

REGISTERED CHARITY NUMBER: 211702

LAWRENCE CAMPE'S ALMSHOUSES TRUST
REPORT OF THE TRUSTEES AND
FINANCIAL STATEMENTS FOR THE YEAR ENDED 30 JUNE 2025

LAWRENCE CAMPE'S ALMSHOUSES TRUST
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for the Year Ended 30 June 2025

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LAWRENCE CAMPE'S ALMSHOUSES TRUST

REPORT OF THE TRUSTEES for the Year Ended 30 June 2025

The Trustees present their report with the financial statements of the Charity for the year ended 30 June 2025.

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 2025 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 £4,993,560.

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 £15,220 (2024 - surplus £16,603) and a surplus on non-housing activities of £5,791 (2024 - £5,701).

Expenditure

Although the Trustees have not refurbished any apartments during the year, 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 2025

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 – resigned 5 September 2024
Ms F Cochrane - Church Warden's Representative
Ms V Vrsanka – Almoner – appointed 16 July 2025

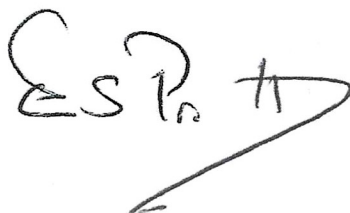
Nominative member: Councillor L Velleman – resigned 7 May 2025

Independent Examiner

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

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

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 2025.

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 November 2025

LAWRENCE CAMPE'S ALMSHOUSES TRUST

STATEMENT OF FINANCIAL ACTIVITIES
for the Year Ended 30 June 2025

	Notes	Unrestricted fund £	Restricted fund £	2025 Total funds £	2024 Total funds £
INCOME AND ENDOWMENTS FROM					
Donations and legacies		7,300	-	7,300	7,300
Charitable activities					
Maintenance contributions		57,166	-	57,166	53,288
Investment income	2	-	5,791	5,791	5,701
Total		64,466	5,791	70,257	66,289
EXPENDITURE ON					
Other operating costs	3	49,246	-	49,245	43,985
Net gains/(losses) on investments		1,994	100	2,094	3,118
NET INCOME/(EXPENDITURE)		17,214	5,891	23,105	25,422
Transfers between funds		-	-	-	-
Net movement in funds		17,214	5,891	23,105	25,422
RECONCILIATION OF FUNDS					
Total funds brought forward		115,947	131,280	247,227	221,805
TOTAL FUNDS CARRIED FORWARD		133,161	137,171	270,332	247,227

The notes form part of these financial statements

LAWRENCE CAMPE'S ALMSHOUSES TRUST

BALANCE SHEET 30 June 2025

	Notes	2025 £	2024 £
FIXED ASSETS			
Tangible assets	8	169,957	177,957
CURRENT ASSETS			
Debtors	9	5,074	4,545
Investments	10	33,844	31,749
Cash at bank		<u>220,548</u>	<u>199,217</u>
		259,466	235,511
CREDITORS			
Amounts falling due within one year	11	(3,940)	(3,790)
		<u> </u>	<u> </u>
NET CURRENT ASSETS		<u>255,526</u>	<u>231,721</u>
TOTAL ASSETS LESS CURRENT LIABILITIES		425,483	409,678
ACCRUALS AND DEFERRED INCOME	12	(155,151)	(162,451)
		<u> </u>	<u> </u>
NET ASSETS		<u>270,332</u>	<u>247,227</u>
FUNDS	14		
Unrestricted funds		133,161	115,947
Restricted funds		<u>137,171</u>	<u>131,280</u>
TOTAL FUNDS		<u>270,322</u>	<u>247,227</u>

The financial statements were approved by the Board of Trustees on _____ 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 2025

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 2025

2. INVESTMENT INCOME

	2025	2024
	£	£
Bank interest	-	-
Investment income	<u>5,791</u>	<u>5,701</u>
	<u>5,791</u>	<u>5,701</u>

3. OTHER OPERATING COSTS

	2025	2024
	£	£
Direct maintenance costs	31,998	26,110
Other direct property costs	7,749	10,516
Administration costs	<u>9,498</u>	<u>7,359</u>
	<u>49,245</u>	<u>43,985</u>

4. TRUSTEES' REMUNERATION AND BENEFITS

There were no trustees' remuneration or other benefits for the year ended 30 June 2025 nor for the year ended 30 June 2024.

Trustees' expenses

There were no trustees' expenses paid for the year ended 30 June 2025 nor for the year ended 30 June 2024

5. COMPARATIVES FOR THE STATEMENT OF FINANCIAL ACTIVITIES

	Unrestricted fund £	Restricted fund £	Total funds £
INCOME AND ENDOWMENTS FROM			
Donations and legacies	7,300	-	7,300
Charitable activities			
Maintenance contributions	53,288	-	53,288
Investment income	<u>-</u>	<u>5,701</u>	<u>5,701</u>
Total	60,588	5,701	66,289
EXPENDITURE ON			
Other operating costs	43,985	-	43,985
Net gains/(losses) on investments	<u>2,882</u>	<u>236</u>	<u>3,118</u>

LAWRENCE CAMPE'S ALMSHOUSES TRUST

NOTES TO THE FINANCIAL STATEMENTS - continued
for the Year Ended 30 June 2025

5. COMPARATIVES FOR THE STATEMENT OF FINANCIAL ACTIVITIES - continued

	Unrestricted fund £	Restricted fund £	Total funds £
NET INCOME/(EXPENDITURE)	19,485	5,937	25,422
Transfers between funds	-	-	-
Net movement in funds	19,485	5,937	25,422
RECONCILIATION OF FUNDS			
Total funds brought forward	96,462	125,343	221,805
TOTAL FUNDS CARRIED FORWARD	<u>115,947</u>	<u>131,280</u>	<u>247,227</u>

6. SPLIT OF NET INCOME

	2025 £	2024 £
Housing activities	15,220	16,603
Non-housing activities	5,791	5,701
Net gains/(losses) on investments	<u>2,094</u>	<u>3,118</u>
Net income/(expenditure) for the year	<u>23,105</u>	<u>25,422</u>

LAWRENCE CAMPE'S ALMSHOUSES TRUST

**NOTES TO THE FINANCIAL STATEMENTS - continued
for the Year Ended 30 June 2025**

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

	Service Income £	Operating Costs £	Surplus/ (deficit) £
Year ended 30 June 2025			
Almshouses - 19 units			
Services	57,166	(31,998)	25,168
Management	-	(7,749)	(7,749)
Property costs	-	(9,498)	(9,498)
Cyclical repairs and maintenance	-	-	-
Housing association grants	<u>7,300</u>	<u>-</u>	<u>7,300</u>
	<u>60,588</u>	<u>(49,245)</u>	<u>15,220</u>

	Service Income £	Operating Costs £	Surplus/ (deficit) £
Year ended 30 June 2024			
Almshouses - 19 units			
Services	53,288	(26,110)	27,178
Management	-	(7,359)	(7,359)
Property costs	-	(10,516)	(10,516)
Cyclical repairs and maintenance	-	-	-
Housing association grants	<u>7,300</u>	<u>-</u>	<u>7,300</u>
	<u>60,588</u>	<u>(43,985)</u>	<u>16,603</u>

8. TANGIBLE FIXED ASSETS

	New Almshouses £
COST	
At 1 July 2024 and 30 June 2025	<u>479,957</u>
DEPRECIATION	
At 1 July 2024	<u>302,000</u>
Charge for year	<u>8,000</u>
At 30 June 2025	<u>310,000</u>
NET BOOK VALUE	
At 30 June 2025	<u><u>169,957</u></u>
At 30 June 2024	<u><u>177,957</u></u>

LAWRENCE CAMPE'S ALMSHOUSES TRUST

NOTES TO THE FINANCIAL STATEMENTS - continued
for the Year Ended 30 June 2025

9. DEBTORS: AMOUNTS FALLING DUE WITHIN ONE YEAR

	2025	2024
	£	£
Other debtors	<u>5,704</u>	<u>4,545</u>

10. CURRENT ASSET INVESTMENTS

	2025	2024
	£	£
Income shares	3,955	3,856
Accumulation shares	<u>29,887</u>	<u>27,893</u>
	<u>33,843</u>	<u>31,749</u>

Investments are held in The National Association of Almshouses Common Investment Fund and are valued at fair value. At 30 June 2025 the charity held 4,140 (2024 - 4,140) income shares at a value of 95.57p (2024 – 93.14p) per share and 235 (2024 - 235) accumulation shares at a value of 12,706.72 (2024– 11,858.11p) per share.

11. CREDITORS: AMOUNTS FALLING DUE WITHIN ONE YEAR

	2025	2024
	£	£
Other creditors	<u>3,940</u>	<u>3,790</u>

12. ACCRUALS AND DEFERRED INCOME

	2025	2024
	£	£
Deferred government grants	<u>155,151</u>	<u>162,451</u>

13. ANALYSIS OF NET ASSETS BETWEEN FUNDS

	Unrestricted fund	Restricted fund	2025 Total funds	2024 Total funds
	£	£	£	£
Fixed assets	169,957	-	169,957	177,957
Current assets	122,295	137,171	259,466	235,511
Current liabilities	(3,940)	-	(3,940)	(3,790)
Accruals and deferred income	<u>(155,151)</u>	<u>-</u>	<u>(155,151)</u>	<u>(162,451)</u>
	<u>133,161</u>	<u>137,171</u>	<u>270,332</u>	<u>247,451</u>

LAWRENCE CAMPE'S ALMSHOUSES TRUST

NOTES TO THE FINANCIAL STATEMENTS - continued
for the Year Ended 30 June 2025

14. MOVEMENT IN FUNDS

	At 1.7.24 £	Net movement in funds £	Transfers between funds £	At 30.6.25 £
Unrestricted funds				
General fund	115,947	17,214	-	133,161
Restricted funds				
Provision for cyclical repairs and maintenance	131,208	5,891	-	137,171
TOTAL FUNDS	<u>247,227</u>	<u>23,177</u>	<u>-</u>	<u>270,332</u>

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

	Incoming resources £	Resources expended £	Gains and losses £	Movement in funds £
Unrestricted funds				
General fund	64,466	(49,246)	1,994	17,214
Restricted funds				
Provision for cyclical repairs and maintenance	5,791	-	100	5,891
TOTAL FUNDS	<u>70,257</u>	<u>(49,246)</u>	<u>2,094</u>	<u>23,105</u>

Comparatives for movement in funds

	At 1.7.23 £	Net movement in funds £	Transfers between funds £	At 30.6.24 £
Unrestricted funds				
General fund	96,462	19,485	-	115,947
Restricted funds				
Provision for cyclical repairs and maintenance	125,343	5,937	-	131,280
TOTAL FUNDS	<u>221,805</u>	<u>25,422</u>	<u>-</u>	<u>247,227</u>

LAWRENCE CAMPE'S ALMSHOUSES TRUST

NOTES TO THE FINANCIAL STATEMENTS - continued
for the Year Ended 30 June 2025

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 £
Unrestricted funds				
General fund	60,588	(43,985)	2,882	19,485
Restricted funds				
Provision for cyclical repairs and maintenance	2,701	-	236	5,937
	<hr/>	<hr/>	<hr/>	<hr/>
TOTAL FUNDS	<u>66,289</u>	<u>(43,985)</u>	<u>3,118</u>	<u>25,422</u>

15. RELATED PARTY DISCLOSURES

There were no related party transactions for the year ended 30 June 2025.

LAWRENCE CAMPE'S ALMSHOUSES TRUST
DETAILED STATEMENT OF FINANCIAL ACTIVITIES
for the Year Ended 30 June 2025

	2025 £	2024 £
INCOME AND ENDOWMENTS		
Donations and legacies		
Housing association grants	7,300	7,300
Investment income		
Bank interest	-	-
Investment income	<u>5,791</u>	<u>5,701</u>
	5,791	5,701
Charitable activities		
Gross maintenance contributions	<u>57,166</u>	<u>53,288</u>
Total incoming resources	57,166	66,289
EXPENDITURE		
Other operating costs		
Gardening	7,870	8,480
Utilities	323	1,242
General repairs	23,641	17,270
Rental of entry phone	754	710
Electricity	422	564
Sundry expenses	2,091	2,120
Insurance	4,074	3,655
Accountancy	1,584	1,584
Cleaning	488	360
Depreciation of tangible fixed assets	8,000	8,000
Cyclical repairs and maintenance	<u>-</u>	<u>-</u>
Total resources expended	<u>49,245</u>	<u>43,985</u>
Net income/(expenditure)	<u><u>23,105</u></u>	<u><u>22,304</u></u>

This page does not form part of the statutory financial statements