ 21,994	£ 56,258	£ 43,412

[3] INVESTMENT PROPERTY EXPENSES

	2024	2023
	£	£
Agents and professional fees	3,801	4,014
Repairs and maintenance	-	1,321
	£ 3,801	£ 5,335

[4] PROPERTY REPAIRS AND MAINTENANCE

	2024	2023
	£	£
Flats refurbishment	39,235	13,103
Flats - fixtures and fittings	1,585	-
Electrical EPC reports - flats	1,400	-
Electrical works - flats	3,041	4,997
Outdoor lighting	-	2,049
Boiler service and repairs	-	1,456
Electrical works - communal areas	7,005	13,084
Fire equipment maintenance	2,833	395
General repairs and maintenance	5,256	4,666
	£ 60,355	£ 39,750

CHARITY OF LIONEL ANNESLEY DORANT FOR ALMSHOUSES

NOTES TO THE FINANCIAL STATEMENTS FOR THE YEAR ENDED 5TH APRIL 2024
(continued)

[5] STAFF COSTS

	2024	2023
	£	£
Wages, NI and pension costs	£ 16,762	£ 15,808
Average weekly number of persons employed during the year:		
House staff - Warden	1	1

[6] SUPPORT COSTS

	Charitable activity	Governance cost	2024	2023
	£	£	£	£
Administrator's fee	£ 8,674	£ 8,674	£ 17,348	£ 15,682
	page 4	(note 7)		

[7] GOVERNANCE COSTS

	2024	2023
	£	£
Annual Accounts and Examiner's Fee	3,360	3,240
Other fees Accountancy Services	-	-
Subscription - NAA	387	470
Support Costs (note 6)	8,674	7,841
	£ 12,421	£ 11,551

[8] PAYMENTS TO TRUSTEES

No trustee received any payment for remuneration or expenses for their work as trustees in either the current or preceding period.

[9] TAXATION AND CHARITABLE STATUS

The charity is constituted under a Trust Deed dated 10th March 1976 and registered under the Charities Act 2011, charity number 210687 and as such is not liable to tax on its income and gains for charitable purposes.

[10] TRANSFER BETWEEN FUNDS

	Capital Fund	Extraordinary Repair Fund		2024 Total	2023 Total
	£	£	£	£	£
Amount of transfer	£ (4,598)	£ 5,000	£ -	£ 402	£ 698

The transfer from general Fund to the Capital Fund comprises the release of resources required to fund the balance sheet carrying value of the fixed asset property investments.

The transfer from General Fund to the Extraordinary Repair Fund of £5,000 is for the purpose of providing resources for major repairs to the charity's housing property.

Under a supplemental order of the Charity Commission dated 19th November 1980 the minimum annual payment to be made into the Extraordinary Repair Fund is £900.

CHARITY OF LIONEL ANNESLEY DORANT FOR ALMSHOUSES

NOTES TO THE FINANCIAL STATEMENTS FOR THE YEAR ENDED 5TH APRIL 2024
(continued)

[11] TANGIBLE FIXED ASSETS

	Freehold property £	Furniture fittings & equipment £	Total £
Cost			
At 6th April 2023	548,628	66,686	615,314
Additions	-	-	-
At 5th April 2024	548,628	66,686	615,314
Depreciation			
At 6th April 2023	89,555	61,491	151,046
Charge for year	4,291	780	5,071
At 5th April 2024	93,846	62,271	156,117
Net book value			
At 5th April 2024	£ 454,782	£ 4,415	£ 459,197
At 6th April 2023	£ 459,073	£ 5,195	£ 464,268

All tangible fixed assets were used for charitable purposes.

The charity's freehold property comprises the housing property known as Dorant House, New Greens Lane, St. Albans, Hertfordshire AL3 6HT. Cost includes the purchase cost of the site incurred in 1978 amounting to £30,000 and subsequent expenditure on building costs amounting to £518,628 and expenditure on replacement windows incurred in 2012-13 and 2014-15.

The site acquisition cost is not depreciated. The vacant possession market value of the property is estimated by the Trustees to be of the order of £1.5m at 5th April 2024.

[12] FIXED ASSET INVESTMENTS

	Designated Funds			
	General Fund Investment COIFCIF £	Capital Fund Investment Property £	Extraordinary Repair Fund Investments NAACIF £	Total £
At 6th April 2023 at valuation	306	600,000	529,110	1,129,416
Additions at cost	350,000	-	5,000	355,000
Distributions reinvested	-	-	21,994	21,994
Unrealised gains/(losses)	(5,127)	-	10,117	4,990
AT 5th April 2024 at valuation	£ 345,179	£ 600,000	£ 566,221	£ 1,511,400

All investment assets are held within the UK and in order to provide an investment return for the charity.

CHARITY OF LIONEL ANNESLEY DORANT FOR ALMSHOUSES

NOTES TO THE FINANCIAL STATEMENTS FOR THE YEAR ENDING 5TH APRIL 2024
(continued)

[12] FIXED ASSET INVESTMENT (Continued)

The charity's investment property held in the Capital Fund is the detached house at 49 Partridge Road, St. Albans AL3 6HT, formerly used to provide wardens accommodation, currently let on an assured shorthold tenancy. The original cost of the property was £49,403. The property was valued in 2022/23 for the purposes of inclusion in the accounts by Leaders, Estate Agents at £600,000, with no material change to the value in 2023/24.

The charity's investment held in CCLA Investment Management Limited COIF Charities Investment Fund Income Units is stated at market value at 5th April 2024. Historical cost amounts to £350,200.

The charity's investment held in the National Association of Almshouses Common Investment Fund Accumulation Shares are stated at market value at 5th April 2024 . Historical cost, comprising the original investment, subsequent additions and accumulated dividends amounted to £410,878 at 5th April 2024 (2023- £383,886).

[13] DEBTORS

	2024	2023
	£	£
Due within one year		
Contributions receivable	10,225	10,293
Prepayments	4,651	4,868
	£ 14,876	£ 15,161

[14] CREDITORS: AMOUNTS FALLING DUE WITHIN ONE YEAR

	2024	2023
	£	£
Social Security and other taxes	498	99
Resident payments in advance	3,192	1,748
Accruals	9,516	11,533
	£ 13,206	£ 13,380

[15] ANALYSIS OF NET ASSETS BETWEEN FUNDS

	General Fund	Capital Fund	Extraordinary Repair Fund	Total Net Assets
	£	£	£	£
Tangible fixed assets	4,415	454,782	-	459,197
Fixed asset investments	345,179	600,000	566,221	1,511,400
Debtors	14,876	-	-	14,876
Cash with deposit takers	100,628	-	-	100,628
Cash at bank	109,515	-	-	109,515
Creditors < 1 year	(13,206)	-	-	(13,206)
	£ 561,407	£ 1,054,782	£ 566,221	£ 2,182,410

CHARITY OF LIONEL ANNESLEY DORANT FOR ALMSHOUSES

NOTES TO THE FINANCIAL STATEMENTS FOR THE YEAR ENDING 5TH APRIL 2024
(continued)

[16] FUNDS - ALL UNRESTRICTED

	Brought Forward at 06.04.23 £	Incoming Resouces Year £	Outgoing Resources Year £	Transfers £	Carried Forward at 05.04.24 £
GENERAL					
Accumulated Surplus	534,577	174,100	(141,741)	(402)	566,534
Investments: Revaluation Reserve		(5,127)			(5,127)
	534,577	168,973	(141,741)	(402)	561,407
DESIGNATED					
Capital Fund					
Accumulated resources	508,477	-	-	(4,598)	503,879
Investments: Revalution Reserve	550,903	-	-	-	550,903
	1,059,380	-	-	(4,598)	1,054,782
Extraordinary Repair Fund					
Accumulated resources	383,886	21,994	-	5,000	410,880
Investments: Revaluation Reserve	145,224	10,117	-	-	155,341
	529,110	32,111	-	5,000	566,221
Total Designated Funds	1,588,490	32,111	-	402	1,621,003
Total Funds	£ 2,123,067	£ 201,084	£ (141,741)	£ -	£ 2,182,410

General Fund
The General Fund comprises the accumulated revenue surpluses available on the charity's general objectives as the Trustees see fit.

Capital Fund
The Capital Fund comprises the charity's own accumulated resources expended on the acquisition of the housing investment properties and in bringing those assets to their existing condition together with the associated investment and investment property revaluation reserves.

Extraordinary Repair Fund
The Extraordinary Repair Fund comprises the accumulated resources designated by the Trustees to be set aside to meet major buildings repairs, together with accumulative investment distributions and unrealised investment gains.

LIONEL ANNESLEY DORANT FOR ALMSHOUSES

England & Wales - Charity number 210687

Accounts

REGISTERED CHARITY NUMBER: 210687

CHARITY OF LIONEL ANNESLEY DORANT FOR ALMSHOUSES

TRUSTEES' ANNUAL REPORT AND FINANCIAL STATEMENTS

FOR THE YEAR ENDED 5TH APRIL 2023

ANDREW WIGGETT
Accountants & Tax Advisers

CHARITY OF LIONEL ANNESLEY DORANT FOR ALMSHOUSES

CHARITY INFORMATION

TRUSTEES	Mrs E. Hayward (Chairman) Dr S. Boffey Mrs B. Brennan Mrs G. Clark Cllr. S. Howland (appointed 5th July 2022) Cllr. J. Murray (appointed 5th July 2022) Mrs J. Singleton
ADMINISTRATOR	Mrs J. Hayward
OFFICE ADDRESS	73, Pondfield Crescent, St. Albans, Hertfordshire, AL4 9PA
ALMSHOUSE ADDRESS	Dorant House, New Greens Avenue, St Albans, Hertfordshire AL3 6HT
REGISTERED CHARITY NUMBER	210687
INDEPENDENT ACCOUNTANTS	Andrew Wiggett Accountants & Tax Advisers Unit 43, Thrales End Business Centre, Thrales End Lane, Harpenden, Hertfordshire, AL5 3NS
PRINCIPAL BANKERS	Barclays Bank PLC., 16-18 St Peters Street, St Albans, Hertfordshire, AL3 4DZ

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	7 - 12	Notes to the Accounts

CHARITY OF LIONEL ANNESLEY DORANT FOR ALMSHOUSES

TRUSTEES' ANNUAL REPORT FOR THE YEAR ENDED 5TH APRIL 2023

The Trustees, present their annual report and financial statements for the year ended 5th April 2023.

ORGANISATION AND MANAGEMENT

The Charity operates under the name Dorant House and provides sheltered accommodation for the elderly from its property, of the same name, at New Greens Avenue, St Albans AL3 6HT.

The Charity is constituted under a Trust Deed dated 10th March 1976. It is a registered charity and a member of The National Almshouse Association.

The Trustees meet regularly to manage the Charity's affairs. There is a paid administrator who is responsible for day to day management and a resident warden who looks after the house and its residents.

POLICIES AND PROCEDURES TO APPOINT NEW TRUSTEES

Trustees are appointed in accordance with the Charity Commission document dated 14th April 1982 and shall consist, when complete, of not less than seven and not more than nine competent persons being three Nominative Trustees (appointed by St Albans District Council) and not less than four and not more than six Co-optative Trustees recruited for their interest and expertise.

REVIEW OF CHARITY PERFORMANCE AGAINST OBJECTIVES FOR THE PUBLIC BENEFIT

The Charity has continued to provide nineteen units of reasonable rate accommodation to its residents throughout the year, with an occupancy rate of 74%.

The Trustees have complied with their duty in section 4 of the Charity Act 2006 to have regard to the public benefit guidance when reviewing the Trust's aims, objectives and future activities.

REVIEW OF FINANCIAL INCLUDING INVESTMENT PERFORMANCE AGAINST OBJECTIVES

The Charity's investment in the National Association of Almhouses Common Investment Fund decreased by £12,894 (2022:Increase £35,586). During the year further shares were purchased to the value of £5,000 (2022 - £5,000) and the fund received dividends of £18,947 (2022 - £15,771) which were reinvested. Valuation at the year end exceeds accumulated cost by £145,224 (2022 - £158,118).

The house at 49 Partridge Road, St Albans, formerly the warden's house, continued to be let commercially under an assured shorthold tenancy. The net income from this letting contributed to the surplus an amount of £11,819 (2022- £12,688). The investment property has been valued, during the year, by Leaders, Estate Agents, for the purpose of inclusion in these accounts and subject to the tenancy, is valued at £600,000.

The transfer to the Extraordinary Repair Reserve was £5,000 (2022 - £5,000), which is in excess of the £900 minimum required by the Charity Commission.

The balance sheet shows net current assets of £529,383 (2022 - £510,198) including cash balances of £527,602 (2022 - £515,206). The Charity's financial position has continued to improve over the year 2023-24 and it has sufficient resources at the balance sheet date to maintain its activities for the forseeable future.

CHARITY OF LIONEL ANNESLEY DORANT FOR ALMSHOUSES

TRUSTEES' ANNUAL REPORT FOR THE YEAR ENDED 5TH APRIL 2023

(continued)

REVIEW OF MAJOR RISKS

The Trustees have reviewed the major risks to the Charity and consider these to be potential damage to the building. To mitigate this risk to the Charity, the Extraordinary Repair Fund is being built up to fund any major work that may be required to the building. The Charity also ensures that there are contracts to maintain fire alarms and extinguishers.

RESERVES POLICY

The Charity is required to maintain an Extraordinary Repair Fund by Supplemental Order of the Charity Commission, dated 19th November 1980. General reserves are kept at a suitable level to fund the day to day expenses of the Charity.

FUTURE PLANS

The future aims of the Charity are to continue to offer a high quality sheltered environment for the alms people.

TRUSTEES

The Trustees who held office during the year were as follows :

Mrs E. Hayward - Chairman
Mr S Boffey
Mrs B. Brennan
Mrs G. Clark
Mrs J. Singleton
Cllr. S. Howland (appointed 5th July 2022)
Cllr. J. Murray (appointed 5th July 2022)

This report was approved by the Trustees on 11th December 2023 and signed on its behalf.

E Hayward
Chairman of Trustees

INDEPENDENT EXAMINERS' REPORT TO THE TRUSTEES OF

CHARITY OF LIONEL ANNESLEY DORANT FOR ALMSHOUSES

I report to the trustees on my examination of the accounts of the Charity for the year ended 5th April 2023, which are set out on pages 4 - 12.

RESPONSIBILITIES AND BASIS OF REPORT

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

I report in respect of my examination of the Trustee's accounts carried out under s.145 of the 2011 Act and in carrying out my examination I have followed all the applicable Directions given by the Charity Commission under s. 145(5)(b) of the 2011 act.

INDEPENDENT EXAMINER'S STATEMENT

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

[1] accounting records were not kept in respect of the Charity as required by s. 130 of the Act;
[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.

ANDREW WIGGETT
Accountants & Tax Advisers
Unit 43, Thrales End Business Centre,
Thrales End Lane,
Harpenden,
Hertfordshire,
AL5 3NS

11th December 2023

CHARITY OF LIONEL ANNESLEY DORANT FOR ALMSHOUSES

STATEMENT OF FINANCIAL ACTIVITIES FOR THE YEAR ENDED 5TH APRIL 2023

	Notes	Unrestricted Funds: General Fund £	Unrestricted Funds: Designated Funds £	Total 2023 £	Total 2022 £
INCOME FROM					
Charitable Activity:					
Contributions by Almspeople		113,309	-	113,309	110,674
Investments	2	24,465	18,947	43,412	33,775
Other income		260	-	260	-
Total income		**138,034**	**18,947**	**156,981**	**144,449**
EXPENDITURE ON					
Raising funds:					
Investment property expenses	3	5,335	-	5,335	4,787
Charitable Activity:					
Residential charges collection fees		2,982	-	2,982	2,738
Property repairs and maintentance	4	39,750	-	39,750	44,001
Lift maintenance		1,802	-	1,802	1,686
Light and heat		11,468	-	11,468	12,631
Insurance		2,812	-	2,812	2,612
Water charges		2,213	-	2,213	2,190
Garden maintenance		1,387	-	1,387	1,570
Council Tax		7,905	-	7,905	8,714
Warden's salary	5	15,808	-	15,808	15,263
Warden Call		1,188	-	1,188	1,188
Telephone		833	-	833	765
Administrator's fee	6	7,841	-	7,841	7,500
Governance costs	7	11,551	-	11,551	11,548
Depreciation		5,219	-	5,219	5,392
Sundry expenses		975	-	975	1,008
Total expenditure		**119,069**	**-**	**119,069**	**123,593**
Net income before gains/(losses) on investment assets		**18,965**	**18,947**	**37,912**	**20,856**
Gain/(Loss) on investment assets:					
Unrealised - Investments	12	-	(12,912)	(12,912)	35,616
Unrealised - Investment properties	12	-	125,000	125,000	-
		-	**112,088**	**112,088**	**35,616**
Net surplus/(deficit) for year before transfers		**18,965**	**131,035**	**150,000**	**56,472**
Transfers between funds	10	(698)	698	-	-
Net movement in funds		**18,267**	**131,733**	**150,000**	**56,472**
Fund balance brought forward at 6th April 2022		516,310	1,456,757	1,973,067	1,916,595
Fund balance carried forward at 5th April 2023		**£ 534,577**	**£ 1,588,490**	**£ 2,123,067**	**£ 1,973,067**

The notes on pages 7 to 12 form part of these financial statements.

CHARITY OF LIONEL ANNESLEY DORANT FOR ALMSHOUSES

BALANCE SHEET AS AT 5TH APRIL 2023

	Notes	2023		2022	
		£	£	£	£
FIXED ASSETS					
Tangible assets	11	464,268		469,487	
Investments	12	1,129,416		993,382	
			1,593,684		**1,462,869**
CURRENT ASSETS					
Debtors	13	15,161		11,142	
Cash with deposit takers		434,287		426,985	
Cash at bank and in hand		93,315		88,221	
		542,763		526,348	
CREDITORS: amounts falling due within one year	14	(13,380)		(16,150)	
NET CURRENT ASSETS			**529,383**		**510,198**
NET ASSETS	15		£ **2,123,067**		£ **1,973,067**
UNRESTRICTED FUNDS					
Designated - Capital	16	1,059,380		938,700	
Designated - ERF	16	529,110		518,057	
			1,588,490		1,456,757
General			534,577		516,310
TOTAL CHARITY FUNDS			**£2,123,067**		**£1,973,067**

Approved by the Board of Trustees on 11th December 2023 and signed on its behalf.

E Hayward
Chairman and Trustee

S Boffey
Trustee

CHARITY OF LIONEL ANNESLEY DORANT FOR ALMSHOUSES

STATEMENT OF CASH FLOWS FOR THE YEAR ENDING 5TH APRIL 2023

	2023 £	2022 £
RECONCILIATION OF NET INCOME TO NET CASH FLOW FROM OPERATING ACTIVITIES		
Net income/(deficit) for the year (page 4)	150,000	56,472
Adjustments for:		
Net (gains)/losses on investments	(112,088)	(35,616)
Depreciation charge	5,219	5,392
Investment income	(43,672)	(33,775)
(Increase)/Decrease in debtors	(4,019)	2,972
Increase/(Decrease) in creditors	(2,770)	2,900
Net cash generated/(absorbed) by operations	**(7,330)**	**(1,655)**
CASH FLOWS FROM INVESTING ACTIVITIES		
Investment income	43,672	33,775
Purchases of investments	(23,946)	(20,771)
Net cash generated from investing activities	**19,726**	**13,004**
Change in cash and cash equivalents in the reporting period	**12,396**	**11,349**
Cash and cash equivalents at 5th April 2022	515,206	503,857
Cash and cash equivalents at 5th April 2023		
Cash with deposit takers and at bank	£ **527,602**	£ **515,206**
Comprising:		
Cash with deposit takers (page 5)	434,287	426,985
Cash at bank (page 5)	93,315	88,221
	£ **527,602**	£ **515,206**

CHARITY OF LIONEL ANNESLEY DORANT FOR ALMSHOUSES

NOTES TO THE ACCOUNTS FOR THE YEAR ENDED 5TH APRIL 2023

[1] ACCOUNTING POLICIES

(a) Basis of preparation of statements

The accounts have been prepared under the historical cost convention with the exception that fixed asset investments and the investment property are included at fair value.

The accounts have been prepared in accordance with 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 (FRS 102) (effective 1st January 2019) - (Charities SORP (FRS 102)). The charity is a public benefit entity under FRS 102.

(b) Tangible fixed assets and depreciation

Tangible fixed assets are included at cost, where that is greater than £1,000. Cost includes the original purchase price of the asset and cost attributable to bringing the asset to its working condition for its intended use.

Depreciation is provided so as to write off the cost of fixed assets over their expected useful economic lives as follows:

Freehold land	- Not depreciated
Freehold Building	- 0.5% on reducing balance
Subsequent Expenditure - Replacement windows	- Over 20 years from 2013
Furniture, Fittings & Equipment	- 15% on reducing balance

(c) Fixed asset investments

Investments, including the investment property, are included within the Balance Sheet at their market value at the balance sheet date. The Statement of Financial Activities includes the net gains and losses arising on revaluation and disposals during the year.

(d) Income

All incoming resources are included in the Statement of Financial Activities when the charity is entitled to the income and the amount can be quantified with reasonable accuracy. The following specified policies are applicable to particular categories of income:
[i] - Investment income is included gross for amounts receivable at the Balance Sheet date.
[ii] - Contributions from Almspeople are included in the period in which they are receivable.

(e) Expenditure

Expenditure is recognised on an accruals basis as a liability is incurred. Expenditure includes irrecoverable VAT and is reported as part of the expenditure to which it relates:
[i] - Charitable expenditure comprises those costs incurred by the charity in the delivery of its activities and services for its beneficiaries. It includes both costs that can be allocated directly to such activities and those costs of an indirect nature, necessary to support them.
[ii] - Governance costs include those costs associated with meeting constitutional and statutory requirements of the charity and include independent examination fees and costs linked to the strategic management of the charity.
[iii] - Costs that are directly attributable are allocated on a charitable activity basis and support costs are then added. Support costs are apportioned to the charitable activities on a reasonable and consistent basis such as on the basis of time spent.

(f) Fund Accounting

[i] Unrestricted Funds

Unrestricted funds are available for use at the discretion of the Trustees in furtherance of the general objective as they see fit.

[ii] Designated Funds

Designated funds are unrestricted funds earmarked by the Trustees for a particular purpose.

[iii] Revaluation Reserves

Revaluation reserves consist of the part of the charity's designated funds which comprise the difference between the market value of the investments and investment property, respectively, at the balance sheet date and the original cost of the investment asset together with additions and reinvested dividends.

CHARITY OF LIONEL ANNESLEY DORANT FOR ALMSHOUSES

NOTES TO THE FINANCIAL STATEMENTS FOR THE YEAR ENDED 5TH APRIL 2023
(continued)

[1] ACCOUNTING POLICIES (continued)

(g) Going concern

The financial statements have been prepared on a going concern basis as the Trustees believe that no material uncertainties exist. The Trustees have considered the level of funds held and the expected level of income and expenditure for the twelve months from authorising these financial statements. The budgeted income and expenditure is sufficient with the level of reserves for the charity to be able to continue as a going concern.

[2] INVESTMENT INCOME

	Unrestricted Funds			
	General Fund	Designated Fund	Total 2023	Total 2022
	£	£	£	£
Rents receivable	17,154	-	17,154	17,475
NAACIF Accumulation Units:				
Distributions Invested	-	18,947	18,947	15,771
COIF Income Units:				
Distributions received	9	-	9	9
Interest Receivable	7,302	-	7,302	520
	£ 24,465	£ 18,947	£ 43,412	£ 33,775

[3] INVESTMENT PROPERTY EXPENSES

	2023	2022
	£	£
Agents and professional fees	4,014	3,582
Repairs and maintenance	1,321	1,205
	£ 5,335	£ 4,787

[4] PROPERTY REPAIRS AND MAINTENANCE

	2023	2022
	£	£
Flats refurbishment	13,103	27,613
Repaint/refurbish front doors	-	3,989
Electrical installation reports	-	4,030
Electrical works - Flats	4,997	-
Outdoor lighting	2,049	800
Decoration - communal areas	-	600
Electrical servicing	-	1,375
Boiler service and repairs	1,456	-
Electrical works - Commom Areas	13,084	-
Fire equipment maintenance	395	2,206
General repairs and maintenance	4,666	3,388
	£ 39,750	£ 44,001

CHARITY OF LIONEL ANNESLEY DORANT FOR ALMSHOUSES

NOTES TO THE FINANCIAL STATEMENTS FOR THE YEAR ENDED 5TH APRIL 2023

(continued)

[5] STAFF COSTS

	2023	2022
	£	£
Wages, NI and pension costs	£ 15,808	£ 15,263
Average weekly number of persons employed during the year:		
House staff - Warden	1	1

[6] SUPPORT COSTS

	Charitable activity	Governance cost	2023	2022
	£	£	£	£
Administrator's fee	£ 7,841	£ 7,841	£ 15,682	£ 15,000
	page 4	(note 7)		

[7] GOVERNANCE COSTS

	2023	2022
	£	£
Annual Accounts and Examiner's Fee	3,240	3,120
Other fees Accountancy Services	-	618
Subscription - NAA	470	310
Support Costs (note 6)	7,841	7,500
	£ 11,551	£ 11,548

[8] PAYMENTS TO TRUSTEES

No trustee received any payment for remuneration or expenses for their work as trustees in either the current or preceding period.

[9] TAXATION AND CHARITABLE STATUS

The charity is constituted under a Trust Deed dated 10th March 1976 and registered under the Charities Act 2011, charity number 210687 and as such is not liable to tax on its income and gains for charitable purposes.

[10] TRANSFER BETWEEN FUNDS

	Capital Fund	Extraordinary Repair Fund		2023 Total	2022 Total
	£	£	£	£	£
Amount of transfer	£ (4,302)	£ 5,000	£ -	£ 698	£ 687

The transfer from general Fund to the Capital Fund comprises the release of resources required to fund the balance sheet carrying value of the fixed asset property investments.

The transfer from General Fund to the Extraordinary Repair Fund of £5,000 is for the purpose of providing resources for major repairs to the charity's housing property.

Under a supplemental order of the Charity Commission dated 19th November 1980 the minimum annual payment to be made into the Extraordinary Repair Fund is £900.

CHARITY OF LIONEL ANNESLEY DORANT FOR ALMSHOUSES

NOTES TO THE FINANCIAL STATEMENTS FOR THE YEAR ENDED 5TH APRIL 2023
(continued)

[11] TANGIBLE FIXED ASSETS

	Freehold property £	Furniture fittings & equipment £	Total £
Cost			
At 6th April 2022	548,628	66,686	615,314
Additions	-	-	-
At 5th April 2023	548,628	66,686	615,314
Depreciation			
At 6th April 2022	85,253	60,574	145,827
Charge for year	4,302	917	5,219
At 5th April 2023	89,555	61,491	151,046
Net book value			
At 5th April 2023	£ 459,073	£ 5,195	£ 464,268
At 6th April 2022	£ 463,375	£ 6,112	£ 469,487

All tangible fixed assets were used for charitable purposes.

The charity's freehold property comprises the housing property known as Dorant House, New Greens Lane, St. Albans, Hertfordshire AL3 6HT. Cost includes the purchase cost of the site incurred in 1978 amounting to £30,000 and subsequent expenditure on building costs amounting to £518,628 and expenditure on replacement windows incurred in 2012-13 and 2014-15.

The site acquisition cost is not depreciated. The vacant possession market value of the property is estimated by the Trustees to be of the order of £1.5m at 5th April 2023.

[12] FIXED ASSET INVESTMENTS

	Designated Funds			
	Capital Fund Investment Property £	Capital Fund Investment COIFCIF £	Extraordinary Repair Fund Investments NAACIF £	Total £
At 6th April 2022 at valuation	475,000	324	518,057	993,381
Additions at cost	-	-	5,000	5,000
Distributions reinvested	-	-	18,947	18,947
Unrealised gains/(losses)	125,000	(18)	(12,894)	112,088
AT 5th April 2023 at valuation	£ 600,000	£ 306	£ 529,110	£ 1,129,416

All investment assets are held within the UK and in order to provide an investment return for the charity.

CHARITY OF LIONEL ANNESLEY DORANT FOR ALMSHOUSES

NOTES TO THE FINANCIAL STATEMENTS FOR THE YEAR ENDING 5TH APRIL 2023
(continued)

[12] FIXED ASSET INVESTMENT (Continued)

The charity's investment property held in the Capital Fund is the detached house at 49 Partridge Road, St. Albans AL3 6HT, formerly used to provide wardens accommodation, currently let on an assured shorthold tenancy. The original cost of the property was £49,403. The property has been valued for the purposes of inclusion in these accounts by Leaders, Estate Agents at £600,000.

The charity's investment held in CCLA Investment Management Limited COIF Charities Investment Fund Income Units is stated at market value at 5th April 2023. Historical cost is not identified.

The charity's investment held in the National Association of Almshouses Common Investment Fund Accumulation Shares are stated at market value at 5th April 2023 . Historical cost, comprising the original investment, subsequent additions and accumulated dividends amounted to £383,886 at 5th April 2023 (2022- £359,939).

[13] DEBTORS

	2023	2022
	£	£
Due within one year		
Contributions receivable	10,293	9,282
Prepayments	4,868	1,860
	£ 15,161	£ 11,142

[14] CREDITORS: AMOUNTS FALLING DUE WITHIN ONE YEAR

	2023	2022
	£	£
Social Security and other taxes	99	362
Resident payments in advance	1,748	1,131
Accruals	11,533	14,657
	£ 13,380	£ 16,150

[15] ANALYSIS OF NET ASSETS BETWEEN FUNDS

	General Fund	Capital Fund	Extraordinary Repair Fund	Total Net Assets
	£	£	£	£
Tangible fixed assets	5,195	459,073	-	464,268
Fixed asset investments	-	600,306	529,110	1,129,416
Debtors	15,161	-	-	15,161
Cash with deposit takers	434,287	-	-	434,287
Cash at bank	93,315	-	-	93,315
Creditors < 1 year	(13,380)	-	-	(13,380)
	£ 534,578	£ 1,059,379	£ 529,110	£ 2,123,067

CHARITY OF LIONEL ANNESLEY DORANT FOR ALMSHOUSES

NOTES TO THE FINANCIAL STATEMENTS FOR THE YEAR ENDING 5TH APRIL 2023
(continued)

[16] FUNDS - ALL UNRESTRICTED

	Brought Forward at 06.04.22 £	Incoming Resouces Year £	Outgoing Resources Year £	Transfers £	Carried Forward at 05.04.23 £
GENERAL					
Accumulated Surplus	516,310	138,034	(119,069)	(698)	534,577
DESIGNATED					
Capital Fund					
Accumulated resources	512,779	-	-	(4,302)	508,477
Investments:					
Revalution Reserve	425,921	124,982	-	-	550,903
	938,700	124,982	-	(4,302)	1,059,380
Extraordinary Repair Fund					
Accumulated resources	359,939	18,947	-	5,000	383,886
Investments:					
Revaluation Reserve	158,118	(12,894)	-	-	145,224
	518,057	6,053	-	5,000	529,110
Total Designated Funds	1,456,757	131,035	-	698	1,588,490
Total Funds	£ 1,973,067	£ 269,069	£ (119,069)	£ -	£ 2,123,067

General Fund
The General Fund comprises the accumulated revenue surpluses available on the charity's general objectives as the Trustees see fit.

Capital Fund
The Capital Fund comprises the charity's own accumulated resources expended on the acquisition of the housing investment properties and in bringing those assets to their existing condition together with the associated investment and investment property revaluation reserves.

Extraordinary Repair Fund
The Extraordinary Repair Fund comprises the accumulated resources designated by the Trustees to be set aside to meet major buildings repairs, together with accumulative investment distributions and unrealised investment gains.

LIONEL ANNESLEY DORANT FOR ALMSHOUSES

England & Wales - Charity number 210687

Accounts

REGISTERED CHARITY NUMBER: 210687

CHARITY OF LIONEL ANNESLEY DORANT FOR ALMSHOUSES

TRUSTEES' ANNUAL REPORT AND FINANCIAL STATEMENTS

FOR THE YEAR ENDED 5TH APRIL 2022

ANDREW WIGGETT
Accountants & Tax Advisers

CHARITY OF LIONEL ANNESLEY DORANT FOR ALMSHOUSES

CHARITY INFORMATION

TRUSTEES	Mrs E. Hayward (Chairman) Dr S. Boffey Mrs B. Brennan Cllr. G Clark Cllr. S. Howland (appointed 5th July 2022) Cllr. J. Murray (appointed 5th July 2022) Mrs S. O' Donnell (resigned 6th April 2021) Cllr. Roma Mills (resigned 1st February 2022) Mrs J. Singleton
ADMINISTRATOR	Mrs J. Hayward
OFFICE ADDRESS	73, Pondfield Crescent, St. Albans, Hertfordshire, AL4 9PA
ALMSHOUSE ADDRESS	Dorant House, New Greens Avenue, St Albans, Hertfordshire AL3 6HT
REGISTERED CHARITY NUMBER	210687
INDEPENDENT ACCOUNTANTS	Andrew Wiggett Accountants & Tax Advisers Unit 43, Thrales End Business Centre, Thrales End Lane, Harpenden, Hertfordshire, AL5 3NS
PRINCIPAL BANKERS	Barclays Bank PLC., 16-18 St Peters Street, St Albans, Hertfordshire, AL3 4DZ

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CHARITY OF LIONEL ANNESLEY DORANT FOR ALMSHOUSES

TRUSTEES' ANNUAL REPORT FOR THE YEAR ENDED 5TH APRIL 2022

The Trustees, present their annual report and financial statements for the year ended 5th April 2022.

ORGANISATION AND MANAGEMENT

The Charity operates under the name Dorant House and provides sheltered accommodation for the elderly from its property, of the same name, at New Greens Avenue, St Albans AL3 6HT.

The Charity is constituted under a Trust Deed dated 10th March 1976. It is a registered charity and a member of The National Almshouse Association.

The Trustees meet regularly to manage the Charity's affairs. There is a paid administrator who is responsible for day to day management and a resident warden who looks after the house and its residents.

POLICIES AND PROCEDURES TO APPOINT NEW TRUSTEES

Trustees are appointed in accordance with the Charity Commission document dated 14th April 1982 and shall consist, when complete, of not less than seven and not more than nine competent persons being three Nominative Trustees (appointed by St Albans District Council) and not less than four and not more than six Co-optative Trustees recruited for their interest and expertise.

REVIEW OF CHARITY PERFORMANCE AGAINST OBJECTIVES FOR THE PUBLIC BENEFIT

The Charity has continued to provide nineteen units of reasonable rate accommodation to its residents throughout the year, with an occupancy rate of 75%.

The Trustees have complied with their duty in section 4 of the Charity Act 2006 to have regard to the public benefit guidance when reviewing the Trust's aims, objectives and future activities.

REVIEW OF FINANCIAL INCLUDING INVESTMENT PERFORMANCE AGAINST OBJECTIVES

The Charity's investment in the National Association of Almhouses Common Investment Fund increased by £35,586 (2021: £85,670). During the year further shares were purchased to the value of £5,000 (2021 - £5,000) and the fund received dividends of £15,771 (2021 - £16,576) which were reinvested. Valuation at the year end exceeds accumulated cost by £158,118 (2021 - £122,533).

The house at 49 Partridge Road, St Albans, formerly the warden's house, continued to be let commercially under an assured shorthold tenancy. The net income from this letting contributed to the surplus an amount of £12,688 (2021- £10,769). The investment property has been valued by Leaders, Estate Agents, for the purpose of inclusion in these accounts and subject to the tenancy, is valued at £475,000.

The transfer to the Extraordinary Repair Reserve was £5,000 (2021 - £5,000), which is in excess of the £900 minimum required by the Charity Commission.

The balance sheet shows net current assets of £510,198 (2021 - £504,721) including cash balances of £515,206 (2021 - £503,857). The Charity's financial position has continued to improve over the year 2022-23 and it has sufficient resources at the balance sheet date to maintain its activities for the forseeable future.

CHARITY OF LIONEL ANNESLEY DORANT FOR ALMSHOUSES

TRUSTEES' ANNUAL REPORT FOR THE YEAR ENDED 5TH APRIL 2022
(continued)

REVIEW OF MAJOR RISKS

The Trustees have reviewed the major risks to the Charity and consider these to be potential damage to the building. To mitigate this risk to the Charity, the Extraordinary Repair Fund is being built up to fund any major work that may be required to the building. The Charity also ensures that there are contracts to maintain fire alarms and extinguishers.

RESERVES POLICY

The Charity is required to maintain an Extraordinary Repair Fund by Supplemental Order of the Charity Commission, dated 19th November 1980. General reserves are kept at a suitable level to fund the day to day expenses of the Charity.

FUTURE PLANS

The future aims of the Charity are to continue to offer a high quality sheltered environment for the alms people.

TRUSTEES

The Trustees who held office during the year were as follows :

Mrs E. Hayward - Chairman
Mr S Boffey
Mrs B. Brennan
Cllr. G. Clark
Mrs S. O' Donnell (resigned 6th April 2021)
Mrs J. Singleton
Cllr. Roma Mills (resigned 1st February 2022)

This report was approved by the Trustees on 2nd January 2023 and signed on its behalf.

E Hayward
Chairman of Trustees

INDEPENDENT EXAMINERS' REPORT TO THE TRUSTEES OF

CHARITY OF LIONEL ANNESLEY DORANT FOR ALMSHOUSES

I report to the trustees on my examination of the accounts of the Charity for the year ended 5th April 2022, which are set out on pages 4 - 12.

RESPONSIBILITIES AND BASIS OF REPORT

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

I report in respect of my examination of the Trustee's accounts carried out under s.145 of the 2011 Act and in carrying out my examination I have followed all the applicable Directions given by the Charity Commission under s. 145(5)(b) of the 2011 act.

INDEPENDENT EXAMINER'S STATEMENT

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

[1] accounting records were not kept in respect of the Charity as required by s. 130 of the Act;
[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.

ANDREW WIGGETT
Accountants & Tax Advisers
Unit 43, Thrales End Business Centre,,
Thrales End Lane,
Harpenden,
Hertfordshire,
AL5 3NS

2nd January 2023

CHARITY OF LIONEL ANNESLEY DORANT FOR ALMSHOUSES

STATEMENT OF FINANCIAL ACTIVITIES FOR THE YEAR ENDED 5TH APRIL 2022

	Notes	Unrestricted Funds: General Fund £	Unrestricted Funds: Designated Funds £	Total 2022 £	Total 2021 £
INCOME FROM					
Charitable Activity:					
Contributions by Almspeople		110,674		110,674	115,965
Investments	2	18,004	15,771	33,775	32,309
Total income		**128,678**	**15,771**	**144,449**	**148,274**
EXPENDITURE ON					
Raising funds:					
Investment property expenses	3	4,787	-	4,787	3,671
Charitable Activity:					
Residential charges collection fees		2,738	-	2,738	2,311
Property repairs and maintentance	4	44,001	-	44,001	17,608
Lift maintenance		1,686	-	1,686	1,671
Light and heat		12,631	-	12,631	11,237
Insurance		2,612	-	2,612	2,579
Water charges		2,190	-	2,190	2,355
Garden maintenance		1,570	-	1,570	1,570
Council Tax		8,714	-	8,714	2,335
Warden's salary	5	15,263	-	15,263	15,468
Warden Call		1,188	-	1,188	1,179
Telephone		765	-	765	678
Administrator's fee	6	7,500	-	7,500	7,000
Governance costs	7	11,548	-	11,548	10,880
Depreciation		5,392	-	5,392	5,592
Sundry expenses		1,008	-	1,008	512
Total expenditure		**123,593**	**-**	**123,593**	86,648
Net income before gains/(losses) on investment assets		**5,085**	**15,771**	**20,856**	61,626
Gain/(Loss) on investment assets:					
Unrealised - Investments	12	-	35,616	35,616	85,759
Unrealised - Investment properties		-	-	-	-
		-	**35,616**	**35,616**	85,759
Net surplus/(deficit) for year before transfers		**5,085**	**51,387**	**56,472**	147,385
Transfers between funds	10	(687)	687	-	-
Net movement in funds		**4,398**	**52,074**	**56,472**	147,385
Fund balance brought forward at 6th April 2021		511,912	1,404,683	1,916,595	1,769,210
Fund balance carried forward at 5th April 2022		**£ 516,310**	**£ 1,456,757**	**£ 1,973,067**	£ 1,916,595

The notes on pages 7 to 12 form part of these financial statements.

CHARITY OF LIONEL ANNESLEY DORANT FOR ALMSHOUSES

BALANCE SHEET AS AT 5TH APRIL 2022

	Notes	2022		2021	
		£	£	£	£
FIXED ASSETS					
Tangible assets	11	469,487		474,879	
Investments	12	993,382		936,995	
			1,462,869		1,411,874
CURRENT ASSETS					
Debtors	13	11,142		14,114	
Cash with deposit takers		426,985		426,465	
Cash at bank and in hand		88,221		77,392	
		526,348		517,971	
CREDITORS: amounts falling due within one year	14	(16,150)		(13,250)	
NET CURRENT ASSETS			510,198		504,721
NET ASSETS	15		£ 1,973,067		£ 1,916,595
UNRESTRICTED FUNDS					
Designated - Capital	16	938,700		942,983	
Designated - ERF	16	518,057		461,700	
			1,456,757		1,404,683
General			516,310		511,912
TOTAL CHARITY FUNDS			£1,973,067		£1,916,595

Approved by the Board of Trustees on 2nd January 2023 and signed on its behalf.

E Hayward
Chairman and Trustee

S Boffey
Trustee

CHARITY OF LIONEL ANNESLEY DORANT FOR ALMSHOUSES

STATEMENT OF CASH FLOWS FOR THE YEAR ENDING 5TH APRIL 2022

	2022 £	2021 £
RECONCILIATION OF NET INCOME TO NET CASH FLOW FROM OPERATING ACTIVITIES		
Net income/(deficit) for the year (page 4)	56,472	147,385
Adjustments for:		
Net (gains)/losses on investments	(35,616)	(85,759)
Depreciation charge	5,392	5,592
Investment income	(33,775)	(32,309)
(Increase)/Decrease in debtors	2,972	5,523
Increase/(Decrease) in creditors	2,900	3,778
Net cash generated/(absorbed) by operations	**(1,655)**	**44,210**
CASH FLOWS FROM INVESTING ACTIVITIES		
Investment income	33,775	32,309
Purchases of investments	(20,771)	(21,576)
Net cash generated from investing activities	**13,004**	**10,733**
Change in cash and cash equivalents in the reporting period	**11,349**	**54,943**
Cash and cash equivalents at 5th April 2021	503,857	448,914
Cash and cash equivalents at 5th April 2022		
Cash with deposit takers and at bank	£ **515,206**	£ 503,857
Comprising:		
Cash with deposit takers (page 5)	426,985	426,466
Cash at bank (page 5)	88,221	77,392
	£ **515,206**	£ 503,857

CHARITY OF LIONEL ANNESLEY DORANT FOR ALMSHOUSES

NOTES TO THE ACCOUNTS FOR THE YEAR ENDED 5TH APRIL 2022

[1] ACCOUNTING POLICIES

(a) Basis of preparation of statements

The accounts have been prepared under the historical cost convention with the exception that fixed asset investments and the investment property are included at fair value.
The accounts have been prepared in accordance with 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 (FRS 102) (effective 1st January 2015) - (Charities SORP (FRS 102)). The charity is a public benefit entity under FRS 102.

(b) Tangible fixed assets and depreciation

Tangible fixed assets are included at cost, where that is greater than £1,000. Cost includes the original purchase price of the asset and cost attributable to bringing the asset to its working condition for its intended use.
Depreciation is provided so as to write off the cost of fixed assets over their expected useful economic lives as follows:

Freehold land	- Not depreciated
Freehold Building	- 0.5% on reducing balance
Subsequent Expenditure - Replacement windows	- Over 20 years from 2013
Furniture, Fittings & Equipment	- 15% on reducing balance

(c) Fixed asset investments

Investments, including the investment property, are included within the Balance Sheet at their market value at the balance sheet date. The Statement of Financial Activities includes the net gains and losses arising on revaluation and disposals during the year.

(d) Income

All incoming resources are included in the Statement of Financial Activities when the charity is entitled to the income and the amount can be quantified with reasonable accuracy. The following specified policies are applicable to particular categories of income:
[i] - Investment income is included gross for amounts receivable at the Balance Sheet date.
[ii] - Contributions from Almspeople are included in the period in which they are receivable.

(e) Expenditure

Expenditure is recognised on an accruals basis as a liability is incurred. Expenditure includes irrecoverable VAT and is reported as part of the expenditure to which it relates:
[i] - Charitable expenditure comprises those costs incurred by the charity in the delivery of its activities and services for its beneficiaries. It includes both costs that can be allocated directly to such activities and those costs of an indirect nature, necessary to support them.
[ii] - Governance costs include those costs associated with meeting constitutional and statutory requirements of the charity and include independent examination fees and costs linked to the strategic management of the charity.
[iii] - Costs that are directly attributable are allocated on a charitable activity basis and support costs are then added. Support costs are apportioned to the charitable activities on a reasonable and consistent basis such as on the basis of time spent.

(f) Fund Accounting

[i] Unrestricted Funds

Unrestricted funds are available for use at the discretion of the Trustees in furtherance of the general objective as they see fit.

[ii] Designated Funds

Designated funds are unrestricted funds earmarked by the Trustees for a particular purpose.

[iii] Revaluation Reserves

Revaluation reserves consist of the part of the charity's designated funds which comprise the difference between the market value of the investments and investment property, respectively, at the balance sheet date and the original cost of the investment asset together with additions and reinvested dividends.

CHARITY OF LIONEL ANNESLEY DORANT FOR ALMSHOUSES

NOTES TO THE FINANCIAL STATEMENTS FOR THE YEAR ENDED 5TH APRIL 2022
(continued)

[1] ACCOUNTING POLICIES (continued)

(g) Going concern

The financial statements have been prepared on a going concern basis as the Trustees believe that no material uncertainties exist. The Trustees have considered the level of funds held and the expected level of income and expenditure for the twelve months from authorising these financial statements. The budgeted income and expenditure is sufficient with the level of reserves for the charity to be able to continue as a going concern.

[2] INVESTMENT INCOME

	Unrestricted Funds			
	General Fund	Designated Fund	Total 2022	Total 2021
	£	£	£	£
Rents receivable	17,475	-	17,475	14,440
NAACIF Accumulation Units:				
Distributions Invested	-	15,771	15,771	16,576
COIF Income Units:				
Distributions received	9	-	9	9
Interest Receivable	520	-	520	1,284
	£ 18,004	£ 15,771	£ 33,775	£ 32,309

[3] INVESTMENT PROPERTY EXPENSES

	2022	2021
	£	£
Agents and professional fees	3,582	3,089
Repairs and maintenance	1,205	582
	£ 4,787	£ 3,671

[4] PROPERTY REPAIRS AND MAINTENANCE

	2022	2021
	£	£
Flats refurbishment	27,613	-
Repaint/refurbish front doors	3,989	8,505
Electrical installation reports	4,030	-
Bathrooms refurbishment	-	5,024
Outdoor lighting	800	-
Decoration - communal areas	600	-
Electrical servicing	1,375	-
Boiler service and repairs	-	1,023
Laundry room - Equipment, repairs	-	499
Fire equipment maintenance	2,206	1,285
General repairs and maintenance	3,388	1,272
	£ 44,001	£ 17,608

CHARITY OF LIONEL ANNESLEY DORANT FOR ALMSHOUSES

NOTES TO THE FINANCIAL STATEMENTS FOR THE YEAR ENDED 5TH APRIL 2022

(continued)

[5] STAFF COSTS

	2022	2021
	£	£
Wages, NI and pension costs	£ 15,263	£ 15,468
Average weekly number of persons employed during the year:		
House staff - Warden	1	1

[6] SUPPORT COSTS

	Charitable activity	Governance cost	2022	2021
	£	£	£	£
Administrator's fee	7,500	7,500	15,000	14,000
	page 4	(note 7)		

[7] GOVERNANCE COSTS

	2022	2021
	£	£
Annual Accounts and Examiner's Fee	3,120	3,000
Other fees Accountancy Services	618	545
Subscription - NAA	310	335
Support Costs (note 6)	7,500	7,000
	£ 11,548	£ 10,880

[8] PAYMENTS TO TRUSTEES

No trustee received any payment for remuneration or expenses for their work as trustees in either the current or preceding period.

[9] TAXATION AND CHARITABLE STATUS

The charity is constituted under a Trust Deed dated 10th March 1976 and registered under the Charities Act 2011, charity number 210687 and as such is not liable to tax on its income and gains for charitable purposes.

[10] TRANSFER BETWEEN FUNDS

	Capital Fund	Extraordinary Repair Fund		2022 Total	2021 Total
	£	£	£	£	£
Amount of transfer	£ (4,313)	£ 5,000	£ -	£ 687	£ 677

The transfer from general Fund to the Capital Fund comprises the release of resources required to fund the balance sheet carrying value of the fixed asset property investments.

The transfer from General Fund to the Extraordinary Repair Fund of £5,000 is for the purpose of providing resources for major repairs to the charity's housing property.

Under a supplemental order of the Charity Commission dated 19th November 1980 the minimum annual payment to be made into the Extraordinary Repair Fund is £900.

CHARITY OF LIONEL ANNESLEY DORANT FOR ALMSHOUSES

NOTES TO THE FINANCIAL STATEMENTS FOR THE YEAR ENDED 5TH APRIL 2022

(continued)

[11] TANGIBLE FIXED ASSETS

	Freehold property £	Furniture fittings & equipment £	Total £
Cost			
At 6th April 2021	548,628	66,686	615,314
Additions	-	-	-
At 5th April 2022	548,628	66,686	615,314
Depreciation			
At 6th April 2021	80,940	59,495	140,435
Charge for year	4,313	1,079	5,392
At 5th April 2022	85,253	60,574	145,827
Net book value			
At 5th April 2022	£ 463,375	£ 6,112	£ 469,487
At 6th April 2021	£ 467,688	£ 7,191	£ 474,879

All tangible fixed assets were used for charitable purposes.

The charity's freehold property comprises the housing property known as Dorant House, New Greens Lane, St. Albans, Hertfordshire AL3 6HT. Cost includes the purchase cost of the site incurred in 1978 amounting to £30,000 and subsequent expenditure on building costs amounting to £518,628 and expenditure on replacement windows incurred in 2012-13 and 2014-15.

The site acquisition cost is not depreciated. The vacant possession market value of the property is estimated by the Trustees to be of the order of £1.5m at 5th April 2022.

[12] FIXED ASSET INVESTMENTS

	Designated Funds			
	Capital Fund Investment Property £	Capital Fund Investment COIFCIF £	Extraordinary Repair Fund Investments NAACIF £	Total £
At 6th April 2021 at valuation	475,000	295	461,700	936,995
Additions at cost	-	-	5,000	5,000
Distributions reinvested	-	-	15,771	15,771
Unrealised gains/(losses)	-	30	35,586	35,616
AT 5th April 2022 at valuation	£ 475,000	£ 325	£ 518,057	£ 993,382

All investment assets are held within the UK and in order to provide an investment return for the charity.

CHARITY OF LIONEL ANNESLEY DORANT FOR ALMSHOUSES

NOTES TO THE FINANCIAL STATEMENTS FOR THE YEAR ENDING 5TH APRIL 2022
(continued)

[12] FIXED ASSET INVESTMENT (Continued)

The charity's investment property held in the Capital Fund is the detached house at 49 Partridge Road, St. Albans AL3 6HT, formerly used to provide wardens accommodation, currently let on an assured shorthold tenancy. The original cost of the property was £49,403. The property has been valued for the purposes of inclusion in these accounts by Leaders, Estate Agents at £475,000.

The charity's investment held in CCLA Investment Management Limited COIF Charities Investment Fund Income Units is stated at market value at 5th April 2022. Historical cost is not identified.

The charity's investment held in the National Association of Almshouses Common Investment Fund Accumulation Shares are stated at market value at 5th April 2022 . Historical cost, comprising the original investment, subsequent additions and accumulated dividends amounted to £359,939 at 5th April 2022 (2021- £339,168).

[13] DEBTORS

	2022	2021
	£	£
Due within one year		
Contributions receivable	9,282	12,787
Prepayments	1,860	1,327
	£ 11,142	£ 14,114

[14] CREDITORS: AMOUNTS FALLING DUE WITHIN ONE YEAR

	2022	2021
	£	£
Social Security and other taxes	362	425
Resident payments in advance	1,131	2,249
Accruals	14,657	10,576
	£ 16,150	£ 13,250

[15] ANALYSIS OF NET ASSETS BETWEEN FUNDS

	General Fund	Capital Fund	Extraordinary Repair Fund	Total Net Assets
	£	£	£	£
Tangible fixed assets	6,112	463,375	-	469,487
Fixed asset investments	-	475,325	518,057	993,382
Debtors	11,142	-	-	11,142
Cash with deposit takers	426,985	-	-	426,985
Cash at bank	88,221	-	-	88,221
Creditors < 1 year	(16,150)	-	-	(16,150)
	£ 516,310	£ 938,700	£ 518,057	£ 1,973,067

CHARITY OF LIONEL ANNESLEY DORANT FOR ALMSHOUSES

NOTES TO THE FINANCIAL STATEMENTS FOR THE YEAR ENDING 5TH APRIL 2022

(continued)

[16] FUNDS - ALL UNRESTRICTED

	Brought Forward at 06.04.21 £	Incoming Resouces Year £	Outgoing Resources Year £	Transfers £	Carried Forward at 05.04.22 £
GENERAL					
Accumulated Surplus	511,912	128,678	(123,593)	(687)	516,310
DESIGNATED					
Capital Fund					
Accumulated resources	517,092	-	-	(4,313)	512,779
Investments:					
Revalution Reserve	425,891	30	-	-	425,921
	942,983	30	-	(4,313)	938,700
Extraordinary Repair Fund					
Accumulated resources	339,168	15,771	-	5,000	359,939
Investments:					
Revaluation Reserve	122,532	35,586	-	-	158,118
	461,700	51,357	-	5,000	518,057
Total Designated Funds	1,404,683	51,387	-	687	1,456,757
Total Funds	£ 1,916,595	£ 180,065	£ (123,593)	£ -	£ 1,973,067

General Fund
The General Fund comprises the accumulated revenue surpluses available on the charity's general objectives as the Trustees see fit.

Capital Fund
The Capital Fund comprises the charity's own accumulated resources expended on the acquisition of the housing investment properties and in bringing those assets to their existing condition together with the associated investment and investment property revaluation reserves.

Extraordinary Repair Fund
The Extraordinary Repair Fund comprises the accumulated resources designated by the Trustees to be set aside to meet major buildings repairs, together with accumulative investment distributions and unrealised investment gains.

LIONEL ANNESLEY DORANT FOR ALMSHOUSES

England & Wales - Charity number 210687

Accounts

REGISTERED CHARITY NUMBER: 210687

CHARITY OF LIONEL ANNESLEY DORANT FOR ALMSHOUSES

TRUSTEES' ANNUAL REPORT AND FINANCIAL STATEMENTS

FOR THE YEAR ENDED 5TH APRIL 2021

ANDREW WIGGETT
Accountants & Tax Advisers

CHARITY OF LIONEL ANNESLEY DORANT FOR ALMSHOUSES

CHARITY INFORMATION

TRUSTEES	Mrs E. Hayward (Chairman) Mr S Boffey Mrs B. Brennan Cllr. G Clark Mrs S. O' Donnell (resigned 6th April 2021) Cllr. Roma Mills Mrs J. Singleton
ADMINISTRATOR	Mrs J. Hayward
OFFICE ADDRESS	73, Pondfield Crescent, St. Albans, Hertfordshire, AL4 9PA
ALMSHOUSE ADDRESS	Dorant House, New Greens Avenue, St Albans, Hertfordshire AL3 6HT
REGISTERED CHARITY NUMBER	210687
INDEPENDENT ACCOUNTANTS	Andrew Wiggett Accountants & Tax Advisers Gainsborough House 15, High Street, Harpenden, Hertfordshire, AL5 2RT
PRINCIPAL BANKERS	Barclays Bank PLC., 16-18 St Peters Street, St Albans, Hertfordshire, AL3 4DZ

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CHARITY OF LIONEL ANNESLEY DORANT FOR ALMSHOUSES

TRUSTEES' ANNUAL REPORT FOR THE YEAR ENDED 5TH APRIL 2021

The Trustees, present their annual report and financial statements for the year ended 5th April 2021.

ORGANISATION AND MANAGEMENT

The Charity operates under the name Dorant House and provides sheltered accommodation for the elderly from its property, of the same name, at New Greens Avenue, St Albans AL3 6HT.

The Charity is constituted under a Trust Deed dated 10th March 1976. It is a registered charity and a member of The National Almshouse Association.

The Trustees meet regularly to manage the Charity's affairs. There is a paid administrator who is responsible for day to day management and a resident warden who looks after the house and its residents.

POLICIES AND PROCEDURES TO APPOINT NEW TRUSTEES

Trustees are appointed in accordance with the Charity Commission document dated 14th April 1982 and shall consist, when complete, of not less than seven and not more than nine competent persons being three Nominative Trustees (appointed by St Albans District Council) and not less than four and not more than six Co-optative Trustees recruited for their interest and expertise.

REVIEW OF CHARITY PERFORMANCE AGAINST OBJECTIVES FOR THE PUBLIC BENEFIT

The Charity has continued to provide nineteen units of reasonable rate accommodation to its residents throughout the year, with an occupancy rate of 75%.

The Trustees have complied with their duty in section 4 of the Charity Act 2006 to have regard to the public benefit guidance when reviewing the Trust's aims, objectives and future activities.

REVIEW OF FINANCIAL INCLUDING INVESTMENT PERFORMANCE AGAINST OBJECTIVES

The Charity's investment in the National Association of Almhouses Common Investment Fund increased by £85,670. 2020 had seen a decrease of £77,293 due to a slump in stock market prices after the initial Covid-19 impact, so much of this year's gain is a reversal of that negative reaction. During the year further shares were purchased to the value of £5,000 (2020 - £5,000) and the fund received dividends of £16,576 (2020 - £17,291) which were reinvested. Valuation at the year end exceeds accumulated cost by £122,533 (2020 - £36,863).

The house at 49 Partridge Road, St Albans, formerly the warden's house, continued to be let commercially under an assured shorthold tenancy. The net income from this letting contributed to the surplus an amount of £6,394 (2020- £12,414). The investment property has been valued by Leaders, Estate Agents, for the purpose of inclusion in these accounts and subject to the tenancy, is valued at £475,000.

The transfer to the Extraordinary Repair Reserve was £5,000 (2020 - £5,000), which is in excess of the £900 minimum required by the Charity Commission.

The balance sheet shows net current assets of £504,722 (2020 - £459,079) including cash balances of £503,857 (2020 - £448,914). The Charity's financial position has continued to improve over the year 2021-22 and it has sufficient resources at the balance sheet date to maintain its activities for the forseeable future.

CHARITY OF LIONEL ANNESLEY DORANT FOR ALMSHOUSES

TRUSTEES' ANNUAL REPORT FOR THE YEAR ENDED 5TH APRIL 2021
(continued)

REVIEW OF MAJOR RISKS

The Trustees have reviewed the major risks to the Charity and consider these to be potential damage to the building. To mitigate this risk to the Charity, the Extraordinary Repair Fund is being built up to fund any major work that may be required to the building. The Charity also ensures that there are contracts to maintain fire alarms and extinguishers.

The coronavirus pandemic was with us through 2020 and continues to present health risks even at the end of 2021. We recognise that the spread of Covid-19 amongst residents is a significant risk, both to their welfare and the charities income, however in terms of remaining a going concern we have the safety net of reserves that would cover our costs for well over a year from the current date.

RESERVES POLICY

The Charity is required to maintain an Extraordinary Repair Fund by Supplemental Order of the Charity Commission, dated 19th November 1980. General reserves are kept at a suitable level to fund the day to day expenses of the Charity.

FUTURE PLANS

The future aims of the Charity are to continue to offer a high quality sheltered environment for the alms people.

TRUSTEES

The Trustees who held office during the year were as follows :

Mrs E. Hayward - Chairman
Mr S Boffey
Mrs B. Brennan
Cllr. G. Clark
Mrs S. O' Donnell (resigned 6th April 2021)
Mrs J. Singleton
Cllr. Roma Mills

This report was approved by the Trustees on 1st December 2021 and signed on its behalf.

E Hayward
Chairman of Trustees

INDEPENDENT EXAMINERS' REPORT TO THE TRUSTEES OF

CHARITY OF LIONEL ANNESLEY DORANT FOR ALMSHOUSES

I report to the trustees on my examination of the accounts of the Charity for the year ended 5th April 2021, which are set out on pages 4 - 12.

RESPONSIBILITIES AND BASIS OF REPORT

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

I report in respect of my examination of the Trustee's accounts carried out under s.145 of the 2011 Act and in carrying out my examination I have followed all the applicable Directions given by the Charity Commission under s. 145(5)(b) of the 2011 act.

INDEPENDENT EXAMINER'S STATEMENT

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

[1] accounting records were not kept in respect of the Charity as required by s. 130 of the Act;
[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 but I would draw your attention to the disclosure in note 1(g) Going Concern in relation to the emergence of the coronavirus pandemic in early 2020.

ANDREW WIGGETT
Accountants & Tax Advisers
Gainsborough House,
15, High Street,
Harpenden,
Hertfordshire,
AL5 2RT

1st December 2021

CHARITY OF LIONEL ANNESLEY DORANT FOR ALMSHOUSES

STATEMENT OF FINANCIAL ACTIVITIES FOR THE YEAR ENDED 5TH APRIL 2021

	Notes	Unrestricted Funds: General Fund £	Unrestricted Funds: Designated Funds £	Total 2021 £	Total 2020 £
INCOME FROM					
Charitable Activity:					
Contributions by Almspeople		115,965		115,965	132,621
Investments	2	15,733	16,576	32,309	36,218
Total income		**131,698**	**16,576**	**148,274**	**168,839**
EXPENDITURE ON					
Raising funds:					
Investment property expenses	3	3,671	-	3,671	9,146
Charitable Activity:					
Residential charges collection fees		2,311	-	2,311	2,311
Property repairs and maintentance	4	17,608	-	17,608	82,212
Lift maintenance		1,671	-	1,671	1,591
Light and heat		11,237	-	11,237	10,695
Insurance		2,579	-	2,579	2,463
Water charges		2,355	-	2,355	2,719
Garden maintenance		1,570	-	1,570	1,618
Council Tax		2,335	-	2,335	2,077
Warden's salary	5	15,468	-	15,468	14,542
Warden Call		1,179	-	1,179	1,305
Telephone		678	-	678	678
Administrator's fee	6	7,000	-	7,000	7,958
Governance costs	7	10,880	-	10,880	11,474
Depreciation		5,592	-	5,592	5,827
Sundry expenses		514	-	514	1,573
Total expenditure		**86,648**	**-**	**86,648**	**158,189**
Net income before gains/(losses) on investment assets		**45,050**	**16,576**	**61,626**	**10,650**
Gain/(Loss) on investment assets:					
Unrealised - Investments	12	-	85,759	85,759	(77,347)
Unrealised - Investment properties		-	-	-	-
		-	**85,759**	**85,759**	**(77,347)**
Net surplus/(deficit) for year before transfers		**45,050**	**102,335**	**147,385**	**(66,697)**
Transfers between funds	10	(677)	677	-	-
Net movement in funds		**44,373**	**103,012**	**147,385**	**(66,697)**
Fund balance brought forward at 6th April 2020		467,539	1,301,671	1,769,210	1,835,907
Fund balance carried forward at 5th April 2021		**£ 511,912**	**£ 1,404,683**	**£ 1,916,595**	**£ 1,769,210**

The notes on pages 7 to 12 form part of these financial statements.

CHARITY OF LIONEL ANNESLEY DORANT FOR ALMSHOUSES

BALANCE SHEET AS AT 5TH APRIL 2021

	Notes	2021		2020	
		£	£	£	£
FIXED ASSETS					
Tangible assets	11	474,879		480,471	
Investments	12	936,995		829,660	
			1,411,874		1,310,131
CURRENT ASSETS					
Debtors	13	14,114		19,637	
Cash with deposit takers		426,465		425,181	
Cash at bank and in hand		77,392		23,733	
		517,971		468,551	
CREDITORS: amounts falling due within one year	14	(13,250)		(9,472)	
NET CURRENT ASSETS			504,721		459,079
NET ASSETS	15		£ 1,916,595		£ 1,769,210
UNRESTRICTED FUNDS					
Designated - Capital	16	942,983		947,217	
Designated - ERF	16	461,700		354,454	
			1,404,683		1,301,671
General			511,912		467,539
TOTAL CHARITY FUNDS			£1,916,595		£1,769,210

Approved by the Board of Trustees on 1st December 2021 and signed on its behalf.

E Hayward
Chairman and Trustee

S Boffey
Trustee

CHARITY OF LIONEL ANNESLEY DORANT FOR ALMSHOUSES

STATEMENT OF CASH FLOWS FOR THE YEAR ENDING 5TH APRIL 2021

	2021 £	2020 £
RECONCILIATION OF NET INCOME TO NET CASH FLOW FROM OPERATING ACTIVITIES		
Net income/(deficit) for the year (page 4)	147,385	(66,697)
Adjustments for:		
Net (gains)/losses on investments	(85,759)	77,347
Depreciation charge	5,592	5,827
Investment income	(32,309)	(36,218)
(Increase)/Decrease in debtors	5,523	12,946
Increase/(Decrease) in creditors	3,778	6,049
Net cash generated/(absorbed) by operations	**44,210**	**(746)**
CASH FLOWS FROM INVESTING ACTIVITIES		
Investment income	32,309	36,218
Purchases of investments	(21,576)	(22,291)
Net cash generated from investing activities	**10,733**	**13,927**
Change in cash and cash equivalents in the reporting period	**54,943**	**13,181**
Cash and cash equivalents at 5th April 2020	448,914	435,733
Cash and cash equivalents at 5th April 2021 **Cash with deposit takers and at bank**	£ **503,857**	£ **448,914**
Comprising:		
Cash with deposit takers (page 5)	426,465	425,181
Cash at bank (page 5)	77,392	23,733
	£ **503,857**	£ **448,914**

CHARITY OF LIONEL ANNESLEY DORANT FOR ALMSHOUSES

NOTES TO THE ACCOUNTS FOR THE YEAR ENDED 5TH APRIL 2021

[1] ACCOUNTING POLICIES

(a) Basis of preparation of statements

The accounts have been prepared under the historical cost convention with the exception that fixed asset investments and the investment property are included at fair value.

The accounts have been prepared in accordance with 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 (FRS 102) (effective 1st January 2015) - (Charities SORP (FRS 102)). The charity is a public benefit entity under FRS 102.

(b) Tangible fixed assets and depreciation

Tangible fixed assets are included at cost, where that is greater than £1,000. Cost includes the original purchase price of the asset and cost attributable to bringing the asset to its working condition for its intended use.

Depreciation is provided so as to write off the cost of fixed assets over their expected useful economic lives as follows:

Freehold land	- Not depreciated
Freehold Building	- 0.5% on reducing balance
Subsequent Expenditure - Replacement windows	- Over 20 years from 2013
Furniture, Fittings & Equipment	- 15% on reducing balance

(c) Fixed asset investments

Investments, including the investment property, are included within the Balance Sheet at their market value at the balance sheet date. The Statement of Financial Activities includes the net gains and losses arising on revaluation and disposals during the year.

(d) Income

All incoming resources are included in the Statement of Financial Activities when the charity is entitled to the income and the amount can be quantified with reasonable accuracy. The following specified policies are applicable to particular categories of income:

[i] - Investment income is included gross for amounts receivable at the Balance Sheet date.

[ii] - Contributions from Almspeople are included in the period in which they are receivable.

(e) Expenditure

Expenditure is recognised on an accruals basis as a liability is incurred. Expenditure includes irrecoverable VAT and is reported as part of the expenditure to which it relates:

[i] - Charitable expenditure comprises those costs incurred by the charity in the delivery of its activities and services for its beneficiaries. It includes both costs that can be allocated directly to such activities and those costs of an indirect nature, necessary to support them.

[ii] - Governance costs include those costs associated with meeting constitutional and statutory requirements of the charity and include independent examination fees and costs linked to the strategic management of the charity.

[iii] - Costs that are directly attributable are allocated on a charitable activity basis and support costs are then added. Support costs are apportioned to the charitable activities on a reasonable and consistent basis such as on the basis of time spent.

(f) Fund Accounting

[i] Unrestricted Funds

Unrestricted funds are available for use at the discretion of the Trustees in furtherance of the general objective as they see fit.

[ii] Designated Funds

Designated funds are unrestricted funds earmarked by the Trustees for a particular purpose.

[iii] Revaluation Reserves

Revaluation reserves consist of the part of the charity's designated funds which comprise the difference between the market value of the investments and investment property, respectively, at the balance sheet date and the original cost of the investment asset together with additions and reinvested dividends.

CHARITY OF LIONEL ANNESLEY DORANT FOR ALMSHOUSES

NOTES TO THE FINANCIAL STATEMENTS FOR THE YEAR ENDED 5TH APRIL 2021

(continued)

[1] ACCOUNTING POLICIES (continued)

(g) Going concern

The financial statements have been prepared on a going concern basis as the Trustees believe that no material uncertainties exist, except as disclosed below. The Trustees have considered the level of funds held and the expected level of income and expenditure for the twelve months from authorising these financial statements. The budgeted income and expenditure is sufficient with the level of reserves for the charity to be able to continue as a going concern.

In the early part of 2020, a coronavirus pandemic emerged which caused economic uncertainty and the United Kingdom government to implement significant restrictions on social and business activities. The Trustees have considered the potential impact of this on the financial position of the charity and have concluded that the charity is unlikely to be significantly be affected by this, given the level of reserves, in the period of twelve months from the date of authorising these accounts.

[2] INVESTMENT INCOME

	Unrestricted Funds			
	General Fund	Designated Fund	Total 2021	Total 2020
	£	£	£	£
Rents receivable	14,440	-	14,440	15,540
NAACIF Accumulation Units:				
Distributions Invested	-	16,576	16,576	17,291
COIF Income Units:				
Distributions received	9	-	9	8
Interest Receivable	1,284	-	1,284	3,379
	£ 15,733	£ 16,576	£ 32,309	£ 36,218

[3] INVESTMENT PROPERTY EXPENSES

	2021	2020
	£	£
Agents and professional fees	3,089	2,950
Repairs and maintenance	582	6,196
	£ 3,671	£ 9,146

[4] PROPERTY REPAIRS AND MAINTENANCE

	2021	2020
	£	£
Fire rated doors, supply & installation	-	32,089
Repaint/refurbish front doors	8,505	-
Flats internal redecoration	-	2,508
Bathrooms refurbishment	5,024	26,290
Kitchens refurbishment	-	9,674
Flooring and furnishings	-	3,380
Fencing	-	1,758
Boiler service and repairs	1,023	945
Laundry room - Equipment, repairs	499	687
Fire equipment maintenance	1,285	415
General repairs and maintenance	1,272	4,466
	£ 17,608	£ 82,212

CHARITY OF LIONEL ANNESLEY DORANT FOR ALMSHOUSES

NOTES TO THE FINANCIAL STATEMENTS FOR THE YEAR ENDED 5TH APRIL 2021

(continued)

[5] STAFF COSTS

	2021	2020
	£	£
Wages	£ 15,468	£ 14,542
Average weekly number of persons employed during the year:		
House staff - Warden	1	1

[6] SUPPORT COSTS

	Charitable activity	Governance cost	2021	2020
	£	£	£	£
Administrator's fee	7,000	7,000	14,000	15,916
	page 4	(note 7)		

[7] GOVERNANCE COSTS

	2021	2020
	£	£
Annual Accounts and Examiner's Fee	3,000	2,640
Other fees Accountancy Services	545	557
Subscription - NAA	335	319
Support Costs (note 6)	7,000	7,958
	£ 10,880	£ 11,474

[8] PAYMENTS TO TRUSTEES

No trustee received any payment for remuneration or expenses for their work as trustees in either the current or preceding period.

[9] TAXATION AND CHARITABLE STATUS

The charity is constituted under a Trust Deed dated 10th March 1976 and registered under the Charities Act 2011, charity number 210687 and as such is not liable to tax on its income and gains for charitable purposes.

[10] TRANSFER BETWEEN FUNDS

	Capital Fund	Extraordinary Repair Fund		2021 Total	2020 Total
	£	£	£	£	£
Amount of transfer	£ (4,323)	£ 5,000	£ -	£ 677	£ 666

The transfer from general Fund to the Capital Fund comprises the release of resources required to fund the balance sheet carrying value of the fixed asset property investments.

The transfer from General Fund to the Extraordinary Repair Fund of £5,000 is for the purpose of providing resources for major repairs to the charity's housing property.

Under a supplemental order of the Charity Commission dated 19th November 1980 the minimum annual payment to be made into the Extraordinary Repair Fund is £900.

CHARITY OF LIONEL ANNESLEY DORANT FOR ALMSHOUSES

NOTES TO THE FINANCIAL STATEMENTS FOR THE YEAR ENDED 5TH APRIL 2021

(continued)

[11] TANGIBLE FIXED ASSETS

	Freehold property £	Furniture fittings & equipment £	Total £
Cost			
At 6th April 2020	548,628	66,686	615,314
Additions	-	-	-
At 5th April 2021	548,628	66,686	615,314
Depreciation			
At 6th April 2020	76,617	58,226	134,842
Charge for year	4,323	1,269	5,592
At 5th April 2021	80,940	59,495	140,434
Net book value			
At 5th April 2021	£ 467,688	£ 7,191	£ 474,880
At 6th April 2020	£ 472,011	£ 8,460	£ 480,471

All tangible fixed assets were used for charitable purposes.

The charity's freehold property comprises the housing property known as Dorant House, New Greens Lane, St. Albans, Hertfordshire AL3 6HT. Cost includes the purchase cost of the site incurred in 1978 amounting to £30,000 and subsequent expenditure on building costs amounting to £518,628 and expenditure on replacement windows incurred in 2012-13 and 2014-15.

The site acquisition cost is not depreciated. The vacant possession market value of the property is estimated by the Trustees to be of the order of £1.5m at 5th April 2021.

[12] FIXED ASSET INVESTMENTS

	Designated Funds			
	Capital Fund Investment Property £	Capital Fund Investment COIFCIF £	Extraordinary Repair Fund Investments NAACIF £	Total £
At 6th April 2020 at valuation	475,000	206	354,454	829,660
Additions at cost	-	-	5,000	5,000
Distributions reinvested	-	-	16,576	16,576
Unrealised gains/(losses)	-	89	85,670	85,759
AT 5th April 2021 at valuation	£ 475,000	£ 295	£ 461,700	£ 936,995

All investment assets are held within the UK and in order to provide an investment return for the charity.

CHARITY OF LIONEL ANNESLEY DORANT FOR ALMSHOUSES

NOTES TO THE FINANCIAL STATEMENTS FOR THE YEAR ENDING 5TH APRIL 2021
(continued)

[12] FIXED ASSET INVESTMENT (Continued)

The charity's investment property held in the Capital Fund is the detached house at 49 Partridge Road, St. Albans AL3 6HT, formerly used to provide wardens accommodation, currently let on an assured shorthold tenancy. The original cost of the property was £49,403. The property has been valued for the purposes of inclusion in these accounts by Leaders, Estate Agents at £475,000.

The charity's investment held in CCLA Investment Management Limited COIF Charities Investment Fund Income Units is stated at market value at 5th April 2021. Historical cost is not identified.

The charity's investment held in the National Association of Almshouses Common Investment Fund Accumulation Shares are stated at market value at 5th April 2021 . Historical cost, comprising the original investment, subsequent additions and accumulated dividends amounted to £339,166 at 5th April 2021 (2020- £317,590).

[13] DEBTORS

	2021	2020
	£	£
Due within one year		
Contributions receivable	12,787	18,262
Prepayments	1,327	1,375
	£ 14,114	£ 19,637

[14] CREDITORS: AMOUNTS FALLING DUE WITHIN ONE YEAR

	2021	2020
	£	£
Social Security and other taxes	425	309
Resident payments in advance	2,249	114
Accruals	10,576	9,049
	£ 13,250	£ 9,472

[15] ANALYSIS OF NET ASSETS BETWEEN FUNDS

	General Fund	Capital Fund	Extraordinary Repair Fund	Total Net Assets
	£	£	£	£
Tangible fixed assets	7,191	467,688	-	474,879
Fixed asset investments	-	475,295	461,700	936,995
Debtors	14,114	-	-	14,114
Cash with deposit takers	426,465	-	-	426,465
Cash at bank	77,392	-	-	77,392
Creditors < 1 year	(13,250)	-	-	(13,250)
	£ 511,912	£ 942,983	£ 461,700	£ 1,916,595

CHARITY OF LIONEL ANNESLEY DORANT FOR ALMSHOUSES

NOTES TO THE FINANCIAL STATEMENTS FOR THE YEAR ENDING 5TH APRIL 2021

(continued)

[16] FUNDS - ALL UNRESTRICTED

	Brought Forward at 06.04.20 £	Incoming Resouces Year £	Outgoing Resources Year £	Transfers £	Carried Forward at 05.04.21 £
GENERAL					
Accumulated Surplus	467,539	131,698	(86,648)	(677)	511,912
DESIGNATED					
Capital Fund					
Accumulated resources	521,415	-	-	(4,323)	517,092
Investments:					
Revalution Reserve	425,802	89	-	-	425,891
	947,217	89	-	(4,323)	942,983
Extraordinary Repair Fund					
Accumulated resources	317,592	16,576	-	5,000	339,168
Investments:					
Revaluation Reserve	36,862	85,670	-	-	122,532
	354,454	102,246	-	5,000	461,700
Total Designated Funds	1,301,671	102,335	-	677	1,404,683
Total Funds	£ 1,769,210	£ 234,033	£ (86,648)	£ -	£ 1,916,595

General Fund
The General Fund comprises the accumulated revenue surpluses available on the charity's general objectives as the Trustees see fit.

Capital Fund
The Capital Fund comprises the charity's own accumulated resources expended on the acquisition of the housing investment properties and in bringing those assets to their existing condition together with the associated investment and investment property revaluation reserves.

Extraordinary Repair Fund
The Extraordinary Repair Fund comprises the accumulated resources designated by the Trustees to be set aside to meet major buildings repairs, together with accumulative investment distributions and unrealised investment gains.