ELEEMOSYNARY CHARITY OF WILLIAM HOBBAYNE

England & Wales · Charity number 211547

Details

Status	Registered
Legal form	Other
Registered	1962-11-19
Register	View on the Charity Commission register

Contact

Address	The William Hobbayne Centre St. Dunstans Road London W7 2HB
Phone	02088100277
Email	clerk@williamhobbaynecharity.co.uk
Website	www.williamhobbaynecharity.co.uk

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Activities

Objects: (A) THE TRUSTEES SHALL FIRST DEFRAY OUT OF THE INCOME OF THE CHARITY THE COST OF MAINTAINING THE PROPERTY OF CHARITY (INCLUDING THE REPAIR AND INSURANCE OF ANY BUILDINGS THEREON OTHER THAN ALMSHOUSES) AND ALL OTHER CHARGES AND OUTGOINGS PAYABLE IN RESPECT THEREOF AND ALL THE PROPER COSTS, CHARGES AND EXPENSES OF AND INCIDENTAL TO THE ADMINISTRATION AND MANAGEMENT OF THE CHARITY. SUBJECT TO PAYMENT OF THE EXPENSES AFORESAID THE TRUSTEES SHALL PAY THE FOLLOWING YEARLY SUMS, OR SUCH OTHER AMOUNTS AS THE COMMISSIONERS FROM TIME TO TIME IN WRITING APPROVE OUT OF THE INCOME OF THE CHARITY: (1) A SUM OF ?25 TO THE RECTOR FOR THE TIME BEING OF THE ECCLESIASTICAL PARISH OF ST. MARY, HANWELL, FOR PREACHING A SERMON ON THE SUNDAY BEFORE EASTER; (2) A SUM OF ?5,000 TO THE CHURCHWARDENS FOR THE TIME BEING OF THE ECCLESIASTICAL PARISH OF ST. MARY, HANWELL FOR THE MAINTENANCE OF THE BELLS AND BELL ROPES AND SUBJECT THERETO TOWARDS THE REPAIR OF THE PARISH CHURCH; (3) A SUM OF ?2,500 TO THE TRUSTEES FOR THE TIME BEING OF THE EDUCATIONAL CHARITY OF WILLIAM HOBBAYNE FOR USE FOR THE PURPOSES OF THAT CHARITY. (B) THE TRUSTEES SHALL FIRST DEFRAY OUT OF THE INCOME OF THE ALMSHOUSE BRANCH THE COST OF REPAIRS AND INSURANCE AND ALL OTHER CHARGES AND OUTGOINGS PAYABLE IN RESPECT OF THE ALMSHOUSES OF THE CHARITY. SUBJECT TO THE PAYMENTS AFORESAID THE TRUSTEES SHALL APPLY THE INCOME OF THE ALMSHOUSE BRANCH FOR THE BENEFIT OF THE RESIDENTS IN THE ALMSHOUSES OF THE CHARITY OR ANY OF THEM IN SUCH MANNER AS THE TRUSTEES THINK FIT FROM TIME TO TIME. THE ALMSHOUSES BELONGING TO THE CHARITY AND THE PROPERTY OCCUPIED THEREWITH SHALL BE APPROPRIATED AND USED FOR THE ACCOMMODATION OF RESIDENTS IN CONFORMITY WITH THE PROVISIONS OF THIS SCHEME. (C) (1) THE TRUSTEES SHALL APPLY THE INCOME OF THE RELIEF IN NEED BRANCH IN RELIEVING EITHER GENERALLY OR INDIVIDUALLY PERSONS RESIDENT IN THE AREA OF THE FORMER CIVIL PARISH OF HANWELL WHO ARE IN CONDITIONS OF NEED, HARDSHIP OR DISTRESS BY MAKING GRANTS OF MONEY OR PROVIDING OR PAYING FOR ITEMS, SERVICES OR FACILITIES CALCULATED TO REDUCE THE NEED, HARDSHIP OR DISTRESS OF SUCH PERSONS. (2) THE TRUSTEES MAY PAY FOR SUCH ITEMS, SERVICES OR FACILITIES BY WAY OF DONATIONS OR SUBSCRIPTIONS TO INSTITUTIONS OR ORGANISATIONS WHICH PROVIDE OR WHICH UNDERTAKE IN RETURN TO PROVIDE SUCH ITEMS, SERVICES OR FACILITIES FOR SUCH PERSONS. (3) SUBJECT THERETO, THE TRUSTEES SHALL APPLY THE INCOME OF THE RELIEF IN NEED BRANCH IN RELIEVING EITHER GENERALLY OR INDIVIDUALLY PERSONS RESIDENT IN THE LONDON BOROUGH OF EALING WHO ARE IN CONDITIONS OF NEED, HARDSHIP OR DISTRESS IN MANNER AFORESAID. (4) IF AND IN SO FAR AS INCOME CANNOT BE APPLIED FOR RELIEF IN NEED IN THE MANNER AFORESAID THE TRUSTEES MAY APPLY THE SAME FOR SUCH CHARITABLE PURPOSES FOR THE GENERAL BENEFIT OF THE INHABITANTS OF THE SAID LONDON BOROUGH AS THEY THINK FIT.

Activities: To relieve, generally and individually, Ealing residents (with priority to Hanwell residents) who are in conditions of need, hardship or distress by making grants of money or paying for items, services or facilities calculated to reduce the need, hardship or distress. The William Hobbayne Community Centre is used for activities to aid mental and physical wellbeing.

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Classification

- **How:** Makes Grants To Individuals, Makes Grants To Organisations, Other Charitable Activities
- **What:** The Prevention Or Relief Of Poverty
- **Who:** Children/young People, Elderly/old People, People With Disabilities, Other Charities Or Voluntary Bodies, The General Public/mankind

Geography

- **Area of benefit:** PARISH OF HANWELL AS IN 1903 AND EALING LB
- Ealing

Finances

Period end	Income	Expenditure	Assets	Employees
2024-09-30	£267,999	£275,111	-	-
2023-09-30	£259,996	£260,491	-	-
2022-09-30	£231,135	£231,551	-	-
2021-09-30	£204,904	£178,525	-	-
2020-09-30	£229,163	£196,486	-	-

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Trustees

Name	Role	Appointed
Bridget Bergin		2025-08-08
DAVID MUIR		2025-08-08
Deirdre Higgins		2025-08-08
Dr NICHOLAS ROBINSON		2025-08-08
Geoffrey Mules		2025-08-08
Geraldine Anne Barrett		2025-08-08
JOHN SAWYER		2025-08-08
MARK COSSTICK		2025-08-08
Paul Lovell		2025-08-08
ROBERT COOMBER		2025-08-08
Rev Andrew DAND		2025-08-08
Tan Afzal		2025-08-08
WENDY FAZEY		2025-08-08

Linked charities

- EDUCATIONAL FOUNDATION OF WILLIAM HOBBAYNE (211547-1)

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ELEEMOSYNARY CHARITY OF WILLIAM HOBBAYNE

England & Wales - Charity number 211547

Accounts

THE ELEEMOSYNARY CHARITY OF WILLIAM HOBBAYNE

REPORT & ACCOUNTS

YEAR ENDED 30 SEPTEMBER 2024

Charity No : 211547

THE ELEEMOSYNARY CHARITY OF WILLIAM HOBBAYNE
FOR YEAR ENDED 30 SEPTEMBER 2024

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THE ELEEMOSYNARY CHARITY OF WILLIAM HOBBAYNE

CHARITY INFORMATION

FOR THE YEAR ENDED 30 SEPTEMBER 2024

Trustees

Rev.Andrew Dand (ex-officio)
Angela Wallis
Robert Coomber
David Muir
Mark Cosstick
John Sawyer
Wendy Fazey
Deidre Higgins
Tan Afzal
Paul Lovell
Nicholas Robinson
Alison Rockley (Resigned)
Bridgett Goodman (Resigned)

Auditor

J Stuart Thomson MA, CA, FCT, ATT, MCSI
Johnsons, Chartered Accountants
Ground Floor
1-2 Craven Road
London W5 2UA

Bankers

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

Investment Advisers

Walker Crips Stockbrokers Ltd.
Old Change House,
128 Queen Victoria Street,
London, EC4V 4BJ

THE ELEEMOSYNARY CHARITY OF WILLIAM HOBBAYNE

TRUSTEES ANNUAL REPORT

FOR THE YEAR ENDED 30 SEPTEMBER 2024

1. Reference and Administrative Details of the Charity, its Trustees and Advisers

The Eleemosynary Charity of William Hobbayne (Charity Number 211547) is also known as the Charity of William Hobbayne.

The principal and administrative address of the charity is The William Hobbayne Centre, St. Dunstan's Road, London W7 2HB.

The Trustees of the charity during the year ended 30 September 2024 were :-

Rev.Andrew Dand (ex-officio)
Angela Wallis
Robert Coomber
David Muir
Mark Cosstick
John Sawyer
Wendy Fazey
Deidre Higgins
Tan Afzal
Paul Lovell
Nicholas Robinson
Alison Rockley (Resigned)
Bridgett Goodman (Resigned)

The Ex-Officio Trustee is the Rector of the Parish of St Mary's, Hanwell. The other Trustees are all Co-Opted and are appointed for a period of 4 years. They are eligible for re-appointment.

2. Structure, Governance and Management

The charity is a Relief in Need Charity and was founded in 1484. It is governed by a Charity Commission Scheme dated 24 June 1991 amended by further scheme dated 17 November 1999 and resolutions dated 31 July 2006 and 14 March 2012.

The Trustees are body corporate under Certificate of Incorporation dated 4 February 1994. The Board of trustees, when complete, consists of:

One Ex-officio trustee who is the Rector of the Parish of St. Mary's, Hanwell.

No fewer than 10 and no more than 12 Co-opted Trustees who are appointed for a term of 4 years by a resolution of the Trustees passed at a special meeting.

The major risks to which the charity is exposed, as identified by the Trustees, are regularly reviewed and systems and procedures have been established to manage those risks.

2.1 Members of Staff

Staff Member:	Sienna Pulati
Role:	Clerk
Staff Member:	Charlotte Carotenuto
Role:	Assistant Clerk
Staff Member:	June Martin
Role:	Outreach worker
Staff Member:	Mary Gill
Role:	Property Manager
Staff Member:	Sue Munday
Role:	Administrator
Staff Member:	Anne Little
Role:	Assistant

Changes to personnel between 1st October 2023 to 30th September 2024 Anne Little moved from Clerk position to assistant, working casual hours. Sienna Pulati joined as Clerk.

3. Objectives and Activities

After paying for the cost of maintaining the property of the charity and expenses incidental to the administration and management of the charity, the charity's objects are:-

3.1 To pay the following specific sums, or other amounts as the Charity Commissioners shall from time to time approve, annually :-

a) £7,500 to the Churchwardens and Deputy Churchwardens for the time being of the District served by the parish church of St. Mary's Church, Hanwell for the maintenance of the bells and bell ropes and subject thereto towards the repair of the parish church.

b) A sum of £25 to the Rector of St. Mary's Church, Hanwell for preaching a sermon on the life of William Hobbayne and the work of the Charity.

c) A sum of up to £8,000 to the Trustees for the time being of the Education Charity of William Hobbayne for the purposes of that Charity.

3.2 To apply the income in relieving either generally or individually persons resident in the Civil parish of Hanwell and are in conditions of need, hardship or distress. If the income cannot be applied in that manner it may be applied in relieving, either generally or individually, persons resident in the London Borough of Ealing who are in condition of need, hardship or distress. If and so far as the income cannot be applied in the manner aforesaid, the income may be applied for such charitable purposes for the general benefit of the inhabitant of the London Borough of Ealing as the trustees think fit.

The assets of the charity comprise a fund of investments, the property at 25 Golden Manor, Hanwell, the property at 1B St Mark Road, Hanwell, the property known as The William Hobbayne Centre, St Dunstan's Road, Hanwell and three pieces of land being the Billets Hard Allotments (including severed land on the other side of the River Brent on Fitzherbert Walk and Known as Billets Hart Copse), William Hobbayne Community Garden, St Margarets Road, W7 and land North West of Connolly Road, known as Hobbayne Half Acre Field.

4. Achievements and Performance

4.1 Organisational and Individual Grants

Our Community and Grant team are continuing to arrange meetings with local groups supporting those in need. They discuss grant applications in detail and explain our administrative process. They guide through and support applications prior to Trustee approval for individual and organisational grants. An important part of their role is to connect groups together who in turn can support each other.

During the year the Charity provided individual grants after sponsor assessments to individuals in need, hardship and distress, and to a variety of organisations and groups.

4.2 Community Support and Engagement

The Charity continued to support the community through project support, events and networking.

Befriend celebrated its 30th Anniversary with a hugely successful event at the Centre, attended by the Mayor, befriend staff, and community residents who benefit from their valuable services. The room was packed, and the Charity provided vintage afternoon sets and additional support to help them deliver a memorable celebration.

The Charity and the Goodgym supported the 'Shelter from the Storm' charity event. Led by a resident, we assisted with door donations, raffle ticket sales, and event logistics, helping them raise £675 for the homeless charity.

Emergency requests for urgently needed children's clothes continued throughout the year from our Volunteer Social Worker and the community, particularly during seasonal changes. Thanks to the generosity of locals, we received immediate donations in response to our call outs. We began a Hobbayne Recycling Group, enabling us to put out donation requests as needed. Clothing and book donations continue into the Charity, and we are distributing them across the community.

Toys donated to the Charity were shared in the community throughout the year and this was helpful during school holidays. Bunnies Nursery Charity also received some toys for their sessions. The toys on top of their recent successful grant application are making a difference in supporting their work especially given funding constraints.

Billet's Hart Allotments donated masks and sanitiser, which we distributed to those in need within the community.

The Head of Cost of Living at Ealing Council visited the Centre to view our premises and discuss our work. The Charity offered free rental to Ealing Council for a regular slot in the Community Suite to enable support sessions for residents at the Centre. The sessions would offer vital cost-of-living information via the Cost-of-Living team.

The Charity prepared for its first Christmas Fair that was to take place in December 2024 to support local artisans and small business, with lots of information and activities for families. The event was to be supported by local musicians and volunteers.

A Gong Bath was arranged for our volunteers at the Centre. The session was well attended and received positive feedback from the group, who appreciated both the experience and the recognition for their efforts.

Ealing Alternative Provision who supports students excluded from mainstream school shared details and photos of the kitchen equipment purchased using their grant from Trustees. The project is proving to be extremely successful.

The Charity team attended the Light Up the Meadow event, hosted by the Katherine Buchan Meadow. It featured carol singing, mulled wine, and mince pies. The event was originally set up by the Charity and continues as an annual much-loved event.

Following an invitation from the King's Representative in Ealing, Richard Kornicki, our office team attended the King's visit to Ealing Broadway Shopping Centre. Details remained confidential until just minutes before the visit. With only a few days' notice, it was a whole-team effort preparing an information board and presentation. We had the opportunity to discuss the Charity's work, and the King was impressed by the Charity's history and dedication to green spaces.

THE ELEEMOSYNARY CHARITY OF WILLIAM HOBBAYNE

TRUSTEES ANNUAL REPORT

FOR THE YEAR ENDED 30 SEPTEMBER 2024

The Charity supported another successful Burns Night run by residents at the Centre. Eighty people enjoyed a fantastic Scottish celebration. The £685 profit was donated to the kitchen fund, helping to keep our community events well-equipped.

The Charity received a thank-you letter from the priest at Our Lady of the Visitation Church, Greenford, expressing appreciation for kitchen equipment donated.

The team attended the West London Islamic Centre's Annual Unity Iftar. The Charity and its volunteers were invited for a tour of the centre and met with members of the congregation. Everyone had an opportunity to get to know each other and the work we are all doing in the community. The evening ended with a shared meal.

The Charity continued loaning equipment to local events and organisations, receiving increasing requests to support charitable events and fundraisers. We continue to build up a stock of event equipment for loan, primarily from community donations or kitchen equipment fundraisers. Household clear-outs led to donations - some for the Centre, others for St Thomas' Church, and for Greenford Homeless Breakfast Club.

The Easter Bunny arrived in Hanwell, thanks to Trustees' efforts, ensuring that local children received Easter treats over the holiday weekend. Our Volunteer Social Worker assisted with distribution.

We met with a local Scout group, offering advice on funding and marketing their scout hut for local group hire.

We hosted our Quiz Night at the Centre. Residents delivered together a fantastic community event, raising £1,096.54 (after expenses) for greening projects.

Each year the Charity applies for London Marathon charity places. Applications are highly competitive, and we have not been successful to date.

The Charity played a key role in helping Hanwell's Local Historian raise the £900 necessary to keep collating, printing and exhibiting his work. Following the Charity's initial grant of £500, the community rallied around and additional funds were raised through a cake sale at the Centre bringing in £208, with remaining cakes sold to volunteers for £20.

The Charity proudly supported the Your Voice, Your Town event, hosted by Ealing Council at the Centre. We brought together local Hanwell groups, showcasing community services and volunteer opportunities. Residents engaged with various organisations, learning more about available resources.

The Charity partnered with Marshall Amp suppliers, offering use of our car park on Hootie afternoon. In return, they donated a portable speaker for our events.

The Charity gathered data on shifting needs in Hanwell and Ealing. Our goal was to collate insights into community need, and also to help with the Charity's annual planning and strategies.

The Charity's William Hobbayne School Awards at St Mark's School took place on 18th July and the Charity presented six awards to deserving students. There was a presentation of the Charity's history, highlighting its ongoing support for the school. One boy and one girl received awards in each of three categories: Sports Award, Progress Award and the William Hobbayne Award for All-Round Contribution to School Life.

We completed online training with the Foodbank, ensuring we could continue issuing food vouchers to those in need. The Foodbank's IT systems had evolved significantly, with new training sessions enabling partners to issue vouchers independently for efficiency and accessibility.

The inaugural Hanwell Ukulele Festival took place with the support of a grant from the Charity. Organisers were grateful for the Charity's support, which helped expand the event and provide tutors for individuals with learning difficulties.

Over the summer, the Charity initiated weekly calls and meetings for The Community Charter, a collaboration with Ealing Council. These sessions aimed to capture knowledge from experienced community organisations and individuals, helping the Council establish stronger connections via surveys, emails, and workshops. The outcome will be a Charter, representing how the Council and community could work together to build supportive relationships.

We received a special thank-you from North Hanwell Baptist Church, expressing appreciation for the Charity's support and grant for another successful family fun day at the Church.

Ealing Wildlife Group contacted us about replicating our Queen's Award for Voluntary Service celebration at the Centre, following their receipt of the King's Award for Voluntary Service. We liaised with their team to assist with event resources, afternoon tea sets, and volunteers.

4.3 Hall Usage

This William Hobbayne Community Centre is used by a variety of groups.

The Middlesex Association for the Blind use the Centre for their Job club which includes a dedicated room for specially adapted computers and for their monthly coffee mornings.

Weekly Maths,English and Art tuition classes take place.

Mosaic weekend courses.

Community Events including a Quiz Night, Burns Night and other ad hoc events.

Weekly groups include Dementia Concern, NHS, Irish Group, Hanwell Neighbourly Care, Line dancing, board games, yoga, Taekwondo, Pilates, Zumba, Aerobis and Tai Chi.

In addition, meetings take place for the Women's Institute, Olde Hanwell Residents Association and Councillor's surgeries.

A local theatre and a local ukulele band have used the Hall for rehearsal space.

The local Rotary Club have used the Centre with subsidised rates for their fundraising quiz nights.

The Centre was used as a polling station for the local Elections.

AGM meetings took place for Hanwell's Allotment groups and the Woodcraft Folk.

Hanwell Carnival used the Centre for their volunteer recruitment. The Charity assisted with the event helping to decorate, providing refreshments and generally were on hand to support them.

4.4 Green Spaces

The Charity frequently meets with local Rangers to discuss local green initiatives. We covered tree and pathway issues at Connolly Dell, along with concerns about anti-social behaviour.

Japanese knotweed had been found at both Half Acre Field and Fitzherbert Walk, and treatment was scheduled. Thames 21 worked actively on Hobbayne Copse (part of Fitzherbert Walk), and we brought corporate groups in to maintain the woodlands.

Drug users continued to be a challenge in Hanwell, with an increase in homeless individuals across local green spaces. We worked closely with Rangers as we took advantage of spring weather, ensuring safe use of our sites while promptly clearing litter and drug paraphernalia. Rangers and the Charity continued reporting cases and supporting those in need through Streetlink. The summer posed challenges, as drug use increased dramatically around Fitzherbert Walk and Brent Meadow. The Charity remained looped into progress reports with Rangers, Police, and local Councillors, ensuring the Charity stayed informed in case these issues impacted our work and users of our sites.

4.4.1 Billets Hart Allotment Association Annual Report 2023-24

Occupancy was high, 100% in the height of summer, though two full plots were then vacated and relet in the following year. It was a damp summer which hindered growth of crops and maintenance of the plots, but 23 September will live in infamy because plot holders in the lower reaches lost their crops and had their sheds and raised beds seriously damaged by water inundation from the River Brent. It was the worst flood on the site since 1990.

We suffered a break in on 25 July. Our Stihl chainsaw was stolen.

Work parties were well-attended and great work was done. The orchard was cleared effectively by external contractors. Communal paths were kept trim, and paths mown. The gate sale of produce was a spectacular success for minimal outlay. Plotholders had fun at social events: an autumn barbecue (with many youngsters present thanks to an early start), a splendid bonfire and Christmas social, all well attended.

The association ended the year with assets of £5,059 after significant investments, including a cordless chainsaw, cordless strimmer/brush cutter, and extendable secateurs.

The Charity of William Hobbayne is pleased to continue supporting the Association

4.4.2 William Hobbayne Community Gardens

The Community Gardens saw a high turnover of plots - 15 changed hands this year. This was in part due to introduction of new paddock plots at Billets Hart Allotments. Occupancy is rising again.

Summer 2024 was damp and the slug population on site was a significant problem. Lots of crops were lost and this was disheartening for plot holders. The gardens also suffered from tomato blight which spread through the site rapidly.

The communal paths were laid to woodchip and work was done with success to extend the drainage away from plots at the lowest point on site.

Working parties were better attended as 2024 progressed and useful work was carried out. A new WhatsApp group to better communicate supported this with a significant positive impact on the engagement of plot holders overall.

The association ended the financial year 2024 with assets of £4911.14 after significant investments were made on clearing paths of grass, pruning fruit trees and the purchase of a new mower and strimmer.

4.4.3 Hobbayne Half Acre Field

The Hobbayne Half Acre Field was licenced again this year to Haven Wood Forest School. They ran a variety of activities on the site over the year including half-term camps some for special needs children and for children between 7 and 13. There were sessions for family groups, yoga and the site was used by a variety of charities with the support of the team. As temperatures dropped, the team continued making full use of the site until it was no longer viable for outdoor activities. Litter picking and site maintenance sessions were held throughout the year.

In July, the Charity liaised with Thames Water, securing drain replacements on the footpath next to Hobbayne Half Acre Field. The Charity liaised with Thames Water and Councillors to improve the footpath next to Hobbayne Half Acre Field, which has required extensive repairs, including to the drain beneath it. Unfortunately, flash flooding over the summer damaged the drain and there was a sewage overflow. In September, flooding remained a concern for the community.

Natwest Bank joined the Charity on Hobbayne Half Acre Field, to help plant a hedgerow along the footpath between the Field and Connolly Dell. They managed to plant 600 hedgerow trees in a single day. This area had been a persistent hotspot for antisocial behaviour, with dumping and drug use. Over time, we have explored various solutions. We hope a dense hedgerow will serve as a natural deterrent.

January and February's harsh weather impacted our sites, but thanks to dedicated efforts from Rangers, the Environment Agency, and local groups, we tackled fallen trees at Hobbayne Half Acre Field and Connolly Dell. We also worked with local Rangers and secured their removal by Network Rail, due to health and safety risks. Where possible we created wood logs for seating and natural habitats for wildlife including stag beetle loggeries.

Drug-related litter at the Field became a concern, but Haven Wood and LAGER Can worked to clear rubbish, with Goodgym's support litter picking. Keeping the site clean was crucial particularly ahead of Forest School family sessions.

4.4.4 William Hobbayne Copse

The process of thinning trees on at the William Hobbayne Copse on Fitzherbert Walk began in October. Thanks to successful planning and maintenance, nearly all trees survived. Taking guidance from local Rangers, we worked with Ealing Council and the Hands On London Charity to offer corporate team-building volunteer opportunities. Work on the site will continue.

4.4.5 The HANGOT site

Hanwell and Norwood Green Orchard Trail (HANGOT) needed their own space for activities and as a base to their operations.

The Charity created a compound on its land for HANGOT at the Community Gardens in December with renewed fencing and **a new shed**. In January, the HANGOT site became fully operational. After we handed over the keys, they moved in and settled. We welcomed them officially on 10th February with tea, biscuits, and support from the Goodgym at their volunteering day.

4.4.6 Mayfield Primary School

Mayfield Primary School expressed interest in involving children in meaningful community projects. Heavy-duty site maintenance limited their options, but after speaking with Sean McCormack (Ealing

Wildlife Group), we devised a biodiversity project next to the school. The plan included new ponds, habitats, and wildlife monitoring using pond dipping equipment. Estimated costs were £2,000, covering a mini digger rental, native plants, bird and bat boxes, hedgehog footprint traps, and ideally, a trail camera. This project has long-term benefits and will involve students every year.

The project launched in the summer with a presentation we attended at the school and a visit to the future pond site.

4.4.7 Water activities and Community Gardens extension

Outdoor activities can be very beneficial for mental health. Therefore, alongside our established hosting of the Forest School and growing spaces for young and old, we have continued to work towards clearing some of our land at the Community Gardens to facilitate canal-based water activities. The volume of rubble and rubbish was staggering, requiring multiple skips for removal before we could prepare the land for its new purpose. Once cleared, we began work on dividing the space and arranging for the new 'guests'.

Key site updates included:

- New sealed gate
- Cleared site
- New fence onto canal
- New gate into the Community Gardens

We have created a budget to continue with this and actively sought match funding.

4.4.8 Christmas Toy Appeal

In November, the Toy Appeal was well underway, with numerous gifts coming through. Call-outs were made to specific resident groups and organisations to help meet demand. December was a busy month for our Toy Appeal, with donations, deliveries, and collections taking place across Ealing. We collaborated with Ealing Foodbank, local organisations, and individual families to gather as many donations as possible. Doyle Estate Agents played a key role, allowing people to drop off toys throughout the week, which increased the number of gifts collected significantly.

4.4.9 Christmas party for care leavers

The Christmas party for young people who had left the care system but had no family to spend Christmas Day with again took place in the main hall on 25th December the hall was beautifully decorated, and the party was a great success. Each guest received a Christmas lunch, gifts, and enjoyed a day of fun and games.

4.4.10 Website Blogs

The Charity has continued to highlight its activities through regular website blogs and also uses the platform to provide information to promote local organisations and services.

5. Financial Review

5.1 General

The Charity has recorded a net income of £131,438 (2023: £22,825) for the current financial year.

5.2 Reserves Policy

The charity maintained the unrestricted reserves amounting to £88,735 (2023: £88,735) which the Trustees deem are sufficient. The charity has set aside funds to meet any emergency maintenance needs at its properties, with reserve funds held for each of 25 Golden Manor, The William Hobbayne Centre, Billets Hart allotments and the Community Gardens.
Any regular or planned maintenance will be met out of income.

5.3 Plans for the Future

It is hoped that the outreach work of the Charity will continue to identify new ways in which the charity can work with local charities, organisations, and individuals to meet the growing local need for assistance to combat need, hardship and distress.

Approved by the Trustees on 23 July 2025 and signed on their behalf by

..... Name: PAUL LOVELL

THE ELEEMOSYNARY CHARITY OF WILLIAM HOBBAYNE

INDEPENDENT AUDITOR'S REPORT

FOR THE YEAR ENDED 30 SEPTEMBER 2024

Opinion

We have audited the financial statements of The Eleemosynary Charity Of William Hobbayne (the 'charity') for the year ended 30 September 2024 which comprise the Statement of Financial Activities, the Balance Sheet and notes to the financial statements, including a summary of significant accounting policies. The financial reporting framework that has been applied in their preparation is applicable law and United Kingdom Accounting Standards (United Kingdom Generally Accepted Accounting Practice), including Financial Reporting Standard 102 'The Financial Reporting Standard applicable in the UK and Republic of Ireland'.

In our opinion the financial statements:

- give a true and fair view of the state of the charity's affairs as at 30 September 2024 and of its incoming resources and application of resources, for the year then ended;
- have been properly prepared in accordance with United Kingdom Generally Accepted Accounting Practice, including Financial Reporting Standard 102 'The Financial Reporting Standard applicable in the UK and Republic of Ireland'; and
- have been prepared in accordance with the requirements of the Charities Act 2011.

Basis for opinion

We conducted our audit in accordance with International Standards on Auditing (UK) (ISAs (UK)) and applicable law. Our responsibilities under those standards are further described in the Auditors' responsibilities for the audit of the financial statements section of our report. We are independent of the charity in accordance with the ethical requirements that are relevant to our audit of the financial statements in the UK, including the FRC's Ethical Standard, and we have fulfilled our other ethical responsibilities in accordance with these requirements. We believe that the audit evidence we have obtained is sufficient and appropriate to provide a basis for our opinion.

Conclusions relating to going concern

In auditing the financial statements, we have concluded that the trustees' use of the going concern basis of accounting in the preparation of the financial statements is appropriate.

Based on the work we have performed, we have not identified any material uncertainties relating to events or conditions that, individually or collectively, may cast significant doubt on the charity's ability to continue as a going concern for a period of at least twelve months from when the financial statements are authorised for issue.

Our responsibilities and the responsibilities of the trustees with respect to going concern are described in the relevant sections of this report.

Other information

The trustees are responsible for the other information. The other information comprises the information included in the Annual Report, other than the financial statements and our Report of the Independent Auditors thereon.

Our opinion on the financial statements does not cover the other information and, except to the extent otherwise explicitly stated in our report, we do not express any form of assurance conclusion thereon.

In connection with our audit of the financial statements, our responsibility is to read the other information and, in doing so, consider whether the other information is materially inconsistent with the financial statements or our knowledge obtained in the audit or otherwise appears to be materially misstated. If we identify such material inconsistencies or apparent material misstatements, we are required to determine whether this gives rise to a material misstatement in the financial statements themselves. If, based on the work we have performed, we conclude that there is a material misstatement of this other information, we are required to report that fact. We have nothing to report in this regard.

Matters on which we are required to report by exception
We have nothing to report in respect of the following matters where the Charities (Accounts and Reports) Regulations 2008 requires us to report to you if, in our opinion:

- the information given in the Report of the Trustees is inconsistent in any material respect with the financial statements; or
- sufficient accounting records have not been kept; or
- the financial statements are not in agreement with the accounting records and returns; or
- we have not received all the information and explanations we require for our audit.

Responsibilities of trustees
As explained more fully in the Statement of Trustees' Responsibilities, the trustees are responsible for the preparation of the financial statements which give a true and fair view, and for such internal control as the trustees determine is necessary to enable the preparation of financial statements that are free from material misstatement, whether due to fraud or error.

In preparing the financial statements, the trustees are responsible for assessing the charity's ability to continue as a going concern, disclosing, as applicable, matters related to going concern and using the going concern basis of accounting unless the trustees either intend to liquidate the charity or to cease operations, or have no realistic alternative but to do so.

Auditor's responsibilities for the audit of the financial statements
We have been appointed as auditors under Section 144 of the Charities Act 2011 and report in accordance with the Act and relevant regulations made or having effect thereunder.

Our objectives are to obtain reasonable assurance about whether the financial statements as a whole are free from material misstatement, whether due to fraud or error, and to issue a Report of the Independent Auditors that includes our opinion. Reasonable assurance is a high level of assurance but is not a guarantee that an audit conducted in accordance with ISAs (UK) will always detect a material misstatement when it exists. Misstatements can arise from fraud or error and are considered material if, individually or in the aggregate, they could reasonably be expected to influence the economic decisions of users taken on the basis of these financial statements.

Irregularities, including fraud, are instances of non-compliance with laws and regulations. We design procedures in line with our responsibilities, outlined above, to detect material misstatements in respect of irregularities, including fraud. The extent to which our procedures are capable of detecting irregularities, including fraud is detailed below: Extent to which the audit was considered capable of detecting irregularities, including fraud. We identify and assess the risks of material misstatement of the financial statements, whether due to fraud or error, and then design and perform audit procedures responsive to those risks, including obtaining audit evidence that is sufficient and appropriate to provide a basis for our opinion.

Identification and assessment of potential risks In identifying and assessing potential risks related to irregularities in identifying and assessing risks of material misstatement in respect of irregularities, including fraud and non-compliance with laws and regulations, we conducted:

- Meetings throughout the year with those charged with governance and who review the charity's internal ethics and compliance reporting summaries, including those concerning investigations.
- Enquiries of management, including obtaining and reviewing supporting documentation, concerning the charity's material policies and procedures relating to: identifying, evaluating and complying with laws and regulations and whether they were aware of any instances of non-compliance relating to the detecting and responding to the risks of fraud and whether they have knowledge of any actual, suspected or alleged fraud; and the internal controls established to mitigate risks related to fraud or non-compliance with laws and regulations.
- Our reviews of the charity's remuneration policies, and key drivers for remuneration and bonus levels.
- Our assessment of the influence of public officials over the operations of the charity including any material transactions with related parties and key individuals; and
- Discussions among the engagement team regarding how and where fraud might occur in the financial statements and any potential indicators of fraud. The engagement team includes the Audit Director and staff who have extensive experience of working with charities in the same sectors as the charity, and this experience was relevant to the discussion about where fraud risks may arise.

Risks arising from legal and regulatory frameworks
We are also required to perform specific procedures to respond to the risk of management override. We also obtained an understanding of the legal and regulatory frameworks in which the charity operates, focusing on provisions of those areas that had a direct effect on the determination of material amounts and disclosures in the financial statements.

We did not identify any material audit matters related to the potential risk of fraud or noncompliance with laws and regulations from our work:

- Reviewing management override of controls.
- Testing the appropriateness of journal entries and other accounting adjustments.
- Assessing whether the judgements made in making accounting estimates are indicative of a potential bias; and
- Evaluating the business rationale of any significant transactions that are unusual or outside the normal course of business.

We also communicated our assessment of the relevant laws and regulations and potential fraud risks to all engagement team members including internal specialists and significant component audit teams and remained alert to any indications of fraud or non-compliance with laws and regulations throughout the audit.

Because of the inherent limitations of an audit, there is a risk that we will not detect all irregularities, including those leading to a material misstatement in the financial statements or non-compliance with regulation. This risk increases the more that compliance with a law or regulation is removed from the events and transactions reflected in the financial statements, as we will be less likely to become aware of instances of non-compliance. The risk is also greater regarding irregularities occurring due to fraud rather than error, as fraud involves intentional concealment, forgery, collusion, omission, or misrepresentation.

A further description of our responsibilities for the audit of the financial statements is located on the Financial Reporting Council's website at www.frc.org.uk/auditorsresponsibilities. This description forms part of our auditor's report.

We communicate with those charged with governance regarding, among other matters, the planned scope and timing of the audit and significant audit findings, including any significant deficiencies in internal control that we identify during our audit.

THE ELEEMOSYNARY CHARITY OF WILLIAM HOBBAYNE

INDEPENDENT AUDITOR'S REPORT

FOR THE YEAR ENDED 30 SEPTEMBER 2024

Use of our report

This report is made solely to the charity's trustees, as a body, in accordance with Part 4 of the Charities (Accounts and Reports) Regulations 2008. Our audit work has been undertaken so that we might state to the charity's trustees those matters we are required to state to them in an auditors' report and for no other purpose. To the fullest extent permitted by law, we do not accept or assume responsibility to anyone other than the charity and the charity's trustees as a body, for our audit work, for this report, or for the opinions we have formed.

J. Stuart Thomson

J. Stuart Thomson (Senior Statutory Auditor)
for and on behalf of Johnsons, Chartered Accountants,
Statutory Auditor
1-2 Craven Road
Ealing
London

W5 2UA

Date: 24 July 2025

THE ELEEMOSYNARY CHARITY OF WILLIAM HOBBAYNE

STATEMENT OF FINANCIAL ACTIVITIES

FOR THE YEAR ENDED 30 SEPTEMBER 2024

	Notes	Unrestricted funds £	Endowment funds £	Total 2024 £	Total 2023 £
Incoming Resources					
Incoming resources from generated funds :					
Investment income		-	165,759	165,759	153,697
Income from charitable activities			102,240	102,240	106,299
Total incoming resources		**-**	**267,999**	**267,999**	**259,996**
Resources Expended					
Raising funds	Note 4.1	-	62,013	62,013	74,630
Charitable activities	Note 4.2	-	212,240	212,240	185,860
Other	Note 4.3	-	857	857	-
Total resources expended		**-**	**275,111**	**275,111**	**260,491**
Net income before investment gains/(losses)		-	(7,112)	(7,112)	(495)
Gains/(losses) on investments		-	88,511	88,511	23,320
Net income		**-**	**81,399**	**81,399**	**-**
Gains/(losses) on investment properties		-	50,000	50,000	-
Net movement in funds		**-**	**131,399**	**131,399**	**22,825**
Total funds brought forward		88,735	7,195,505	7,284,240	7,261,415
Total funds carried forward		**88,735**	**7,326,904**	**7,415,639**	**7,284,240**

THE ELEEMOSYNARY CHARITY OF WILLIAM HOBBAYNE

BALANCE SHEET AS AT 30 SEPTEMBER 2024

Fixed Assets	Notes	Unrestricted funds £	Endowment funds £	Total 2024 £	Total 2023 £
Tangible assets	Note 8	-	1,906,811	1,906,811	1,906,811
Investments	Note 9.1	-	1,013,470	1,013,470	924,959
Investment land and property	Note 9.3	-	4,350,000	4,350,000	4,300,000
Total fixed assets		-	7,270,281	7,270,281	7,131,770
Current Assets					
Debtors	Note 10	-	37,119	37,119	44,998
Cash at bank and in hand	Note 12	88,735	48,802	137,537	157,506
Total current assets		88,735	85,921	174,656	202,504
Creditors : amounts falling due within one year	Note 11	-	29,298	29,298	50,034
Net current assets		**88,735**	**56,623**	**145,358**	**152,470**
NET ASSETS		**88,735**	**7,326,904**	**7,415,639**	**7,284,240**

Represented by :	Notes	Income funds £	Endowment funds £	Total 2024 £	Total 2023 £
Capital Funds					
Permanent endowment funds	Note 13.1	-	1,699,789	1,699,789	1,649,789
Expendable endowment funds	Note 13.1	-	5,627,115	5,627,115	5,545,716
Total capital funds		**-**	**7,326,904**	**7,326,904**	**7,195,505**
Income Funds					
Restricted Funds			-	-	-
Unrestricted funds	Note 13.2	88,735	-	88,735	88,735
Total income funds	Note 13.1	**88,735**	**-**	**88,735**	**88,735**
TOTAL FUNDS		**88,735**	**7,326,904**	**7,415,639**	**7,284,240**

Signed by two trustees on behalf of all the trustees on 23rd July 2025

P J Lovell ..... Name: Paul Lovell

John P. Sawyer ..... Name: John Sawyer

THE ELEEMOSYNARY CHARITY OF WILLIAM HOBBAYNE

NOTES TO THE FINANCIAL STATEMENT FOR THE YEAR ENDED 30 SEPTEMBER 2024

Accounting policies:

1 Basis of accounting

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

2 Going Concern

Having assessed the principal risks and other matters in connection with the going conern of the charity, the Trustees consider it appropriate to continue to adopt the going concern basis of accounting in preparing these financial statements. The charity is in a net asset position at year end and has adequate resources to meet its financial obligations when they fall due for a period of at least 12 months from the date of signing of the financial statements.

3 Income and Expenditure

Investment income comprises dividends from investments, bank interest received and rent from the investment properties held by the charity.

Other incoming resources comprise donations and grants for specific projects or purposes.

Expenditure is classified based on the requirements of the charity's principal sourcing of funding and is detailed in note 4.

There has been no offsetting on income and expenses unless required or permitted by the Charities SORP.

3.1 Tangible Fixed Assets

Tangible fixed assets consist of:

Freehold land and building

These comprise the following:

The William Hobbayne Centre stated at cost. The freehold building at William Hobbayne Centre is not depreciated as it has an estimated economic life exceeding 50 years with a high residual value and is kept in a good state of repair.

The Hobbayne Half Acre Field site comprises historic land held by the charity with no known cost.

Improvements to property

This comprises improvements and extension work on the William Hobabyne Centre.

Allotments & gardens

- the Billet Hart allotment land was revalued previously at £580,000 which is taken as its deemed cost on transition to FRS102.
- the Hobbayne Community Gardens is stated at its cost of £97,990.

The allotments and gardens being land are not depreciated.

Fixtures, fittings and equipment

Fixtures,fitting & equipment at the William Hobbayne Centre are stated at cost less depreciation. Depreciation is provided at the annual rate of 25% on a straight line basis in order to write off the assets over their estimated useful lives.

3.2 Investments

Investments are initially recognised at their purchase cost and subsequently measured at their fair value using the quoted market price at the reporting date. All gains and losses arising on revaluation and disposals during the year are taken to the Statement of Financial Activities.

3.2.1 Investment properties

Investment properties are measured at fair value at the Balance Sheet date with gains or losses in fair value being recognised in the Statement of Financial Activities. No depreciation is provided on the investment properties in accordance with FRS102.

3.3 Taxation

As a non-profit making body, the charity believes that it is exempt from all forms of taxation other than VAT. The charity does not make taxable supplies of goods or services and is therefore not required to be registered for VAT. The charity is unable to recover input tax, where this is charged, and this tax is included within relevant items of expenditure.

3.4 Income

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

3.5 Expenditure

Expenditure is recognised once there is a legal or constructive obligation to transfer economic benefits to a third party, it is probable that a transfer of economic benefits will be required in settlement and the amount of the obligation can be measured reliably.

THE ELEEMOSYNARY CHARITY OF WILLIAM HOBBAYNE

NOTES TO THE FINANCIAL STATEMENT FOR THE YEAR ENDED 30 SEPTEMBER 2024

4 Resources expended

The charity has analysed its resources on the basis provided by the SORP
The main items of expenditure are summarised below

		2024	2023
		£	£
4.1	**Cost of generating funds**		
	Maintenance/refurbishment of 25 Golden Manor	31,940	38,497
	Maintenance of William Hobbayne Centre	18,328	24,591
	Maintenance of Billets Hart allotments	11,745	11,543
		62,013	**74,630**
4.2	**Charitable Activities**		
	I. Activities in furtherance of the charity's objectives		
	Outreach worker costs	19	238
	Activities at William Hobbayne Centre	15,300	13,517
	Loby maintenance	-	2,493
		15,319	**16,248**
	II. Support costs		
	Salaries (including tax and pension)	71,950	59,302
	Other Office costs	10,175	9,610
	Investment management fees	-	260
		82,124	**69,172**
	III. Governance		
	Audit & Accountancy	21,026	5,058
		21,026	**5,058**
	IV. Grants Made	93,772	95,382
		93,772	**95,382**
	Total expenditure on Charitable Activities	**212,240**	**185,860**
4.3	**Miscellaneous costs re other land**		
	Community Gardens and Half Acre Field	**857**	**-**

5 Fees for examining the accounts

A sum of £3,000 has been allowed for the preparation of the accounts for the year ended 30th September 2024.

6 Staff costs

	2024	2023
	£	£
Salaries	70,720	57,485
Pension	1,230	1,817
	71,950	**59,302**
	No.	**No.**
Average number of employees	5	4

NOTES TO THE FINANCIAL STATEMENT FOR THE YEAR ENDED 30 SEPTEMBER 2024

7 Grants Made

	2024	2023
	£	£
Grants made to institutions	73,497	77,546
Grants made to individuals	20,275	17,835
	93,772	**95,381**

8 Tangible Fixed Assets

	Freehold Land & Buildings	Improvements to property	Allotments & Gardens	Total
Cost	£	£	£	£
At 1 October 2023	742,368	486,453	677,990	1,906,811
Additions	-		-	-
At 30 September 2024	**742,368**	**486,453**	**677,990**	**1,906,811**
Net Book Value				
At 30 September 2023	742,368	486,453	677,990	**1,906,811**
At 30 September 2024	**742,368**	**486,453**	**677,990**	**1,906,811**

Freehold land & buildings comprise the William Hobbayne Centre and the land known as William Hobbayne Half Acre Field and the land adjacent thereto.

The Hobbayne Half Acre Field site comprises historic land held by the charity with no known cost. The trustees have adopted a policy not to depreciate properties that are owner occupied because the value of the property remains stable and increases over time.

NOTES TO THE FINANCIAL STATEMENT FOR THE YEAR ENDED 30 SEPTEMBER 2024

9.1 Fixed Asset Investments

Movement in fixed asset investments	Listed equities and cash	Investment land and property	Total
	£	£	£
Market value carried forward at 1 October 2023	924,959	4,300,000	5,224,959
Less : Unrealised gain on revaluation	88,511	50,000	138,511
Market value at 30 September 2024	**1,013,470**	**4,350,000**	**5,363,470**

9.2 Investments

All investment assets were held in the UK and comprise:

9.2.1 Permanent Endowment fund

Listed investments and cash Description	**Historic cost**	**Market value at 30.09.24**	**Market value at 30.09.23**
	£	£	£
19000 Blackrock Asset Management UK	49,600	145,603	136,245
10000 COIF Charity Fund Income Units	44,256	202,706	186,438
15460-Ord-Dunedin Income Growth Invest Trust- 25p	18,645	43,906	41,587
16500-Ord-Edinburgh worldwide Investment Tst- 1p	13,392	25,542	23,001
8179-Shs-Invesco Global Eqty Income Tst plc- 1p	23,676	24,210	19,771
4000-Ord-JPMorgan Claverhouse IT Plc- 25p	24,591	28,240	26,800
3000 Ord-Monks Investment Trust- 5p	11,538	35,220	28,260
44852 Investco UK Equity Income UK Z Dis	9,681	103,518	93,144
6500 M&G Equities Inv for Charities	14,229	98,718	93,017
950 Ord- Unilever Plc Ordinary	16,538	45,971	38,589
6000 Ord- Merchants Trust Plc- 25p	24,677	35,340	32,340
18500 Ord- Tritax Big Box REIT plc 1p	25,120	29,434	25,863
Total Permanent Endowment Fund	**275,945**	**818,407**	**745,055**

9.2.2 Expendable Endowments

Listed Investments and cash	**Historic cost**	**Market value at 30.09.24**	**Market value at 30.09.23**
	£	£	£
28000 Liontrust Investment Funds	24,753	39,249	36,061
11000 Ord- Temple Bar Investment Trust 5p	25,767	29,315	25,960
15000 International Public Partnership Ord 1p	23,440	19,260	18,570
15000 Ord-HICL Infrastructure Co Ord 1p	24,924	19,800	18,600
10000 Ord- Murray International Trust 25p	24,639	25,650	23,750
4000 Ord-Edinburh Investment Trust 25p	24,527	30,000	26,720
8000 Ord-IMPAX Environmental Markets 10p	19,979	31,480	29,680
Subtotal	**168,029**	**194,754**	**179,342**
Cash held within investment portfolio		309	562
Total Expendable Endowments		**195,063**	**179,904**
TOTAL INVESTMENT FUNDS		**1,013,470**	**924,959**

9.3 Investment land and property

	Historic cost £	Market value at 30.09.24 £	Market value at 30.09.23 £
25 Golden Manor	561,185	3,475,000	3,475,000
1B St Marks Road	772,000	875,000	825,000
	1,333,185	**4,350,000.00**	**4,300,000**

A market appraisal was carried out in June 2025 by Doyle Sales and Lettings. The Trustees confirmed that the value of 25 Golden Manor Road remains unchanged since 30 September 2022, based on comparable local sales. The market value reflects the individual valuation of each of the 9 flats within the property.

The valuation of 1B St Marks Road was updated on 20 June 2025, with the market value increased to £875,000, based on comparable local sales and current market conditions,

10 Debtors

	2024 £	2023 £
Trade debtors	3,042	14,339
Sundry debtors	23,440	21,050
Prepayments	10,637	9,609
	37,119	**44,998**

11 Creditors amounts falling due within one year

	2024 £	2023 £
Tenants deposits	18,717	17,106
Rents received in advance	-	20,077
Other creditors	(687)	936
Wages & social security	736	736
Grants payable	533	533
Accruals	10,000	9,125
Pension fund	-	139
Allotments Maintenance Fund	-	1,383
	29,298	**50,034**

12 Cash at bank and in hand

	2024 £	2023 £
Short term deposits	103,048	97,151
Cash at bank	29,292	55,655
Cash in hand	224	154
Matalan vouchers	4,974	4,546
	137,537	**157,506**

13 Funds

13.1 Analysis of charitable funds - current year

	Permanent Endowment Funds	Expendable Endowment Funds	Unrestricted Income Funds	Total Funds
	£	£	£	£
Balance brought forward	1,649,789	5,545,716	88,735	7,284,240
Incoming resources	-	267,999	-	267,999
Resources expended	-	(275,111)	-	(275,111)
Gain on revaluation on investment properties	50,000	-	-	50,000
Gain on investment shares		88,511	-	88,511
Fund carried forward	**1,699,789**	**5,627,115**	**88,735**	**7,415,639**

13.2 Analysis of charitable funds - comparative year

	Permanent Endowment Funds	Expendable Endowment Funds	Unrestriced Income Funds	Total Funds
	£	£	£	£
Balance brought forward	1,570,696	5,601,984	88,735	7,261,415
Incoming resources	80,884	202,432		283,316
Resources expended	(1,791)	(258,700)		(260,491)
Fund carried forward	**1,649,789**	**5,545,716**	**88,735**	**7,284,240**

13.3 Net assets by fund- current year

	Permanent Endowment Funds	Expendable Endowment Funds	Unrestricted Income Funds	Total Funds
	£	£	£	£
Tangible fixed assets	-	1,906,811	-	1,906,811
Fixed asset investments	818,407.15	195,063	-	1,013,470
Investment land & property	875,000.00	3,475,000	-	4,350,000
Net current assets	6,382	50,241	88,735	145,358
Total funds	**1,699,789**	**5,627,115**	**88,735**	**7,415,639**

13.4 Net assets by fund- comparative year

	Permanent Endowment Funds	Expendable Endowment Funds	Unrestricted Income Funds	Total Funds
	£	£	£	£
Tangible fixed assets	-	1,906,811		1,906,811
Fixed asset investments	745,055	179,904	-	924,959
Investment properties	825,000	3,475,000	-	4,300,000
Net current assets	23,568	40,167	88,735	152,470
Total funds	**1,593,623**	**5,601,882**	**88,735**	**7,284,240**

13.5 Unrestricted income funds/designated funds

The funds contain monies set aside for emergency repairs and maintenance of the land and property assets of the charity, namely 25 Golden Manor, The William Hobbayne Centre, the Billets Hart allotments and the William Hobbayne Community Gardens.

The balances in the individual funds as at 30th September 2024 are as follows :

	2024	2023
Emergency repair fund for 25 Golden Manor	30,000	30,000
Emergency repair fund for The William Hobbayne Centre	40,000	40,000
Maintenance fund for Billets Hart Allotments	8,000	8,000
Maintenance fund for Community Gardens	3,000	3,000
Greeining projects to maintain the spaces and vegetation.	7,735	7,735
Total funds	**88,735**	**88,735**

14 Trustees and other Related Parties

	2024 £	2023 £
Trustees reimbursed for expenses	375	7,320

Trustees submit expense forms and receipts and the expenses are signed off by the clerk and trustee.

No trustees were paid expenses for travel or subsistence.

ELEEMOSYNARY CHARITY OF WILLIAM HOBBAYNE

England & Wales - Charity number 211547

Accounts

THE ELEEMOSYNARY CHARITY OF WILLIAM HOBBAYNE

REPORT & ACCOUNTS

YEAR ENDED 30 SEPTEMBER 2023

Charity No : 211547

THE ELEEMOSYNARY CHARITY OF WILLIAM HOBBAYNE
FOR YEAR ENDED 30 SEPTEMBER 2023

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THE ELEEMOSYNARY CHARITY OF WILLIAM HOBBAYNE

CHARITY INFORMATION

FOR THE YEAR ENDED 30 SEPTEMBER 2023

Trustees
The Reverend Andrew Dand (Ex-Officio, Chair)
Mr Robert Coomber
Mr Mark Cosstick
Mrs Wendy Fazey
Ms Bridget Goodman
Ms Deidre Higgins
Mr David Muir
Dr Nicholas Robinson
Mrs Allison Rockley
Mr John Sawyer
Mrs Angela Wallis

Auditor
Johnsons Chartered Accountants
Ground Floor
1-2 Craven Road
London
W5 2UA

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

Investment Advisers
Walker Crips Stockbrokers Ltd.
Old Change House,
128 Queen Victoria Street,
London
EC4V 4BJ

THE ELEEMOSYNARY CHARITY OF WILLIAM HOBBAYNE

TRUSTEES ANNUAL REPORT

FOR THE YEAR ENDED 30 SEPTEMBER 2023

1. Reference and Administrative Details of the Charity, its Trustees and Advisers

The Eleemosynary Charity of William Hobbayne (Charity Number 211547) is also known as the Charity of William Hobbayne.

The principal and administrative address of the charity is The William Hobbayne Centre, St. Dunstan's Road, London W7 2HB.

The Trustees of the charity during the year ended 30 September 2023 were:-

The Reverend Andrew Dand (Ex-Officio, Chair)
Mr Robert Coomber
Mr Mark Cosstick
Mrs Wendy Fazey
Ms Bridget Goodman
Ms Deidre Higgins
Mr David Muir
Dr Nicholas Robinson
Mrs Allison Rockley
Mr John Sawyer
Mrs Angela Wallis

The Ex-Officio Trustee is the Rector of the Parish of St Mary's, Hanwell. The other Trustees are all Co-Opted and are appointed for a period of 4 years. They are eligible for re-appointment.

2. Structure, Governance and Management

The charity is a Relief in Need Charity and was founded in 1484. It is governed by a Charity Commission Scheme dated 24 June 1991 amended by a further scheme dated 17 November 1999 and resolutions dated 31 July 2006 and 14 March 2012.

The Trustees are a body corporate under a Certificate of Incorporation dated 4 February 1994. The board of trustees, when complete, consists of:

One Ex-officio Trustee who is the Rector of the Parish of St. Mary's, Hanwell.

No fewer than 10 and no more than 12 Co-opted Trustees who are appointed for a term of 4 years by a resolution of the Trustees passed at a special meeting.

The major risks to which the charity is exposed, as identified by the Trustees, are regularly reviewed and systems and procedures have been established to manage those risks.

3. Objectives and Activities

After paying for the cost of maintaining the property of the Charity and expenses incidental to the administration and management of the Charity, the Charity's objects are:-

3.1 To pay the following specific sums, or other amounts as the Charity Commissioners shall from time to time approve, annually: -

a. £7,500 to the Churchwardens and Deputy Churchwardens for the time being of the district served by the parish church of St. Mary's Church, Hanwell for the maintenance of the bells and bell ropes and subject thereto towards the repair of the parish church.
b. A sum of £25 to the rector of St. Mary's Church, Hanwell for preaching a sermon on the life of William Hobbayne and the work of the Charity.
c. A sum to the Trustees of the Education Charity of William Hobbayne for the purposes of that Charity to fund to Educational Institutions an amount as required but not less than £8,000.

3.2 To apply the income in relieving either generally or individually persons resident in the Civil parish of Hanwell and are in conditions of need, hardship or distress. If the income cannot be applied in that manner it may be applied in relieving, either generally or individually, persons resident in the London Borough of Ealing who are in conditions of need, hardship or distress. If and so far as the income cannot be applied in the manner aforesaid, the income may be applied for such charitable purposes for the general benefit of the inhabitants of the London Borough of Ealing as the Trustees think fit.

The assets of the charity comprise a fund of investments, the property at 25 Golden Manor, Hanwell, the property at 1B St Mark's Road, Hanwell, the property known as The William Hobbayne Centre, St. Dunstan's Road, Hanwell and three pieces of land being the Billets Hart allotments (including severed land on the other side of the River Brent on Fitzherbert Walk and known as Billets Hart Copse), William Hobbayne Community Gardens, St Margarets Road W7 and land North West of Connolly Road, known as Hobbayne Half Acre Field.

4. Achievements and Performance

4.1 Organizational and Individual Grants

Our Community and Grant team are continuing to arrange meetings with local groups supporting those in need. They discuss grant applications in detail and explain our administrative process. They guide through and support applications prior to Trustee approval for individual and organisational grants. An important part of their role is to connect groups together who in turn can support each other.

During the year the Charity provided individual grants after sponsor assessments to the individuals in need, hardship and distress; and to a variety of organisations and groups.

4.2 Community Support

Our Outreach Worker and Volunteer Social Worker continue to actively work on the ground in the community. They distribute donations of clothes, equipment and food to local families. The Charity receives many small donations of food and clothes and we can pass them on to families in need or some of the groups in our network. This year working with Ealing Council Neighbourhood Governance we were able to deliver festive hampers to residents in need. Post the Omicron variety of Covid, lack of food

continued to be challenging particularly for those who had lost their jobs, financial and emotional support was needed. Many other organisations on the ground liaised with the Charity to reach those most in need in our community and the Charity supported some of them with grants, access to community spaces and networking.

The Charity worked with the Ealing Together team and contacted them to see what support they could offer Ukrainian families arriving in the borough. We have offered to use our network in the community.

The team met with a Social Prescriber which is a project led by NHS in local partnership with A2 Dominion housing. The aim of the project is to work with people in the community and prescribe local activities which they may benefit from. The Charity was able to offer access to the Centre and a wide variety of groups.

4.3 Hall Usage

This William Hobbayne Community Centre is used by a variety of groups.

The Middlesex Association for the Blind use the Centre for their Job club which includes a dedicated room for specially adapted computers and for their monthly coffee mornings.

Weekly Maths, English and Art tuition classes take place.

Mosaic weekend courses.

Community Events including a Quiz Night, Burns Night and other ad hoc events.

Weekly groups include Dementia Concern, NHS, Irish Group, Hanwell Neighbourly Care, Line dancing, board games, yoga, Taekwondo, Pilates, Zumba, Aerobis and Tai Chi.

In addition, meetings take place for the Women's Institute, Olde Hanwell Residents Association and Councillor's surgeries.

A local theatre and a local ukulele band have used the Hall for rehearsal space.

The local Rotary Club have used the Centre with subsidised rates for their fundraising quiz nights.

The Centre was used as a polling station for the local Elections.

AGM meetings took place for Hanwell's Allotment groups and the Woodcraft Folk.

Hanwell Carnival used the Centre for their volunteer recruitment. The Charity assisted with the event helping to decorate, providing refreshments and generally were on hand to support them.

4.4 Queen's Award for Voluntary Service

The Queen's Award for Volunteering Event took place at the centre to formally accept the award, celebrate and acknowledge the work of individual volunteers. The office team and some of the Charity's volunteers prepared the centre for the event. Volunteers made cakes, washed and ironed tablecloths, put up

decorations, ensured the centre was ready for the event and the arrival of the Richard Kornicki, the Queen's Representative in Ealing. Richard Kornicki presented 80 volunteers with a Queen's Award for Voluntary Service Badge. The Mayor of Ealing and her Consort attended alongside Trustees, Councillors from both Hobbayne and Elthorne Ward, invited supporters of the Charity and volunteers. A local volunteer amateur photographer kindly attended to capture the event on camera. Attendees enjoyed an afternoon tea. Numerous speeches were made honouring and praising the work of our volunteers.

A Trustee and our Outreach Work represented the Charity and accepted the Queen's Award for Voluntary Service from Sir Kenneth Olisa, the King's representative in London at the Tower of London on behalf of our all the Charity's volunteers.

The Charity received an invitation from the Queen's Award for Voluntary Service inviting two people from the Charity to attend the Royal Garden Party in the summer. Two representatives attended on behalf of the Charity.

4.5 Green spaces

Hobbayne Half Acre Field

The Hobbayne Half Acre Field continues to flourish and be utilised for a variety of activities and educational programmes.
The area along the River Brent continued to receive the support of the Ealing Park Rangers. This enables activities close to the river and also allows local residents to enjoy sitting by the water. The Charity has encouraged use of the area for picnics and general outdoor enjoyment.

Haven Wood in collaboration with the John Lyons Charity have been delivering forest school workshops for children with special needs in the Easter, May half term and summer breaks. The team were contacted by a group of local Japanese families who are keen to integrate in the community and enjoy some activities on the site.

There were summer sessions for menopausal women, healing and sound therapy drumming.

Men shed activities also took place on the site throughout the year.

The Haven Wood team are now member of the Young Ealing Foundation working together they support each other and other members of the group helping to expand access to our green spaces.

A navigation course for young adults from Ealing Alternative Provision took place. Pupils have been excluded from school for a variety of reasons and this course allows them to gain a certificate and enjoy learning outdoors.

Regular volunteering litter picking days on the site have ensured the space is clean and safe for users.
We continue to liaise with Ealing Council for repair of the fence at the top of the field as this is the main access for rough sleepers and dumping.

4.6 Website Blogs

The Charity continues to write blogs for its website to update on its activities and the projects it supports in the community. The blogs give updates on individual projects, gives an insight into some of the organisations the Charity works with and how it supports them.

5. Financial Review

5.1 General

The Charity has recorded a net income of £22,825 (2022: net expenditure of £416) for the current financial year.

5.2 Reserves Policy

The charity maintained the unrestricted reserves amounting to £88,735 (2022: £88,735) which the Trustees deem are sufficient. The charity has set aside funds to meet any emergency maintenance needs at its properties, with reserve funds held for each of 25 Golden Manor, The William Hobbayne Centre, Billets Hart allotments and the Community Gardens.

Any regular or planned maintenance will be met out of income.

6. Plans for the Future

It is hoped that the outreach work of the Charity will continue to identify new ways in which the charity can work with local charities, organisations, and individuals to meet the growing local need for assistance to combat need, hardship and distress.

Approved by the Trustees on 17.10.24 and signed on their behalf by

John P. Sawyer Name: JP SAWYER

THE ELEEMOSYNARY CHARITY OF WILLIAM HOBBAYNE

INDEPENDENT AUDITOR'S REPORT

FOR THE YEAR ENDED 30 SEPTEMBER 2023

Opinion

We have audited the financial statements of The Eleemosynary Charity of William Hobbayne (the 'charity') for the year ended 30 September 2023 which comprise the Statement of Financial Activities, the Balance Sheet and notes to the financial statements, including a summary of significant accounting policies. The financial reporting framework that has been applied in their preparation is applicable law and United Kingdom Accounting Standards (United Kingdom Generally Accepted Accounting Practice), including Financial Reporting Standard 102 'The Financial Reporting Standard applicable in the UK and Republic of Ireland'.

In our opinion the financial statements:

- give a true and fair view of the state of the charity's affairs as at 30 September 2023 and of its incoming resources and application of resources, for the year then ended;
- have been properly prepared in accordance with United Kingdom Generally Accepted Accounting Practice, including Financial Reporting Standard 102 'The Financial Reporting Standard applicable in the UK and Republic of Ireland'; and
- have been prepared in accordance with the requirements of the Charities Act 2011.

Basis for opinion

We conducted our audit in accordance with International Standards on Auditing (UK) (ISAs (UK)) and applicable law. Our responsibilities under those standards are further described in the Auditors' responsibilities for the audit of the financial statements section of our report. We are independent of the charity in accordance with the ethical requirements that are relevant to our audit of the financial statements in the UK, including the FRC's Ethical Standard, and we have fulfilled our other ethical responsibilities in accordance with these requirements. We believe that the audit evidence we have obtained is sufficient and appropriate to provide a basis for our opinion.
Conclusions relating to going concern

In auditing the financial statements, we have concluded that the trustees' use of the going concern basis of accounting in the preparation of the financial statements is appropriate. Based on the work we have performed, we have not identified any material uncertainties relating to events or conditions that, individually or collectively, may cast significant doubt on the charity's ability to continue as a going concern for a period of at least twelve months from when the financial statements are authorised for issue.

Our responsibilities and the responsibilities of the trustees with respect to going concern are described in the relevant sections of this report.

Other information

The trustees are responsible for the other information. The other information comprises the information included in the Annual Report, other than the financial statements and our Report of the Independent Auditors thereon.

Our opinion on the financial statements does not cover the other information and, except to the extent otherwise explicitly stated in our report, we do not express any form of assurance conclusion thereon.
In connection with our audit of the financial statements, our responsibility is to read the other information and, in doing so, consider whether the other information is materially inconsistent with the financial statements or our knowledge obtained in the audit or otherwise appears to be materially misstated. If we identify such material inconsistencies or apparent material misstatements, we are required to determine whether this gives rise to a material misstatement in the financial statements themselves. If, based on the work we have performed, we conclude that there is a material misstatement of this other information, we are required to report that fact. We have nothing to report in this regard.

Matters on which we are required to report by exception

We have nothing to report in respect of the following matters where the Charities (Accounts and Reports) Regulations 2008 requires us to report to you if, in our opinion:

- the information given in the Report of the Trustees is inconsistent in any material respect with the financial statements; or
- sufficient accounting records have not been kept; or
- the financial statements are not in agreement with the accounting records and returns; or
- we have not received all the information and explanations we require for our audit.

Responsibilities of trustees

As explained more fully in the Statement of Trustees' Responsibilities, the trustees are responsible for the preparation of the financial statements which give a true and fair view, and for such internal control as the trustees determine is necessary to enable the preparation of financial statements that are free from material misstatement, whether due to fraud or error.

In preparing the financial statements, the trustees are responsible for assessing the charity's ability to continue as a going concern, disclosing, as applicable, matters related to going concern and using the going concern basis of accounting unless the trustees either intend to liquidate the charity or to cease operations, or have no realistic alternative but to do so.

Auditor's responsibilities for the audit of the financial statements

We have been appointed as auditors under Section 144 of the Charities Act 2011 and report in accordance with the Act and relevant regulations made or having effect thereunder.

Our objectives are to obtain reasonable assurance about whether the financial statements as a whole are free from material misstatement, whether due to fraud or error, and to issue a Report of the Independent Auditors that includes our opinion. Reasonable assurance is a high level of assurance, but is not a guarantee that an audit conducted in accordance with ISAs (UK) will always detect a material misstatement when it exists. Misstatements can arise from fraud or error and are considered material if, individually or in the aggregate, they could reasonably be expected to influence the economic decisions of users taken on the basis of these financial statements.

Irregularities, including fraud, are instances of non-compliance with laws and regulations. We design procedures in line with our responsibilities, outlined above, to detect material misstatements in respect of irregularities, including fraud. The extent to which our procedures are capable of detecting irregularities, including fraud is detailed below:

We identify and assess the risks of material misstatement of the financial statements, whether due to fraud or error, and then design and perform audit procedures responsive to those risks, including obtaining audit evidence that is sufficient and appropriate to provide a basis for our opinion.

Identification and assessment of potential risks

In identifying and assessing potential risks related to irregularities in identifying and assessing risks of material misstatement in respect of irregularities, including fraud and non-compliance with laws and regulations, we conducted:

- Meetings throughout the year with those charged with governance and who review the charity's internal ethics and compliance reporting summaries, including those concerning investigations
- Enquiries of management, including obtaining and reviewing supporting documentation, concerning the charity's material policies and procedures relating to: identifying, evaluating and complying with laws and regulations and whether they were aware of any instances of non-compliance relating to the detecting and responding to the risks of fraud and whether they have knowledge of any actual,

suspected or alleged fraud; and the internal controls established to mitigate risks related to fraud or non-compliance with laws and regulations;

- Our reviews of the charity's remuneration policies, and key drivers for remuneration and bonus levels.
- Our assessment of the influence of public officials over the operations of the charity including any material transactions with related parties and key individuals; and
- Discussions among the engagement team regarding how and where fraud might occur in the financial statements and any potential indicators of fraud. The engagement team includes the Audit Director and staff who have extensive experience of working with charities in the same sectors as the charity, and this experience was relevant to the discussion about where fraud risks may arise.

Risks arising from legal and regulatory frameworks

We are also required to perform specific procedures to respond to the risk of management override. We also obtained an understanding of the legal and regulatory frameworks in which the charity operates, focusing on provisions of those areas that had a direct effect on the determination of material amounts and disclosures in the financial statements.

We did not identify any material audit matters related to the potential risk of fraud or noncompliance with laws and regulations from our work:

- Reviewing management override of controls.
- Testing the appropriateness of journal entries and other accounting adjustments.
- Assessing whether the judgements made in making accounting estimates are indicative of a potential bias; and
- Evaluating the business rationale of any significant transactions that are unusual or outside the normal course of business.

We also communicated our assessment of the relevant laws and regulations and potential fraud risks to all engagement team members including internal specialists and significant component audit teams and remained alert to any indications of fraud or non-compliance with laws and regulations throughout the audit.

Because of the inherent limitations of an audit, there is a risk that we will not detect all irregularities, including those leading to a material misstatement in the financial statements or non-compliance with regulation. This risk increases the more that compliance with a law or regulation is removed from the events and transactions reflected in the financial statements, as we will be less likely to become aware of instances of non-compliance. The risk is also greater regarding irregularities occurring due to fraud rather than error, as fraud involves intentional concealment, forgery, collusion, omission, or misrepresentation.

A further description of our responsibilities for the audit of the financial statements is located on the Financial Reporting Council's website at www.frc.org.uk/auditorsresponsibilities. This description forms part of our auditor's report.

We communicate with those charged with governance regarding, among other matters, the planned scope and timing of the audit and significant audit findings, including any significant deficiencies in internal control that we identify during our audit.

THE ELEEMOSYNARY CHARITY OF WILLIAM HOBBAYNE

INDEPENDENT EXAMINER'S REPORT

FOR THE YEAR ENDED 30 SEPTEMBER 2023

Use of our report

This report is made solely to the charity's trustees, as a body, in accordance with Part 4 of the Charities (Accounts and Reports) Regulations 2008. Our audit work has been undertaken so that we might state to the charity's trustees those matters we are required to state to them in an auditors' report and for no other purpose. To the fullest extent permitted by law, we do not accept or assume responsibility to anyone other than the charity and the charity's trustees as a body, for our audit work, for this report, or for the opinions we have formed.

Edmund Cartwright FCCA FMAAT
for and on behalf of Johnsons, Chartered Accountants
Statutory Auditor
1-2 Craven Road
Ealing
London
W5 2UA

Date: 21st October 2024.

THE ELEEMOSYNARY CHARITY OF WILLIAM HOBBAYNE

STATEMENT OF FINANCIAL ACTIVITIES

FOR THE YEAR ENDED 30 SEPTEMBER 2023

	Notes	Unrestricted funds	Endowment funds	Total 2023	Total 2022 (Unaudited)
Incoming Resources		£	£	£	£
Incoming resources from generated funds :					
Investment income		-	153,697	153,697	165,659
Income from charitable activities		-	106,299	106,299	65,476
Total incoming resources		**-**	**259,996**	**259,996**	**231,135**
Resources Expended					
Raising funds	Note 4.1	-	74,630	74,630	77,568
Charitable activities	Note 4.2	-	185,860	185,860	153,983
Other	Note 4.3	-	-	-	
Total resources expended		**-**	**260,491**	**260,491**	**231,551**
Net income/(expenditure) before investment gains/(losses)			**(495)**	**(495)**	**(416)**
Gains/(lossses) on investments			23,320	23,320	(144,912)
Gains/(loses) on investment properties			-	-	204,375
Net movement in funds			**22,825**	**22,825**	**59,047**
Total funds brought forward		88,735	7,172,680	7,261,415	7,202,368
Total funds carried forward		**88,735**	**7,195,505**	**7,284,240**	**7,261,415**

THE ELEEMOSYNARY CHARITY OF WILLIAM HOBBAYNE

BALANCE SHEET AS AT 30 SEPTEMBER 2023

	Notes	Unrestricted funds	Endowment funds	Total 2023	Total 2022 (Unaudited)
Fixed Assets		£	£	£	£
Tangible assets		-	1,906,811	1,906,811	1,906,811
Investments	Note 9.2	-	924,959	924,959	901,639
Investment properties	Note 9.3	-	4,300,000	4,300,000	4,300,000
Total fixed assets		-	7,131,770	7,131,770	7,108,450
Current Assets					
Debtors	Note 10		44,998	44,998	48,002
Cash at bank and in hand	Note 11	88,735	68,771	157,506	150,050
Total current assets		88,735	113,769	202,504	198,052
Creditors : amounts falling due within one year	Note 12	-	50,034	50,034	45,087
Net current assets		**88,735**	**63,735**	**152,470**	**152,965**
NET ASSETS		**88,735**	**7,195,505**	**7,284,240**	**7,261,415**
FUNDS					
Capital Funds					
Permanent endowment funds	Note 13.1	-	1,649,789	1,649,789	1,570,696
Expendable endowment funds	Note 13.1	-	5,545,716	5,545,716	5,601,984
Total capital funds			**7,195,505**	**7,195,505**	**7,172,680**
Income Funds					
Unrestricted funds	Note 13.1	88,735	-	88,735	88,735
Total income funds		**88,735**	**-**	**88,735**	**88,735**
TOTAL FUNDS		**88,735**	**7,195,505**	**7,284,240**	**7,261,415**

Signed by two trustees on behalf of all the trustees on 17.10.24

John P. Sawyer

Name: John Sawyer

M. Cosstick

Name: Mark Cosstick

NOTES TO THE FINANCIAL STATEMENT FOR THE YEAR ENDED 30 SEPTEMBER 2023

Accounting policies

Basic of accounting

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

Going concern

Having assessed the principal risks and other matters in connection with the going concern of the charity, the Trustees consider it appropriate to continue to adopt the going concern basis of accounting in preparing these financial statements. The charity is in a net asset position at year end and has adequate resources to meet its financial obligations when they fall due for a period of at least 12 months from the date of signing of the financial statements.

Income and Expenditure

Investment income comprises dividends from investments, bank interest received and rent from the investment properties held by the charity.

Other incoming resources comprise donations and grants for specific projects or purposes.

Expenditure is classified based on the requirements of the charity's principal sourcing of funding and is detailed in note 4.

There has been no offsetting on income and expenses unless required or permitted by the Charities SORP

Tangible Fixed Assets

Tangible fixed assets consist of:
Freehold land and buildings
These comprise the following:

The William Hobbayne Centre stated at cost. The freehold building at William Hobbayne Centre is not depreciated as it has an estimated economic life exceeding 50 years with a high residual value and is kept in a good state of repair. The value of the property remains stable and increases over time.

The Hobbayne Half Acre Field site comprises historic land held by the charity with no known cost.

Improvements to property
This comprises improvements and extension work on the William Hobabyne Centre and the accounting policy is the same as for freehold land and buildings.

Allotments & gardens

- the Billet Hart allotment land was revalued previously at £580,000 which is taken as its deemed cost on transition to FRS102.
- the Hobbayne Community Gardens is stated at its cost of £97,990.

The allotments and gardens being land are not depreciated.

Fixtures, fittings and equipment
Fixtures,fitting & equipment at the William Hobbayne Centre are stated at cost less depreciation. Depreciation is provided at the annual rate of 25% on a straight line basis in order to write off the assets over their estimated useful lives.

Investments

Investments are initially recognised at their purchase cost and subsequently measured at their fair value using the quoted market price at the reporting date. All gains and losses arising on revaluationand disposals during the year are taken to the Statement of Financial Activities.

Investment properties

Investment properties are measured at fair value at the Balance Sheet date with gains or losses in fair value being recognised in the Statement of Financial Activities. No depreciation is provided on the investment properties in accordance with FRS102.

Taxation

As a non-profit making body, the charity believes that it is exempt from all forms of taxation other than VAT. The charity does not make taxable supplies of goods or services and is therefore not required to be registered for VAT.The charity is unable to recover input tax,where this is charged,and this tax is included within relevant items of expenditure.

Income

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

Expenditure

Expenditure is recognised once there is a legal or constructive obligation to transfer economic benefits to a third party, it is probable that a transfer of economic benefits will be required in settlement and the amount of the obligation can be measured reliably.

NOTES TO THE FINANCIAL STATEMENT FOR THE YEAR ENDED 30 SEPTEMBER 2023

4 Resources expended

The charity has analysed its resources on the basis provided by the SORP. The main items of expenditure are summarised below

		2023	2022 (Unaudited)
		£	£
4.1	**Cost of generating funds**		
	Maintenance of Investment properties	38,497	51,487
	Maintenance of William Hobbayne Centre	24,591	21,835
	Maintenance of Billets Hart allotments	11,543	4,246
		74,630	**77,568**
4.2	**Charitable Activities**		
	I. Activities in furtherance of the charity's objectives		
	Outreach worker costs	238	28,907
	Activities at William Hobbayne Centre	13,517	18,115
	Lobby maintenance	2,493	-
		16,248	**47,022**
	II. Support costs		
	Staff costs - Clerk/Assistant Clerk	50,321	17,958
	Less Clerk's services to trustees		(1,100)
	Accounting services	5,058	4,553
	Investment management fees	260	65
	Other Office costs	9,610	19,120
		65,249	**40,596**
	III. Governance		
	Independent examination of accounts	-	2,160
	HMRC	8,981	-
	Clerk's services to trustees	-	1,100
		8,981	**3,260**
	IV. Grants Made	95,382	63,105
	Total expenditure on Charitable Activities	**185,860**	**153,983**

5 Audit services

A sum of £7,500 has been allowed for in the accounts for the year ended 30th September 2023 in respect of audit fees.

6 Staff costs

	2023	2022 (Unaudited)
	£	£
Salaries and social security cost	48,504	53,692
Pension	1,817	788
	50,321	**54,480**
	No.	**No.**
Average number of employees	4	4

7 Grants Made

	2023	2022 (Unaudited)
	£	£
Grants made to institutions	77,546	47,233
Grants made to individuals	17,835	13,604
Grants from Hanwell Community Centre funds	-	2,268
	95,382	**63,104**

8 Tangible Fixed Assets

	Freehold Land & Building	Improvements to property	Allotments & Gardens	Total
Cost	£	£	£	£
At 1 October 2022	742,368	486,453	677,990	1,906,811
At 30 September 2023	**742,368**	**486,453**	**677,990**	**1,906,811**
Depreciation				
At 1 October 2022	-	-	-	-
Charge for year	-	-	-	-
At 30 September 2023	-	-	-	-
Net Book Value				
At 30 September 2022	742,368	486,453	677,990	1,906,811
At 30 September 2023	**742,368**	**486,453**	**677,990**	**1,906,811**

Freehold land & buildings comprise the William Hobbayne Centre and the land known as William Hobbayne Half Acre Field and the Land adjacent thereof.

The Hobbayne Half Acre Field site comprises historic land held by the charity with no known cost. The trustees have adopted a policy not to depreciate properties that are owner occupied because the value of the property remains stable and increases over time.

The trustees have reclassified the Billets Hart allotments and William Hobbayne Community Gardens as land held for non investment purposes. Consequently, the cost of both allotments has been transferred from investment properties to tangible fixed assets of the trust.

NOTES TO THE FINANCIAL STATEMENT FOR THE YEAR ENDED 30 SEPTEMBER 2023

9.1 Fixed Asset Investments

Movement in fixed asset investments	Listed equities and cash	Investment properties	Total
	£	£	£
Market value carried forward at 1 October 2022	901,639	4,300,000	5,201,639
Transfer to tangible fixed assets	-	-	-
Add : Additions at cost	-	-	-
Less : Eliminated on disposals	-	-	-
Less : Unrealised gain/(loss) on revaluation	23,320	-	23,320
Market value carried forward at 30 September 2023	**924,959**	**4,300,000**	**5,224,959**

9.2 Investments

All investment assets were held in the UK and comprise:

9.2.1 Permanent Endowment fund

Listed investments and cash no. units/price	Historic cost	Market value at 30.09.23	Market value at 30.09.22
	£	£	£
19,000 Blackrock Asset Management UK Charishare Income Fund	49,600	136,245	120,280
10,000 COIF Charity Fund Income Units	44,256	186,438	190,639
15,460 Dunedin Income Growth Investment Trust 25p ordinary shares	18,645	41,587	40,814
16,500 Edinburgh Investment Trust 1p ordinary shares 5p	13,392	23,001	28,776
13,050 Invesco Income Growth Trust ordinary shares 25p	23,676	19,771	19,706
4,000 JPMorgan Claverhouse IT PLC ordinary shares 25p	24,591	26,800	25,840
3,000 Monks Investment Trust ordinary shares 5p	11,538	28,260	29,100
57,000 Invesco Trust Managers Exempt	9,681	93,144	84,537
6,500 M&G Securities Charifund	14,229	93,017	89,174
950 Unilever Ordinary	16,538	38,589	37,706
6,000 Merchants Trust Ord 25p	24,677	32,340	30,120
18,500 Tritax Big Box REIT plc 1p	25,120	25,863	25,121
Total Permanent Endowment Fund	**275,945**	**745,055**	**721,811**

9.2.2 **Expendable Endowments**

Listed Investments and cash no. units/price	Historic cost £	Market value at 30.09.23 £	Market value at 30.09.22 £
28000 Liontrust Fund Partners LLP Macro	24,753	36,061	32,999
11000 Temple Bar Investment Trust ordiinary	25,767	25,960	22,055
6000 Merchants Trust Ord 25p			
18500 Tritax Big Box REIT plc 1p	23,440	18,570	22,770
	24,924	18,600	24,240
Total Permanent Endowment Fund	24,639	23,750	23,400
	24,527	26,720	22,120
8000 IMPAX Environmental Markets	19,979	29,680	31,680
Subtotal	**168,029**	**179,342**	**179,264**
Cash held within investment portfolio		562	562
Total Expendable Endowments		**179,904**	**179,826**
TOTAL INVESTMENT FUNDS		**924,959**	**901,637**

9.3 **Investment properties**

Property details	Historic cost £	Market value at 30.09.23 £	Market value at 30.09.22 £
Fair Value			
25 Golden Manor, London W7 3EE	561,185	3,475,000	3,475,000
1B St Marks Road, London W7 2PN	772,000	825,000	825,000
Billet Hart Allotments		-	
William Hobbayne Community Gardens		-	
	1,333,185	**4,300,000**	**4,300,000**

A market appraisal of both investment properties was carried out in June 2023 by a local estate agent Doyle Sales and Lettings and the Trustees have obtained confirmation that the value of these properties have not changed materially since 30 June 2023. The valuations of both investment properties has been based on research of similar local properties that have been sold recently. The market value of 25 Golden Manor at 30 September 2023 is the sum of the market value of each of the 9 flats comprising this property based on the size and condition of each flat.

The trustees have reclassified the Billets Hart allotments and William Hobbayne Community Gardens as land held for non-investment purposes. Consequently, the cost of both allotments has been transferred from investment properties to tangible fixed assets of the trust.

NOTES TO THE FINANCIAL STATEMENT FOR THE YEAR ENDED 30 SEPTEMBER 2023

10 Debtors

	2023	2022 (Unaudited)
	£	£
	14,339	18,083
Trade debtors	21,050	20,310
Prepayments	9,609	9,609
	44,998	**48,002**

11 Cash at bank and in hand

	2023	2022 (Unaudited)
	£	£
Short term deposits	97,151	94,534
Cash at bank	55,655	50,231
Cash in hand	154	1,784
Matalan vouchers	4,546	3,500
	157,506	**150,050**

12 Creditors amounts falling due within one year

	2023	2022 (Unaudited)
	£	£
Tenants' deposits	17,106	16,731
Rents received in advance	20,077	20,077
Other creditors	936	802
Wages & social security	736	736
Grants payable	533	-
Accruals	9,125	5,555
Pension Fund	139	139
Allotments Maintenance Fund	1,383	1,046
	50,034	**45,087**

13 Funds

13.1 Analysis of charitable funds - current year

	Permanent Endowment Funds	Expendable Endowment Funds	Unrestricted Income Funds	Total Funds
	£	£	£	£
	1,570,696	5,601,984	88,735	7,261,415
Incoming resources	80,884	179,112		259,996
Resources expended	(1,791)	(258,700)		(260,491)
Gain on revaluation of listed investments	-	23,320		23,320
Gain on revaluation on investment properties	-	-		-
Fund carried forward	**1,649,789**	**5,545,716**	**88,735**	**7,284,240**

13.2 Net assets by fund

	Permanent Endowment Funds	Expendable Endowment Funds	Unrestricted Income Funds	Total Funds
	£	£	£	£
Tangible fixed asset	-	1,906,811		1,906,812
Fixed asset investment	745,055	179,904	-	924,959
Investment properties	825,000	3,475,000	-	4,300,000
Net current assets	23,568	40,167	88,735	152,470
Total funds	**1,593,623**	**5,601,882**	**88,735**	**7,284,240**

13.3 Unrestricted income funds

Designated funds:

The funds contain monies set aside for emergency repairs and maintenance of the land and property assets of the charity, namely 25 Golden Manor, The William Hobbayne Centre, the Billets Hart allotments and the William Hobbayne Community Gardens.

The balances in the individual funds as at 30th September 2023 are as follows :

	£
Emergency repair fund for 25 Golden Manor	30,000
Emergency repair fund for The William Hobbayne Centre	40,000
Cyclical maintenance fund for Billets Hart Allotments	8,000
Cyclical maintenance fund for William Hobbayne Community Gardens	3,000
Greening projects to maintain the spaces and vegetation.	7,735
Total funds	**88,735**

14 Trustees and other Related Parties

	2023	2022
	£	£
Trustees reimbursed for expenses	7,320	77

£5,407 was reimbursed to Angela Wallis' husband for water leak detection services.

£1,400 was reimbursed to Nicolas Robinson for organisational grants ORG02 and ORG18, both approved by the board.

Trustees submit expense forms and receipts and the expenses are signed off by the Clerk and another trustee.

No trustees were paid expenses for travel or subsistence.

ELEEMOSYNARY CHARITY OF WILLIAM HOBBAYNE

England & Wales - Charity number 211547

Accounts

THE ELEEMOSYNARY CHARITY OF WILLIAM HOBBAYNE

REPORT & ACCOUNTS

YEAR ENDED 30 SEPTEMBER 2022

Charity No : 211547

THE ELEEMOSYNARY CHARITY OF WILLIAM HOBBAYNE
FOR YEAR ENDED 30 SEPTEMBER 2022

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THE ELEEMOSYNARY CHARITY OF WILLIAM HOBBAYNE

CHARITY INFORMATION

FOR THE YEAR ENDED 30 SEPTEMBER 2022

Trustees

The Reverend Andrew Dand (Ex-Officio, Chair)
Mr Robert Coomber
Mr Mark Cosstick
Mrs Wendy Fazey
Ms Bridget Goodman
Ms Deidre Higgins
Mr David Muir
Dr Nicholas Robinson
Mrs Allison Rockley
Mr John Sawyer
Mrs Angela Wallis

Independent Examiner

Edmund Cartwright FCCA MAAT
Johnsons, Chartered Accountants
Ground Floor
1-2 Craven Road
London W5 2UA

Bankers

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

Investment Advisers

Walker Crips Stockbrokers Ltd.
Old Change House,
128 Queen Victoria Street,
London, EC4V 4BJ

THE ELEEMOSYNARY CHARITY OF WILLIAM HOBBAYNE

TRUSTEES ANNUAL REPORT

FOR THE YEAR ENDED 30 SEPTEMBER 2022

1. Reference and Administrative Details of the Charity, Its Trustees and Advisers

The Eleemosynary Charity of William Hobbayne (Charity Number 211547) is also known as the Charity of William Hobbayne.

The principal and administrative address of the charity is The William Hobbayne Centre, St. Dunstan's Road, London W7 2HB.

The Trustees of the charity during the year ended 30 September 2022 were :-

The Reverend Andrew Dand (Ex-Officio Trustee)
Mr Robert Coomber
Mr Mark Cosstick
Mrs Wendy Fazey
Ms Bridget Goodman
Mr David Muir
Ms Deidre Higgins
Dr Nicholas Robinson
Mrs Allison Rockley
Mr John Sawyer
Mrs Angela Wallis

The Ex-Officio Trustee is the Rector of the Parish of St Mary's, Hanwell. The other Trustees are all Co-Opted and are appointed for a period of 4 years. They are eligible for re-appointment.

2. Structure, Governance and Management

The charity is a Relief in Need Charity and was founded in 1484. It is governed by a Charity Commission Scheme dated 24 June 1991 amended by a further scheme dated 17 November 1999 and resolutions dated 31 July 2006 and 14 March 2012.

The Trustees are a body corporate under a Certificate of Incorporation dated 4 February 1994. The board of trustees, when complete, consists of:

One Ex-officio Trustee who is the Rector of the Parish of St. Mary's, Hanwell.

No fewer than 10 and no more than 12 Co-opted Trustees who are appointed for a term of 4 years by a resolution of the Trustees passed at a special meeting.

The major risks to which the charity is exposed, as identified by the Trustees, are regularly reviewed and systems and procedures have been established to manage those risks.

3. Objectives and Activities

After paying for the cost of maintaining the property of the charity and expenses incidental to the administration and management of the charity, the charity's objects are:-

1. To pay the following specific sums, or other amounts as the Charity Commissioners shall from time to time approve, annually :-

    a) £7,500 to the Churchwardens and Deputy Churchwardens for the time being of the District served by the parish church of St. Mary's Church, Hanwell for the maintenance of the bells and bell ropes and subject thereto towards the repair of the parish church.
    b) A sum of £25 to the Rector of St. Mary's Church, Hanwell for preaching a sermon on the life of William Hobbayne and the work of the Charity.
    c) A sum of up to £8,000 to the Trustees for the time being of the Education Charity of William Hobbayne for the purposes of that Charity.

2. Subject to the payments above, to apply the income of the charity in two branches to be called the Relief in Need Branch and the Almshouse Branch.

3. The Relief in Need Branch. To apply the income in relieving either generally or individually persons resident in the area of the Civil parish of Hanwell who are in conditions of need, hardship or distress. Subject thereto to apply the income in relieving either generally or individually persons resident in the London Borough of Ealing who are in conditions of need, hardship or distress. If and so far as the income cannot be applied in the manner aforesaid, the income may be applied for such charitable purposes for the general benefit of the inhabitants of the said Borough as the Trustees think fit.

4. The Almshouse Branch. The scheme of the charity has been amended to show that almshouse accommodation may be provided by the charity if there is local need.

The assets of the charity comprise a fund of investments, the property at 25 Golden Manor, Hanwell, the property known as The William Hobbayne Centre, St. Dunstan's Road, Hanwell and three pieces of land being the Billets Hart allotments (including severed land on the other side of the River Brent), William Hobbayne Community Gardens, St Margarets Road W7 and land North West of Connolly Road, known as Hobbayne Half Acre Field.

4. Achievements and Performance

4.1 Organizational and Individual Grants

Our Community and Grant team are continuing to arrange meetings with local groups supporting those in need. They discuss grant applications in detail and explain our administrative process. They guide through and support applications prior to Trustee approval for individual and organisational grants. An important part of their role is to connect groups together who in turn can support each other.

THE ELEEMOSYNARY CHARITY OF WILLIAM HOBBAYNE

TRUSTEES ANNUAL REPORT

FOR THE YEAR ENDED 30 SEPTEMBER 2022

During the year the Charity provided individual grants following sponsor assessments. Examples of items given to individuals and families include beds, cookers, fridges, clothing and items needed in the home.

This year the Charity facilitated indemnity insurance through the expansion of our insurance for a variety of local groups and events thereby reducing their costs. Old Hanwell Residents Association, Hanwell Neighbourly Care and the annual Burns Night event took advantage of this.

Over the past year the Charity has given grants to a variety of organisations and groups including the upkeep of the bells at St Mary's Church Hanwell.

The After School Youth Club with EASE at the Hanwell Community Centre received a grant.

A Trustee has provided refurbished computers to those In need and a grant was given for the purchase of essential parts.

In the Spring of 2022 the Charity gave a grant to Fielding Primary School towards the setting up of a second hand uniform shop.

North Hanwell Baptist Church received a grant for their annual Fun Day for the local community.

In early Summer a grant was given to The Log Cabin for their Summer Holiday Club which provides needed respite for the carers of children with additional needs.

The Charity also granted Ealing families cinema vouchers to be utilised over the long summer break.

A grant was given for a 5-day camping holiday in the New Forest for families from the Gurnell Grove Estate. Families enjoyed forest walks, played games, visited local towns and took a trip to the seaside and enjoyed a fish and chips dinner. The holiday was a much needed respite for those attending after a couple of difficult years. For some this was their first holiday in a long time.

A meeting was held with Ealing Soup Kitchen and their new Co-ordinator to establish a continued working relationship. Alongside individual support and grants they wanted the Charity to support a year long project to fund a Friday lunch for the homeless and those in need. The Charity has agreed to fund a year long programme.

The Charity has continued to support the Befriend Service a local group supporting residents who are isolated or lonely and without visitors. The Charity funded volunteering training and use of the Hobbayne Centre. The service continues to use the centre for meetings and group sessions.

The Charity also gave a grant to the Gurnell Grove Community contributing towards a Community Café providing a safe space where the residents can socialise.

In the Autumn a Hanwell and Well Being event was given a grant to help connect with the community to publicise their event.

Brentford FC Community Sports Trust was granted funds for holiday activities including workshops and activity days.

The Charity annually funds school trips for premium pupil children, school projects supporting the work of the school both Primary and High Schools applied for grants. The Charity also funded a school chicken project to enable children to protect their chickens from local foxes. Children are gaining a sense of responsibility; this particularly helps children without routine in their day who now have responsibility for bedding the chickens at the end of the day in return for some eggs. School Awards were presented in July with the Charity honouring three students with a certificate and book token.

Uniform grant applications remain extremely important for local schools and the Charity continually alerts local schools to ensure as many children in need as possible receive support.

4.2 Community Support

Our Outreach Worker and Volunteer Social Worker continue to actively work on the ground in the community. They distribute donations of clothes, equipment and food to local families. The Charity receives many small donations of food and clothes and we can pass them on to families in need or some of the groups in our network. This year working with Ealing Council Neighbourhood Governance we were able to deliver festive hampers to residents in need. Post the Omicron variety of Covid in January, lack of food continued to be challenging particularly for those who had lost their jobs, financial and emotional support was needed. We liaised with our groups and we were able to continue to provide food and referrals. Many other organisations on the ground liaised with the Charity to reach those most in need in our community and the Charity supported some of them with grants, access to community spaces and networking.

The Charity worked with the Ealing Together team throughout the pandemic and contacted them to see what support they could offer Ukrainian families arriving in the borough. We have offered to use our network in the community. Our Social Worker was in contact with families and the Charity was able to provide grants of food and clothing.

The team met with a Social Prescribing which is a project led by NHS in local partnership with A2 Dominion housing. The aim of the project is to work with people in the community and prescribe local activities which they may benefit from. The Charity was able to offer access to the Centre and a wide variety of groups.

The Charity supported EASE with networking for the Hanwell Big Local fun day on 11th June and the team ran a very successful event.

Youth Engagement Project continues to do a fantastic job running the Community Café at Hanwell Community Centre supporting young people with learning difficulties. They are utilising the community fridge sponsored by the Charity and are also distributing food on other days in the week.

The Charity supported two families in the clearance of their houses following the death of family members. This allowed families to keep their important possessions and enable donations to local organisations.

The Charity attended the DIG project open day on Green Lane to view the site and see if more support could be offered in addition to a previous grant by the Charity or any further networking support. The team were given a list of local organisations and community groups who may be able to help or utilise the site.

The Charity met with local Councillors from Hobbayne and Elthorne wards to update them on the work of the charity and our projects. New Councillors were given a tour of the Centre and the green spaces and were given the history of the Charity. Councillors can also act as sponsors for grants for those in need in the Community. They can refer individuals and organisations they meet as part of their visits and surgeries who may benefit from contacting the Charity.

We were able to lend lots of our bunting from storage and some of the tables from the Hobbayne Centre to many of the roads in Hanwell who participated in the street parties for the Queen's Platinum Jubilee. Residents passed bunting between roads over the weekend and donated bunting and cake stands to add to our collection for future events.

A local graphic designer created some banners for the Charity to use on the Centre and spare ones for community events. This will help redirect interested parties to the website and allow for a wider understanding of the Charity's work.

4.3 Hall Usage

This William Hobbayne Community Centre is used by a variety of groups.

The Middlesex Association for the Blind use the Centre for their Job club which includes a dedicated room for specially adapted computers and for their monthly coffee mornings.

Weekly Maths, English and Art tuition classes take place.

Mosaic weekend courses.

Community Events including a Quiz Night, Burns Night and other ad hoc events.

Weekly groups include Dementia Concern, NHS, Irish Group, Hanwell Neighbourly Care, Line dancing, board games, yoga, Taekwondo, Pilates, Zumba, Aerobis and Tai Chi.

In addition, meetings take place for the Women's Institute, Olde Hanwell Residents Association and Councillor's surgeries.

This year a local school utilised the hall for pumpkin carving sessions. The sessions were very successful and attended by 55 families across four sessions with Halloween cakes on sale raising £250 for the school fund.

A local theatre and a local ukulele band have used the Hall for rehearsal space.

The local Rotary Club have used the Centre with subsidised rates for their fundraising quiz nights.

The Centre was used as a polling station for the local Elections.

AGM meetings took place for Hanwell's Allotment groups and the Woodcraft Folk.

Bunnies Nursery used the hall for a fundraising quiz for their Charity and raised £700 to help with their running costs and equipment.

Hanwell Carnival used the Centre for their volunteer recruitment. The Charity assisted with the event helping to decorate, providing refreshments and generally were on hand to support them.

New additional security cameras were installed around the Centre along the Lower Boston Road and a good wide span around the corner right up to the office door. This is providing Centre goers and office staff with more security through the week.

4.4 Queen's Award for Voluntary Service

During the previous year the Charity received notification that it was nominated for the Queen's Award for Voluntary Service. The Charity liaised with the Deputy Lieutenant for Greater London to provide a detailed background on the day to day activities of volunteers and the Charity's networking with other voluntary organsations.

The Deputy Lieutenant visited the Charity and toured the Centre and the green spaces overseen by the Charity and run by volunteers. The Deputy Lieutenant was met by 20 volunteers, Council Officers, local Councillors and Trustees involved in all aspects of the Charity's day to day work. He heard first hand from volunteers about their work, how the charity supports and facilities volunteering opportunities and the impact on our community.

Throughout the year information and documentation went to the Queen's office and the Charity was notified at the end of April that it would officially receive the Queen's Award for Voluntary Service on 2nd June,2022. The Charity was pleased to accept the award on behalf of the large number of volunteers who support the work of the Charity. The response and comments of support for the Charity's work from residents and volunteering groups will assist the team in continuing to reach to the community. The Charity received some positive local press and social media comments highlighting its work and its volunteers.

The Charity completed a survey for the Queen's Award office so that they could gain a better understanding of our volunteers and of the successful groups which will help them understand why certain groups fall through the net but are doing an amazing job in their communities.

Two dedicated volunteers were given the opportunity to attend the Queen's Pageant, a special historical event at Buckingham Place on 5th June.

The Mayor of Ealing invited volunteers to a civil service at St Christ the Saviour Church in Ealing on 5th June and the Charity sent some volunteers to this event.
The Charity will be organising a celebratory afternoon tea at the Centre in October for volunteers, and it will be attended by the Deputy Lieutenant, Councillors and local residents. Volunteers will be presented with a special pin recognising their contribution to voluntary service.

Two representatives will officially accept the award on behalf of the Charity from the Queen's Lieutenant at a presentation in the Tower of London on November 18th.

4.5 Allotments and growing spaces

The Charity's growing spaces continue to thrive with active committees on both the Hobbayne Billets Hart allotments and also on the Hobbayne Community Gardens. Both sites have long waiting list to join.

In the next year there are plans to develop small children's gardens at the Hobbayne Community Garden site. Trustees and the committee feel that creating children's gardens will not only allow children to work independently but it will also allow them to begin their growing experiences and benefit from the fruits of their labour. Children will have some tutored experiences and will also be encouraged by more experienced growers on the main site. Trustees hope this will allow children the opportunity to develop an interest in growing their own food and educate them about food through experience. Locally some children do not have gardens and the gardens will not only allow them access to their own green space but also an opportunity to learn and play in a safe environment.

Throughout the year the Children's gardens were designed, measured, equipment was purchased and a local carpenter created the raised beds. With help from local scouts and the Goodgym the beds were filled with soil and are now ready for the next growing season. They were officially opened with 12 mini beds available to children. It was thought that it would be nice to give the gardens names and three names were given Doreen's Garden, Doreen was a wonderful volunteer at the centre who sadly passed away. Muriel's Garden to honour a local lady who for many years supported local activities and groups making a real difference and the Queen's Platinum Jubilee Garden.

Throughout the year Hobbayne's Billets Hart Allotments holders continued to support each other. There were educational sessions, community and fundraising days to support the site. In August the Royal Horticulture Society came to visit the site and were impressed with the thriving and well used space. The Charity provided the committee with a vintage tea set to enable them to create an extra special tea party. The area to the front of the allotments which previously housed ponies is now being revamped for additional allotments and growing spaces.

The Charity completed the Middlesex University Urban Review supported by the British Council with the help of Chair of the Committee at Billet's Hart Allotments.

4.6 Green spaces

Hobbayne Half Acre Field

The Hobbayne Half Acre Field continues to flourish and be utilised for a variety of activities and educational programmes.
The area along the River Brent received its second cut this year with the support of Ealing Park Rangers. This enables activities close to the river and also allows local residents to enjoy sitting by the water. The Charity has encouraged use of the area for picnics and general outdoor enjoyment.
Throughout the year Haven Wood Forest School (a small local group) delivered activities through the school holidays for local children. They also delivered several activities for "premium pupil" children from local schools.

Haven Wood in collaboration with the John Lyons Charity have been delivering forest school workshops for children with special needs in the Easter, May half term and summer breaks. The team were contacted by a group of local Japanese families who are keen to integrate in the community and enjoy some activities on the site.

There were summer sessions for menopausal women, healing and sound therapy drumming.

Men shed activities also took place on the site throughout the year.

The Haven Wood team are now member of the Young Ealing Foundation working together they support each other and other members of the group helping to expand access to our green spaces.

A navigation course for young adults from Ealing Alternative Provision took place. Pupils have been excluded from school for a variety of reasons and this course allows them to gain a certificate and enjoy learning outdoors.

Regular volunteering litter picking days on the site have ensured the space is clean and safe for users.

We continue to liaise with Ealing Council for repair of the fence at the top of the field as this is the main access for rough sleepers and dumping.

This year the Charity offered seed funding for a project to introduce a Hedgehog Highway pilot project on the site in collaboration with Ealing Wildlife Group. The funding allowed Ealing Wildlife Group to purchase equipment for the project. The aim is to allow hedgehogs a pathway through local gardens and create habitats for the hedgehogs on the site. If successful, the project will be rolled out through Ealing. This will be a very important project helping to increase the dwindling population of hedgehogs across the country. We discussed the potential for future projects on Hobbayne Community Gardens which will expand the project in Hanwell.

Thank you to The Artemis Charitable Trust managed by a local family. Last year they supported our children's outdoor activities and they were so pleased with the work of the Charity that they have decided to support us again in the coming year.

Billets Hart Copse

Our corporate groups and local organisations visits have continued throughout the year at the Billets Hart Copse on Fitzherbert Walk. Goodgym team members have been particularly proactive throughout the year across all our green spaces. In addition, they have introduced other corporate teams including Brompton Bikes to assist with the copse.

The Goodgym also assisted the Charity with weeding around the Hobbayne Centre which had become quite overgrown during the pandemic.

Teams continue to actively work with Ealing Council Rangers to support each other in improving our green spaces and take guidance from them to help improve all our green spaces.

4.7 Care leavers' Christmas party

The Charity was extremely disappointed when our Carer's Christmas Day event was cancelled on Christmas Day at the centre. The whole team were involved with Social Services and local volunteers to enable a special day for young adults who have been in care and would be alone on Christmas Day. Although we could not facilitate the event at the centre because of the Omicron covid variant, all the young people received gifts, a visit/telephone call and a Christmas lunch (courtesy of the Fox Pub in Hanwell). We have agreed and plan to host next year's event.

4.8 Christmas Toy Appeal

This year we reintroduced our Toy Appeal following the height of the pandemic. The Charity was contacted by several organisations in need of toys. A callout to local businesses and residents ensured a gush of toys just before the festival period. Volunteers delivered the toys, and we were able to ensure that local children in need we were contacted to help did receive a gift from the Charity this year.

4.9 Website Blogs

The Charity continues to write blogs for its website to update on its activities and the projects it supports in the community. The blogs give updates on individual projects, gives an insight into some of the organisations the Charity works with and how it supports them.

5. Financial Review

5.1 General

The charity has recorded a deficit of £416 for the current financial year. However, the charity generated a surplus of £26,379 in 2021.

5.2 Investment Policy

The investment of the charity in the Permanent Endowment fund have decreased in the market value during this year, in line with the general performance of the stock market.

5.3 Reserves Policy

The charity maintained the unrestricted reserves amounting to £88,735 (2021: £88,735) which the Trustees deem are sufficient. The charity has set aside funds to meet any emergency maintenance needs at its properties, with reserve funds held for each of 25 Golden Manor, The William Hobbayne Centre, Billets Hart allotments and the Community Gardens.
Any regular or planned maintenance will be met out of income.

6. Plans for the Future

It is hoped that the outreach work of the Charity will continue to identify new ways in which the charity can work with local charities, organisations, and individuals to meet the growing local need for assistance to combat need, hardship and distress.

Approved by the Trustees on 28-7-2023 and signed on their behalf by

MARK COSTICK Name: M.Q

THE ELEEMOSYNARY CHARITY OF WILLIAM HOBBAYNE

INDEPENDENT EXAMINER'S REPORT

FOR THE YEAR ENDED 30 SEPTEMBER 2022

I report to the trustees on my examination of the accounts of the Eleemosynary Charity of William Hobbayne (the Trust) for the year ended 30 September 2022, which are set out on pages 12 to 21.

Responsibilities and basis of report

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

I report in respect of my examination of the Trustee's accounts carried out under section 145 of the 2011 Act and in carrylng out my examination I have followed all the applicable Directions given by the Charity Commissioner 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 Trust as required by section 130 of the Act; or
(2) the accounts do not accord with those records; or
(3) the accounts do not comply with the applicable requirements concerning the form and content of accounts set out in the Charities (Accounts and Reports) Regulations 2008 other than any requirement that the accounts give a 'true and fair view' which is not a matter considered as part of an independent examination.

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

Edmund Cartwright FCCA MAAT
Johnsons Chartered Accountants
Ground floor,
1-2 Craven Road
London W5 2UA

Date: 28th July 2023

THE ELEEMOSYNARY CHARITY OF WILLIAM HOBBAYNE

STATEMENT OF FINANCIAL ACTIVITIES

FOR THE YEAR ENDED 30 SEPTEMBER 2022

	Notes	Unrestricted funds £	Endowment funds £	Total 2022 £	Total 2021 £
Incoming Resources					
Incoming resources from generated funds :					
Investment income		-	165,659	165,659	164,324
Income from charitable activities		-	65,476	65,476	40,580
Total incoming resources		**-**	**231,135**	**231,135**	**204,904**
Resources Expended					
Raising funds	Note 4.1	-	77,568	77,568	55,600
Charitable activities	Note 4.2	-	153,983	153,983	122,686
Other	Note 4.3	-	-	-	240
Total resources expended		**-**	**231,551**	**231,551**	**178,526**
Net income/(expenditure) before investment gains/(losses)		**-**	(416)	(416)	**26,378**
Gains/(lossses) on investments		-	(144,912)	(144,912)	307,426
Gains/(loses) on investment properties		-	204,375	204,375	-
Net movement in funds		**-**	**59,047**	**59,047**	**333,804**
Total funds brought forward		88,735	7,113,633	7,202,368	6,868,564
Total funds carried forward		**88,735**	**7,172,680**	**7,261,415**	**7,202,368**

THE ELEEMOSYNARY CHARITY OF WILLIAM HOBBAYNE

BALANCE SHEET AS AT 30 SEPTEMBER 2022

	Notes	Unrestricted funds £	Endowment funds £	Total 2022 £	Total 2021 £
Fixed Assets					
Tangible assets	Note 8	-	1,906,811	1,906,811	1,227,614
Investments	Note 9.2	-	901,639	901,639	1,755,314
Investment properties	Note 9.3	-	4,300,000	4,300,000	4,001,615
Total fixed assets		-	7,108,450	7,108,450	6,984,543
Current Assets					
Debtors	Note 10	-	48,002	48,002	19,777
Cash at bank and in hand	Note 11	88,735	61,315	150,050	251,696
Total current assets		88,735	109,317	198,052	271,473
Creditors : amounts falling due within one year	Note 12	-	45,087	45,087	53,648
Net current assets		**88,735**	**64,230**	**152,965**	**217,825**
NET ASSETS		**88,735**	**7,172,680**	**7,261,415**	**7,202,368**
FUNDS					
Capital Funds					
Permanent endowment funds	Note 13.1	-	1,570,696	1,570,696	1,622,088
Expendable endowment funds	Note 13.1	-	5,601,984	5,601,984	5,491,545
Total capital funds		-	**7,172,680**	**7,172,680**	**7,113,633**
Income Funds					
Unrestricted funds	Note 13.1	88,735	-	88,735	88,735
Total income funds		**88,735**	-	**88,735**	**88,735**
TOTAL FUNDS		**88,735**	**7,172,680**	**7,261,415**	**7,202,368**

Signed by two trustees on behalf of all the trustees on 27.7.23

John Sawyer

Name: John Sawyer

M. CJ

Name: Mark Cosstick

NOTES TO THE FINANCIAL STATEMENT FOR THE YEAR ENDED 30 SEPTEMBER 2022

1 Accounting policies

1.1 Basis of accounting

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

1.2 Income and Expenditure

Investment income comprises dividends from investments, bank interest received and rent from the investment properties held by the charity.

Other incoming resources comprise donations and grants for specific projects or purposes.

Expenditure is classified based on the requirements of the charity's principal sourcing of funding and is detailed in note 4.

There has been no offsetting on income and expenses unless required or permitted by the Charities SORP.

1.3 Tangible Fixed Assets

Tangible fixed assets consist of:
Freehold land and building
These comprise the following:

The William Hobbayne Centre stated at cost. The freehold building at William Hobbayne Centre is not depreciated as it has an estimated economic life exceeding 50 years with a high residual value and is kept in a good state of repair.

The Hobbayne Half Acre Field site comprises historic land held by the charity with no known cost.

Improvements to property
This comprises improvements and extension work on the William Hobabyne Centre.

Allotments & gardens
- the Billet Hart allotment land was revalued previously at £580,000 which is taken as its deemed cost on transition to FRS102.
- the Hobbayne Community Gardens is stated at its cost of £97,990.

The allotments and gardens being land are not depreciated.

Fixtures, fittings and equipment
Fixtures, fittings & equipment at the William Hobbayne Centre are stated at cost less depreciation. Depreciation is provided at the annual rate of 25% on a straight line basis in order to write off the assets over their estimated useful lives.

1.4 Investments

Investments are initially recognised at their purchase cost and subsequently measured at their fair value using the quoted market price at the reporting date. All gains and losses arising on revaluation and disposals during the year are taken to the Statement of Financial Activities.

1.5 Investment properties

Investment properties are measured at fair value at the Balance Sheet date with gains or losses in fair value being recognised in the Statement of Financial Activities. No depreciation is provided on the investment properties in accordance with FRS102.

1.6 Taxation

As a non-profit making body, the charity believes that it is exempt from all forms of taxation other than VAT. The charity does not make taxable supplies of goods or services and is therefore not required to be registered for VAT. The charity is unable to recover input tax, where this is charged, and this tax is included within relevant items of expenditure.

2 Income

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

3 Expenditure

Expenditure is recognised once there is a legal or constructive obligation to transfer economic benefits to a third party, it is probable that a transfer of economic benefits will be required in settlement and the amount of the obligation can be measured reliably.

NOTES TO THE FINANCIAL STATEMENT FOR THE YEAR ENDED 30 SEPTEMBER 2022

4 Resources expended

The charity has analysed its resources on the basis provided by the SORP
The main items of expenditure are summarised below

	2022	2021
	£	£
4.1 Cost of generating funds		
Maintenance of Investment properties	51,487	26,424
Maintenance of William Hobbayne Centre	21,835	21,503
Maintenance of Billets Hart allotments	4,246	7,673
	77,568	**55,600**
4.2 Charitable Activities		
I. Activities in furtherance of the charity's objectives		
Outreach worker costs	28,907	26,823
Activities at William Hobbayne Centre	18,115	5,430
Lobby maintenance	0	2,894
	47,022	35,147
II. Support costs		
Staff costs - Clerk/Assistant Clerk	17,958	16,879
Less Clerk's services to trustees	(1,100)	(1,100)
Accounting services	4,553	4,240
Investment management fees	65	1,442
Other Office costs	19,120	7,545
	40,596	29,006
III. Governance		
Independent examination of accounts	2,160	2,160
Clerk's services to trustees	1,100	1,100
	3,260	3,260
IV. Grants Made	63,105	55,273
Total expenditure on Charitable Activities	**153,983**	**122,686**
4.3 Miscellaneous costs re other land		
Community Gardens and Half Acre Field	-	240

5 Fees for examining the accounts

A sum of £2,160 has been allowed for in the accounts for the year ended 30th September 2022

6 Staff costs

	2022	2021
	£	£
Salaries and social security cost	53,692	48,292
Pension	788	831
	54,480	**49,123**
	No.	**No.**
Average number of employees	4	3

NOTES TO THE FINANCIAL STATEMENT FOR THE YEAR ENDED 30 SEPTEMBER 2022

7 Grants Made

	2022	2021
	£	£
Grants made to institutions	47,233	38,993
Grants made to individuals	13,604	15,580
Grants from Hanwell Community Centre funds	2,268	700
	63,105	**55,273**

8 Tangible Fixed Assets

	Freehold Land & Building	Improvements to property	Allotments & Gardens	Fixtures, Fittings & Equipment	Total
Cost	£	£	£	£	£
At 1 October 2021	742,368	485,246	-	17,266	1,244,880
Additions	-	1,207	-	-	1,207
Transfer from Investment properties	-	-	677,990	-	677,990
At 30 September 2022	**742,368**	**486,453**	**677,990**	**17,266**	**1,924,077**
Depreciation					
At 1 October 2021	-	-	-	17,266	17,266
Charge for year	-	-	-	-	-
At 30 September 2022	**-**	**-**	**-**	**17,266**	**17,266**
Net Book Value					
At 30 September 2021	742,368	485,246	-	-	1,227,614
At 30 September 2022	**742,368**	**486,453**	**677,990**	**-**	**1,906,811**

Freehold land & buildings comprise the William Hobbayne Centre and the land known as William Hobbayne Half Acre Field.

This land was bought at a bargain price at which point the market rate of the land alone would be higher than the cost. As such no depreciation has been applied as this would otherwise mislead the users of the accounts.

The trustees have reclassified the Billets Hart allotments and William Hobbayne Community Gardens as land held for non-investment purposes. Consequently, the cost of both allotments has been transferred from investment properties to tangible fixed assets of the trust.

NOTES TO THE FINANCIAL STATEMENT FOR THE YEAR ENDED 30 SEPTEMBER 2022

9.1 Fixed Asset Investments

Movement in fixed asset investments	Listed equities and cash	Investment properties	Total
	£	£	£
Market value carried forward at 1 October 2021	1,755,314	4,001,615	5,756,929
Transfer to tangible fixed assets	-	(677,990)	(677,990)
Add : Additions at cost	-	772,000	772,000
Less : Eliminated on disposals	(724,135)	-	(724,135)
Less : Unrealised gain/(loss) on revaluation	(129,540)	204,375	74,835
Market value carried forward at 30 September 2022	**901,639**	**4,300,000**	**5,201,639**

9.2 Investments

All investment assets were held in the UK and comprise:

9.2.1 Permanent Endowment fund

no. units/	Listed investments and cash price	Historic cost	Market value at 30.09.22	Market value at 30.09.21
		£	£	£
19,000	Blackrock Asset Management UK Charishare Income Fund	49,600	120,280	241,584
10,000	COIF Charity Fund Income Units	44,256	190,639	401,511
15,460	Dunedin Income Growth Investment Trust 25p ordinary shares	18,645	40,814	50,245
16,500	Edinburgh Investment Trust 1p ordinary shares 5p	13,392	28,776	92,250
13,050	Invesco Income Growth Trust ordinary shares 25p	23,676	19,706	24,404
4,000	JPMorgan Claverhouse IT PLC ordinary shares 25p	24,591	25,840	29,920
3,000	Monks Investment Trust ordinary shares 5p	11,538	29,100	83,400
57,000	Invesco Trust Managers Exempt	9,681	84,537	200,516
6,500	M&G Securities Charifund Income Units	14,229	89,174	153,749
-	Royal Dutch Shell	-	-	53,661
950	Unilever Ordinary	16,538	37,706	38,048
-	BHP Billiton	-	-	20,770
-	South32 Ltd	-	-	2,059
-	GlaxoSmithKline	-	-	16,843
-	Vodafone Group USD 0.2095	-	-	9,291
-	Daily Mail & General Trust-DMGT	-	-	13,207
-	Euromoney Institutional Investor 0.25p	-	-	4,653
-	Charishare Common Investment fund	-	-	11,125
6,000	Merchants Trust Ord 25p	24,677	30,120	32,520
18,500	Tritax Big Box REIT plc 1p	25,122	25,121	39,331
	Total Permanent Endowment Fund	**275,945**	**721,813**	**1,519,087**

NOTES TO THE FINANCIAL STATEMENT FOR THE YEAR ENDED 30 SEPTEMBER 2022

9.2.2 Expendable Endowments

no. units/	Listed Investments and cash price	Historic cost £	Market value at 30.09.22 £	Market value at 30.09.21 £
28,000	Liontrust Fund Partners LLP Macro Equity Income	24,753	32,999	46,465
-	Aberdeen Diversified (formerly Black Rock) ordinary shares 25p	-	-	18,000
11,000	Temple Bar Investment Trust ordinary shares 25p	25,767	22,055	23,409
15,000	International Public Partnership Ord 1p	23,440	22,770	24,300
15,000	HICL Infrastructure Co Ord 1p	24,924	24,240	24,990
2,000	Murray International Trust 25p	24,639	23,400	21,840
4,000	Edinburh Investment Trust 25p	24,527	22,120	24,400
8,000	IMPAX Environmental Markets	19,979	31,680	52,300
	Subtotal	**168,029**	**179,264**	**235,704**
	Cash held within investment portfolio		562	523
	Total Expendable Endowments		**179,826**	**236,227**
	TOTAL INVESTMENT FUNDS		**901,639**	**1,755,314**

9.3 Investment properties

Property details	Historic cost £	Market value at 30.09.22 £	Market value at 30.09.21 £
Fair Value			
25 Golden Manor, London W7 3EE	561,185	3,475,000	3,323,625
1B St Marks Road, London W7 2PN	772,000	825,000	-
Billet Hart Allotments		-	580,000
William Hobbayne Community Gardens		-	97,990
	1,333,185	**4,300,000**	**4,001,615**

A market appraisal of both investment properties was carried out in June 2023 by a local estate agent Doyle Sales and Lettings and the Trustees have obtained confirmation that the value of these properties have not changed materially since 30 September 2022. The valuations of both investment properties has been based on research of similar local properties that have been sold recently. The market value of 25 Golden Manor Road at 30 September 2022 is the sum of the market value of each of the 9 flats comprising this property based on the size and condition of each flat.

During the year the charity purchased a five bedroom freehold property at 1B St Marks Road, London W7 2PN.

The trustees have reclassified the Billets Hart allotments and William Hobbayne Community Gardens as land held for non-investment purposes. Consequently, the cost of both allotments has been transferred from investment properties to tangible fixed assets of the trust.

NOTES TO THE FINANCIAL STATEMENT FOR THE YEAR ENDED 30 SEPTEMBER 2022

10 Debtors

	2022	2021
	£	£
Trade debtors	18,083	10,414
Sundry debtors	20,310	1,310
Prepayments	19,846	8,053
	58,239	**19,777**

11 Cash at bank and in hand

	2022	2021
	£	£
Short term deposits	94,534	94,109
Cash at bank	50,230	155,327
Cash in hand	1,646	924
Matalan vouchers	3,640	1,336
	150,050	**251,696**

12 Creditors amounts falling due within one year

	2022	2021
	£	£
Tenants' deposits	13,847	12,945
Rents received in advance	18,808	20,952
Other creditors	802	1,237
Wages & social security	-	11
Grants payable	1,055	11,753
Accruals	4,500	4,500
Allotments Maintenance Fund	1,921	2,250
	40,933	**53,648**

13 Funds

13.1 Analysis of charitable funds - current year

	Permanent Endowment Funds	Expendable Endowment Funds	Unrestricted Income Funds	Total Funds
	£	£	£	£
Balance brought forward	1,622,088	5,491,545	88,735	7,202,368
Incoming resources	50,717	194,809	-	245,526
Resources expended	(23,748)	(207,803)	-	(231,551)
Loss on disposal of listed investments	(125,977)	(18,935)	-	(144,912)
Gain on revaluation on investment properties	53,000	151,375	-	204,375
Fund carried forward	**1,576,080**	**5,610,991**	**88,735**	**7,275,806**

NOTES TO THE FINANCIAL STATEMENT FOR THE YEAR ENDED 30 SEPTEMBER 2022

13.2 Net assets by fund

	Permanent Endowment Funds	Expendable Endowment Funds	Unrestricted Income Funds	Total Funds
	£	£	£	£
Tangible fixed assets	-	1,906,811		1,906,811
Fixed asset investments	721,813	179,826	-	901,639
Investment properties	825,000	3,475,000	-	4,300,000
Net current assets	23,883	40,347	88,735	152,965
Total funds	**1,570,696**	**5,601,984**	**88,735**	**7,261,415**

13.3 Unrestricted Income funds

Designated funds:

The funds contain monies set aside for emergency repairs and maintenance of the land and property assets of the charity, namely 25 Golden Manor, The William Hobbayne Centre, the Billets Hart allotments and the William Hobbayne Community Gardens.

The balances in the individual funds as at 30th September 2022 are as follows :

	£
Emergency repair fund for 25 Golden Manor	30,000
Emergency repair fund for The William Hobbayne Centre	40,000
Cyclical maintenance fund for Billets Hart Allotments	8,000
Cyclical maintenance fund for William Hobbayne Community Gardens	3,000
Greening projects to maintain the spaces and vegetation.	7,735
Total funds	**88,735**

14 Trustees and other Related Parties

	2022	2021
	£	£
Trustees reimbursed for expenses	77	648

Trustees submit expense forms and receipts and the expenses are signed off by the Clerk and another trustee.

No trustees were paid expenses for travel or subsistence.

ELEEMOSYNARY CHARITY OF WILLIAM HOBBAYNE

England & Wales - Charity number 211547

Accounts

THE ELEEMOSYNARY CHARITY OF WILLIAM HOBBAYNE

REPORT & ACCOUNTS

YEAR ENDED 30 SEPTEMBER 2021

Charity No : 211547

THE ELEEMOSYNARY CHARITY OF WILLIAM HOBBAYNE
FOR YEAR ENDED 30 SEPTEMBER 2021

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THE ELEEMOSYNARY CHARITY OF WILLIAM HOBBAYNE

CHARITY INFORMATION

FOR THE YEAR ENDED 30 SEPTEMBER 2021

Trustees

The Reverend Andrew Dand (Ex-Officio, Chair)
Mr Robert Coomber
Mr Mark Cosstick
Mrs Wendy Fazey
Ms Bridget Goodman
Ms Dee Higgins
Mr David Muir
Dr Nicholas Robinson
Mrs Allison Rockley
Mr John Sawyer
Mrs Angela Wallis

Independent Examiner

Edmund Cartwright
Johnsons, Chartered Accountants
Ground Floor
1-2 Craven Road
London W5 2UA

Bankers

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

Investment Advisers

Walker Crips Stockbrokers Ltd.
Old Change House,
128 Queen Victoria Street,
London, EC4V 4BJ

THE ELEEMOSYNARY CHARITY OF WILLIAM HOBBAYNE

TRUSTEES ANNUAL REPORT

FOR THE YEAR ENDED 30 SEPTEMBER 2021

1. Reference and Administrative Details of the Charity, its Trustees and Advisers

The Eleemosynary Charity of William Hobbayne (Charity Number 211547) is also known as the Charity of William Hobbayne.

The principal and administrative address of the charity is The William Hobbayne Centre, St. Dunstan's Road, London W7 2HB.

The Trustees of the charity during the year ended 30 September 2021 were :-

The Reverend Andrew Dand (Ex-Officio Trustee)
Mr Robert Coomber
Mr Mark Cosstick
Mrs Wendy Fazey
Ms Bridget Goodman
Mr David Muir
Ms Dee Higgins
Dr Nicholas Robinson
Mrs Allison Rockley
Mr John Sawyer
Mrs Angela Wallis

The Ex-Officio Trustee is the Rector of the Parish of St Mary's, Hanwell. The other Trustees are all Co-Opted and are appointed for a period of 4 years. They are eligible for re-appointment.

2. Structure, Governance and Management

The charity is a Relief in Need Charity and was founded in 1484. It is governed by a Charity Commission Scheme dated 24 June 1991 amended by a further scheme dated 17 November 1999 and resolutions dated 10 January 2000, 31 July 2006 and 14 March 2012.

The Trustees are a body corporate under a Certificate of Incorporation dated 4 February 1994. The board of trustees, when complete, consists of:

One Ex-officio Trustee who is the Rector of the Parish of St. Mary's, Hanwell.

No fewer than 10 and no more than 12 Co-opted Trustees who are appointed for a term of 4 years by a resolution of the Trustees passed at a special meeting.

The major risks to which the charity is exposed, as identified by the Trustees, are regularly reviewed and systems and procedures have been established to manage those risks.

3. Objectives and Activities

After paying for the cost of maintaining the property of the charity and expenses incidental to the administration and management of the charity, the charity's objects are:-

1. To pay the following specific sums, or other amounts as the Charity Commissioners shall from time to time approve, annually :-

    a) £7,500 to the Churchwardens and Deputy Churchwardens for the time being of the District served by the parish church of St. Mary's Church, Hanwell for the maintenance of the bells and bell ropes and subject thereto towards the repair of the parish church.
    b) A sum of £25 to the Rector of St. Mary's Church, Hanwell for preaching a sermon on the life of William Hobbayne and the work of the Charity.
    c) A sum of up to £8,000 to the Trustees for the time being of the Education Charity of William Hobbayne for the purposes of that Charity.

2. Subject to the payments above, to apply the income of the charity in two branches to be called the Relief in Need Branch and the Almshouse Branch.

3. The Relief in Need Branch. To apply the income in relieving either generally or individually persons resident in the area of the Civil parish of Hanwell who are in conditions of need, hardship or distress. Subject thereto to apply the income in relieving either generally or individually persons resident in the London Borough of Ealing who are in conditions of need, hardship or distress. If and so far as the income cannot be applied in the manner aforesaid, the income may be applied for such charitable purposes for the general benefit of the inhabitants of the said Borough as the Trustees think fit.

4. The Almshouse Branch. The scheme of the charity has been amended to show that almshouse accommodation may be provided by the charity if there is local need.

The assets of the charity comprise a fund of investments, the property at 25 Golden Manor, Hanwell, the property known as The William Hobbayne Centre, St. Dunstan's Road, Hanwell and three pieces of land being the Billets Hart allotments (including severed land on the other side of the River Brent), William Hobbayne Community Gardens, St Margarets Road W7 and land North West of Connolly Road, known as Hobbayne Half Acre Field.

4. Achievements and Performance

4.1 The William Hobbayne Centre

The Centre continued as our hub and base for our Covid response. The need for food continued and whilst we had use of the Centre we continued to support as many families as possible. The Centre remained closed to the general public throughout the pandemic. The Charity continued to participate in the Ealing Together programme led by Ealing Council. The programme connected charities and resources to enable them to response to the various

needs within the community. Working closely with our network of volunteers and local charity groups we developed and extended our response strategy and plan.

The Centre remained converted into a food hub throughout the whole year.

Throughout September 2020 there was a steady increase in the number of Covid cases in the population nearly tripling since the beginning of September with no change in restrictions. The end of the government furlough scheme saw an increase in requests for food and the charity increased the amount of food available to residents.

October 2021 and November 2021 were extremely challenging with the Charity working at maximum capacity in terms of amount of food to distribute and volunteers availability to distribute. Ealing Alternative Provision were struggling to deliver food to their students as teaching resources needed to focus on working with children struggling with emotional and educational support throughout the pandemic. The charity extended its outreach for the school to cover all of their families right across Ealing ensuring families received a substantial food parcel at least once a week. One of our challenges was to source food relevant to families i.e. vegan, gluten free, halal.

The Goodgym team continued to be an invaluable support to our teams recruiting additional volunteers. Although they normally run to assist the charity with tasks, they opened up their missions to included walking with small deliveries, cycling and delivering large food parcels in cars. This enabled us to extend our reach.

We created systems, policies and trained our teams in food hygiene to ensure we are handling food correctly.

The year saw work and educational environments opening and closing with lockdown restrictions. We reacted to those needs changing how, when and where we delivered food to ensure we reached as many people as possible with no waste. We delivered small packages to children at school later in the year to enable them to carry home at least one meal for their family.

We continued throughout the year to respond to various variants of the virus and the continuous lockdowns with Omican and Alpha setting the community back in its ability to return to some sort of normality. As stock was extremely low Ealing Foodbank provided us with a ton of food for distribution at our centre with a second half ton later in the year including lots of festive treats in our first delivery. Our volunteers continued to deliver food parcels right up until Christmas Eve.

Week on week during the year our volunteers continued weekly calls to the most vulnerable and shopping for medical prescriptions.

We continued to be part of the Ealing Together projects at end of Ealing Council's programme for providing food for those who are shielding. The primary objective of the group was to continue to network and share resources with other voluntary groups and charities. Public Health, Education and the Council benefit teams were part of our weekly calls and this enabled

us to receive updates on plans slightly ahead of general communications allowing us to stay ahead with our support.

The Store Cupboard CIC is a legacy shop in Hanwell set up by our Covid 19 volunteers who wanted to do something after the Centre returned to normal. Through our network they now have a shop for one year free of rent and utilities provided by the landlord. We guided them through the set up providing resources and finances to put a shop unit in place. As restrictions were slowly lifted the team were able to accept visitors with the store to pick food they would like to eat rather than deliveries of food.

The shop works on a membership base and members are referred by charities, social services and organisations working with those who are in food poverty. Members sign up to a set of rules and receive a membership card. There will be a charged of £3.50 a week for a shop worth approximately £25 -£30 with free fresh fruit, vegetables and bread. All items are subject to availability as most of the food is provided by food charities. Members can shop for three months to bridge the gap after which they will be replaced with another member to allow as many as possible to benefit and avoid dependency. The shop is run by volunteers but there are a couple of paid part time managers to oversee the running of the shop; similar to the foodbank warehouse. The shop allows members to choose food from different coded areas to ensure variety and fairness.

Similarly, to our work with Ealing Foodbank, we will become a referral partner for The Store Cupboard enable residents to access food in times of need. We will also accept referrals from them for grants for non food items.

The shop opened in April 2021 and the charity continued deliveries to our special needs schools until the end of May. The Charity continues to hold a small stock of food and cleaning items for distribution to local families on an emergency and out of hours basis.
We arranged a Vintage tea party in early September in the Community Suite for The Store Cupboard. We had two sessions early and late afternoon with restricted numbers to ensure we were covid safe and attendees felt comfortable. We had an astonishing number of cakes donated from local business and residents. We had cakes left and volunteers arranged a cake sale on Rosebank Road. We managed to raise a £1,000 for The Store Cupboard team and this will enable them to feed many additional families in the coming months.
We met with Ealing Foodbank to update them on our plans and The Store Cupboard. We liaised with them as they wanted to introduce the colour coding of products and the potential for a store cupboard in Southall. We shared our business plan to enable them to review the project for their own needs.

The development of a vaccine created real optimism in the community. The charity was approached by Ealing Council and the NHS to potentially support the delivery of the Covid vaccination in Hanwell. The Trustees offered the centre to the NHS to enable the rollout of the vaccine from a small hub with the initial roll out for those over 80 years who may have trouble travelling long distances. Local church halls were used but the Charity left the option open to the NHS throughout the roll out.

Our centre volunteers received additional Health and Safety Covid training at the centre updating them on the procedures not only for themselves but also for our visiting volunteers. They received an updated copy of our Covid 19 Risk Assessment to ensure they were up to

date with current legislation and that we maintained robust procedures.
On July 5th the Charity hosted families as part of the Olde Hanwell Jumble trail. The event was organised by a local resident. It is a similar event the Charity ran around 8 years ago. Residents were encouraged to place a table at the front of their homes to sell bric a brac or anything they wish to recycle. The Charity offered tables to those who may not have a garden or those wishing to raise funds for charity and wanted to set up a table. Tables were set up in the car park at the Hobbayne Centre as we were unable to use the inside of the hall due to the pandemic. The event was very busy with an active stream of buyers throughout the day. It was a fantastic community event for Hanwell and great to see people connecting again.
Our volunteers were delighted to hear that the charity had received a letter from the Mayor of Ealing and the Deputy Lieutenant of the Borough of Ealing for their contribution and efforts to support the Borough's response to Covid 19.

4.2 Grant applications

The Charity continues to offer grant funding to community and organisations who support residents. We funded many individuals and families in need, hardship or distress through our network of sponsors. Many organisations were unable to operate in the usual way because of the Covid pandemic however, the Charity did support individuals and families throughout the year and was able to offer grants to a number of local organisations including St Mary's Church, The Store Cupboard, Covid 19 grants, PC Repairs, 2nd Hanwell Brownies, Cultivate London, the Login Cabin, Brentford FC Community Trust, Dementia Concern, Znaniye Foundation, grants towards the use of the William Hobbayne Community Hall/Community Suite and Hobbayne Sermon.

4.3 Education

We have continued to support schools in a variety of ways over the year although most were closed or restricted access during the pandemic:

Particularly important was the support we gave in funding and issuing laptops to local children who were at home during the year with no access to computers. With the help of our network, we were able to deliver refurbished laptops and equipment to individual children, families and schools enabling them to continue to access vital resources, work and keeping them connected to the outside world.

When we could access schools, we visited with donations and talks. As the work of the Charity was high profile this year, we were invited to do a presentation with Year 1 students at Hobbayne Primary School followed by a questions and answers session for the children. The Charity received some creative activity packs from Pitzhanger Manor and they were distributed to local children on the run up to Easter keeping children busy during the school holidays.

We have introduced Elthorne High School to the team at Cultivate London as they are keen to have some gardening spaces locally. The Dig which the Charity supported with funding is the perfect location for them and the Cultivate London team are experts at working with the school on educational programmes. We think this will be a fantastic partnership.

The William Hobbayne Awards went ahead at St Mark's School Awards at the end of the summer holidays with children receiving a framed certificate and a £10 book voucher. The awards were for sport, progress and overall William Hobbayne Charity Award for contribution to school life. The children were extremely excited and waited in anticipation.
We have been referring local schools and groups to the Store Cupboard to enable families to receive food. Brentside High School and Mayfield Primary School have now received an allocation of spaces for their families, and we will continue to work with the team to ensure as spaces open up we can refer families in need to the team.

A few months ago, the Charity received a children's play slide and ground base from TerraCycle from funds they had received from McDonalds. Three men drove from the suppliers in Wales to install the slide at Mandeville School for children with special needs and it is firmly in place and will be maintained for a couple of years. The school are delighted, and we are sure many children will receive lots of hours of fun.

The Charity funded equipment for Bunnies Nursery's a local charity. The new committee were given guidance on potential funding from grant funders and organisations who support similar organisations. We have worked with Bunnies Nursery for many years particular when closure was imminent and supported them through a restructure and funding for survival. We are delighted they have continued, growth stronger and are a positive contribution to our community.

The Charity worked with Ealing National Union of Teacher to co-ordinating educational packs for 600 children working from home for 32 schools right across Ealing. The packs were made up of paper, workbooks and pens. The Charity's team worked with NUT volunteers and recruited local volunteers to prepare and deliver packs. It was great effort and collaboration by all to make this happen in such challenging times.

4.4 Allotments and Growing Spaces

The Charity owns land in Green Lane, Hanwell which is leased as allotments to members of the Billets Hart Allotments Association.

The Charity also owns the William Hobbayne Community Gardens. This is leased as 3m x 3m growing spaces to members of the William Hobbayne Community Gardens Association. In addition two pieces of land are leased to householders in St Margaret's Road.

The Allotment Associations are responsible for the day to day management of the sites, with the charity taking responsibility for wider issues in relation to the maintenance of the sites.

The policy of the charity is to set rents at a level that are affordable for local residents whilst enabling some surplus income to be generated for charitable purposes.

4.5 Green Spaces

The Charity's green spaces became a lifeline for the community throughout the year and where possible we have co-ordinated events and opened the space to anyone who need outdoor access. This was particularly important during the lockdown days when residents were only allowed minimum outdoor recreation.

The Haven Woods team have continued to use the Hobbayne Half Acre Field throughout the year offering some yoga, gong baths, woodland drumming and activity days for families with young children. The team have also been active delivered forest school camp days which were fully booked. Premium pupil children from Oaklands Primary School were invited to forest school sessions during half term holidays and children with special needs enjoyed a three day session on the site ensuring all our residents have an opportunity to be part of the management of the site. There were some cancellations for their work days from children who had been placed in Covid isolation mainly through school contacts.

Regular litter picking and monitoring took place throughout the year. They team had many volunteers this year and with social distancing in place they did manage to maintain the site in good order.

Alongside forest school activities, excluded children from Ealing Alternate Provision had navigation training and they will receive certificate for this specialist course.
Throughout the year with the help of a variety of corporate groups the Charity was able to maintain the William Hobbayne Copse. This is an area of Charity land planted 4 years ago with hundreds of trees and will be maintained for 5-6 years until they trees are high enough to naturalise into a mini forest.

The William Hobbayne Community Gardens continue to flourish with a volunteer committee overseeing the gardens and beehives. Plans are in place to create a children's garden in a disused space within the gardens and we are hoping they will be open next year. The spaces will be for children to start their growing experiences and hopefully gain an understanding of the benefits of growing their own food and a new hobby.

Billets Hart Allotments is an established allotment site with a good strong committee who oversee the maintenance of the site. As they look forward in the coming year they will be reviewing their sustainability. The community benefits from fantastic produce grown on the site.

We assisted the Katherine Buchan Meadow Trust with volunteers for the winter tidy of the meadow. The team were offered a loan of the community gardening equipment to enable them to complete the job quickly and efficiently.
The Charity lent out our equipment to a number of local residents to enable them to help elderly people tidy up gardens and this allowed us maximum use of the equipment and a great help. The Charity purchased additional equipment and storage this year to develop its community loan scheme.

All sites have benefited from the partnership with Curious Roo Coffee based in Ealing. The coffee company has been providing chaff to all our sites as part of their sustainability. The chaff is the outer part of the coffee bean which burns off during roasting but remains rich in nutrients and wards off slugs and snails.

The Charity would like to thank and acknowledge all our volunteers who have maintained and raised funds for our greening projects this year.

We would also like to thank Greenford Celtic Football Club for their very generous donation of £1,000 to be used for outdoor activities. The club stated that the work of the William Hobbayne Charity on green spaces for young people was a factor in selecting the charity for the donation.

4.6 Networking Groups

Although most of the charities in our network group were unable to function because of the pandemic the Charity continued to reach out to local charities which were still as active as possible providing advice and guidance.

Ealing Law Centre moving ahead with their new offices at Hanwell Library, a project we have supported into its new premises. We linked the Law Centre team to the Woman's Equality Groups as we had an approach to assist with speakers for their Zoom speeches to provide advice to the group on how women in need can be supported during Covid.

We continue to redirect donations to local groups. An example of this is a donation of a musical equipment from a local resident which was redirected to the Basement Door Charity for young musicians. The Basement Door attracts lots of young people from right across West London including Hanwell.

We met with and supported the Office of National Statistics roll out of the March 2021 census. This was a huge challenge for them and they wanted to utilise our connection into the community to capture the census. Our aim was to communicate with our network to get the message to as many as possible that it would be a digital first census with those who have not been responsive followed up by a call to their home. In May, we received a letter of thanks and poster from the Census team for our working in communicating to residents and groups about the importance and reason for the census.

The Goodgym have assisted the Charity over the year from food distribution, helping with green tasks and so many ad hoc requests and the Charity is grateful for their contributions to our work.

As the crisis in Calais accelerated the Charity was able to redirect clothing we had received to a local group collecting clothes for refugees. We sent children's clothes, warm coats and holdalls as the cold weather was making life challenging in the camps.
The Charity continues as a sounding board for networking with other groups and charitable organisations.

4.7 Queen's Award for Volunteering

The Charity was delighted to hear that its volunteers have been nominated for the Queen's Award for Volunteering 2022. This is fantastic recognition for all the volunteers who have make a phenomenal contribution to Hanwell and its community over the last 500 years.

4.8 Christmas Toy Appeal

Although we were unable to run our toy appeal this year in our traditional sense because it was not safe to handle toys from so many different households, we did manage to collect some toys at the Centre. The toys were distributed to children with our food parcels and via schools. We also received donations of activity boxes from Best4Learning to distribute to local children with special needs.

With the help of our local Scout group we also distributed Christmas Care boxes for the elderly and they were delivered throughout December.

4.9 Website Blogs

This year we have begun to write some website blogs to enable the community to have a greater insight of our work in the community. We plan to produce regular updates and provide photographs to keep residents up to dates.

5. Financial Review

5.1 General

The charity made a surplus of £26,379 (2020: £32,268) for year to be used for general charitable purposes.

5.2 Investment Policy

The investments of the charity in the Permanent Endowment Fund have increased in market value over the year, in line with the general performance of the stock market.

5.3 Reserves Policy

The charity has reserves amounting to £88,735 (2020: £81,000) which the Trustees deem are sufficient. The charity has set aside funds to meet any emergency maintenance needs at its properties, with reserve funds held for each of 25 Golden Manor, The William Hobbayne Centre, Billets Hart allotments and the Community Gardens.

Any regular or planned maintenance will be met out of income.

6. Plans for the Future

It is hoped that the outreach work of the Charity will continue to identify new ways in which the charity can work with local charities, organisations and individuals to meet the growing local need for assistance to combat need, hardship and distress.

Approved by the Trustees on 28.7.22 .....and signed on their behalf by

..... Name : MARK COSTICK

Independent examiner's report to the Trustees of the Eleemosynary Charity of William Hobbayne

I report to the trustees on my examination of the accounts of the Eleemosynary Charity of William Hobbayne (the Trust) for the year ended 30 September 2021, which are set out on pages 12 to 21.

Responsibilities and basis of report

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

I report in respect of my examination of the Trustee's accounts carried out under section 145 of the 2011 Act and in carrying out my examination I have followed all the applicable Directions given by the Charity Commissioner 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 Trust as required by section 130 of the Act; or
(2) the accounts do not accord with those records; or
(3) the accounts do not comply with the applicable requirements concerning the form and content of accounts set out in the Charities (Accounts and Reports) Regulations 2008 other than any requirement that the accounts give a 'true and fair view' which is not a matter considered as part of an independent examination.

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

Edmund Cartwright

Edmund Cartwright ACCA MAAT
Johnsons Chartered Accountants
Ground floor, 1-2 Craven Road
London W5 2UA

Date : 28 July 2022

THE ELEEMOSYNARY CHARITY OF WILLIAM HOBBAYNE

STATEMENT OF FINANCIAL ACTIVITIES

FOR THE YEAR ENDED 30 SEPTEMBER 2021

	Notes	Unrestricted funds £	Restricted funds	Endowment funds £	Total 2021 £	Total 2020 £
Incoming Resources						
Incoming resources from generated funds :						
Investment income		-	-	197,169	197,169	228,753
Other		7,735	-	-	7,735	410
Total incoming resources		**7,735**	**-**	**197,169**	**204,904**	**229,163**
Resources Expended						
Raising funds	Note 4.1	-	-	55,600	55,600	73,040
Charitable activities	Note 4.2	-	2,893	119,793	122,686	123,201
Other	Note 4.3	-	-	239	239	244
Total resources expended		**-**	**2,893**	**175,632**	**178,525**	**196,485**
Net income before investment gains		**7,735**	**(2,893)**	**21,537**	**26,379**	**32,678**
Net (losses)/gains on investments		-	-	307,426	307,426	(142,817)
Net movement		**7,735**	**(2,893)**	**328,963**	**333,805**	**(110,139)**
Total funds brought forward		81,000	2,893	6,784,671	6,868,564	6,978,703
Total funds carried forward		**88,735**	**-**	**7,113,634**	**7,202,369**	**6,868,564**

THE ELEEMOSYNARY CHARITY OF WILLIAM HOBBAYNE

BALANCE SHEET AS AT 30 SEPTEMBER 2021

	Notes	Income funds £	Endowment funds £	Total 2021 £	Total 2020 £
Fixed Assets					
Tangible assets	Note 8	-	1,227,614	1,227,614	1,227,614
Investments	Note 9.1	-	1,755,314	1,755,314	1,447,889
Investment land and property	Note 9.2	-	4,001,615	4,001,615	4,001,616
Total fixed assets		-	6,984,543	6,984,543	6,677,119
Current Assets					
Debtors	Note 10	-	19,777	19,777	21,822
Cash at bank and in hand		88,735	162,961	251,696	218,229
Total current assets		88,735	182,738	271,473	240,052
Creditors : amounts falling due within one year	Note 11	-	53,648	53,648	48,607
Net current assets		**88,735**	**129,090**	**217,825**	**191,445**
NET ASSETS		**88,735**	**7,113,633**	**7,202,368**	**6,868,564**

Represented by :	Notes	Income funds £	Endowment funds £	Total 2021 £	Total 2020 £
Capital Funds					
Permanent endowment funds	Note 13.1	-	1,622,088	1,622,088	1,360,624
Expendable endowment funds	Note 13.1	-	5,491,545	5,491,545	5,424,047
Total capital funds		-	**7,113,633**	**7,113,633**	**6,784,671**
Income Funds					
Restricted Funds		-	-	-	2,893
Unrestricted funds	Note 13.2	88,735	-	88,735	81,000
Total income funds	Note 13.1	**88,735**	-	**88,735**	**83,893**
TOTAL FUNDS		**88,735**	**7,113,633**	**7,202,368**	**6,868,564**

Signed by two trustees on behalf of all the trustees on 28.7.22

John Sawyer ..... Name: John Sawyer

M. C ..... Name: Mark Cosstick

THE ELEEMOSYNARY CHARITY OF WILLIAM HOBBAYNE

NOTES TO THE FINANCIAL STATEMENT FOR THE YEAR ENDED 30 SEPTEMBER 2021

1 Basis of accounting

These accounts have been prepared under the historical cost convention with items recognised at cost or transaction value unless otherwise stated in the relevant note(s) to the accounts.

The accounts have been prepared in accordance with the Statement of Recommended Practice : Accounting and Reporting by charities preparing accounts in accordance with the Financial Reporting Standard applicable in the UK and Republic of Ireland (FRS 102) and with the Charties Act 2011.

2 Accounting policies

2.1 Income and Expenditure

Investment income comprises income from investments, 1 flat at the William Hobbayne Centre, 9 flats at 25 Golden Manor, from leases granted on alloments land, hire of the William Hobbayne Centre and bank interest received.

Other incoming resources comprise donations and grants for specific projects or purposes.

Expenditure is classified based on the requirements of the charity's principal sourcing of funding and is detailed in note 4.

There has been no offsetting on income and expenses unless required or permitted by the Charities SORP.

2.2 Fixed Assets

2.2.1 Tangible fixed assets comprise the following freehold land & buildings

- the William Hobbayne Centre
- the land known as Hobbayne Half Acre Field

The William Hobbayne Centre is stated at cost, including all improvement works and extensions.

The Hobbayne Half Acre Field site comprises historic land held by the charity with no known cost.

Freehold buildings are not depreciated as they have an estimated economic life exceeding 50 years and are kept in a good state of repair.

Depreciation to fixtures & fittings at the William Hobbayne Centre is provided at an annual rate of 25% on a straight line basis in order to write-off the costs over their estimated useful life.

2.2.2 Investments

Investments have been stated at market value. Surpluses or deficits arising on the revaluation of these investments are credited to or changed against the respective funds to which they belong.

2.2.3 Investment property and land

The property 25 Golden Manor has been valued based on the estimated market value of the 9 flats supplied by Sinton Andrews in June 2018.

The allotment land is valued pro rata on acreage in line with the price paid to secure the William Hobbayne Community Gardens site in 2013 which was, in itself, based on a land valuations by Dunphys in October 2013.

2.3 Taxation

As a non-profit making body, the charity believes that it is exempt from all forms of taxation other than VAT. The charity does not make taxable supplies of goods or services and is therefore not required to be registered for VAT. The charity is unable to recover input tax, where this is charged, and this tax is included within relevant items of expenditure.

3 Income

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

NOTES TO THE FINANCIAL STATEMENT FOR THE YEAR ENDED 30 SEPTEMBER 2021

4 Expenditure

The charity has analysed its resources on the basis provided by the SORP
The main items of expenditure are summarised below

		2021	2020
		£	£
4.1	**Cost of generating funds**		
	Maintenance/refurbishment of 25 Golden Manor	26,424	38,115
	Maintenance of William Hobbayne Centre	21,503	32,015
	Maintenance of Billets Hart allotments	7,673	2,910
	Maintenance of WH Community Gardens	-	-
		55,600	**73,040**
4.2	**Charitable Activities**		
	I. Activities in furtherance of the charity's objectives		
	Outreach worker costs	26,823	26,362
	Activities at William Hobbayne Centre	5,430	3,852
		32,253	30,214
	II. Support costs		
	Salary for Clerk/Assistant Clerk	16,879	16,746
	Less Clerk's services to trustees	(1,100)	(1,100)
	Accounting services	4,240	2,076
	Investment management fees	1,442	1,442
	Other Office costs	7,545	5,493
		29,006	24,657
	III. Governance		
	Independent examination of accounts	2,160	2,160
	Clerk's services to trustees	1,100	1,100
		3,260	3,260
	IV. Grants Made	55,273	65,070
	Total expenditure on Charitable Activities	**119,792**	**123,201**
4.3	**Miscellaneous costs re other land**		
	Community Gardens and Half Acre Field	239	244

5 Fees for examining the accounts

A sum of £2,160 has been allowed for in the accounts for the year ended 30th September 2021

6 Staff costs

	2021	2020
	£	£
Salaries	22,300	20,521
	No.	**No.**
Average number of employees	3	3

NOTES TO THE FINANCIAL STATEMENT FOR THE YEAR ENDED 30 SEPTEMBER 2021

7 Grants Made

	2021	2020
	£	£
41 (2020:48) grants made to institutions	38,993	33,874
44 (2020:59) grants made to individuals	15,580	30,340
1 (2020:2) grants from Hanwell Community Centre funds	700	855
	55,273	**65,070**

Grants to Institutions

Name	Number of grants	Total paid £
St Mary's Church, Hanwell	1	7,500
Educational Charity of William Hobbayne	17	14,530
N Robinson	2	720
The Store Cupboard	1	500
Cultivate London	1	2,000
Ealing Aid In Sickness	14	9,913
Log Cabin Adventure Playground	1	750
Brentford FC Community Trust	1	1,500
Znaniye Foundation	1	850
2nd Hanwell Brownies	1	50
Grants towards use of Hall/Community Suite	1	680
	41	**38,993**

8 Tangible Fixed Assets

	Freehold Land & Buildings	Improvements to property	Fixtures, Fittings & Equipment	Total
Cost	£	£	£	£
At 30 September 2020	742,368	485,246	17,266	1,244,880
Additions	-	-	-	-
At 30 September 2021	**742,368**	**485,246**	**17,266**	**1,244,880**
Depreciation				
At 30 September 2020	-	-	17,266	17,266
Charge for year	-	-	-	-
At 30 September 2021	**-**	**-**	**17,266**	**17,266**
Net Book Value				
At 30 September 2020	742,368	485,246	-	1,227,614
At 30 September 2021	**742,368**	**485,246**	**-**	**1,227,614**

Freehold land & buildings comprise the William Hobbayne Centre and the land known as William Hobbayne Half Acre Field.

This land was bought at a bargain price at which point the market rate of the land alone would be higher than the cost. As such no depreciation has been applied as this would otherwise mislead the users of the accounts.

NOTES TO THE FINANCIAL STATEMENT FOR THE YEAR ENDED 30 SEPTEMBER 2021

9.1 Fixed Asset Investments

Movement in fixed asset investments	Listed equities and cash	Investment land and property	Total
Market value carried forward at 1 October 2020	1,447,888	4,001,615	5,449,503
Add : Additions to investments at cost	-	-	-
Add : Unrealised gains on revaluation	318,662	-	318,662
Less : Decreased cash in hand	(2,557)	-	(2,557)
Less : Disposals at carrying value	-	-	-
Less : Unrealised loss on revaluation	(8,680)	-	(8,680)
Market value carried forward at 30 September 2021	**1,755,314**	**4,001,615**	**5,756,929**

9.2 Investments

All investment assets were held in the UK and comprise:

9.2.1 Permanent Endowment fund

no. units	Listed investments and cash price	Historic cost £	Market value at 30.09.21 £	Market value at 30.09.20 £
34,353	Blackrock Asset Management UK Charishare Income Fund	89,679	241,584	199,520
20,328	COIF Charity Fund Income Units	89,965	401,511	349,591
15,460	Dunedin Income Growth Investment Trust 25p ordinary shares	18,645	50,245	37,877
30,000	Edinburgh Investment Trust 1p ordinary shares 5p	24,350	92,250	87,600
13,050	Invesco Income Growth Trust ordinary shares 25p	23,676	24,404	17,840
4,000	JPMorgan Claverhouse IT PLC ordinary shares 25p	24,591	29,920	21,280
6,000	Monks Investment Trust ordinary shares 5p	23,076	83,400	67,440
118,838	Invesco Trust Managers Exempt	20,184	200,516	160,158
10,000	M&G Securities Charifund Income Units	21,891	153,749	120,373
3,253	Royal Dutch Shell	16,609	53,661	30,585
950	Unilever Ordinary	16,538	38,048	45,372
1,100	BHP Billiton	15,953	20,770	18,192
1,100	South32 Ltd	1,177	2,059	1,257
1,200	GlaxoSmithKline	15,506	16,843	17,424
8,200	Vodafone Group USD 0.2095	16,320	9,291	8,420
1,232	Daily Mail & General Trust-DMGT	10,862	13,207	8,008
458	Euromoney Institutional Investor 0.25p	5,954	4,653	3,678
6,038	Charishare Common Investment fund	9,137	11,125	11,899
6,000	Merchants Trust Ord 25p	24,677	32,520	20,340
18,500	Tritax Big Box REIT plc 1p	25,120	39,331	28,675
	Cash held on deposit		-	2,095
	Total Permanent Endowment Fund	**493,910**	**1,519,088**	**1,257,624**

NOTES TO THE FINANCIAL STATEMENT FOR THE YEAR ENDED 30 SEPTEMBER 2021

9.2.2 Expendable Endowments

no. units	Listed Investments and cash price	Historic cost £	Market value at 30.09.21 £	Market value at 30.09.20 £
36,418	Liontrust Fund Partners LLP Macro Equity Income	32,195	46,465	37,371
18,000	Aberdeen Diversified (formerly Black Rock) ordinary shares 25p	24,315	18,000	16,470
2,200	Temple Bar Investment Trust ordiinary shares 25p	25,767	23,408	14,388
15,000	International Public Partnership Ord 1p	23,440	24,300	24,210
15,000	HICL Infrastructure Co Ord 1p	24,924	24,990	24,870
2,000	Murray International Trust 25p	24,639	21,840	19,000
4,000	Edinburh Investment Trust 25p	24,527	24,400	17,720
10,000	IMPAX Environmental Markets	24,973	52,300	35,250
	Subtotal	**204,780**	**235,703**	**189,279**
	Cash held within investment portfolio		523	985
	Total Expendable Endowments		**236,226**	**190,264**
	TOTAL INVESTMENT FUNDS		**1,755,314**	**1,447,888**

9.3 Investment land and property

	Historic cost £	Market value at 30.09.21 £	Market value at 30.09.20 £
25 Golden Manor	561,185	3,323,625	3,323,625
Billets Hart Allotments	7,300	580,000	580,000
Community Gardens	97,990	97,990	97,990
	666,475	**4,001,615**	**4,001,615**

Golden Manor has been valued as the sum of the market value of each of the 9 flats, based on indicative figures supplied by Sinton Andews in June 2018 and the size/decorative state of each unit. There has been little net movement in property sale values in Hanwell since September 2016.
During the year refurbishment works were carried out for 2 flats.

The value of the Allotment Land is based on a valuation of the William Hobbayne Community Gardens by Dunphys in September 2013 prior to the purchase of the land. The Billets Hart figure has been scaled up pro rata by area.

The Trustees have considered the value of properties and land and can confirm that the value as at is not significantly different from the carrying value as at 30 September 2020.

NOTES TO THE FINANCIAL STATEMENT FOR THE YEAR ENDED 30 SEPTEMBER 2021

10 Debtors

	2021	2020
	£	£
Trade debtors	10,414	7,239
Sundry debtors	1,310	1,640
Prepayments	8,053	12,943
	19,777	**21,822**

11 Creditors amounts falling due within one year

	2021	2020
	£	£
Trade creditors	-	3,291
Tenants' deposits	12,945	13,003
Rents received in advance	20,952	15,849
Other creditors	1,237	1,136
Wages & social security	12	944
Grants payable	11,753	7,012
Accruals	4,500	4,500
Allotments Maintenance Fund	2,250	2,872
	53,648	**48,607**

12 Cash at bank and in hand

	2021	2020
	£	£
Short term deposits	94,109	94,097
Cash at bank	155,327	119,255
Cash in hand	925	572
Matalan vouchers	1,336	4,305
	251,696	**218,229**

13 Funds

13.1 Analysis of charitable funds - current year

	Permanent Endowment Funds	Expendable Endowment Funds	Restricted Income Funds	Unrestricted Income Funds	Total Funds
	£	£	£	£	£
Balance brought forward	1,360,624	5,424,046	2,893	81,000	6,868,563
Incoming resources	-	197,169	-	7,735	204,904
Resources expended	-	(175,632)	(2,893)	-	(178,525)
Transfers between funds	-	-	-	-	-
Loss on investment assets	261,464	45,962	-	-	307,426
Fund carried forward	**1,622,088**	**5,491,545**	**-**	**88,735**	**7,202,368**

NOTES TO THE FINANCIAL STATEMENT FOR THE YEAR ENDED 30 SEPTEMBER 2021

13.1 Net assets by fund

	Permanent Endowment Funds £	Expendable Endowment Funds £	Restricted Income Funds £	Unrestricted Income Funds £	Total Funds £
Tangible fixed assets	-	1,227,614	-	-	1,227,614
Fixed asset investments	1,519,088	236,226	-	-	1,755,314
Investment land & property	-	4,001,615	-	-	4,001,615
Net current assets	103,000	26,090	-	88,735	217,825
Total funds	**1,622,088**	**5,491,545**	**-**	**88,735**	**7,202,368**

13.2 Unrestricted income funds/designated funds

The funds contain monies set aside for emergency repairs and maintenance of the land and property assets of the charity, namely 25 Golden Manor, The William Hobbayne Centre, the Billets Hart allotments and the William Hobbayne Community Gardens.

The balances in the individual funds as at 30th September 2021 are as follows :

	£
Emergency repair fund for 25 Golden Manor	30,000
Emergency repair fund for The William Hobbayne Centre	40,000
Maintenance fund for Billets Hart Allotments	8,000
Maintenance fund for Community Gardens	3,000
Greeining projects to maintain the spaces and vegetation.	7,735
Total funds	**88,735**

14 Trustees and other Related Parties

	2021 £	2020 £
Trustees reimbursed for expenses	77	648

Items purchased included office equipment and supplies, allotment keys and refreshments for activities at the William Hobbayne Centre.

Trustees submit expense forms and receipts and the expenses are signed off by the Clerk and another trustee.

No trustees were paid expenses for travel or subsistence.

ELEEMOSYNARY CHARITY OF WILLIAM HOBBAYNE

England & Wales - Charity number 211547

Accounts

THE ELEEMOSYNARY CHARITY OF WILLIAM HOBBAYNE

REPORT & ACCOUNTS

YEAR ENDED 30 SEPTEMBER 2020

Charity No : 211547

THE ELEEMOSYNARY CHARITY OF WILLIAM HOBBAYNE
FOR YEAR ENDED 30 SEPTEMBER 2020

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THE ELEEMOSYNARY CHARITY OF WILLIAM HOBBAYNE

CHARITY INFORMATION

FOR THE YEAR ENDED 30 SEPTEMBER 2020

Trustees

The Reverend Andrew Dand (Ex-Officio, Chair)
Mr Robert Coomber
Mr Mark Cosstick
Mrs Wendy Fazey
Ms Bridget Goodman
Ms Dee Higgins
Mr David Muir
Dr Nicholas Robinson
Mrs Allison Rockley
Mr John Sawyer
Mrs Angela Wallis

Independent Examiner

Edmund Cartwright
Johnsons, Chartered Accountants
Ground Floor
1-2 Craven Road
London W5 2UA

Bankers

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

Investment Advisers

Walker Crips Stockbrokers Ltd.
Finsbury Tower
103-105 Burnhill Row
London EC1Y 8LZ

THE ELEEMOSYNARY CHARITY OF WILLIAM HOBBAYNE

TRUSTEES ANNUAL REPORT

FOR THE YEAR ENDED 30 SEPTEMBER 2020

1. Reference and Administrative Details of the Charity, its Trustees and Advisers

The Eleemosynary Charity of William Hobbayne (Charity Number 211547) is also known as the Charity of William Hobbayne.

The principal and administrative address of the charity is The William Hobbayne Centre, St. Dunstan's Road, London W7 2HB.

The Trustees of the charity during the year ended 30 September 2020 were :-

The Reverend Andrew Dand (Ex-Officio Trustee)
Mr Robert Coomber
Mr Mark Cosstick
Mrs Wendy Fazey
Ms Bridget Goodman
Mr David Muir
Ms Dee Higgins
Dr Nicholas Robinson
Mrs Allison Rockley
Mr John Sawyer
Mrs Angela Wallis

The Ex-Officio Trustee is the Rector of the Parish of St Mary's, Hanwell. The other Trustees are all Co-Opted and are appointed for a period of 4 years. They are eligible for re-appointment.

2. Structure, Governance and Management

The charity is a Relief in Need Charity and was founded in 1484. It is governed by a Charity Commission Scheme dated 24 June 1991 and resolution dated 31 August 1989 as amended by a further scheme dated 17 November 1999 and resolutions dated 10 January 2000 and 31 July 2006.

The Trustees are a body corporate under a Certificate of Incorporation dated 4 February 1994. The board of trustees, when complete, consists of:

One Ex-officio Trustee who is the Rector of the Parish of St. Mary's, Hanwell.

No fewer than 10 and no more than 12 Co-opted Trustees who are appointed for a term of 4 years by a resolution of the Trustees passed at a special meeting.

The major risks to which the charity is exposed, as identified by the Trustees, are regularly reviewed and systems and procedures have been established to manage those risks.

3. Objectives and Activities

After paying for the cost of maintaining the property of the charity and expenses incidental to the administration and management of the charity, the charity's objects are:-

1. To pay the following specific sums, or other amounts as the Charity Commissioners shall from time to time approve, annually :-

    a) £7,500 to the Churchwardens and Deputy Churchwardens for the time being of the District served by the parish church of St. Mary's Church, Hanwell for the maintenance of the bells and bell ropes and subject thereto towards the repair of the parish church.
    b) A sum of £25 to the Rector of St. Mary's Church, Hanwell for preaching a sermon on the Sunday before Easter.
    c) A sum of up to £8,000 to the Trustees for the time being of the Education Charity of William Hobbayne for the purposes of that Charity.

2. Subject to the payments above, to apply the income of the charity in two branches to be called the Relief in Need Branch and the Almshouse branch.

3. The Relief in Need Branch. To apply the income in relieving either generally or individually persons resident in the area of the Civil parish of Hanwell who are in conditions of need, hardship or distress. Subject thereto to apply the income in relieving either generally or individually persons resident in the London Borough of Ealing who are in conditions of need, hardship or distress. If and so far as the income cannot be applied in the manner aforesaid, the income may be applied for such charitable purposes for the general benefit of the inhabitants of the said Borough as the Trustees think fit.

4. The Almshouse Branch. The scheme of the charity has been amended to show that almshouse accommodation may be provided by the charity if there is local need.

The assets of the charity comprise a fund of investments, the property at 25 Golden Manor, Hanwell, the property known as The William Hobbayne Centre, St. Dunstan's Road, Hanwell and three pieces of land being the Billets Hart allotments (including severed land on the other side of the River Brent), William Hobbayne Community Gardens, St Margarets Road W7 and land North West of Connolly Road, known as William Hobbayne Half Acre Field.

4. Achievements and Performance

4.1 Relief in Need Branch

During the financial year ended 30 September 2020 the charity continued to dispense grants to individuals and local organisations via the Relief in Need Branch, according to the terms of the Scheme. The Charity of William Hobbayne has continued to support the local community through its grant giving, centre activities, networking, enabling and facilitating a variety of greening projects.

The start of the year allowed the charity to work with residents and successfully deliver projects. In March the work of the Charity was adapted to support the need of the community during the Covid 19 pandemic. Networks closed down rapidly and the charity opened up its resources and finances to ensure it could reach as many people as possible. The flexibility and support of the Charity's volunteers were key in allowing the charity to diversify and respond to the needs of the community. The Hall was also closed to groups and employees worked from home along with the rest of the country.

The Charity continued to support those in need, hardship and distress and organisations that support the community. This support was given in a number of ways through advice, connecting via our networks and partners or through grants. Here are some examples of our support:-

Ealing Wildlife Group received funding to run educational sessions at Hanwell Schools allowing children to gain a greater awareness of the outdoor spaces and the habitat and species around them.

Bat boxes were placed around Hanwell from monies raised by the charity last year and they have been successful in attracting bats.

EACH a local organisation offer support for those effected by drugs and alcohol misuse, mental health, sexual and domestic violence. The charity was able to provide the team with gifts and toiletries to support their quiz fundraising efforts.

The Charity was invited to deliver a presentation to the Ealing Women's Forum. There were 80 people in attendance who learnt about the past, what the Charity is doing today and how they can help with the charity's work in the future.

We continue to support both financially and through our networks Hanwell 2nd Brownies and some families who struggle to pay for uniform, trips and memberships.

In December the Charity supported and gave advice to the Youth Engagement Project on their successful application to run the café at Hanwell Community Centre. The team supports young people with learning difficulties into employment. The charity also funded the community fridge in the new café.

In July 2020, the charity delivered the annual William Hobbayne Awards via internet Zoom to St Mark's School. The school was provided with framed certificates and a £10 book voucher for each child in advance of the meeting. There were two awards per category one for a boy and one for a girl. The awards were for Progress, Sport and the overall Charity of William Hobbayne Award.

St Marks School PTA suffered from a lack of fundraising particularly as they have been unable to run their annual summer fair due to Covid restrictions. The charity offered use of the community suite as a drop off point for clothes which were taken away by a company that weighs clothes and pays by the kilo. The St Mark's PTA raised £912 for the school.

The charity organised another successful Christmas Toy Appeal with the help of local residents, businesses and eleven Sainsburys locals, Argos Ealing, Oaklands Primary School, Avenue House and the Foodbank. Distributing over 500 toys to local schools, refuges, charities organisations and individual families right across Ealing including Homestart, Hestia, Mayfield School, EASE Copley Close and Hanwell Children Centre. Several Christmas parties were supplied with toys for local groups for families in need. A number of toys were held back to distribute to families over the year during the pandemic with children at home and schools closed.

The jigsaw library at the centre was also utilised during the pandemic and was successful with elderly residents.

The Charity's Annual Carol Singing took place on Katherine Buchan Meadow on 15th December 2019 at 5pm. This year's theme was light up the meadow and the charity provided lights, batteries, and equipment. Residents created a little winter wonderland and shared juice, mulled wine and mince pies.

The Annual Fundraising Quiz Night was held at The William Hobbayne Centre on January 18th, 2020. The event was a great success and all tables were fully booked. There was a lovely community atmosphere. £704.85 was raised to support the Charity's greening projects.

Ealing Law Centre approached the charity for guidance and advice on their application to run Hanwell Library. The management of the site allows the team the office space they need alongside the ability to run the community library. The team were successful in their application and brings them to the heart of Hanwell community. Ealing Law Centre have been part of the charity's work for many years

referring clients and offering grants to individuals and the advisory service. We are pleased that the support has enabled them to move forward effectively.

The Charity has teamed up with Ealing Goodgym to deliver many projects this year across Hanwell. Goodgym are a running group who run to a task. We have given them tasks for residents, green spaces, groups and individuals including elderly residents' gardens, weeding, cleaning cupboards, sorting and assisting with our events.

Our work with the Ealing foodbank continued right through the year and accelerated as the pandemic, job loss and furlough staff increased the demand for food. We worked closely with the foodbank delivering food to residents and schools. It was clear that with the requests for food to the charity, it needed to extend the way it supported food distribution. In late March 2020 the charity converted the Hobbayne Centre into a food hub working with The Felix Project food charity, Ealing Foodbank and charity funds fed up to 500 people per week including families from Ealing Alternative Provision and Mandeville School for children with special needs. The Charity recruited 40 volunteers who sorted and delivered to local families and schools.

In addition to the food hub, the Charity joined Ealing Together, an Ealing Council initiative to connect vulnerable people in the community to the charity. Most were shielding or vulnerable and at serious risk if they caught the covid 19 virus. The Charity set up a small task force to arrange weekly telephone calls to residents. The team also did supermarket shopping and medicine pick up and deliveries for residents and in some cases the charity funded the shopping for low-income families. As lockdown eased the charity delivered masks, gloves and sanitiser for extra protection during their initial first outings. The team contributed to weekly calls with Ealing Together to keep abreast of ongoing public health information and logistical support for residents. The Charity received a letter of thanks from the Mayor of Ealing for its work.

The lead teams were given food training and received a City and Guild Level 2 in Food Safety and Hygiene so that they could have a better understanding of food and how it is handled. Covid Risk Assessments and policies were put in place to protect volunteers.

Notting Hill and Ealing High School donated food from their kitchen and the remainder of their tuck shop as they needed to lockdown very quickly. The food was a welcome boost to the food hub.

Clementina Support Services provided quiz and activity pack for the elderly. They were distributed to residents and also a local NHS mental health nurse working with elderly in the community.

The Charity was able to supply volunteers and the most vulnerable clients with washable masks. Local residents donated fabric, pipe cleaners and this enabled the charity volunteers to produce handmade masks when they were scarce and expensive.

The 400 trees planted with the help of local residents and Trees for Cities a couple of years ago on the Severed Land (now known as Billets Hart Copse) are doing extremely well with almost two thirds surviving. The success of this planting has been down to the annual clearing of weeds from the base of the trees allowing them to grow. We would expect the trees to survive independently in the next few years as they will have grown higher than the weeds that could engulf them.

We have purchased a good selection of gardening equipment and a shed. The equipment is being shared with local green spaces, environmental groups and residents unable to manage their gardens.

This year the Charity has updated the website and have been able to include blogs on activities in the community. The Charity hopes that residents and partners will gain a greater understanding of the variety and depth of the Charity's activities across the community. The Charity has also updated their

IT systems which enabled remote working during the pandemic. Most Trustees and employees were able to communicate remotely via virtual platforms enabling the Charity to continue to function and delivery grants throughout lockdown.

Applications from local bodies have been considered by the Trustees within the terms of the Scheme. Local bodies supported include St Marys Church, Homestart Ealing, Ealing Winter Churches Night Shelter, Ealing Mediation Services, St Marys Panto, Café, Mama & Me, Ealing Wildlife Group, Samaritans, 2nd Hanwell Brownies, The Log Cabin and Befriend.

The Relief in Need Branch also continues to consider applications for grants for items such as clothing, beds and other furniture, washing machines, cookers and other domestic appliances, to benefit individuals who qualify under the terms of the charity scheme.

Applications for individual grants are made by sponsoring organisations such as Social Services, schools and local charities. Grants are paid directly to sponsors or to the stores supplying the goods. No grants are made direct to the beneficiary or in cash. Applications are considered and action agreed by the Trustees at their monthly meetings. A panel of Duty Trustees is available to deal with urgent cases arising between meetings.

In accordance with the scheme of the charity, the Trustees give priority to residents of the Civil Parish of Hanwell (see section 3 paragraph 3) and only consider applications from outside Hanwell under exceptional circumstances.

4.2 Almshouse Branch

The property, 25 Golden Manor, is now primarily used as a source of income to the Relief in Need branch rather than as an almshouse. The Charity have invested in the refurbishment of two flats. There are no plans to provide further almshouse accommodation, based on the charity's understanding of local needs.

4.3 William Hobbayne Centre

Until March 2020 the Centre continued to be a popular venue with local residents. Its well attended activities include T'ai Chi, Line Dancing, Zumba, Exercise Groups, Cardio fit, a variety of yoga classes, games and quizzes. Hanwell Neighbourly Care run a "Pop-in" at the Centre on Wednesdays and the Centre is used by a number of local organisations and charities for meetings. These include the Irish Advice Social Group, the support groups of Dementia Concern Ealing, The Parkinson's Disease Society and a number of local residents' associations. The centre is also used by the local authority for councillors' surgeries and general and local elections. In this way shutting the local school has been avoided.

The Community Suite, hosts a number of different advice sessions for groups including Middlesex Association for the Blind, Age UK and Dementia Concern along with other Community Groups. This space is also used for art classes and workshops, The Women's Institute and is a popular venue for meetings.

When the Government announced the lockdown of the country due to the Covid 19 pandemic the hall was closed to all users and was turned into a food hub.

Subsidence within the structure of the main hall was identified in the previous year and action is still to be taken towards remedial work. An insurance claim was made.

4.4 Allotments and Growing Spaces

The Charity owns land in Green Lane, Hanwell which is leased as allotments to members of the Billets Hart Allotments Association.

The Charity also owns the William Hobbayne Community Gardens. This is leased as 3m x 3m growing spaces to members of the William Hobbayne Community Gardens Association. In addition two pieces of land are leased to householders in St Margaret's Road.

The Allotment Associations are responsible for the day to day management of the sites, with the charity taking responsibility for wider issues in relation to the maintenance of the sites.

The policy of the charity is to set rents at a level that are affordable for local residents whilst enabling some surplus income to be generated for charitable purposes.

Both Allotment sites continue to be managed by well organised and enthusiastic volunteering committees. The Charity supports both groups ensuring that that they can thrive. The charity collaborates with the committees ensuring best practice, equipment, environmental support and opportunities are shared.

When restrictions eased during 2020 the allotment holders were able to use their plots, keeping socially distanced.

4.5 Investment Land

Land to North of the Billets Hart Allotments (known as the Billets Hart Copse)

The legal status of the footpath through the land has been established as a "Permissive Footpath"; that is to say it is used only with the permission of the Trustees and it is not a public footpath or right of way.

Land to North West of Conolly Road (known as Hobbayne Acre Field)

This year the Haven Woods Forest School CIC have taken over the licence for the site from Grassroots Forest School CIC for the use of the Hobbayne Half Acre Field. They continued to offer forest school activities for children and families throughout the weekend and school holiday day camps. The team have invited other forest school leaders to create a hub for West London. Grassroots Forest School CIC will continue to work on the site independently and in collaboration with the Haven Wood team. There have been weekly yoga and gong bath wellbeing sessions throughout the year, 'Men only' wellbeing sessions to bring local men together and they have been working on maintenance of the site and group talks. There were drum lessons for local families. The team have worked closely with Ealing Council Rangers taking advice on improving the land ensuring that the area is maintained and environmental ecology flourishes. This has allowed the team to provide educational sessions to users. Corporate teams provided larger groups for maintenance of the new trees and areas along the River Brent improving sightlines, flora and fauna. The active use of the site is detracting anti social behaviour on the site.

There is a public footpath which follows the line of the boundary Railway fence. Secondary paths across charity land are "permissive" only.

5. Financial Review

5.1 General

The charity made a surplus of £32,267 (2019: £63,822) for year to be used for general charitable purposes.

5.2 Investment Policy

The investments of the charity in the Permanent Endowment Fund and in the Expendable Endowment Fund have decreased in market value over the year, in line with the general performance of the stock market.

5.3 Reserves Policy

The charity has set aside funds to meet any emergency maintenance needs at its properties, with reserve funds held for each of 25 Golden Manor, The William Hobbayne Centre, Billets Hart allotments and the William Hobbayne Community Gardens.

Any regular or planned maintenance will be met out of income.

6. Plans for the Future

It is hoped that the outreach work of the Charity will continue to identify new ways in which the charity can work with local charities, organisations and individuals to meet the growing local need for assistance to combat need, hardship and distress.

Approved by the Trustees on 24/07/21 and signed on their behalf by

M. Cf ..... Name : MARK COSTICK

Independent examiner's report to the Trustees of the Eleemosynary Charity of William Hobbayne

I report to the trustees on my examination of the accounts of the Eleemosynary Charity of William Hobbayne (the Trust) for the year ended 30 September 2020, which are set out on pages 12 to 22.

Responsibilities and basis of report

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

I report in respect of my examination of the Trustee's accounts carried out under section 145 of the 2011 Act and in carrying out my examination I have followed all the applicable Directions given by the Charity Commissioner 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 Trust as required by section 130 of the Act; or
(2) the accounts do not accord with those records; or
(3) the accounts do not comply with the applicable requirements concerning the form and content of accounts set out in the Charities (Accounts and Reports) Regulations 2008 other than any requirement that the accounts give a 'true and fair view' which is not a matter considered as part of an independent examination.

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

Signed:

Edmund Cartwright ACCA MAAT

Johnsons Chartered Accountants

Ground floor, 1-2 Craven Road

London W5 2UA

Date: 27/07/2021

THE ELEEMOSYNARY CHARITY OF WILLIAM HOBBAYNE

STATEMENT OF FINANCIAL ACTIVITIES

FOR THE YEAR ENDED 30 SEPTEMBER 2020

	Notes	Unrestricted funds £	Restricted funds	Endowment funds £	Total 2020 £	Total 2019 £
Incoming Resources						
Incoming resources from generated funds :						
Investment income		-		228,753	228,753	224,089
Other		-	410	-	410	117
Total incoming resources		-	410	228,753	229,163	224,206
Resources Expended						
Raising funds	Note 4.1	-		73,040	73,040	50,691
Charitable activities	Note 4.2	-	-	123,201	123,201	109,211
Other	Note 4.3	-		244	244	481
Total resources expended		-	-	**196,486**	**196,486**	**160,384**
Net income before investment gains		-	**410**	**32,267**	**32,677**	**63,822**
Net (losses)/gains on investments				(142,817)	(142,817)	(67,737)
Net income		-	**410**	**(110,550)**	**(110,140)**	**(3,915)**
Transfers between funds					-	-
Gains on revaluation						-
Other gains/losses						-
Net movement		-	**410**	**(110,550)**	**(110,140)**	**(3,915)**
Total funds brought forward		81,000	2,483	6,895,220	6,978,703	6,982,619
Total funds carried forward		**81,000**	**2,893**	**6,784,671**	**6,868,564**	**6,978,704**

THE ELEEMOSYNARY CHARITY OF WILLIAM HOBBAYNE

BALANCE SHEET AS AT 30 SEPTEMBER 2020

	Notes	Income funds £	Endowment funds £	Total 2020 £	Total 2019 £
Fixed Assets					
Tangible assets	Note 8	-	1,227,614	1,227,614	1,227,614
Investments	Note 9.1	-	1,447,889	1,447,889	1,565,733
Investment land and property	Note 9.2	-	4,001,615	4,001,615	4,001,615
Total fixed assets		-	6,677,119	6,677,119	6,794,963
Current Assets					
Debtors	Note 10	-	21,822	21,822	21,135
Cash at bank and in hand		83,893	134,336	218,229	207,700
Total current assets		83,893	156,158	240,052	228,835
Creditors : amounts falling due within one year	Note 11	-	48,607	48,607	45,094
Net current assets		**83,893**	**107,552**	**191,445**	**183,741**
NET ASSETS		**83,893**	**6,784,670**	**6,868,564**	**6,978,704**

	Notes	Income funds £	Endowment funds £	Total £	Total 2,020 £	2,019
Represented by :						
Capital Funds						
Permanent endowment funds	Note 13.1	-	1,360,624	1,360,624	1,480,820	
Expendable endowment funds	Note 13.1	-	5,424,046	5,424,046	5,414,400	
Total capital funds		-	**6,784,670**	**6,784,670**	**6,895,220**	
Income Funds						
Restricted Funds	Note 13.3	2,893	-	2,893	2,483	
Unrestricted funds	Note 13.4	81,000	-	81,000	81,000	
Total income funds	Note 13.1	**83,893**	-	**83,893**	**83,483**	
TOTAL FUNDS		**83,893**	**6,784,670**	**6,868,564**	**6,978,704**	

Signed by two trustees on behalf of all the trustees on .....

John P. Sawyer ..... Name: John Sawyer

M. C ..... Name: Mark Cosstick

THE ELEEMOSYNARY CHARITY OF WILLIAM HOBBAYNE

NOTES TO THE FINANCIAL STATEMENT FOR THE YEAR ENDED 30 SEPTEMBER 2020

1 Basis of accounting

These accounts have been prepared under the historical cost convention with items recognised at cost or transaction value unless otherwise stated in the relevant note(s) to the accounts.

The accounts have been prepared in accordance with the Statement of Recommended Practice : Accounting and Reporting by charities preparing accounts in accordance with the Financial Reporting Standard applicable in the UK and Republic of Ireland (FRS 102) and with the Charties Act 2011.

2 Accounting policies

2.1 Income and Expenditure

Investment income comprises income from investments, 1 flat at the William Hobbayne Centre, 9 flats at 25 Golden Manor, from leases granted on allotments land, hire of the William Hobbayne Centre and bank interest received.

Other incoming resources comprise donations and grants for specific projects or purposes.

Expenditure is classified based on the requirements of the charity's principal sourcing of funding and is detailed in note 4.

There has been no offsetting on income and expenses unless required or permitted by the FRS 102 SORP or FRS102.

2.2 Fixed Assets

2.2.1 Tangible fixed assets comprise the following freehold land & buildings

- the William Hobbayne Centre
- the land known as Hobbayne Half Acre Field

The value of the William Hobbayne Centre is stated at cost, including all improvement works and extensions.

The Hobbayne Half Acre Field site comprises historic land held by the charity with no known cost.

Freehold buildings are not depreciated as they have an estimated economic life exceeding 50 years and are kept in a good state of repair.

Depreciation to fixtures & fittings at the William Hobbayne Centre is provided at an annual rate of 25% on a straight line basis in order to write-off the costs over their estimated useful life.

2.2.2 Investments

Investments have been stated at market value. Surpluses or deficits arising on the revaluation of these investments are credited to or changed against the respective funds to which they belong.

2.2.3 Investment property and land

The property 25 Golden Manor has been valued based on the estimated market value of the 9 flats supplied by Sinton Andrews in June 2018.

The allotment land is valued pro rata on acreage in line with the price paid to secure the William Hobbayne Community Gardens site in 2013 which was, in itself, based on a land valuations by Dunphys in October 2013.

2.3 Taxation

As a non-profit making body, the charity believes that it is exempt from all forms of taxation other than VAT. The charity does not make taxable supplies of goods or services and is therefore not required to be registered for VAT. The charity is unable to recover input tax, where this is charged, and this tax is included within relevant items of expenditure.

3 Income

All income in the year was unrestricted except for donations received specifically for the Community Suite, as covered in note 13.3.

THE ELEEMOSYNARY CHARITY OF WILLIAM HOBBAYNE

NOTES TO THE FINANCIAL STATEMENT FOR THE YEAR ENDED 30 SEPTEMBER 2020

4 Expenditure

The charity has analysed its resources on the basis provided by the SORP
The main items of expenditure are summarised below

		2020	2019
		£	£
4.1	**Cost of generating funds**		
	Maintenance/refurbishment of 25 Golden Manor	38,114	22,608
	Maintenance of William Hobbayne Centre	32,015	22,802
	Maintenance of Billets Hart allotments	2,910	5,282
	Maintenance of WH Community Gardens	-	-
		73,040	50,691
4.2	**Charitable Activities**		
	I. Activities in furtherance of the charity's objectives		
	Outreach worker costs	26,362	21,839
	Activities at William Hobbayne Centre	3,852	4,685
		30,214	26,524
	II. Support costs		
	Salary for Clerk/Assistant Clerk	16,746	13,067
	Less Clerk's services to trustees	(1,100)	(1,100)
	Accounting services	2,076	3,792
	Stockbroker fees	1,442	1,045
	Other Office costs	5,493	5,807
		24,657	22,611
	III. Governance		
	Independent examination of accounts	2,160	2,160
	Clerk's services to trustees	1,100	1,100
		3,260	3,260
	IV. Grants Made	65,070	56,816
	Total expenditure on Charitable Activities	**123,201**	**109,211**
4.3	**Miscellaneous costs re other land**		
	Community Gardens and Half Acre Field	244	481

5 Fees for examining the accounts

A sum of £2,160 has been allowed for in the accounts for the year ended 30th September 2020

6 Staff costs

	2020	2019
	£	£
Salaries	20,521	17,562

There were 3 part-time employees during the year.

NOTES TO THE FINANCIAL STATEMENT FOR THE YEAR ENDED 30 SEPTEMBER 2020

7 Grants Made

	2020	2019
48 (2019:57) grants made to institutions	33,874	44,032
59 (2019:35) grants made to individuals	30,340	12,784
2 (2019:0) grants from Hanwell Community Centre funds	855	-
	65,070	56,816

Grants to Institutions

Name	Number of grants	Total paid £
St Mary's Church, Hanwell	1	7,500
Educational Charity of William Hobbayne	3	9,540
COVID-19 grants	1	3,970
St Mary's Church (Panto)	1	30
Befriend	1	511
Ealing Wildlife Group Outreach	1	460
Ealing Aid In Sickness	1	4,000
Log Cabin Adventure Playground	1	750
Samaritans	1	2,000
Ealing Mediation Services	1	500
Ealing Churches Night Shelter	1	575
Café, Mama & Me	1	1,050
2nd Hanwell Brownies	1	109
Homestart	1	180
Grants towards use of Hall/Community Suite	31	2,675
Hobbayne Sermon	1	25
	48	33,874

8 Tangible Fixed Assets

	Freehold Land & Buildings	Improvements to property	Fixtures, Fittings & Equipment	Total
Cost	£	£	£	£
At 1 October 2019	742,368	485,246	17,266	1,244,880
Additions	-	-	-	-
At 30 September 2020	742,368	485,246	17,266	1,244,880
Depreciation				
At 1 October 2019	-	-	17,266	17,266
Charge for year	-	-	-	-
At 30 September 2020	-	-	17,266	17,266
Net Book Value				
At 30 September 2019	742,368	485,246	-	1,227,614
At 30 September 2020	742,368	485,246	-	1,227,614

Freehold land & buildings comprise the William Hobbayne Centre and the land known as William Hobbayne Half Acre Field.

Depreciation is provided at 25% on cost on fixtures, fittings & equipment at the William Hobbayne Centre.

NOTES TO THE FINANCIAL STATEMENT FOR THE YEAR ENDED 30 SEPTEMBER 2020

9.1 Fixed Asset Investments

Movement in fixed asset investments	Listed	Investment	Total
Market value brought forward at 1 October 2019	1,565,732	4,001,615	5,567,348
Add : Additions to investments at cost	24,973	-	24,973
Less : Decreased cash in hand	3,080	-	3,080
Less : Disposals at carrying value		-	-
Less : Unrealised loss on revaluation	-145,896	-	-145,896
Market value carried forward at 30 September 2020	1,447,889	4,001,615	5,449,505

9.2 Investments

All investment assets were held in the UK and comprise:

9.2.1 Permanent Endowment fund

Number of units	Listed investments	Historic cost £	Market value at 30.09.20 £	Market value at 30.09.19 £
34,353	Blackrock Fund Managers LTDBLK Charities UK Equity Charishare Income Fund	89,679	199,520	220,011
20,328	COIF Charity Fund Income Units	89,965	349,591	330,960
15,460	Dunedin Income Growth Investment Trust 25p ordinary shares	18,645	37,877	40,505
30,000	Edinburgh Investment Trust 1p ordinary shares 5p	24,350	87,600	53,700
8,000	Invesco Income Growth Trust ordinary shares 25p	23,676	17,840	21,760
4,000	JPMorgan Claverhouse IT PLC ordinary shares 25p	24,591	21,280	27,280
6,000	Monks Investment Trust ordinary shares 5p	23,076	67,440	53,400
118,838	Invesco Fund Managers Invesco Income UK	20,184	160,158	217,961
10,000	M&G Securities Charifund Income Units	21,891	120,373	153,767
3,253	Royal Dutch Shell	16,609	30,585	75,128
950	Unilever Ordinary	16,538	45,372	45,614
1,100	BHP Billiton	15,953	18,192	18,515
1,100	South32 Ltd	1,177	1,257	1,454
1,200	GlaxoSmithKline	15,506	17,424	20,388
8,200	Vodafone Group USD 0.2095	16,320	8,420	12,945
1,232	Daily Mail & General Trust-DMGT	10,862	8,008	10,238
458	Euromoney Institutional Investor 0.25p	5,954	3,678	6,650
6,038	Blackrock Fund Managers LTD Charities UK Bond	9,137	11,899	11,899
6,000	Merchants Trust Ord 25p	24,677	20,340	28,320
18,500	Tritax Big Box REIT plc 1p	25,120	28675	27,325
	Cash held on deposit		2,095	
	Total Permanent Endowment Fund	**493,910**	**1,257,624**	**1,377,820**

NOTES TO THE FINANCIAL STATEMENT FOR THE YEAR ENDED 30 SEPTEMBER 2019

9.2.2 Expendable Endowments

Number of units	Listed Investments	Historic cost £	Market value at 30.09.20 £	Market value at 30.09.19 £
25,673	Liontrust Fund Partners LLP Macro Equity Income	32,195	37,371	46,826
18,000	Aberdeen Diversified (formerly Black Rock) ordinary shares 25p	24,315	16,470	19,170
2,200	Temple Bar Investment Trust ordiinary shares 25p	25,767	14,388	27,016
14,400	Laird plc Ord 28.125p			
15,000	International Public Partnership Ord 1p	23,440	24,210	23,250
15,000	HICL Infrastructure Co Ord 1p	24,924	24,870	24,930
2,000	Murray International Trust 25p	24,639	19,000	23,680
4,000	Edinburh Investment Trust 25p	24,527	17,720	23,040
10,000	IMPAX Environmental Markets	24,973	35,250	
		204,780	189,279	187,912
	Cash held within investment portfolio		985.00	
	Total Expendable Endowments		**190,264**	**187,912**
	TOTAL INVESTMENT FUNDS		**1,447,888**	**1,565,732**

9.3 Investment land and property

	Historic cost £	Market value at 30.09.20 £	Market value at 30.09.19 £
25 Golden Manor	561,185	3,323,625	3,323,625
Billets Hart Allotments	7,300	580,000	580,000
Community Gardens	97,990	97,990	97,990
	666,475	4,001,615	4,001,615

Golden Manor has been valued as the sum of the market value of each of the 9 flats, based on indicative figures supplied by Sinton Andews in June 2018 and the size/decorative state of each unit. There has been little net movement in property sale values in Hanwell since September 2016.
During the year refurbishment works were carried out for 2 flats.

The value of the Allotment Land is based on a valuation of the William Hobbayne Community Gardens by Dunphys in September 2013 prior to the purchase of the land. The Billets Hart figure has been scaled up pro rata by area.

NOTES TO THE FINANCIAL STATEMENT FOR THE YEAR ENDED 30 SEPTEMBER 2020

10 Debtors

	2020	2019
	£	£
Trade debtors	7,239	10,207
Sundry debtors	1,640	1,860
Prepayments	12,943	9,068
	21,822	**21,135**

11 Creditors amounts falling due within one year

	2020	2019
	£	£
Trade creditors	3,291	2,508
Tenants' deposits	13,003	13,586
Rents received in advance	15,849	17,463
Other creditors	1,136	1,032
Wages & social security	944	21
Grants payable	7,012	2,285
Accruals	4,500	5,555
Allotments Maintenance Fund	2,872	2,644
	48,607	**45,094**

12 Cash at bank and in hand

	2020	2,019
	£	£
Short term deposits	94,097	93,718
Cash at bank	119,255	111,268
Cash in hand	572	884
Matalan vouchers	4,305	1,830
	218,229	**207,700**

13 Funds

13.1 Analysis of charitable funds - current year

	Permanent Endowment Funds	Expendable Endowment Funds	Restricted Income Funds	Unrestricted Income Funds	Total Funds
	£	£	£	£	£
Balance brought forward	1,480,820	5,414,400	2,483	81,000	6,978,703
Incoming resources	-	228,753	410	-	229,163
Resources expended	-	(196,486)	-	-	(196,486)
Transfers between funds	-	-	-	-	-
Loss on investment assets	(120,196)	(22,621)	-	-	(142,817)
Fund carried forward	1,360,624	5,424,046	2,893	81,000	6,868,563

THE ELEEMOSYNARY CHARITY OF WILLIAM HOBBAYNE

NOTES TO THE FINANCIAL STATEMENT FOR THE YEAR ENDED 30 SEPTEMBER 2020

13.1 Net assets by fund

	Permanent Endowment Funds	Expendable Endowment Funds	Restricted Income Funds	Unrestricted Income Funds	Total Funds
	£	£	£	£	£
Tangible fixed assets	-	1,227,614	-	-	1,227,614
Fixed asset investments	1,257,624	190,264	-	-	1,447,888
Investment land & property	-	4,001,615	-	-	4,001,615
Net current assets	103,000	4,552	2,893	81,000	191,446
Total funds	1,360,624	5,424,046	2,893	81,000	6,868,564

13.3 Restricted income funds

Funds for Community Space (formally known as the Lobby Extension)

This fund comprises restricted donations for the charitable purposes of the lobby extension at the William Hobayne Centre extension. It includes the residual funds donated in memory of Rollo Watts, a former trustee.

Funds are to be spent on additional fitting out of the lobby area and a tea dance for local older people.

	£
Total fund at 30 September 2020	2,893

13.4 Unrestricted income funds/designated funds

The funds contain monies set aside for emergency repairs and maintenance of the land and property assets of the charity, namely 25 Golden Manor, The William Hobbayne Centre, the Billets Hart allotments and the William Hobbayne Community Gardens.

The balances in the individual funds as at 30th September 2020 are as follows :

	£
Emergency repair fund for 25 Golden Manor	30,000
Emergency repair fund for The William Hobbayne Centre	40,000
Maintenance fund for Billets Hart Allotments	8,000
Maintenance fund for Community Gardens	3,000
Total funds	**81,000**

14 Trustees and other Related Parties

	2020	2019
	£	£
Trustees reimbursed for expenses	648	4,055

One trustee was reimbursed during the year for expenses paid on behalf of the charity.

Items purchased included office equipment and supplies, allotment keys and refreshments for activities at the William Hobbayne Centre.

Trustees submit expense forms and receipts and the expenses are signed off by the Clerk and another trustee.

No trustees were paid expenses for travel or subsistence.