

**REGISTERED CHARITY NUMBER: 211702**

**LAWRENCE CAMPE'S ALMSHOUSES TRUST**  
**REPORT OF THE TRUSTEES AND**  
**FINANCIAL STATEMENTS FOR THE YEAR ENDED 30 JUNE 2023**

**LAWRENCE CAMPE'S ALMSHOUSES TRUST**  
**CONTENTS OF THE FINANCIAL STATEMENTS**  
**for the Year Ended 30 June 2023**

---

	<b>Page</b>
<b>Report of the Trustees</b>	1 to 2
<b>Independent Examiner's Report</b>	3
<b>Statement of Financial Activities</b>	4
<b>Balance Sheet</b>	5
<b>Notes to the Financial Statements</b>	6 to 12
<b>Detailed Statement of Financial Activities</b>	13

# LAWRENCE CAMPE'S ALMSHOUSES TRUST

## REPORT OF THE TRUSTEES for the Year Ended 30 June 2023

---

The Trustees present their report with the financial statements of the Charity for the year ended 30 June 2023.

### OBJECTIVES AND ACTIVITIES

#### Properties

The charity is responsible for the administration and management of the land situated in Friern Barnet Lane, London, N20, together with the almshouses thereon which, at 30 June 2023, consisted of:

Old Almshouses	7 apartments
New Almshouses	4 one person flats 8 two person flats

The market value of the land and old almshouses, for which no figure appears in the balance sheet, has been estimated by the Trustees at £630,000 at 30 June 1999. Both new and old properties are insured for £4,716,880.

The almshouses are available to persons over the age of 50 who have a long standing connection with the area and a low level of capital.

### FINANCIAL REVIEW

#### Results

During the year the Charity made an overall surplus on housing activities of £21,971 (2022 - surplus £2,377) and a surplus on non-housing activities of £2,511 (2022 - £729).

#### Expenditure

Although the Trustees have not refurbished any apartments during the year (the cost in 2022 was £7,212), they continue with their policy of repairs and refurbishment of apartments and flats as required and as they become vacant, although the majority have been completed over the last few years. Funds will need to be rebuilt in the years ahead to provide future provisions for the Almshouses.

### STRUCTURE, GOVERNANCE AND MANAGEMENT

#### Governing document

The charity is controlled by its governing document and a deed of trust.

#### Recruitment and appointment of new trustees

New trustees are recruited and appointed by the existing trustees. The trust deed provides that the body of trustees when complete shall consist of 9 competent persons being 3 ex-officio trustees, 1 nominative trustee appointed for 4 years and 5 co-optative trustees each appointed for a term of 5 years after which they may put themselves forward for reappointment.

#### Salaries

No member of the Board of Trustees received any remuneration during the year.

# LAWRENCE CAMPE'S ALMSHOUSES TRUST

## REPORT OF THE TRUSTEES for the Year Ended 30 June 2023

---

### STRUCTURE, GOVERNANCE AND MANAGEMENT

#### Related parties

No member of the Board of Trustees has any interest in any firm of contractors or consultants employed by the Charity.

#### Risk management

The trustees have a duty to identify and review the risks to which the charity is exposed and to ensure appropriate controls are in place to provide reasonable assurance against fraud and error.

### REFERENCE AND ADMINISTRATIVE DETAILS

#### Registered Charity number

211702

#### Principal address

231 Woodhouse Road  
London  
N12 9BD

#### Trustees

Ex-officio members: Rev'd D Wilkinson

Co-optative members: Mr E S Pratt - Chairman  
Mrs S Hickman - Secretary  
Mrs T J Clemens - Treasurer  
Ms S Davies - Almoner  
Ms F Cochrane - Church Warden's Representative

Nominative member: Councillor L Velleman

#### Independent Examiner

Pomroy Associates Ltd  
14a Meadway Court  
Rutherford Close  
Stevenage  
Hertfordshire  
SG1 2EF

Approved by order of the board of trustees on 1 February 2024 and signed on its behalf by:

Mr E S Pratt - Trustee

## INDEPENDENT EXAMINER'S REPORT TO THE TRUSTEES OF LAWRENCE CAMPE'S ALMSHOUSES TRUST

---

### **Independent examiner's report to the trustees of Lawrence Campe's Almshouses Trust**

I report to the charity trustees on my examination of the accounts of Lawrence Campe's Almshouses Trust (the Trust) for the year ended 30 June 2023.

### **Responsibilities and basis of report**

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

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

### **Independent examiner's statement**

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.

J M Pomroy  
Pomroy Associates Ltd  
14a Meadway Court  
Rutherford Close  
Stevenage  
Hertfordshire  
SG1 2EF

Date: 6 February 2024

**LAWRENCE CAMPE'S ALMSHOUSES TRUST**

**STATEMENT OF FINANCIAL ACTIVITIES**  
**for the Year Ended 30 June 2023**

	Notes	Unrestricted fund £	Restricted fund £	<b>2023 Total funds £</b>	2022 Total funds £
<b>INCOME AND ENDOWMENTS FROM</b>					
Donations and legacies		<b>7,300</b>	-	<b>7,300</b>	7,300
<b>Charitable activities</b>					
Maintenance contributions		<b>50,461</b>	-	<b>50,461</b>	45,741
Investment income	2	-	<b>2,511</b>	<b>2,511</b>	729
<b>Total</b>		<b>57,761</b>	<b>2,511</b>	<b>60,272</b>	53,770
<b>EXPENDITURE ON</b>					
Other operating costs	3	<b>35,782</b>		<b>35,782</b>	50,664
Net gains/(losses) on investments		<b>1,114</b>	<b>22</b>	<b>1,136</b>	222
<b>NET INCOME/(EXPENDITURE)</b>		<b>23,093</b>	<b>2,533</b>	<b>25,626</b>	3,328
<b>Transfers between funds</b>		-	-	-	-
<b>Net movement in funds</b>		<b>23,093</b>	<b>2,533</b>	<b>25,626</b>	3,328
<b>RECONCILIATION OF FUNDS</b>					
<b>Total funds brought forward</b>		<b>73,369</b>	<b>122,810</b>	<b>192,851</b>	192,851
<b>TOTAL FUNDS CARRIED FORWARD</b>		<b>96,462</b>	<b>125,343</b>	<b>218,477</b>	196,179

The notes form part of these financial statements

# LAWRENCE CAMPE'S ALMSHOUSES TRUST

## BALANCE SHEET 30 June 2023

	Notes	2023 £	2022 £
<b>FIXED ASSETS</b>			
Tangible assets	8	185,957	193,957
<b>CURRENT ASSETS</b>			
Debtors	9	871	3,768
Investments	10	28,631	27,495
Cash at bank		180,720	152,579
		210,222	183,842
<b>CREDITORS</b>			
Amounts falling due within one year	11	(4,623)	(4,569)
<b>NET CURRENT ASSETS</b>		205,599	179,273
<b>TOTAL ASSETS LESS CURRENT LIABILITIES</b>		391,556	373,230
<b>ACCRUALS AND DEFERRED INCOME</b>	12	(169,751)	(177,051)
<b>NET ASSETS</b>		221,805	196,179
<b>FUNDS</b>	14		
Unrestricted funds		96,462	73,369
Restricted funds		125,343	122,810
<b>TOTAL FUNDS</b>		221,805	196,179

The financial statements were approved by the Board of Trustees on 1 February 2024 and were signed on its behalf by:

Mr E S Pratt - Trustee

Mrs T J Clemens - Trustee

The notes form part of these financial statements

# LAWRENCE CAMPE'S ALMSHOUSES TRUST

## NOTES TO THE FINANCIAL STATEMENTS for the Year Ended 30 June 2023

---

### 1. ACCOUNTING POLICIES

#### **Basis of preparing the financial statements**

The financial statements of the charity, which is a public benefit entity under FRS 102, have been prepared in accordance with the Charities SORP (FRS 102) 'Accounting and Reporting by Charities: Statement of Recommended Practice applicable to charities preparing their accounts in accordance with the Financial Reporting Standard applicable in the UK and Republic of Ireland (FRS 102) (effective 1 January 2015)', 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.

#### **Freehold land and buildings**

The properties are held for the provision of social housing and are stated at cost less depreciation in accordance with the guidance given in the Housing SORP 2018: Statement of Recommended Practice for Registered Social Housing Providers.

#### **Old Almshouses**

No figure is included in the balance sheet in respect of the old Almshouses and land comprised in the deed of gift dated 17 March 1612. Reference should be made to the comment in the Trustees Report.

#### **New Almshouses**

The new Almshouses are shown at cost, less Housing Association Grant and depreciation, as shown in the notes to these financial statements.

#### **Depreciation**

Depreciation has been provided on the new Almshouses at a rate which will write off the cost over a period of 60 years.

#### **Taxation**

The charity is exempt from tax on its charitable activities.

#### **Housing association grants**

Housing Association Grants (HAG) have been made by the Department of the Environment and have been utilised to reduce the amount of the mortgage loan in respect of the approved scheme to the amount which it is estimated can be serviced by the net annual income of the scheme. The amount of HAG has been calculated on the qualifying costs of the scheme in accordance with instructions issued from time to time by the Department of the Environment. Grants have been accounted for using the accruals method as permitted by FRS102 and in accordance with the guidance in the Housing SORP 2018: Statement of Recommended Practice for Registered Social Housing Providers. Grants are recognised over the useful life of the housing property.



**LAWRENCE CAMPE'S ALMSHOUSES TRUST**

**NOTES TO THE FINANCIAL STATEMENTS - continued**  
for the Year Ended 30 June 2023

**2. INVESTMENT INCOME**

	<b>2023</b>	2022
	£	£
Bank interest	-	191
Investment income	<u>2,511</u>	<u>538</u>
	<u><b>2,511</b></u>	<u><b>185</b></u>

**3. OTHER OPERATING COSTS**

	<b>2023</b>	2022
	£	£
Direct maintenance costs	<b>20,860</b>	36,003
Other direct property costs	<b>9,515</b>	9,504
Administration costs	<u><b>5,407</b></u>	<u>5,157</u>
	<u><b>35,782</b></u>	<u><b>50,664</b></u>

**4. TRUSTEES' REMUNERATION AND BENEFITS**

There were no trustees' remuneration or other benefits for the year ended 30 June 2023 nor for the year ended 30 June 2022.

**Trustees' expenses**

There were no trustees' expenses paid for the year ended 30 June 2023 nor for the year ended 30 June 2022.

**5. COMPARATIVES FOR THE STATEMENT OF FINANCIAL ACTIVITIES**

	Unrestricted fund £	Restricted fund £	Total funds £
<b>INCOME AND ENDOWMENTS FROM</b>			
Donations and legacies	7,300	-	7,300
<b>Charitable activities</b>			
Maintenance contributions	45,004	-	45,004
Investment income	<u>40</u>	<u>145</u>	<u>185</u>
<b>Total</b>	52,344	145	52,489
<b>EXPENDITURE ON</b>			
Other operating costs	31,285	2,000	33,285
Net gains/(losses) on investments	<u>455</u>	<u>3,805</u>	<u>4,260</u>

**LAWRENCE CAMPE'S ALMSHOUSES TRUST**

**NOTES TO THE FINANCIAL STATEMENTS - continued**  
for the Year Ended 30 June 2023

**5. COMPARATIVES FOR THE STATEMENT OF FINANCIAL ACTIVITIES - continued**

	Unrestricted fund £	Restricted fund £	Total funds £
<b>NET INCOME/(EXPENDITURE)</b>	21,514	1,950	23,464
<b>Transfers between funds</b>	-	-	-
<b>Net movement in funds</b>	21,514	1,950	23,464
<b>RECONCILIATION OF FUNDS</b>			
<b>Total funds brought forward</b>	42,883	123,677	166,560
<b>TOTAL FUNDS CARRIED FORWARD</b>	<u>64,397</u>	<u>125,627</u>	<u>190,024</u>

**6. SPLIT OF NET INCOME**

	<b>2023</b> £	2022 £
Housing activities	<b>2,377</b>	2,377
Non-housing activities	<b>729</b>	729
Net gains/(losses) on investments	<u><b>222</b></u>	<u>222</u>
Net income/(expenditure) for the year	<u><b>3,328</b></u>	<u>3,328</u>

**LAWRENCE CAMPE'S ALMSHOUSES TRUST**

**NOTES TO THE FINANCIAL STATEMENTS - continued**  
for the Year Ended 30 June 2023

**7. ANALYSIS OF NET INCOME/(EXPENDITURE) FROM HOUSING ACTIVITIES**

	Service Income £	Operating Costs £	Surplus/ (deficit) £
<b>Year ended 30 June 2023</b>			
Almshouses - 19 units			
Services	50,461	(20,860)	29,601
Management	-	(5,407)	(5,407)
Property costs	-	(9,515)	(9,515)
Cyclical repairs and maintenance	-	-	-
Housing association grants	7,300	-	7,300
	<u>53,041</u>	<u>(35,782)</u>	<u>21,979</u>

	Service Income £	Operating Costs £	Surplus/ (deficit) £
<b>Year ended 30 June 2022</b>			
Almshouses - 19 units			
Services	45,741	(28,791)	16,950
Management	-	(5,157)	(5,157)
Property costs	-	(9,504)	(9,504)
Cyclical repairs and maintenance	-	(7,212)	(7,212)
Housing association grants	7,300	-	7,300
	<u>53,041</u>	<u>(50,664)</u>	<u>2,377</u>

**8. TANGIBLE FIXED ASSETS**

	New Almshouses £
<b>COST</b>	
At 1 July 2022 and 30 June 2023	<u><b>479,957</b></u>
<b>DEPRECIATION</b>	
At 1 July 2022	<b>286,000</b>
Charge for year	<u><b>8,000</b></u>
At 30 June 2023	<u><b>294,000</b></u>
<b>NET BOOK VALUE</b>	
At 30 June 2023	<u><u><b>185,957</b></u></u>
At 30 June 2022	<u><u><b>193,957</b></u></u>

**LAWRENCE CAMPE'S ALMSHOUSES TRUST**

**NOTES TO THE FINANCIAL STATEMENTS - continued**  
for the Year Ended 30 June 2023

**9. DEBTORS: AMOUNTS FALLING DUE WITHIN ONE YEAR**

	<b>2023</b>	2022
	£	£
Other debtors	<u>871</u>	<u>3,768</u>

**10. CURRENT ASSET INVESTMENTS**

	<b>2023</b>	2022
	£	£
Income shares	<b>3,620</b>	3,598
Accumulation shares	<u>25,011</u>	<u>23,897</u>
	<u><b>28,631</b></u>	<u>27,495</u>

Investments are held in The National Association of Almshouses Common Investment Fund and are valued at fair value. At 30 June 2023 the charity held 4,140 (2022 - 4,140) income shares at a value of 87.44p (2022 – 86.91p) per share and 235 (2022 - 235) accumulation shares at a value of 10,633.69p (2022 – 10,159.86p) per share.

**11. CREDITORS: AMOUNTS FALLING DUE WITHIN ONE YEAR**

	<b>2023</b>	2022
	£	£
Other creditors	<u>4,623</u>	<u>4,569</u>

**12. ACCRUALS AND DEFERRED INCOME**

	<b>2023</b>	2022
	£	£
Deferred government grants	<u>169,751</u>	<u>177,051</u>

**13. ANALYSIS OF NET ASSETS BETWEEN FUNDS**

	Unrestricted fund	Restricted fund	<b>2023 Total funds</b>	2022 Total funds
	£	£	£	£
Fixed assets	<b>185,957</b>	-	<b>185,957</b>	193,957
Current assets	<b>99,751</b>	<b>110,511</b>	<b>210,222</b>	183,842
Current liabilities	<b>(4,623)</b>	-	<b>(4,623)</b>	(4,569)
Accruals and deferred income	<u><b>(169,751)</b></u>	<u>-</u>	<u><b>(169,751)</b></u>	<u>(177,051)</u>
	<u><b>96,462</b></u>	<u><b>122,810</b></u>	<u><b>221,805</b></u>	<u>196,179</u>

**LAWRENCE CAMPE'S ALMSHOUSES TRUST**

**NOTES TO THE FINANCIAL STATEMENTS - continued**  
**for the Year Ended 30 June 2023**

**14. MOVEMENT IN FUNDS**

	At 1.7.22 £	Net movement in funds £	Transfers between funds £	At 30.6.23 £
<b>Unrestricted funds</b>				
General fund	73,369	23,093	-	96,462
<b>Restricted funds</b>				
Provision for cyclical repairs and maintenance	122,810	2,533	-	125,343
<b>TOTAL FUNDS</b>	<u>196,179</u>	<u>25,626</u>	<u>-</u>	<u>221,805</u>

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

	Incoming resources £	Resources expended £	Gains and losses £	Movement in funds £
<b>Unrestricted funds</b>				
General fund	58,897	(36,918)	1,114	23,093
<b>Restricted funds</b>				
Provision for cyclical repairs and maintenance	2,511	-	22	2,533
<b>TOTAL FUNDS</b>	<u>61,408</u>	<u>(36,918)</u>	<u>1,136</u>	<u>25,626</u>

**Comparatives for movement in funds**

	At 1.7.21 £	Net movement in funds £	Transfers between funds £	At 30.6.22 £
<b>Unrestricted funds</b>				
General fund	63,464	9,905	-	73,369
<b>Restricted funds</b>				
Provision for cyclical repairs and maintenance	129,387	(6,577)	-	122,810
<b>TOTAL FUNDS</b>	<u>192,851</u>	<u>3,328</u>	<u>-</u>	<u>196,179</u>

**LAWRENCE CAMPE'S ALMSHOUSES TRUST**

**NOTES TO THE FINANCIAL STATEMENTS - continued**  
**for the Year Ended 30 June 2023**

---

**14. MOVEMENT IN FUNDS - continued**

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

	Incoming resources £	Resources expended £	Gains and losses £	Movement in funds £
<b>Unrestricted funds</b>				
General fund	53,442	(43,452)	(85)	9,905
<b>Restricted funds</b>				
Provision for cyclical repairs and maintenance	3280	(7,212)	307	(6,577)
	<hr/>	<hr/>	<hr/>	<hr/>
<b>TOTAL FUNDS</b>	<u>53,770</u>	<u>(50,664)</u>	<u>222</u>	<u>3,328</u>

**15. RELATED PARTY DISCLOSURES**

There were no related party transactions for the year ended 30 June 2023.

**LAWRENCE CAMPE'S ALMSHOUSES TRUST**  
**DETAILED STATEMENT OF FINANCIAL ACTIVITIES**  
**for the Year Ended 30 June 2023**

	2023 £	2022 £
<b>INCOME AND ENDOWMENTS</b>		
<b>Donations and legacies</b>		
Housing association grants	7,300	7,300
<b>Investment income</b>		
Bank interest	-	191
Investment income	<u>2,511</u>	<u>538</u>
	2,511	729
<b>Charitable activities</b>		
Gross maintenance contributions	<u>50,461</u>	<u>45,741</u>
<b>Total incoming resources</b>	<b>60,272</b>	<b>53,770</b>
<b>EXPENDITURE</b>		
<b>Other operating costs</b>		
Gardening	10,003	11,646
Utilities	-	-
General repairs	10,437	16,604
Rental of entry phone	655	636
Electricity	860	624
Sundry expenses	606	640
Insurance	3,367	3,077
Accountancy	1,434	1,440
Cleaning	420	541
Depreciation of tangible fixed assets	8,000	8,000
Cyclical repairs and maintenance	<u>-</u>	<u>7,212</u>
	<u>35,782</u>	<u>50,664</u>
Total resources expended	<u>35,782</u>	<u>50,664</u>
<b>Net income/(expenditure)</b>	<u><b>24,490</b></u>	<u><b>3,106</b></u>

This page does not form part of the statutory financial statements