

THE EGREMONT AND SOMERSET ALMSHOUSE CHARITY

England & Wales · Charity number 212864

Details

Other names	EGREMONT ALMSHOUSES, SOMERSET HOSPITAL
Status	Registered
Legal form	Other
Registered	1962-12-19
Register	View on the Charity Commission register

Contact

Address	Estate Office Park Road Petworth West Sussex GU28 0DU
Phone	01798342502
Email	fred.lucas@leconfieldestates.co.uk

Activities

Objects: FOR THE PROVISION OF ALMSHOUSES. RESIDENTS OF TWO OF THE ALMSHOUSES SHALL BE POOR MEN WHO ARE INHABITANTS OF PETWORTH. RESIDENTS IN REMAINING ALMSHOUSES SHALL BE POOR WOMEN, WITH A PREFERENCE FOR WIDOWS, WHO ARE INHABITANTS OF PETWORTH. (FOR FURTHER DETAILS SEE SCHEME).

Activities: Residential Almshouses in the Petworth area

Classification

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

Geography

- Area of benefit: PETWORTH
- West Sussex

Finances

Period end	Income	Expenditure	Assets	Employees
2025-10-31	£194,180	£286,099	-	-
2024-10-31	£194,449	£185,210	-	-
2023-10-31	£203,881	£154,641	-	-
2022-10-31	£188,773	£118,438	-	-
2021-10-31	£178,994	£95,740	-	-
2020-10-31	£154,254	£102,387	-	-

Trustees

Name	Role	Appointed
Dr SIMON PETT		
Fr Mark Gilbert SSC		2015-11-23
JOHN CAMPBELL MORGAN RIDDELL		2023-05-26
LADY EGREMONT		
LORD JOHN MAX HENRY SCAWEN		2013-05-31

THE EGREMONT AND SOMERSET ALMSHOUSE CHARITY

England & Wales - Charity number 212864

Accounts

Signed

EGREMONT AND SOMERSET ALMSHOUSE CHARITY

(Registered Charity Number 212864)

**UNAUDITED FINANCIAL STATEMENTS FOR THE YEAR ENDED
31ST OCTOBER 2025**

EGREMONT AND SOMERSET ALMSHOUSE CHARITY

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REFERENCE AND ADMINISTRATIVE DETAILS

Charity registration number:	212864
Principal address:	The Estate Office Petworth West Sussex GU28 0DU
Solicitors:	Farrer & Co 66 Lincoln's Inn Fields London WC2A 3LH
Independent Examiner:	Mr J A Burnett ACA Martin and Company 25 St Thomas Street Winchester Hampshire SO23 9HJ
Bankers:	National Westminster Bank plc Market Square Petworth West Sussex GU28 0AL
Managing Agents	Savills The Estate Office Petworth West Sussex GU28 0DU

TRUSTEES' REPORT FOR THE YEAR ENDED 31ST OCTOBER 2025

The Trustees present their report and financial statements of Egremont and Somerset Almshouse Charity for the year ended 31st October 2025.

Legal and administrative information set out on the information page forms part of this report. The financial statements have been prepared in accordance with the accounting policies set out in the notes to the accounts and comply with the Charity's Trust Deed, the Charities Act 2011 and 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 published in October 2019

Structure, governance and management**Constitution and Governing Document**

The charity, Registration No. 212864, is also known as Somerset Hospital, in North Street, Petworth and Egremont Almshouses in Horsham Road, Petworth.

The governing document is a scheme sealed by the Charity Commissioners on 12th September 1983. This was subsequently altered by a scheme sealed by the Charity Commissioners on 4th December 2001 with regard to Connected Person transactions.

Organisation, Trustees and Management

The trustees of the charity at 31st October 2025, all of whom held office throughout the year were:

The Lord Egremont
The Canon M Gilbert
The Lady Egremont
Dr S Pett
Mr J Riddell

The Trust Deed notes that the five trustees should comprise of two ex-officio members, The Lord Egremont and Rector from the parish of St Mary Petworth, and three co-optative trustees. The co-optative trustees are appointed for five years but can be re-elected.

The trustees have appointed a resident warden, and Savills are engaged to oversee the management of the Charity. The accounts are maintained at Lord Egremont's Estate Office in Petworth. The full board of trustees meets twice a year. All new trustees are fully briefed on how the organisation operates to ensure that they understand their obligations as trustees. As vacancies for trustees arise, applications are sought from potential candidates known to the trustees and other suitable local people. Applicants are then considered by the trustees and appointments made by resolution of the trustees.

Objectives and activities

Somerset Hospital was endowed on 5th January 1746, and the Egremont Almshouses on 31st December 1836. The two charities were amalgamated on 12th September 1983. The Somerset Hospital building contains nine self-contained residential flats all of which were available to let in the year and one self-contained resident wardens' maisonette. There is also a residents' lounge and a spare bedroom for guests. The Egremont Almshouses building contains four residential flats.

The charity holds its permanent endowment property and applies the income therefrom and from other sources to the management, maintenance, repair, improvement or rebuilding of the Egremont Almshouses and Somerset Hospital Almshouses and, subject to meeting these costs, otherwise apply the income for the benefit of the residents in the Almshouses.

Public Benefit

The trustees confirm they have complied with the duty in section 17(5) of the 2011 Charities Act to have due regard to guidance published by the Charity Commission. The benefits that arise from the aims and Objectives of the charity are the provision of reduced cost accommodation for aged poor persons.

Achievements and performance

The trustees continue to be satisfied that the charity is meeting its objectives.

Financial Review

The charity made a deficit for the year of £91,919 (2024 surplus – £9,239) before revaluation of investments and before transfers between funds. This was after incurring total maintenance and repair costs, including cyclical repairs, on the almshouses of £174,249 (2024 - £78,997).

Realised and unrealised profits on revaluation and sales of investments totalled £198,319 (2024 - £231,650) resulting in a surplus for the year of £106,400 (2024 - £240,889).

TRUSTEES' REPORT FOR THE YEAR ENDED 31ST OCTOBER 2025**Financial Review Cont'd**

The net assets at 31st October 2025 amounted to £4,350,353 (compared with £4,243,953 at 31st October 2024) of which £4,244,602 (2024 - £4,165,513) was held as fixed assets.

The trustees consider that the charity will be able to meet its future liabilities and confirm that all assets are held in accordance with the trustees' powers.

Risks

Through the employment of professional advisors, the trustees seek to ensure that all of the Charity's management and decision making processes take full account of and comply with relevant legislation and regulatory controls. Insurance including property ownership and public liability is reassessed annually.

Reserves Policy

The charity aims to maintain an adequate cash reserve within general unrestricted funds for day to day running costs. At the year end the charity had £714,581 (2024 - £785,637) in general free reserves after transferring £0 to the Cyclical Maintenance fund (2024 £0) details of which are disclosed in note 14. The Trustees aim to maintain approximately a year's running costs in this fund and to accumulate funds for future repairs of its old and historic properties

Two designated funds are maintained to cover periodic and unexpected required repair costs. The trustees review these funds annually and transfer available money to build up funds for these purposes.

Investment Policy

An analysis of investments held is detailed in note 12 to the financial statements. The Trustees aim for a balanced return on these.

Trustees Responsibilities in relation to the Financial Statements

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

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

- select suitable accounting policies and then apply them consistently;
- observe the principles in the Charities SORP (FRS 102);
- make judgements and estimates that are reasonable and prudent;
- state whether applicable accounting standards have been followed, subject to any material departures disclosed and explained in the financial statements;
- prepare the financial statements on the going concern basis unless it is inappropriate to presume that the charity will continue in operation.

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

Signed on behalf of the Trustees:

Dated:



.....
Lord Egremont - Chairman

.....

**REPORT OF THE INDEPENDENT EXAMINER TO THE TRUSTEES
FOR THE YEAR ENDED 31ST OCTOBER 2025**

I report to the charity trustees on my examination of the accounts of the charity for the year ended 31st October 2025 which are set out on pages 5 to 11.

Responsibilities and basis of report

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

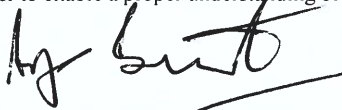
I report in respect of my examination of the charity's accounts carried out under section 145 of the Act and in carrying out my examination I have followed all the applicable Directions given by the Charity Commission under section 145(5)(b) of the Act.

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:

- accounting records were not kept in respect of the charity as required by section 130 of the Act; or
- the accounts do not accord with those records; or
- 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.



James Angus Burnett ACA
Martin and Company
25 St Thomas Street
Winchester
Hampshire
SO23 9HJ

Date: 2nd March 2026

STATEMENT OF FINANCIAL ACTIVITIES FOR THE YEAR ENDED 31ST OCTOBER 2025

	Notes	Unrestricted Funds (Income)	Unrestricted Funds (Designated)	Endowment Funds	Total 31/10/2025	Total 31/10/2024
INCOME FROM:						
Charitable activities						
- Rental income		122,943			122,943	112,529
Investments						
- Glatting Farm rents		13,481			13,481	13,092
- Investment Income:	3	55,348	2,408	0	57,756	68,828
		68,829	2,408	0	71,237	81,920
TOTAL INCOME		191,772	2,408	0	194,180	194,449
EXPENDITURE ON:						
Raising funds						
Repairs & Maintenance					0	0
Management - Glatting farm share		1,589			1,589	1,374
Investment management		0		11,822	11,822	11,714
		1,589	0	11,822	13,411	13,088
Charitable activities						
Somerset & Egremont Almshouses						
Repairs & Maintenance		174,249			174,249	78,997
Management & consultants		8,150			8,150	4,126
Wages Warden & Cleaner		15,362			15,362	20,170
Water Rates & Council Tax		6,933			6,933	6,663
Electricity (less recoveries)		7,495			7,495	7,381
Gas		19,830			19,830	17,261
Insurance		7,955			7,955	7,134
Telephone (less recoveries)		4,321			4,321	3,182
Garden Maintenance		6,531			6,531	4,620
Sundry expenditure		7,227			7,227	7,492
Depreciation		5,911			5,911	6,604
Almshouses Association Subscription		444			444	437
Accountancy Charges		6,300			6,300	6,075
Independent Examiners' Fee		1,980			1,980	1,980
		272,688	0	0	272,688	172,122
TOTAL EXPENDITURE		274,277	0	11,822	286,099	185,210
NET (DEFICIT)/INCOME		(82,505)	2,408	(11,822)	(91,919)	9,239
Net gains/(losses) on investments		23,271	7,398	167,650	198,319	231,650
Transfers between funds	13				0	0
NET MOVEMENT IN FUNDS		(59,234)	9,806	155,828	106,400	240,889
RECONCILIATION OF FUNDS						
Fund balances brought forward		785,637	210,693	3,247,623	4,243,953	4,003,064
FUND BALANCES CARRIED FORWARD		726,403	220,499	3,403,451	4,350,353	4,243,953

The net incoming resources for the year arise from the charity's continuing operations

EGREMONT AND SOMERSET ALMSHOUSE CHARITY

BALANCE SHEET AS AT 31ST OCTOBER 2025

	Notes	£	2025 £	£	2024 £
FIXED ASSETS					
Tangible fixed assets	6				
Freehold Property		1,020,661		981,423	
Equipment		<u>17,731</u>	1,038,392	<u>19,661</u>	1,001,084
Investments	7		2,313,210		2,271,429
Investment property	8		893,000		893,000
			<u>4,244,602</u>		<u>4,165,513</u>
CURRENT ASSETS					
Cash at Bank and Charities Deposit Fund		115,178		89,033	
Debtors and Prepayments	9	<u>10,884</u>		<u>7,170</u>	
		126,062		96,203	
CREDITORS: Amounts falling due within one year					
Creditors and Accruals	10	<u>20,311</u>		<u>17,763</u>	
Net Current Assets/Liabilities			105,751		78,440
Net Assets			<u>4,350,353</u>		<u>4,243,953</u>
ENDOWMENT FUNDS					
UNRESTRICTED FUNDS	13		3,403,451		3,247,623
Income Funds	13		726,403		785,637
Designated Funds:					
Extraordinary Repairs Fund	13	175,661		168,263	
Cyclical Maintenance Fund	13	<u>44,838</u>	220,499	<u>42,430</u>	210,693
			<u>4,350,353</u>		<u>4,243,953</u>

The Financial Statements were approved by the Trustees and signed on their behalf by:


Lord Egremont


Canon M Gilbert

Date 6-2-2026

NOTES TO THE FINANCIAL STATEMENTS FOR THE YEAR ENDED 31ST OCTOBER 2025

1 STATUTORY INFORMATION

Egremont and Somerset Almshouse Charity is a charity registered in England and Wales. The charity's registered number and registered office address can be found in the Trustees' Report.

2 ACCOUNTING POLICIES**a. Accounting convention**

The financial statements of the charity, which is a public benefit entity, have been prepared in accordance with the Statement of Recommended Practice: Accounting and Reporting by Charities preparing their accounts in accordance with the Financial Reporting Standard applicable in the UK and Republic of Ireland (FRS102) issued in October 2019 and the Financial Reporting Standard applicable in the UK and Republic of Ireland (FRS102) and the Charities Act 2011 and UK Generally Accepted Accounting Practice as it applies from 1st January 2015. The financial statements have been prepared under the historical cost convention, as modified by the revaluation of investments.

The financial statements have been prepared to give a 'true and fair' view and have departed from the Charities (Accounts and Reports) Regulations 2008 only to the extent required to provide a 'true and fair' view. This departure has involved following Accounting and Reporting by Charities preparing their accounts in accordance with the Financial Reporting Standard applicable in the UK and Republic of Ireland (FRS102) issued in October 2019 rather than the Accounting and Reporting by Charities: Statement of Recommended practice effective from 1st April 2005 which has since been withdrawn.

The trustees consider that there are no material uncertainties about the Charity's ability to continue as a going concern.

b. Income

All income is recognised once the charity has entitlement to the income, it is probable that the income will be received and can be reliably measured.

Donations are recognised when receivable by the charity.

Rental income is included in the period that it is due, net of any irrecoverable amounts. Any rents charged in advance are deferred.

Bank interest is included when receivable.

Dividends are recognised when the dividend has been declared and notification has been received of the amount due.

c. Expenditure

All liabilities are recognised as soon as there is a legal or constructive obligation committing the charity to that expenditure and it is probable that the payment will be required and can be reliably measured.

All expenditure is accounted for on an accruals basis and includes irrecoverable VAT.

Raising funds costs include rent collection charges, property repairs and maintenance charges for Glatting Farm and are recognised in the period they relate to.

Charitable expenses include the costs involved in the day to day running of the almshouses for the tenants.

NOTES TO THE FINANCIAL STATEMENTS FOR THE YEAR ENDED 31ST OCTOBER 2025

2. ACCOUNTING POLICIES (CONTINUED)**d. Tangible Fixed Assets**

Fixed assets whose original cost was more than £350 have been capitalised and depreciated over the following periods:

Fixtures and equipment - 25% on a reducing balance basis

Fixtures and Equipment depreciated to less than £15 have been written off.

e. Freehold property

The almshouses are historic buildings and as well as being the functional properties of the charity (being used to provide reduced cost accommodation with the charitable deed) are also classed as historical buildings and hence heritage assets. Due to the uniqueness of the buildings a valuation in respect of the original properties is very difficult to attribute and as such the original values of the assets have been excluded from the balance sheet on the basis that reliable cost information is not available and conventional valuation approaches lack sufficient reliability.

The value of the buildings included in the accounts represents improvements undertaken to the buildings since 1983. Since these costs are significantly lower than the buildings' likely value, and as the buildings are kept in good repair, the Trustees believe that it is not appropriate to depreciate the properties.

f. Fixed Asset Investments

Investments are valued at mid-market value at the balance sheet date. All realised and unrealised gains and losses are taken to the Statement of Financial Activities.

g. Investment property

Investment properties for which fair value can be measured reliably without undue cost or effort are measured at fair value at each reporting date with changes in fair value recognised in net gains/losses on investments in the Statement of Financial Activities.

h. Debtors

Trade debtors are recorded at their settlement amount. Prepayments are valued at the prepaid amount at the Balance Sheet date.

i. Cash at Bank and In Hand

Cash at bank and in hand includes cash and short term highly liquid investments with short maturity of three months or less from the date of acquisition or opening of the deposit or similar account.

j. Creditors

Trade creditors and other creditors are recognised when the charity has a present obligation resulting from past events and can be measured or estimated reliably. Creditors are recognised at their settlement amounts.

k. Taxation

The charity is exempt from tax on its charitable activities.

EGREMONT AND SOMERSET ALMSHOUSE CHARITY

NOTES TO THE FINANCIAL STATEMENTS FOR THE YEAR ENDED 31ST OCTOBER 2025

2. ACCOUNTING POLICIES (CONTINUED)

1. Funds

Unrestricted funds are funds that can be used in accordance with the charitable objects at the discretion of the trustees.

Designated funds are those funds that the trustees have set aside for cyclical maintenance and extra-ordinary repairs.

Endowment funds are those funds which are to be held as capital in the form of investments, either property or shares / deposits and cannot be spent. The income generated from the investments can be used for the charitable purpose and has no restriction on its use.

3 INVESTMENT INCOME

	Unrestricted Funds (Income)	Unrestricted Funds (Designated)	Endowment Funds	Total 2025	Total 2024
	£	£	£	£	£
Dividends	53,222	2062		55,284	62,413
Interest	2126	346		2,472	6,415
Other				0	0
	<u>55,348</u>	<u>2,408</u>	<u>0</u>	<u>57,756</u>	<u>68,828</u>

4 TRUSTEES REMUNERATION & EXPENSES

No emoluments or expenses were paid to the trustees during the year.

5 EMPLOYEES

	Unrestricted Funds (Income)	Unrestricted Funds (Designated)	Endowment Funds	Total 2025	Total 2024
	£	£	£	£	£
Wages and Salaries	13,308	0	0	13,308	17,742
National Insurance	1,257	0	0	1,257	1,372
Pension costs	797	0	0	797	1,056
Holiday cover		0	0	0	0
	<u>15,362</u>	<u>0</u>	<u>0</u>	<u>15,362</u>	<u>20,170</u>

Average number of employees 1 (2023 - 1).

6 FIXED ASSETS

	Egremont Almshouses	Somerset Hospital	Equipment	Total 2025	Total 2024
	£	£	£	£	£
Cost as at 1/11/2024	236,538	744,885	82,837	1,064,260	1,014,875
Additions during year:	0	39,238	3,981	43,219	49,385
Disposals during year	0	0	0	0	0
Cost as at 31/10/2025	<u>236,538</u>	<u>784,123</u>	<u>86,818</u>	<u>1,107,479</u>	<u>1,064,260</u>
Depreciation as at 1/11/2024	0	0	63,176	63,176	56,572
Depreciation Charge in Year	0	0	5,911	5,911	6,604
Depreciation on disposals	0	0	0	0	0
Depreciation as at 31/10/2025:	<u>0</u>	<u>0</u>	<u>69,087</u>	<u>69,087</u>	<u>63,176</u>
Net book value at 31/10/2025	<u>236,538</u>	<u>784,123</u>	<u>17,731</u>	<u>1,038,392</u>	<u>1,001,084</u>
Net book value at 31/10/2024	<u>236,538</u>	<u>744,885</u>	<u>19,661</u>	<u>1,001,084</u>	<u>958,303</u>

EGREMONT AND SOMERSET ALMSHOUSE CHARITY

NOTES TO THE FINANCIAL STATEMENTS FOR THE YEAR ENDED 31ST OCTOBER 2025

7	INVESTMENTS	2025 £	2024 £
	Market Value at 1st November 2024	2,271,429.00	1,989,328
	Add: Additions to investments at cost	55,284.00	62,164
	Less: Disposals at carrying value	(200,000.00)	0
	Less: Management charges	(11,822.00)	-11,714
	Net gain/(loss) on revaluation	198,319.00	231,651
	Market Value at 31st October 2024	<u>2,313,210.00</u>	<u>2,271,429</u>

All the investments are managed by LGT Wealth Management

8	INVESTMENT PROPERTY	2025 £	2024 £
	Glatting Farm	<u>893,000</u>	<u>893,000</u>

Glatting Farm is included at valuation, being estimated market value for existing use. The Trustees have reviewed the value at 31st October 2025 and consider that value is still reasonable.

9	DEBTORS	2025 £	2024 £
	Trade debtors	0	0
	Investment income receivable	0	0
	Rent receivable	16,163	11,823
	Rent billed in advance	(14,526)	(15,128)
	Prepayments	9,247	10,475
		<u>10,884</u>	£ <u>7,170</u>

10	CREDITORS: Amounts falling due within one year	2025 £	2024 £
	Trade Creditors	6,474	2,338
	Rent received/billed in advance	0	0
	Other creditors and accruals	13,837	15,425
		<u>20,311</u>	£ <u>17,763</u>

NOTES TO THE FINANCIAL STATEMENTS FOR THE YEAR ENDED 31ST OCTOBER 2025

11 CONNECTED PERSON TRANSACTIONS

During the year the charity incurred expenditure of £25,672 (2024 - £34,342) in respect of administration, and repairs and improvements to the properties by the Leconfield Estates. Lord Egremont, a trustee, is the sole proprietor of the Leconfield Estates. The creditor at the beginning of the year was £525. At the end of the year, there was a creditor of £525.

12 TRUSTEES INDEMNITY INSURANCE

Trustees indemnity insurance of up to £100,000 was included in the specialist almshouse insurance package with effect from renewal in June 2025. (2024 £100,000).

13 MOVEMENT IN FUNDS

	At 1.11.24	Net movement	Transfers	At 31.10.25
	£	£	£	£
Restricted funds				
Capital Endowment fund	3,247,623	155,828		3,403,451
Unrestricted funds				
Income fund	785,637	(59,234)	0	726,403
Designated funds				
- Extraordinary repair fund	168,263	7,398	0	175,661
- Cyclical maintenance fund	42,430	2,408	0	44,838
	210,693	9,806	0	220,499
Total funds	4,243,953	106,400	0	4,350,353

	Incoming resources	Resources expended	Movement in funds
	£	£	£
Restricted funds			
Capital Endowment fund	167,650	11,822	155,828
Unrestricted funds			
Income fund	215,043	274,277	(59,234)
Designated funds			
- Extraordinary repair fund	7,398	0	7,398
- Cyclical maintenance fund	2,408	0	2,408
	9,806	0	9,806
Total funds	392,499	286,099	106,400

14 ANALYSIS OF NET ASSETS BETWEEN FUNDS

	Tangible fixed assets	Investment Property	Investments	Net current assets	Total
	£	£	£	£	£
Restricted funds					
Capital Endowment Fund	446,289	893,000	2,075,984	0	3,415,273
Unrestricted funds					
Income Fund	592,103	0	143,030	(20,552)	714,581
Designated Funds					
Extraordinary Repair Fund			94,196	123,527	217,723
Cyclical Maintenance Fund				2,776	2,776
	0	0	94,196	126,303	220,499
Total funds	1,038,392	893,000	2,313,210	105,751	4,350,353

NOTES TO THE FINANCIAL STATEMENTS FOR THE YEAR ENDED 31ST OCTOBER 2025

Endowment Funds

These funds were endowed by a trust deed for the perpetual relief of poor people in a designated area.

Income Fund

This fund has accumulated from income received and represents the free funds of the charity which are not designated for particular purposes.

Designated Funds

These funds have been established for the purpose of providing for the extraordinary repairs and cyclical maintenance of the properties and a yearly sum is to be set aside into each fund for this purpose. The Trustees have set aside £0 (2024 £0) this year for anticipated major repairs, however the fund has increased, reflecting Investment income and changes in the market value of the investments.

THE EGREMONT AND SOMERSET ALMSHOUSE CHARITY

England & Wales - Charity number 212864

Accounts

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EGREMONT AND SOMERSET ALMSHOUSE CHARITY

(Registered Charity Number 212864)

**UNAUDITED FINANCIAL STATEMENTS FOR THE YEAR ENDED
31ST OCTOBER 2024**

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REFERENCE AND ADMINISTRATIVE DETAILS

Charity registration number: 212864

Principal address: The Estate Office
Petworth
West Sussex
GU28 0DU

Solicitors: Farrer & Co
66 Lincoln's Inn Fields
London
WC2A 3LH

Independent Examiner: Mr J A Burnett ACA
Martin and Company
25 St Thomas Street
Winchester
Hampshire
SO23 9HJ

Bankers: National Westminster Bank plc
Market Square
Petworth
West Sussex
GU28 0AL

Managing Agents Savills
The Estate Office
Petworth
West Sussex
GU28 0DU

TRUSTEES' REPORT FOR THE YEAR ENDED 31ST OCTOBER 2024

The Trustees present their report and financial statements of Egremont and Somerset Almshouse Charity for the year ended 31st October 2024.

Legal and administrative information set out on the information page forms part of this report. The financial statements have been prepared in accordance with the accounting policies set out in the notes to the accounts and comply with the Charity's Trust Deed, the Charities Act 2011 and 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 published in October 2019

Structure, governance and management**Constitution and Governing Document**

The charity, Registration No. 212864, is also known as Somerset Hospital, in North Street, Petworth and Egremont Almshouses in Horsham Road, Petworth.

The governing document is a scheme sealed by the Charity Commissioners on 12th September 1983. This was subsequently altered by a scheme sealed by the Charity Commissioners on 4th December 2001 with regard to Connected Person transactions.

Organisation, Trustees and Management

The trustees of the charity at 31st October 2024, all of whom held office throughout the year were:

The Lord Egremont
The Canon M Gilbert
The Lady Egremont
Dr S Pett
Mr J Riddell

The Trust Deed notes that the five trustees should comprise of two ex-officio members, The Lord Egremont and Rector from the parish of St Mary Petworth, and three co-optative trustees. The co-optative trustees are appointed for five years but can be re-elected.

The trustees have appointed a resident warden, and Savills are engaged to oversee the management of the Charity. The accounts are maintained at Lord Egremont's Estate Office in Petworth. The full board of trustees meets twice a year. All new trustees are fully briefed on how the organisation operates to ensure that they understand their obligations as trustees. As vacancies for trustees arise, applications are sought from potential candidates known to the trustees and other suitable local people. Applicants are then considered by the trustees and appointments made by resolution of the trustees.

Objectives and activities

Somerset Hospital was endowed on 5th January 1746, and the Egremont Almshouses on 31st December 1836. The two charities were amalgamated on 12th September 1983. The Somerset Hospital building contains nine self-contained residential flats all of which were available to let in the year and one self-contained resident wardens' maisonette. There is also a residents' lounge and a spare bedroom for guests. The Egremont Almshouses building contains four residential flats.

The charity holds its permanent endowment property and applies the income therefrom and from other sources to the management, maintenance, repair, improvement or rebuilding of the Egremont Almshouses and Somerset Hospital Almshouses and, subject to meeting these costs, otherwise apply the income for the benefit of the residents in the Almshouses.

Public Benefit

The trustees confirm they have complied with the duty in section 17(5) of the 2011 Charities Act to have due regard to guidance published by the Charity Commission. The benefits that arise from the aims and Objectives of the charity are the provision of reduced cost accommodation for aged poor persons.

Achievements and performance

The trustees continue to be satisfied that the charity is meeting its objectives.

Financial Review

The charity made a surplus for the year of £9,239 (2023 - £49,240) before revaluation of investments and before transfers between funds. This was after incurring total maintenance and repair costs, including cyclical repairs, on the almshouses of £78,997 (2023 - £56,362).

Realised and unrealised profits on revaluation and sales of investments totalled £231,650 (2023 - £21,623) resulting in a surplus for the year of £240,889 (2023 - £70,863).

TRUSTEES' REPORT FOR THE YEAR ENDED 31ST OCTOBER 2024**Financial Review Cont'd**

The net assets at 31st October 2024 amounted to £4,243,953 (compared with £4,003,064 at 31st October 2023) of which £4,165,513 (2023 - £3,840,631) was held as fixed assets.

The trustees consider that the charity will be able to meet its future liabilities and confirm that all assets are held in accordance with the trustees' powers.

Risks

Through the employment of professional advisors, the trustees seek to ensure that all of the Charity's management and decision making processes take full account of and comply with relevant legislation and regulatory controls. Insurance including property ownership and public liability is reassessed annually.

Reserves Policy

The charity aims to maintain an adequate cash reserve within general unrestricted funds for day to day running costs. At the year end the charity had £785,637 (2023 – £721,551) in general free reserves after transferring £0 to the Cyclical Maintenance fund (2023 £0) details of which are disclosed in note 14. The Trustees aim to maintain approximately a year's running costs in this fund and to accumulate funds for future repairs of its old and historic properties

Two designated funds are maintained to cover periodic and unexpected required repair costs. The trustees review these funds annually and transfer available money to build up funds for these purposes.

Investment Policy

An analysis of investments held is detailed in note 12 to the financial statements. The Trustees aim for a balanced return on these.

Trustees Responsibilities in relation to the Financial Statements

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

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

- select suitable accounting policies and then apply them consistently;
- observe the principles in the Charities SORP (FRS 102);
- make judgements and estimates that are reasonable and prudent;
- state whether applicable accounting standards have been followed, subject to any material departures disclosed and explained in the financial statements;
- prepare the financial statements on the going concern basis unless it is inappropriate to presume that the charity will continue in operation.

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

Signed on behalf of the Trustees:



Lord Egremont - Chairman

Dated:

13/03/2025

**REPORT OF THE INDEPENDENT EXAMINER TO THE TRUSTEES
FOR THE YEAR ENDED 31ST OCTOBER 2024**

I report to the charity trustees on my examination of the accounts of the charity for the year ended 31st October 2024 which are set out on pages 5 to 11.

Responsibilities and basis of report

As the charity's trustees 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 charity's accounts carried out under section 145 of the Act and in carrying out my examination I have followed all the 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:

- accounting records were not kept in respect of the charity as required by section 130 of the Act; or
- the accounts do not accord with those records; or
- 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.



James Angus Burnett ACA
Martin and Company
25 St Thomas Street
Winchester
Hampshire
SO23 9HJ

Date:

15th March 2025

STATEMENT OF FINANCIAL ACTIVITIES FOR THE YEAR ENDED 31ST OCTOBER 2024

	Notes	Unrestricted Funds (Income)	Unrestricted Funds (Designated)	Endowment Funds	Total 31/10/2024	Total 31/10/2023
INCOME FROM:						
Charitable activities						
- Rental income		112,529			112,529	125,469
Investments						
- Glattig Farm rents		13,092			13,092	12,050
- Investment Income:	3	62,118	6,710	0	68,828	66,362
		75,210	6,710	0	81,920	78,412
TOTAL INCOME		187,739	6,710	0	194,449	203,881
EXPENDITURE ON:						
Raising funds						
Repairs & Maintenance		0			0	0
Management - Glattig farm share		1,374			1,374	1,374
Investment management		11,714			11,714	9,193
Insurance - Glattig farm share		0			0	0
		13,088	0	0	13,088	10,567
Charitable activities						
Somerset & Egremont Almshouses						
Repairs & Maintenance		78,997			78,997	56,362
Management & consultants		4,126			4,126	4,126
Wages Warden & Cleaner		20,170			20,170	19,371
Water Rates & Council Tax		6,663			6,663	4,346
Electricity (less recoveries)		7,381			7,381	6,664
Gas		17,261			17,261	18,501
Insurance		7,134			7,134	7,644
Telephone (less recoveries)		3,182			3,182	2,661
Garden Maintenance		4,620			4,620	2,340
Sundry expenditure		7,492			7,492	6,237
Depreciation		6,604			6,604	7,969
Almshouses Association Subscription		437			437	263
Accountancy Charges		6,075			6,075	5,610
Independent Examiners' Fee		1,980			1,980	1,980
		172,122	0	0	172,122	144,074
TOTAL EXPENDITURE		185,210	0	0	185,210	154,641
NET INCOME		2,529	6,710	0	9,239	49,240
Net gains/(losses) on investments		21,557	8,597	201,496	231,650	21,623
Transfers between funds	13	40,000	(40,000)	0	0	0
NET MOVEMENT IN FUNDS		64,086	(24,693)	201,496	240,889	70,863
RECONCILIATION OF FUNDS						
Fund balances brought forward		721,551	235,386	3,046,127	4,003,064	3,932,201
FUND BALANCES CARRIED FORWARD		785,637	210,693	3,247,623	4,243,953	4,003,064

The net incoming resources for the year arise from the charity's continuing operations

EGREMONT AND SOMERSET ALMSHOUSE CHARITY

BALANCE SHEET AS AT 31ST OCTOBER 2024

	Notes	£	2024 £	£	2023 £
FIXED ASSETS					
Tangible fixed assets	6				
Freehold Property		981,423		934,450	
Equipment		<u>19,661</u>	1,001,084	<u>23,853</u>	958,303
Investments	7		2,271,429		1,989,328
Investment property	8		893,000		893,000
			<u>4,165,513</u>		<u>3,840,631</u>
CURRENT ASSETS					
Cash at Bank and Charities Deposit Fund		89,033		176,113	
Debtors and Prepayments	9	<u>7,170</u>		<u>6,900</u>	
		96,203		183,013	
CREDITORS: Amounts falling due within one year					
Creditors and Accruals	10	<u>17,763</u>		<u>20,580</u>	
Net Current Assets/Liabilities			78,440		162,433
Net Assets			<u>4,243,953</u>		<u>4,003,064</u>
ENDOWMENT FUNDS					
UNRESTRICTED FUNDS	13		3,247,623		3,046,127
Income Funds	13		785,637		721,551
Designated Funds:					
Extraordinary Repairs Fund	13	168,263		153,832	
Cyclical Maintenance Fund	13	<u>42,430</u>	210,693	<u>81,554</u>	235,386
			<u>4,243,953</u>		<u>4,003,064</u>

The Financial Statements were approved by the Trustees and signed on their behalf by:


.....
Lord Egremont


.....
Canon M Gilbert

Date 13/03/2025

NOTES TO THE FINANCIAL STATEMENTS FOR THE YEAR ENDED 31ST OCTOBER 2024

1 STATUTORY INFORMATION

Egremont and Somerset Almshouse Charity is a charity registered in England and Wales. The charity's registered number and registered office address can be found in the Trustees' Report.

2 ACCOUNTING POLICIES**a. Accounting convention**

The financial statements of the charity, which is a public benefit entity, have been prepared in accordance with the Statement of Recommended Practice: Accounting and Reporting by Charities preparing their accounts in accordance with the Financial Reporting Standard applicable in the UK and Republic of Ireland (FRS102) issued in October 2019 and the Financial Reporting Standard applicable in the UK and Republic of Ireland (FRS102) and the Charities Act 2011 and UK Generally Accepted Accounting Practice as it applies from 1st January 2015. The financial statements have been prepared under the historical cost convention, as modified by the revaluation of investments.

The financial statements have been prepared to give a 'true and fair' view and have departed from the Charities (Accounts and Reports) Regulations 2008 only to the extent required to provide a 'true and fair' view. This departure has involved following Accounting and Reporting by Charities preparing their accounts in accordance with the Financial Reporting Standard applicable in the UK and Republic of Ireland (FRS102) issued in October 2019 rather than the Accounting and Reporting by Charities: Statement of Recommended practice effective from 1st April 2005 which has since been withdrawn.

The trustees consider that there are no material uncertainties about the Charity's ability to continue as a going concern.

b. Income

All income is recognised once the charity has entitlement to the income, it is probable that the income will be received and can be reliably measured.

Donations are recognised when receivable by the charity.

Rental income is included in the period that it is due, net of any irrecoverable amounts. Any rents charged in advance are deferred.

Bank interest is included when receivable.

Dividends are recognised when the dividend has been declared and notification has been received of the amount due.

c. Expenditure

All liabilities are recognised as soon as there is a legal or constructive obligation committing the charity to that expenditure and it is probable that the payment will be required and can be reliably measured.

All expenditure is accounted for on an accruals basis and includes irrecoverable VAT.

Raising funds costs include rent collection charges, property repairs and maintenance charges for Glatting Farm and are recognised in the period they relate to.

Charitable expenses include the costs involved in the day to day running of the almshouses for the tenants.

NOTES TO THE FINANCIAL STATEMENTS FOR THE YEAR ENDED 31ST OCTOBER 2024

2. ACCOUNTING POLICIES (CONTINUED)**d. Tangible Fixed Assets**

Fixed assets whose original cost was more than £350 have been capitalised and depreciated over the following periods:

Fixtures and equipment - 25% on a reducing balance basis

Fixtures and Equipment depreciated to less than £15 have been written off.

e. Freehold property

The almshouses are historic buildings and as well as being the functional properties of the charity (being used to provide reduced cost accommodation with the charitable deed) are also classed as historical buildings and hence heritage assets. Due to the uniqueness of the buildings a valuation in respect of the original properties is very difficult to attribute and as such the original values of the assets have been excluded from the balance sheet on the basis that reliable cost information is not available and conventional valuation approaches lack sufficient reliability.

The value of the buildings included in the accounts represents improvements undertaken to the buildings since 1983. Since these costs are significantly lower than the buildings' likely value, and as the buildings are kept in good repair, the Trustees believe that it is not appropriate to depreciate the properties.

f. Fixed Asset Investments

Investments are valued at mid-market value at the balance sheet date. All realised and unrealised gains and losses are taken to the Statement of Financial Activities.

g. Investment property

Investment properties for which fair value can be measured reliably without undue cost or effort are measured at fair value at each reporting date with changes in fair value recognised in net gains/losses on investments in the Statement of Financial Activities.

h. Debtors

Trade debtors are recorded at their settlement amount. Prepayments are valued at the prepaid amount at the Balance Sheet date.

i. Cash at Bank and In Hand

Cash at bank and in hand includes cash and short term highly liquid investments with short maturity of three months or less from the date of acquisition or opening of the deposit or similar account.

j. Creditors

Trade creditors and other creditors are recognised when the charity has a present obligation resulting from past events and can be measured or estimated reliably. Creditors are recognised at their settlement amounts.

k. Taxation

The charity is exempt from tax on its charitable activities.

EGREMONT AND SOMERSET ALMSHOUSE CHARITY

NOTES TO THE FINANCIAL STATEMENTS FOR THE YEAR ENDED 31ST OCTOBER 2024

2. ACCOUNTING POLICIES (CONTINUED)

1. Funds

Unrestricted funds are funds that can be used in accordance with the charitable objects at the discretion of the trustees.

Designated funds are those funds that the trustees have set aside for cyclical maintenance and extra-ordinary repairs.

Endowment funds are those funds which are to be held as capital in the form of investments, either property or shares / deposits and cannot be spent. The income generated from the investments can be used for the charitable purpose and has no restriction on its use.

3. INVESTMENT INCOME

	Unrestricted Funds (Income) £	Unrestricted Funds (Designated) £	Endowment Funds £	Total 2024 £	Total 2023 £
Dividends	60,106	2307		62,413	61,216
Interest	2012	4403		6,415	5,146
Other				0	0
	<u>62,118</u>	<u>6,710</u>	<u>0</u>	<u>68,828</u>	<u>66,362</u>

4. TRUSTEES REMUNERATION & EXPENSES

No emoluments or expenses were paid to the trustees during the year.

5. EMPLOYEES

	Unrestricted Funds (Income) £	Unrestricted Funds (Designated) £	Endowment Funds £	Total 2024 £	Total 2023 £
Wages and Salaries	17,742	0	0	17,742	17,429
National Insurance	1,372	0	0	1,372	1,347
Pension costs	1,056	0	0	1,056	595
Holiday cover		0	0	0	0
	<u>20,170</u>	<u>0</u>	<u>0</u>	<u>20,170</u>	<u>19,371</u>

Average number of employees 1 (2023 - 1).

6. FIXED ASSETS

	Egremont Hospital £	Somerset Hospital £	Equipment £	Total 2024 £	Total 2023 £
Cost as at 1/11/2023	236,538	697,912	80,425	1,014,875	1,006,820
Additions during year:	0	46,973	2,412	49,385	18,909
Disposals during year	0	0	0	0	(10,854)
Cost as at 31/10/2024	<u>236,538</u>	<u>744,885</u>	<u>82,837</u>	<u>1,064,260</u>	<u>1,014,875</u>
Depreciation as at 1/11/2023	0	0	56,572	56,572	59,458
Depreciation Charge in Year	0	0	6,604	6,604	7,969
Depreciation on disposals	0	0	0	0	(10,855)
Depreciation as at 31/10/2024	<u>0</u>	<u>0</u>	<u>63,176</u>	<u>63,176</u>	<u>56,572</u>
Net book value at 31/10/2024	<u>236,538</u>	<u>744,885</u>	<u>19,661</u>	<u>1,001,084</u>	<u>958,303</u>
Net book value at 31/10/2023	<u>236,538</u>	<u>697,912</u>	<u>23,853</u>	<u>958,303</u>	<u>947,362</u>

EGREMONT AND SOMERSET ALMSHOUSE CHARITY

NOTES TO THE FINANCIAL STATEMENTS FOR THE YEAR ENDED 31ST OCTOBER 2024

7	INVESTMENTS	2024 £	2023 £
	Market Value at 1st November 2023	1,989,328	1,918,461
	Add: Additions to investments at cost	62,164	49,244
	Less: Disposals at carrying value	0	0
	Net gain/(loss) on revaluation	219,937	21,623
	Market Value at 31st October 2024	<u>2,271,429</u>	<u>1,989,328</u>
	Comprising		
	Charities Official Investment Fund	0	19,517
	Charishare accumulation shares	0	434,530
	M&G Charity Multi Asset Fund	0	1,053
	LGT portfolio	2,271,429	1,534,228
		<u>2,271,429</u>	<u>1,989,328</u>
8	INVESTMENT PROPERTY	2024 £	2023 £
	Glatting Farm	<u>893,000</u>	<u>893,000</u>
	Glatting Farm is included at valuation, being estimated market value for existing use. The Trustees have reviewed the value at 31st October 2024 and consider that value is still reasonable.		
9	DEBTORS	2024 £	2023 £
	Trade debtors	0	0
	Investment income receivable	0	314
	Rent receivable	11,823	12,759
	Rent billed in advance	(15,128)	(13,827)
	Prepayments	10,475	7,654
		<u>7,170</u>	£ <u>6,900</u>
10	CREDITORS: Amounts falling due within one year	2024 £	2023 £
	Trade Creditors	2,338	11,100
	Rent received/billed in advance	0	0
	Other creditors and accruals	15,425	9,480
		<u>17,763</u>	£ <u>20,580</u>

NOTES TO THE FINANCIAL STATEMENTS FOR THE YEAR ENDED 31ST OCTOBER 2024

11 CONNECTED PERSON TRANSACTIONS

During the year the charity incurred expenditure of £34,342 (2023 - £21,524) in respect of administration, and repairs and improvements to the properties by the Leconfield Estates. Lord Egremont, a trustee, is the sole proprietor of the Leconfield Estates. The creditor at the beginning of the year was £480. At the end of the year, there was a creditor of £525.

12 TRUSTEES INDEMNITY INSURANCE

Trustees indemnity insurance of up to £100,000 was included in the specialist almshouse insurance package with effect from renewal in June 2024. (2023 £100,000).

13 MOVEMENT IN FUNDS

	At 1.11.23	Net movement	Transfers	At 31.10.24
	£	£	£	£
Restricted funds				
Capital Endowment fund	3,046,127	201,496		3,247,623
Unrestricted funds				
Income fund	721,551	64,086	0	785,637
Designated funds				
- Extraordinary repair fund	153,832	14,431	0	168,263
- Cyclical maintenance fund	81,554	(39,124)	0	42,430
	235,386	(24,693)	0	210,693
Total funds	4,003,064	240,889	0	4,243,953

	Incoming resources	Resources expended	Movement in funds
	£	£	£
Restricted funds			
Capital Endowment fund	201,496	0	201,496
Unrestricted funds			
Income fund	249,296	185,210	64,086
Designated funds			
- Extraordinary repair fund	14,431	0	14,431
- Cyclical maintenance fund	876	40,000	(39,124)
	15,307	40,000	(24,693)
Total funds	466,099	225,210	240,889

14 ANALYSIS OF NET ASSETS BETWEEN FUNDS

	Tangible fixed assets	Investment Property	Investments	Net current assets	Total
	£	£	£	£	£
Restricted funds					
Capital Endowment Fund	303,037	893,000	2,051,586	0	3,247,623
Unrestricted funds					
Income Fund	698,047	0	55,107	32,483	785,637
Designated Funds					
Extraordinary Repair Fund			164,736	3,527	168,263
Cyclical Maintenance Fund				42,430	42,430
	0	0	164,736	45,957	210,693
Total funds	1,001,084	893,000	2,271,429	78,440	4,243,953

NOTES TO THE FINANCIAL STATEMENTS FOR THE YEAR ENDED 31ST OCTOBER 2024

Endowment Funds

These funds were endowed by a trust deed for the perpetual relief of poor people in a designated area.

Income Fund

This fund has accumulated from income received and represents the free funds of the charity which are not designated for particular purposes.

Designated Funds

These funds have been established for the purpose of providing for the extraordinary repairs and cyclical maintenance of the properties and a yearly sum is to be set aside into each fund for this purpose. The Trustees have set aside £0 (2023 £0) this year for anticipated major repairs, however the fund has increased, reflecting investment income and changes in the market value of the investments.

THE EGREMONT AND SOMERSET ALMSHOUSE CHARITY

England & Wales - Charity number 212864

Accounts

EGREMONT AND SOMERSET ALMSHOUSE CHARITY

(Registered Charity Number 212864)

**UNAUDITED FINANCIAL STATEMENTS FOR THE YEAR ENDED
31ST OCTOBER 2023**

EGREMONT AND SOMERSET ALMSHOUSE CHARITY

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REFERENCE AND ADMINISTRATIVE DETAILS

Charity registration number: 212864

Principal address: The Estate Office
Petworth
West Sussex
GU28 0DU

Solicitors: Farrer & Co
66 Lincoln's Inn Fields
London
WC2A 3LH

Independent Examiner: Mr J A Burnett ACA
Martin and Company Chartered Accountants
25 St Thomas Street
Winchester
Hampshire
SO23 9HJ

Bankers: National Westminster Bank plc
Market Square
Petworth
West Sussex
GU28 0AL

Managing Agents Savills
The Estate Office
Petworth
West Sussex
GU28 0DU

TRUSTEES' REPORT FOR THE YEAR ENDED 31ST OCTOBER 2023

The Trustees present their report and financial statements of Egremont and Somerset Almshouse Charity for the year ended 31st October 2023.

Legal and administrative information set out on the information page forms part of this report. The financial statements have been prepared in accordance with the accounting policies set out in the notes to the accounts and comply with the Charity's Trust Deed, the Charities Act 2011 and 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 published in October 2019

**Structure, governance and management
Constitution and Governing Document**

The charity, Registration No. 212864, is also known as Somerset Hospital, in North Street, Petworth and Egremont Almshouses in Horsham Road, Petworth.

The governing document is a scheme sealed by the Charity Commissioners on 12th September 1983. This was subsequently altered by a scheme sealed by the Charity Commissioners on 4th December 2001 with regard to Connected Person transactions.

Organisation, Trustees and Management

The trustees of the charity at 31st October 2023, all of whom held office throughout the year were:

The Lord Egremont
The Canon M Gilbert
The Lady Egremont
Dr S Pett
Mr J Riddell (appointed 26/05/2023)

The Trust Deed notes that the five trustees should comprise of two ex-officio members, The Lord Egremont and Rector from the parish of St Mary Petworth, and three co-optative trustees. The co-optative trustees are appointed for five years but can be re-elected.

The trustees have appointed a resident warden, and Savills are engaged to oversee the management of the Charity. The accounts are maintained at Lord Egremont's Estate Office in Petworth. The full board of trustees meets twice a year. All new trustees are fully briefed on how the organisation operates to ensure that they understand their obligations as trustees. As vacancies for trustees arise, applications are sought from potential candidates known to the trustees and other suitable local people. Applicants are then considered by the trustees and appointments made by resolution of the trustees.

Objectives and activities

Somerset Hospital was endowed on 5th January 1746, and the Egremont Almshouses on 31st December 1836. The two charities were amalgamated on 12th September 1983. The Somerset Hospital building contains nine self-contained residential flats all of which were available to let in the year and one self-contained resident wardens' maisonette. There is also a residents' lounge and a spare bedroom for guests. The Egremont Almshouses building contains four residential flats.

The charity holds its permanent endowment property and applies the income therefrom and from other sources to the management, maintenance, repair, improvement or rebuilding of the Egremont Almshouses and Somerset Hospital Almshouses and, subject to meeting these costs, otherwise apply the income for the benefit of the residents in the Almshouses.

Public Benefit

The trustees confirm they have complied with the duty in section 17(5) of the 2011 Charities Act to have due regard to guidance published by the Charity Commission. The benefits that arise from the aims and Objectives of the charity are the provision of reduced cost accommodation for aged poor persons.

Achievements and performance

The trustees continue to be satisfied that the charity is meeting its objectives.

Financial Review

The charity made a surplus for the year of £49,240 (2022 – £70,334) before revaluation of investments and before transfers between funds. This was after incurring total maintenance and repair costs, including cyclical repairs, on the almshouses of £56,362 (2022 - £25,139).

Unrealised profits on revaluation of investments totalled £21,623 (2022 - losses £213,391) resulting in a surplus for the year of £70,863 (compared with a deficit of £143,057 in 2022).

TRUSTEES' REPORT FOR THE YEAR ENDED 31ST OCTOBER 2023**Financial Review Cont'd**

The net assets at 31st October 2023 amounted to £4,003,064 (compared with £3,932,201 at 31st October 2022) of which £3,840,631 (2022 - £3,758,823) was held as fixed assets.

The trustees consider that the charity will be able to meet its future liabilities and confirm that all assets are held in accordance with the trustees' powers.

Risks

Through the employment of professional advisors, the trustees seek to ensure that all of the Charity's management and decision making processes take full account of and comply with relevant legislation and regulatory controls. Insurance including property ownership and public liability is reassessed annually.

Reserves Policy

The charity aims to maintain an adequate cash reserve within general unrestricted funds for day to day running costs. At the year end the charity had £721,551 (2022 - £675,497) in general free reserves after transferring £0 to the Cyclical Maintenance fund (2022 £60,000 to the Cyclical Maintenance Fund) details of which are disclosed in note 14. The Trustees aim to maintain approximately a year's running costs in this fund and to accumulate funds for future repairs of its old and historic properties

Two designated funds are maintained to cover periodic and unexpected required repair costs. The trustees review these funds annually and transfer available money to build up funds for these purposes.

Investment Policy

An analysis of investments held is detailed in note 12 to the financial statements. The Trustees aim for a balanced return on these.

Trustees Responsibilities in relation to the Financial Statements

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

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

- select suitable accounting policies and then apply them consistently;
- observe the principles in the Charities SORP (FRS 102);
- make judgements and estimates that are reasonable and prudent;
- state whether applicable accounting standards have been followed, subject to any material departures disclosed and explained in the financial statements;
- prepare the financial statements on the going concern basis unless it is inappropriate to presume that the charity will continue in operation.

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

Signed on behalf of the Trustees:



Lord Egremont - Chairman

Dated:

12/02/2024

**REPORT OF THE INDEPENDENT EXAMINER TO THE TRUSTEES
FOR THE YEAR ENDED 31ST OCTOBER 2023**

I report to the charity trustees on my examination of the accounts of the charity for the year ended 31st October 2023 which are set out on pages 5 to 11.

Responsibilities and basis of report

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

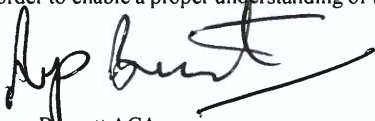
I report in respect of my examination of the charity's accounts carried out under section 145 of the Act and in carrying out my examination I have followed all the applicable Directions given by the Charity Commission under section 145(5)(b) of the Act.

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:

- accounting records were not kept in respect of the charity as required by section 130 of the Act; or
- the accounts do not accord with those records; or
- 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.



James Angus Burnett ACA
Martin and Company
Chartered Accountants
25 St Thomas Street
Winchester
Hampshire
SO23 9HJ

Date: 13th March 2024

STATEMENT OF FINANCIAL ACTIVITIES FOR THE YEAR ENDED 31ST OCTOBER 2023

	Notes	Unrestricted Funds (Income)	Unrestricted Funds (Designated)	Endowment Funds	Total 31/10/2023	Total 31/10/2022
INCOME FROM:						
Donations		0			0	0
					0	0
Charitable activities	- Rental income	125,469			125,469	120,667
Investments	- Glatting Farm rents	12,050			12,050	12,741
	- Investment Income:	61,717	4,645	0	66,362	55,365
		73,767	4,645	0	78,412	68,106
TOTAL INCOME		199,236	4,645	0	203,881	188,773
EXPENDITURE ON:						
Raising funds						
	Repairs & Maintenance	0			0	0
	Management - Glatting farm share	1,374			1,374	1,373
	Arbitrator - Glatting farm	0			0	2,738
	Investment management	9,193			9,193	9,360
	Insurance - Glatting farm share	0			0	1,390
		10,567	0	0	10,567	14,861
Charitable activities						
Somerset & Egremont Almshouses						
	Repairs & Maintenance	56,362			56,362	25,139
	Management & consultants *	4,126			4,126	7,353
	Wages Warden & Cleaner	19,371			19,371	18,564
	Water Rates & Council Tax	4,346			4,346	3,990
	Electricity (less recoveries)	6,664			6,664	5,442
	Gas	18,501			18,501	15,037
	Insurance	7,644			7,644	6,450
	Telephone (less recoveries)	2,661			2,661	2,799
	Garden Maintenance	2,340			2,340	2,226
	Sundry expenditure	6,237			6,237	4,902
	Depreciation	7,969			7,969	4,304
	Almshouses Association Subscription	263			263	242
	Accountancy Charges	5,610			5,610	5,150
	Independent Examiners' Fee	1,980			1,980	1,980
		144,074	0	0	144,074	103,578
<i>* 2022 management includes Quinquennial Survey £3,230</i>						
TOTAL EXPENDITURE		154,641	0	0	154,641	118,439
NET INCOME		44,595	4,645	0	49,240	70,334
Net gains/(losses) on investments		1,459	796	19,368	21,623	(213,391)
Transfers between funds	13	0	0	0	0	0
NET MOVEMENT IN FUNDS		46,054	5,441	19,368	70,863	(143,057)
RECONCILIATION OF FUNDS						
Fund balances brought forward		675,497	229,945	3,026,759	3,932,201	4,075,258
FUND BALANCES CARRIED FORWARD		721,551	235,386	3,046,127	4,003,064	3,932,201


The net incoming resources for the year arise from the charity's continuing operations

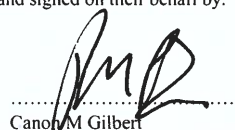
EGREMONT AND SOMERSET ALMSHOUSE CHARITY

BALANCE SHEET AS AT 31ST OCTOBER 2023

	Notes	2023		2022	
		£	£	£	£
FIXED ASSETS					
Tangible fixed assets	6				
Freehold Property		934,450		934,450	
Equipment		<u>23,853</u>		<u>12,912</u>	
			958,303		947,362
Investments	7		1,989,328		1,918,461
Investment property	8		893,000		893,000
			<u>3,840,631</u>		<u>3,758,823</u>
CURRENT ASSETS					
Cash at Bank and Charities Deposit Fund		176,113		186,511	
Debtors and Prepayments	9	<u>6,900</u>		<u>7,544</u>	
		183,013		194,055	
CREDITORS: Amounts falling due within one year					
Creditors and Accruals	10	<u>20,580</u>		<u>20,677</u>	
Net Current Assets/Liabilities			162,433		173,378
Net Assets			<u>4,003,064</u>		<u>3,932,201</u>
ENDOWMENT FUNDS					
UNRESTRICTED FUNDS	13		3,046,127		3,026,759
Income Funds	13		721,551		675,497
Designated Funds:					
Extraordinary Repairs Fund	13	153,832		150,799	
Cyclical Maintenance Fund	13	<u>81,554</u>		<u>79,146</u>	
			235,386		229,945
			<u>4,003,064</u>		<u>3,932,201</u>

The Financial Statements were approved by the Trustees and signed on their behalf by:


Lord Egremont


Canon M Gilbert

Date 12/02/2024

NOTES TO THE FINANCIAL STATEMENTS FOR THE YEAR ENDED 31ST OCTOBER 2023

1 STATUTORY INFORMATION

Egremont and Somerset Almshouse Charity is a charity registered in England and Wales. The charity's registered number and registered office address can be found in the Trustees' Report.

2 ACCOUNTING POLICIES**a. Accounting convention**

The financial statements of the charity, which is a public benefit entity, have been prepared in accordance with the Statement of Recommended Practice: Accounting and Reporting by Charities preparing their accounts in accordance with the Financial Reporting Standard applicable in the UK and Republic of Ireland (FRS102) issued in October 2019 and the Financial Reporting Standard applicable in the UK and Republic of Ireland (FRS102) and the Charities Act 2011 and UK Generally Accepted Accounting Practice as it applies from 1st January 2015. The financial statements have been prepared under the historical cost convention, as modified by the revaluation of investments.

The financial statements have been prepared to give a 'true and fair' view and have departed from the Charities (Accounts and Reports) Regulations 2008 only to the extent required to provide a 'true and fair' view. This departure has involved following Accounting and Reporting by Charities preparing their accounts in accordance with the Financial Reporting Standard applicable in the UK and Republic of Ireland (FRS102) issued in October 2019 rather than the Accounting and Reporting by Charities: Statement of Recommended practice effective from 1st April 2005 which has since been withdrawn.

The trustees consider that there are no material uncertainties about the Charity's ability to continue as a going concern.

b. Income

All income is recognised once the charity has entitlement to the income, it is probable that the income will be received and can be reliably measured.

Donations are recognised when receivable by the charity.

Rental income is included in the period that it is due, net of any irrecoverable amounts. Any rents charged in advance are deferred.

Bank interest is included when receivable.

Dividends are recognised when the dividend has been declared and notification has been received of the amount due.

c. Expenditure

All liabilities are recognised as soon as there is a legal or constructive obligation committing the charity to that expenditure and it is probable that the payment will be required and can be reliably measured.

All expenditure is accounted for on an accruals basis and includes irrecoverable VAT.

Raising funds costs include rent collection charges, property repairs and maintenance charges for Glatting Farm and are recognised in the period they relate to.

Charitable expenses include the costs involved in the day to day running of the almshouses for the tenants.

NOTES TO THE FINANCIAL STATEMENTS FOR THE YEAR ENDED 31ST OCTOBER 2023

2. ACCOUNTING POLICIES (CONTINUED)

d. **Tangible Fixed Assets**

Fixed assets whose original cost was more than £350 have been capitalised and depreciated over the following periods:

Fixtures and equipment - 25% on a reducing balance basis

Fixtures and Equipment depreciated to less than £15 have been written off.

e. **Freehold property**

The almshouses are historic buildings and as well as being the functional properties of the charity (being used to provide reduced cost accommodation with the charitable deed) are also classed as historical buildings and hence heritage assets. Due to the uniqueness of the buildings a valuation in respect of the original properties is very difficult to attribute and as such the original values of the assets have been excluded from the balance sheet on the basis that reliable cost information is not available and conventional valuation approaches lack sufficient reliability.

The value of the buildings included in the accounts represents improvements undertaken to the buildings since 1983. Since these costs are significantly lower than the buildings' likely value, and as the buildings are kept in good repair, the Trustees believe that it is not appropriate to depreciate the properties.

f. **Fixed Asset Investments**

Investments are valued at mid-market value at the balance sheet date. All realised and unrealised gains and losses are taken to the Statement of Financial Activities.

g. **Investment property**

Investment properties for which fair value can be measured reliably without undue cost or effort are measured at fair value at each reporting date with changes in fair value recognised in net gains/losses on investments in the Statement of Financial Activities.

h. **Debtors**

Trade debtors are recorded at their settlement amount. Prepayments are valued at the prepaid amount at the Balance Sheet date.

i. **Cash at Bank and In Hand**

Cash at bank and in hand includes cash and short term highly liquid investments with short maturity of three months or less from the date of acquisition or opening of the deposit or similar account.

j. **Creditors**

Trade creditors and other creditors are recognised when the charity has a present obligation resulting from past events and can be measured or estimated reliably. Creditors are recognised at their settlement amounts.

k. **Taxation**

The charity is exempt from tax on its charitable activities.

EGREMONT AND SOMERSET ALMSHOUSE CHARITY

NOTES TO THE FINANCIAL STATEMENTS FOR THE YEAR ENDED 31ST OCTOBER 2023

2. ACCOUNTING POLICIES (CONTINUED)

1. Funds

Unrestricted funds are funds that can be used in accordance with the charitable objects at the discretion of the trustees.

Designated funds are those funds that the trustees have set aside for cyclical maintenance and extra-ordinary repairs.

Endowment funds are those funds which are to be held as capital in the form of investments, either property or shares / deposits and cannot be spent. The income generated from the investments can be used for the charitable purpose and has no restriction on its use.

3. INVESTMENT INCOME

	Unrestricted Funds (Income)	Unrestricted Funds (Designated)	Endowment Funds	Total 2023	Total 2022
	£	£	£	£	£
Dividends	58,979	2237		61,216	55,291
Interest	2738	2408		5,146	74
Other				0	0
	<u>61,717</u>	<u>4,645</u>	<u>0</u>	<u>66,362</u>	<u>55,365</u>

4. TRUSTEES REMUNERATION & EXPENSES

No emoluments or expenses were paid to the trustees during the year.

5. EMPLOYEES

	Unrestricted Funds (Income)	Unrestricted Funds (Designated)	Endowment Funds	Total 2023	Total 2022
	£	£	£	£	£
Wages and Salaries	17,429	0	0	17,429	16,395
National Insurance	1,347	0	0	1,347	1,383
Pension costs	595	0	0	595	786
Holiday cover		0	0	0	0
	<u>19,371</u>	<u>0</u>	<u>0</u>	<u>19,371</u>	<u>18,564</u>

Average number of employees 1 (2022 - 1).

6. FIXED ASSETS

	Egremont Hospital	Somerset Hospital	Equipment	Total 2023	Total 2022
	£	£	£	£	£
Cost as at 1/11/2022	236,538	697,912	72,370	1,006,820	1,006,820
Additions during year:	0	0	18,909	18,909	0
Disposals during year	0	0	(10,854)	(10,854)	0
Cost as at 31/10/2023	<u>236,538</u>	<u>697,912</u>	<u>80,425</u>	<u>1,014,875</u>	<u>1,006,820</u>
Depreciation as at 1/11/2022	0	0	59,458	59,458	55,154
Depreciation Charge in Year	0	0	7,969	7,969	4,304
Depreciation on disposals	0	0	(10,855)	(10,855)	0
Depreciation as at 31/10/2023	<u>0</u>	<u>0</u>	<u>56,572</u>	<u>56,572</u>	<u>59,458</u>
Net book value at 31/10/2023	<u>236,538</u>	<u>697,912</u>	<u>23,853</u>	<u>958,303</u>	<u>947,362</u>
Net book value at 31/10/2022	<u>236,538</u>	<u>697,912</u>	<u>12,912</u>	<u>947,362</u>	<u>951,666</u>

EGREMONT AND SOMERSET ALMSHOUSE CHARITY

NOTES TO THE FINANCIAL STATEMENTS FOR THE YEAR ENDED 31ST OCTOBER 2023

7	INVESTMENTS	2023 £	2022 £
	Market Value at 1st November 2022	1,918,461	2,084,354
	Add: Additions to investments at cost	49,244	45,347
	Less: Disposals at carrying value	0	0
	Net gain/(loss) on revaluation	21,623	(211,240)
	Market Value at 31st October 2023	<u>1,989,328</u>	<u>1,918,461</u>
	Comprising		
	Charities Official Investment Fund	19,517	19,793
	Charishare accumulation shares	434,530	401,174
	M&G Charity Multi Asset Fund	1,053	1,021
	LGT, formerly Aberdeen Standard portfolio	1,534,228	1,496,473
		<u>1,989,328</u>	<u>1,918,461</u>
8	INVESTMENT PROPERTY	2023 £	2022 £
	Glattig Farm	<u>893,000</u>	<u>893,000</u>
	Glattig Farm is included at valuation, being estimated market value for existing use. The Trustees have reviewed the value at 31st October 2023 and consider that value is still reasonable.		
9	DEBTORS	2023 £	2022 £
	Trade debtors	0	0
	Investment income receivable	314	288
	Rent receivable	12,759	20,790
	Rent billed in advance	(13,827)	(22,508)
	Prepayments	7,654	8,974
		<u>6,900</u>	£ <u>7,544</u>
10	CREDITORS: Amounts falling due within one year	2023 £	2022 £
	Trade Creditors	11,100	11,426
	Rent received/billed in advance	0	0
	Other creditors and accruals	9,480	9,251
		<u>20,580</u>	£ <u>20,677</u>

NOTES TO THE FINANCIAL STATEMENTS FOR THE YEAR ENDED 31ST OCTOBER 2023

11 CONNECTED PERSON TRANSACTIONS

During the year the charity incurred expenditure of £21,524 (2022 - £9,137) in respect of administration, and repairs and improvements to the properties by the Leconfield Estates. Lord Egremont, a trustee, is the sole proprietor of the Leconfield Estates. The creditor at the beginning of the year was £450. At the end of the year, there was a creditor of £480.

12 TRUSTEES INDEMNITY INSURANCE

Trustees indemnity insurance of up to £100,000 was included in the specialist almshouse insurance package with effect from renewal in June 2023. (2022 £100,000).

13 MOVEMENT IN FUNDS

	At 1.11.22	Net movement	Transfers	At 31.10.23
	£	£	£	£
Restricted funds				
Capital Endowment fund	3,026,759	19,368		3,046,127
Unrestricted funds				
Income fund	675,497	46,054	0	721,551
Designated funds				
- Extraordinary repair fund	150,799	3,033	0	153,832
- Cyclical maintenance fund	79,146	2,408	0	81,554
	229,945	5,441	0	235,386
Total funds	3,932,201	70,863	0	4,003,064

	Incoming resources	Resources expended	Movement in funds
	£	£	£
Restricted funds			
Capital Endowment fund		19,368	0
			19,368
Unrestricted funds			
Income fund	200,695	154,641	46,054
Designated funds			
- Extraordinary repair fund		3,033	0
- Cyclical maintenance fund		2,408	0
		5,441	0
			5,441
Total funds	225,504	154,641	70,863

Details of the Capital Recoupment fund are set out in note 15.

14 ANALYSIS OF NET ASSETS BETWEEN FUNDS

	Tangible fixed assets	Investment Property	Investments	Net current assets	Total
	£	£	£	£	£
Restricted funds					
Capital Endowment Fund	303,037	893,000	1,915,497	(65,407)	3,046,127
Unrestricted funds					
Income Fund	655,266	0	0	66,285	721,551
Designated Funds					
Extraordinary Repair Fund			73,831	80,001	153,832
Cyclical Maintenance Fund				81,554	81,554
	0	0	73,831	161,555	235,386
Total funds	958,303	893,000	1,989,328	162,433	4,003,064

NOTES TO THE FINANCIAL STATEMENTS FOR THE YEAR ENDED 31ST OCTOBER 2023

Endowment Funds

These funds were endowed by a trust deed for the perpetual relief of poor people in a designated area.

Income Fund

This fund has accumulated from income received and represents the free funds of the charity which are not designated for particular purposes.

Designated Funds

These funds have been established for the purpose of providing for the extraordinary repairs and cyclical maintenance of the properties and a yearly sum is to be set aside into each fund for this purpose. The Trustees have set aside £0 (2022 £60,000) this year for anticipated major repairs.

15

CAPITAL RECOUPMENT FUND

In 2013, the Charity Commission authorised sanctions totalling £180,000 to finance major repairs and improvements with repayments of this, over 30 years which commenced in 2014. The Trustees considered the current balance on the Income Fund and agreed to bring forward the repayment of the balance outstanding on the Capital Recoupment Fund in 2021. This fund has now merged with the Capital Endowment Fund.

THE EGREMONT AND SOMERSET ALMSHOUSE CHARITY

England & Wales - Charity number 212864

Accounts

EGREMONT AND SOMERSET ALMSHOUSE CHARITY

(Registered Charity Number 212864)

**UNAUDITED FINANCIAL STATEMENTS FOR THE YEAR ENDED
31ST OCTOBER 2022**

EGREMONT AND SOMERSET ALMSHOUSE CHARITY

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Notes to the Accounts	7 - 12

REFERENCE AND ADMINISTRATIVE DETAILS

Charity registration number: 212864

Principal address: The Estate Office
Petworth
West Sussex
GU28 0DU

Solicitors: Farrer & Co
66 Lincoln's Inn Fields
London
WC2A 3LH

Independent Examiner: Mr J A Burnett ACA
Martin and Company Chartered Accountants
25 St Thomas Street
Winchester
Hampshire
SO23 9HJ

Bankers: National Westminster Bank plc
Market Square
Petworth
West Sussex
GU28 0AL

Managing Agents Savills
The Estate Office
Petworth
West Sussex
GU28 0DU

TRUSTEES' REPORT FOR THE YEAR ENDED 31ST OCTOBER 2022

The Trustees present their report and financial statements of Egremont and Somerset Almshouse Charity for the year ended 31st October 2022.

Legal and administrative information set out on the information page forms part of this report. The financial statements have been prepared in accordance with the accounting policies set out in the notes to the accounts and comply with the Charity's Trust Deed, the Charities Act 2011 and 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 published in October 2019

Structure, governance and management**Constitution and Governing Document**

The charity, Registration No. 212864, is also known as Somerset Hospital, in North Street, Petworth and Egremont Almshouses in Horsham Road, Petworth.

The governing document is a scheme sealed by the Charity Commissioners on 12th September 1983. This was subsequently altered by a scheme sealed by the Charity Commissioners on 4th December 2001 with regard to Connected Person transactions.

Organisation, Trustees and Management

The trustees of the charity at 31st October 2022, all of whom held office throughout the year were:

The Lord Egremont
The Canon M Gilbert
The Lady Egremont
Dr S Pett

The Trust Deed notes that the five trustees should comprise of two ex-officio members, The Lord Egremont and Rector from the parish of St Mary Petworth, and three co-optative trustees. The co-optative trustees are appointed for five years but can be re-elected. There is currently a vacancy for a fifth trustee following the retirement of Edward Lywood in 2020.

The trustees have appointed a resident warden, and Savills are engaged to oversee the management of the Charity. The accounts are maintained at Lord Egremont's Estate Office in Petworth. The full board of trustees meets twice a year. All new trustees are fully briefed on how the organisation operates to ensure that they understand their obligations as trustees. As vacancies for trustees arise, applications are sought from potential candidates known to the trustees and other suitable local people. Applicants are then considered by the trustees and appointments made by resolution of the trustees.

Objectives and activities

Somerset Hospital was endowed on 5th January 1746, and the Egremont Almshouses on 31st December 1836. The two charities were amalgamated on 12th September 1983. The Somerset Hospital building contains nine self-contained residential flats all of which were available to let in the year and one self-contained resident wardens' maisonette. There is also a residents' lounge and a spare bedroom for guests. The Egremont Almshouses building contains four residential flats.

Included within the original endowment of Somerset Hospital Charity was Glatting Farm, the Farmhouse of which was let separately in recent years under an assured tenancy. Following the death of the residential tenant the property became vacant and the trustees took the decision to sell the farmhouse. The sale took place in April 2020. The farmland associated with Glatting Farm continues to be let on two separate Agricultural Holding Act tenancies.

The charity holds its permanent endowment property and applies the income therefrom and from other sources to the management, maintenance, repair, improvement or rebuilding of the Egremont Almshouses and Somerset Hospital Almshouses and, subject to meeting these costs, otherwise apply the income for the benefit of the residents in the Almshouses.

Public Benefit

The trustees confirm they have complied with the duty in section 17(5) of the 2011 Charities Act to have due regard to guidance published by the Charity Commission. The benefits that arise from the aims and Objectives of the charity are the provision of reduced cost accommodation for aged poor persons.

Achievements and performance

The trustees continue to be satisfied that the charity is meeting its objectives.

Financial Review

The charity made a surplus for the year of £70,335 (2021 – £83,254) before revaluation of investments and before transfers between funds. This was after incurring total maintenance and repair costs, including cyclical repairs, on the almshouses of £25,139 (2021 - £17,465).

Unrealised losses on revaluation of investments totalled £213,391 (2021 - gains £312,431) resulting in a deficit for the year of £143,056 (compared with a surplus of £394,885 in 2021).

TRUSTEES' REPORT FOR THE YEAR ENDED 31ST OCTOBER 2022**Financial Review Cont'd**

The net assets at 31st October 2022 amounted to £3,932,201 (compared with £4,075,258 at 31st October 2021) of which £3,758,823 (2021 - £3,929,020) was held as fixed assets.

The trustees consider that the charity will be able to meet its future liabilities and confirm that all assets are held in accordance with the trustees' powers.

Risks

Through the employment of professional advisors, the trustees seek to ensure that all of the Charity's management and decision making processes take full account of and comply with relevant legislation and regulatory controls. Insurance including property ownership and public liability is reassessed annually.

Reserves Policy

The charity aims to maintain an adequate cash reserve within general unrestricted funds for day to day running costs. At the year end the charity had £675,497 (2021 - £675,527) in general free reserves after transferring £60,000 to the Cyclical Maintenance fund (2021 £80,000 to the Extraordinary Repair Fund) details of which are disclosed in note 14. The Trustees aim to maintain approximately a year's running costs in this fund and to accumulate funds for future repairs of its old and historic properties

Two designated funds are maintained to cover periodic and unexpected required repair costs. The trustees review these funds annually and transfer available money to build up funds for these purposes.

Investment Policy

An analysis of investments held is detailed in note 12 to the financial statements. The Trustees aim for a balanced return on these.

Trustees Responsibilities in relation to the Financial Statements

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

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

- select suitable accounting policies and then apply them consistently;
- observe the principles in the Charities SORP (FRS 102);
- make judgements and estimates that are reasonable and prudent;
- state whether applicable accounting standards have been followed, subject to any material departures disclosed and explained in the financial statements;
- prepare the financial statements on the going concern basis unless it is inappropriate to presume that the charity will continue in operation.

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

Signed on behalf of the Trustees:

Dated:



Lord Egremont - Chairman

10/05/2023

**REPORT OF THE INDEPENDENT EXAMINER TO THE TRUSTEES
FOR THE YEAR ENDED 31ST OCTOBER 2022**

I report to the charity trustees on my examination of the accounts of the charity for the year ended 31st October 2022 which are set out on pages 5 to 11.

Responsibilities and basis of report

As the charity's trustees 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 charity's accounts carried out under section 145 of the Act and in carrying out my examination I have followed all the 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:

- accounting records were not kept in respect of the charity as required by section 130 of the Act; or
- the accounts do not accord with those records; or
- 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.



James Angus Burnett ACA
Martin and Company
Chartered Accountants
25 St Thomas Street
Winchester
Hampshire
SO23 9HJ

Date: 16th May 2023

STATEMENT OF FINANCIAL ACTIVITIES FOR THE YEAR ENDED 31ST OCTOBER 2022

	Notes	Unrestricted Funds (Income)	Unrestricted Funds (Designated)	Endowment Funds	Total 31/10/2022	Total 31/10/2021
INCOME FROM:						
Donations		0			0	0
					0	0
Charitable activities - Rental income		120667			120667	114492
Investments - Glatting Farm rents		12741			12741	19581
- Investment Income:	3	53283	2081	0	55365	44921
		66024	2081	0	68106	64502
TOTAL INCOME		186691	2081	0	188773	178994
EXPENDITURE ON:						
Raising funds						
Repairs & Maintenance		0			0	0
Management - Glatting farm share		1373			1373	1370
Arbitrator - Glatting farm		2738			2738	0
Investment management		9360			9360	9170
Insurance - Glatting farm share		1390			1390	1424
		14861	0	0	14861	11964
Charitable activities						
Somerset & Egremont Almshouses						
Repairs & Maintenance		25139			25139	17465
Management & consultants *		7353			7353	4112
Wages Warden & Cleaner		18564			18564	18334
Water Rates & Council Tax		3990			3990	4444
Electricity (less recoveries)		5442			5442	3683
Gas		15037			15037	8749
Insurance		6450			6450	5858
Telephone (less recoveries)		2799			2799	2866
Garden Maintenance		2226			2226	1996
Sundry expenditure		4901			4901	4994
Depreciation		4304			4304	4229
Almshouses Association Subscription		242			242	246
Accountancy Charges		5150			5150	4800
Independent Examiners' Fee		1980			1980	2000
* 2022 management includes Quinquennial Survey £3,230		103577	0	0	103577	83776
TOTAL EXPENDITURE		118438	0	0	118438	95740
NET INCOME		68253	2081	0	70335	83254
Net (losses)/gains on investments		-8283	-7845	-197263	-213391	312431
Net loss on sale of Glatting Farmhouse				0	0	-800
Transfers between funds	13	-60000	60000	0	0	0
NET MOVEMENT IN FUNDS		-30	54236	-197263	-143057	394885
RECONCILIATION OF FUNDS						
Fund balances brought forward		675527	175709	3224022	4075258	3680373
FUND BALANCES CARRIED FORWARD		675497	229945	3026759	3932201	4075258

The net incoming resources for the year arise from the charity's continuing operations

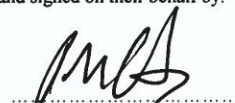
EGREMONT AND SOMERSET ALMSHOUSE CHARITY

BALANCE SHEET AS AT 31ST OCTOBER 2022

	Notes	£	2022 £	£	2021 £
FIXED ASSETS					
Tangible fixed assets	6				
Freehold Property		934,450		934,450	
Equipment		<u>12,912</u>		<u>17,216</u>	
			947,362		951,666
Investments	7		1,918,461		2,084,354
Investment property	8		893,000		893,000
			<u>3,758,823</u>		<u>3,929,020</u>
CURRENT ASSETS					
Cash at Bank and Charities Deposit Fund		186,511		158,407	
Debtors and Prepayments	9	<u>7,544</u>		<u>11,371</u>	
		194,055		169,778	
CREDITORS: Amounts falling due within one year					
Creditors and Accruals	10	<u>20,677</u>		<u>23,540</u>	
Net Current Assets/Liabilities			173,378		146,238
Net Assets			<u>3,932,201</u>		<u>4,075,258</u>
ENDOWMENT FUNDS					
UNRESTRICTED FUNDS	13		3,026,759		3,224,022
Income Funds	13		675,497		675,527
Designated Funds:					
Extraordinary Repairs Fund	13	150,799		156,633	
Cyclical Maintenance Fund	13	<u>79,146</u>		<u>19,076</u>	
			229,945		175,709
			<u>3,932,201</u>		<u>4,075,258</u>

The Financial Statements were approved by the Trustees and signed on their behalf by:


 Lord Egremont


 Canon M Gilbert

Date 10/06/2023

NOTES TO THE FINANCIAL STATEMENTS FOR THE YEAR ENDED 31ST OCTOBER 2022

1 STATUTORY INFORMATION

Egremont and Somerset Almshouse Charity is a charity registered in England and Wales. The charity's registered number and registered office address can be found in the Trustees' Report.

2 ACCOUNTING POLICIES**a. Accounting convention**

The financial statements of the charity, which is a public benefit entity, have been prepared in accordance with the Statement of Recommended Practice: Accounting and Reporting by Charities preparing their accounts in accordance with the Financial Reporting Standard applicable in the UK and Republic of Ireland (FRS102) issued in October 2019 and the Financial Reporting Standard applicable in the UK and Republic of Ireland (FRS102) and the Charities Act 2011 and UK Generally Accepted Accounting Practice as it applies from 1st January 2015. The financial statements have been prepared under the historical cost convention, as modified by the revaluation of investments.

The financial statements have been prepared to give a 'true and fair' view and have departed from the Charities (Accounts and Reports) Regulations 2008 only to the extent required to provide a 'true and fair' view. This departure has involved following Accounting and Reporting by Charities preparing their accounts in accordance with the Financial Reporting Standard applicable in the UK and Republic of Ireland (FRS102) issued in October 2019 rather than the Accounting and Reporting by Charities: Statement of Recommended practice effective from 1st April 2005 which has since been withdrawn.

The trustees consider that there are no material uncertainties about the Charity's ability to continue as a going concern.

b. Income

All income is recognised once the charity has entitlement to the income, it is probable that the income will be received and can be reliably measured.

Donations are recognised when receivable by the charity.

Rental income is included in the period that it is due, net of any irrecoverable amounts. Any rents charged in advance are deferred.

Bank interest is included when receivable.

Dividends are recognised when the dividend has been declared and notification has been received of the amount due.

c. Expenditure

All liabilities are recognised as soon as there is a legal or constructive obligation committing the charity to that expenditure and it is probable that the payment will be required and can be reliably measured.

All expenditure is accounted for on an accruals basis and includes irrecoverable VAT.

Raising funds costs include rent collection charges, property repairs and maintenance charges for Glatting Farm and are recognised in the period they relate to.

Charitable expenses include the costs involved in the day to day running of the almshouses for the tenants.

NOTES TO THE FINANCIAL STATEMENTS FOR THE YEAR ENDED 31ST OCTOBER 2022

2. ACCOUNTING POLICIES (CONTINUED)**d. Tangible Fixed Assets**

Fixed assets whose original cost was more than £350 have been capitalised and depreciated over the following periods:

Fixtures and equipment - 25% on a reducing balance basis

Fixtures and Equipment depreciated to less than £15 have been written off.

e. Freehold property

The almshouses are historic buildings and as well as being the functional properties of the charity (being used to provide reduced cost accommodation with the charitable deed) are also classed as historical buildings and hence heritage assets. Due to the uniqueness of the buildings a valuation in respect of the original properties is very difficult to attribute and as such the original values of the assets have been excluded from the balance sheet on the basis that reliable cost information is not available and conventional valuation approaches lack sufficient reliability.

The value of the buildings included in the accounts represents improvements undertaken to the buildings since 1983. Since these costs are significantly lower than the buildings' likely value, and as the buildings are kept in good repair, the Trustees believe that it is not appropriate to depreciate the properties.

f. Fixed Asset Investments

Investments are valued at mid-market value at the balance sheet date. All realised and unrealised gains and losses are taken to the Statement of Financial Activities.

g. Investment property

Investment properties for which fair value can be measured reliably without undue cost or effort are measured at fair value at each reporting date with changes in fair value recognised in net gains/losses on investments in the Statement of Financial Activities.

h. Debtors

Trade debtors are recorded at their settlement amount. Prepayments are valued at the prepaid amount at the Balance Sheet date.

i. Cash at Bank and In Hand

Cash at bank and in hand includes cash and short term highly liquid investments with short maturity of three months or less from the date of acquisition or opening of the deposit or similar account.

j. Creditors

Trade creditors and other creditors are recognised when the charity has a present obligation resulting from past events and can be measured or estimated reliably. Creditors are recognised at their settlement amounts.

k. Taxation

The charity is exempt from tax on its charitable activities.

EGREMONT AND SOMERSET ALMSHOUSE CHARITY

NOTES TO THE FINANCIAL STATEMENTS FOR THE YEAR ENDED 31ST OCTOBER 2022

2. ACCOUNTING POLICIES (CONTINUED)

1. Funds

Unrestricted funds are funds that can be used in accordance with the charitable objects at the discretion of the trustees.

Designated funds are those funds that the trustees have set aside for cyclical maintenance and extra-ordinary repairs.

Endowment funds are those funds which are to be held as capital in the form of investments, either property or shares / deposits and cannot be spent. The income generated from the investments can be used for the charitable purpose and has no restriction on its use.

3 INVESTMENT INCOME

	Unrestricted Funds (Income)	Unrestricted Funds (Designated)	Endowment Funds	Total 2022	Total 2021
	£	£	£	£	£
Dividends	53,279	2012		55,291	44,919
Interest	4	70		74	2
Other				0	0
	<u>53,283</u>	<u>2,082</u>	<u>0</u>	<u>55,365</u>	<u>44,921</u>

4 TRUSTEES REMUNERATION & EXPENSES

No emoluments or expenses were paid to the trustees during the year.

5 EMPLOYEES

	Unrestricted Funds (Income)	Unrestricted Funds (Designated)	Endowment Funds	Total 2022	Total 2021
	£	£	£	£	£
Wages and Salaries	16,395	0	0	16,395	16,244
National Insurance	1,383	0	0	1,383	1,305
Pension costs	786	0	0	786	785
Holiday cover		0	0	0	0
	<u>18,564</u>	<u>0</u>	<u>0</u>	<u>18,564</u>	<u>18,334</u>

Average number of employees 1 (2020 - 1).

6 FIXED ASSETS

	Egremont Hospital	Somerset Hospital	Equipment	Total 2022	Total 2021
	£	£	£	£	£
Cost as at 1/11/2021	236,538	697,912	72,370	1,006,820	1,006,820
Additions during year:	0	0		0	0
Disposals during year	0	0	0	0	0
Cost as at 31/10/2022	<u>236,538</u>	<u>697,912</u>	<u>72,370</u>	<u>1,006,820</u>	<u>1,006,820</u>
Depreciation as at 1/11/2021	0	0	55,154	55,154	50,925
Depreciation Charge in Year	0	0	4,304	4,304	4,229
Depreciation on disposals	0	0	0	0	0
Depreciation as at 31/10/2022	<u>0</u>	<u>0</u>	<u>59,458</u>	<u>59,458</u>	<u>55,154</u>
Net book value at 31/10/2022	<u>236,538</u>	<u>697,912</u>	<u>12,912</u>	<u>947,362</u>	<u>951,666</u>
Net book value at 31/10/2021	<u>236,538</u>	<u>697,912</u>	<u>17,216</u>	<u>951,666</u>	<u>955,895</u>

EGREMONT AND SOMERSET ALMSHOUSE CHARITY

NOTES TO THE FINANCIAL STATEMENTS FOR THE YEAR ENDED 31ST OCTOBER 2022

7	INVESTMENTS	2022 £	2021 £
	Market Value at 1st November 2020	2,084,354	1,736,748
	Add: Additions to investments at cost	45,347	35,175
	Less: Disposals at carrying value	0	0
	Net gain/(loss) on revaluation	(211,240)	312,431
	Market Value at 31st October 2021	<u>1,918,461</u>	<u>2,084,354</u>
	Comprising		
	Charities Official Investment Fund	19,793	21,503
	Charishare accumulation shares	401,174	422,367
	M&G Charity Multi Asset Fund	1,021	1,049
	Aberdeen Standard portfolio	1,496,473	1,639,435
		<u>1,918,461</u>	<u>2,084,354</u>
8	INVESTMENT PROPERTY	2022 £	2021 £
	Glatting Farm	<u>893,000</u>	<u>893,000</u>
	Glatting Farm is included at valuation, being estimated market value for existing use. The Trustees have reviewed the value at 31st October 2022 and consider that value is still reasonable.		
9	DEBTORS	2022 £	2021 £
	Trade debtors	0	37
	Investment income receivable	288	243
	Rent receivable	20,790	17,450
	Rent billed in advance	(22,508)	(15,325)
	Prepayments	8,974	8,966
		<u>7,544</u>	£ <u>11,371</u>
10	CREDITORS: Amounts falling due within one year	2022 £	2021 £
	Trade Creditors	11,426	10,508
	Rent received/billed in advance	0	0
	Other creditors and accruals	9,251	13,032
		<u>20,677</u>	£ <u>23,540</u>

NOTES TO THE FINANCIAL STATEMENTS FOR THE YEAR ENDED 31ST OCTOBER 2022

11 CONNECTED PERSON TRANSACTIONS

During the year the charity incurred expenditure of £9,137 (2021 - £14,298) in respect of administration, and repairs and improvements to the properties by the Leconfield Estates. Lord Egremont, a trustee, is the sole proprietor of the Leconfield Estates. The creditor at the beginning of the year was £400. At the end of the year, there was a creditor of £450.

12 TRUSTEES INDEMNITY INSURANCE

Trustees indemnity insurance of up to £100,000 was included in the specialist almshouse insurance package with effect from renewal in June 2022. (2021 £100,000).

13 MOVEMENT IN FUNDS

	At 1.11.21	Net movement	Transfers	At 31.10.22
	£	£	£	£
Restricted funds				
Capital Endowment fund	3,224,022	(197,263)		3,026,759
Unrestricted funds				
Income fund	675,527	(30)	0	675,497
Designated funds				
- Extraordinary repair fund	156,633	(5,834)	0	150,799
- Cyclical maintenance fund	19,076	60,070	0	79,146
	175,709	54,236	0	229,945
Total funds	4,075,258	(143,057)	0	3,932,201
		Incoming resources	Resources expended	Movement in funds
		£	£	£
Restricted funds				
Capital Endowment fund		(197,263)	0	(197,263)
Unrestricted funds				
Income fund		178,408	178,438	(30)
Designated funds				
- Extraordinary repair fund		(5,834)	0	(5,834)
- Cyclical maintenance fund		60,070	0	60,070
		54,236	0	54,236
Total funds		35,381	178,438	(143,057)

Details of the Capital Recoupment fund are set out in note 15.

14 ANALYSIS OF NET ASSETS BETWEEN FUNDS

	Tangible fixed assets	Investment Property	Investments	Net current assets	Total
	£	£	£	£	£
Restricted funds					
Capital Endowment Fund	303,037	893,000	1,847,664	(16,942)	3,026,759
Unrestricted funds					
Income Fund	644,325	0	0	31,172	675,497
Designated Funds					
Extraordinary Repair Fund			70,797	80,002	150,799
Cyclical Maintenance Fund				79,146	79,146
	0	0	70,797	159,148	229,945
Total funds	947,362	893,000	1,918,462	173,378	3,932,202

NOTES TO THE FINANCIAL STATEMENTS FOR THE YEAR ENDED 31ST OCTOBER 2022**Endowment Funds**

These funds were endowed by a trust deed for the perpetual relief of poor people in a designated area.

Income Fund

This fund has accumulated from income received and represents the free funds of the charity which are not designated for particular purposes.

Designated Funds

These funds have been established for the purpose of providing for the extraordinary repairs and cyclical maintenance of the properties and a yearly sum is to be set aside into each fund for this purpose. The Trustees have set aside £60,000 (2021 £80,000) this year for anticipated major repairs.

15

CAPITAL RECOUPMENT FUND

In 2013, the Charity Commission authorised sanctions totalling £180,000 to finance major repairs and improvements with repayments of this, over 30 years which commenced in 2014. The Trustees considered the current balance on the Income Fund and agreed to bring forward the repayment of the balance outstanding on the Capital Recoupment Fund in 2021. This fund has now merged with the Capital Endowment Fund.

THE EGREMONT AND SOMERSET ALMSHOUSE CHARITY

England & Wales - Charity number 212864

Accounts

EGREMONT AND SOMERSET ALMSHOUSE CHARITY

(Registered Charity Number 212864)

**UNAUDITED FINANCIAL STATEMENTS FOR THE YEAR ENDED
31ST OCTOBER 2021**

EGREMONT AND SOMERSET ALMSHOUSE CHARITY

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REFERENCE AND ADMINISTRATIVE DETAILS

Charity registration number: 212864

Principal address: The Estate Office
Petworth
West Sussex
GU28 0DU

Solicitors: Farrer & Co
66 Lincoln's Inn Fields
London
WC2A 3LH

Independent Examiner: Mr J A Burnett ACA
Martin and Company Chartered Accountants
25 St Thomas Street
Winchester
Hampshire
SO23 9HJ

Bankers: National Westminster Bank plc
Market Square
Petworth
West Sussex
GU28 0AL

Managing Agents Savills
The Estate Office
Petworth
West Sussex
GU28 0DU

TRUSTEES' REPORT FOR THE YEAR ENDED 31ST OCTOBER 2021

The Trustees present their report and financial statements of Egremont and Somerset Almshouse Charity for the year ended 31st October 2021.

Legal and administrative information set out on the information page forms part of this report. The financial statements have been prepared in accordance with the accounting policies set out in the notes to the accounts and comply with the Charity's Trust Deed, the Charities Act 2011 and 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 published in October 2019

Structure, governance and management**Constitution and Governing Document**

The charity, Registration No. 212864, is also known as Somerset Hospital, in North Street, Petworth and Egremont Almshouses in Horsham Road, Petworth.

The governing document is a scheme sealed by the Charity Commissioners on 12th September 1983. This was subsequently altered by a scheme sealed by the Charity Commissioners on 4th December 2001 with regard to Connected Person transactions.

Organisation, Trustees and Management

The trustees of the charity at 31st October 2021, all of whom held office throughout the year were:

The Lord Egremont
The Canon M Gilbert
The Lady Egremont
Dr S Pett

The Trust Deed notes that the five trustees should comprise of two ex-officio members, The Lord Egremont and Rector from the parish of St Mary Petworth, and three co-optative trustees. The co-optative trustees are appointed for five years but can be re-elected. There is currently a vacancy for a fifth trustee following the retirement of Edward Lywood last year.

The trustees have appointed a resident warden, and Savills are engaged to oversee the management of the Charity. The accounts are maintained at Lord Egremont's Estate Office in Petworth. The full board of trustees meets twice a year. All new trustees are fully briefed on how the organisation operates to ensure that they understand their obligations as trustees. As vacancies for trustees arise, applications are sought from potential candidates known to the trustees and other suitable local people. Applicants are then considered by the trustees and appointments made by resolution of the trustees.

Objectives and activities

Somerset Hospital was endowed on 5th January 1746, and the Egremont Almshouses on 31st December 1836. The two charities were amalgamated on 12th September 1983. The Somerset Hospital building contains nine self-contained residential flats all of which were available to let in the year and one self-contained resident wardens' maisonette. There is also a residents' lounge and a spare bedroom for guests. The Egremont Almshouses building contains four residential flats.

Included within the original endowment of Somerset Hospital Charity was Glatting Farm, the Farmhouse of which was let separately in recent years under an assured tenancy. Following the death of the residential tenant the property became vacant and the trustees took the decision to sell the farmhouse. The sale took place in April 2020. The farmland associated with Glatting Farm continues to be let on two separate Agricultural Holding Act tenancies.

The charity holds its permanent endowment property and applies the income therefrom and from other sources to the management, maintenance, repair, improvement or rebuilding of the Egremont Almshouses and Somerset Hospital Almshouses and, subject to meeting these costs, otherwise apply the income for the benefit of the residents in the Almshouses.

Public Benefit

The trustees confirm they have complied with the duty in section 17(5) of the 2011 Charities Act to have due regard to guidance published by the Charity Commission. The benefits that arise from the aims and Objectives of the charity are the provision of reduced cost accommodation for aged poor persons.

Achievements and performance

The trustees continue to be satisfied that the charity is meeting its objectives.

Financial Review

The charity made a surplus for the year of £83,254 (2020 – £51,867) before revaluation of investments and before transfers between funds. This was after incurring total maintenance and repair costs, including cyclical repairs, on the almshouses of £17,465 (2020 - £15,452).

Gains on revaluation of investments totalled £312,431 (2020 - losses £63,936) resulting in a surplus for the year of £394,885 (compared with a loss of £126,645 in 2020).

TRUSTEES' REPORT FOR THE YEAR ENDED 31ST OCTOBER 2021**Financial Review Cont'd**

The net assets at 31st October 2021 amounted to £4,075,258 (compared with £3,680,373 at 31st October 2020) of which £3,929,020 (2020 - £3,585,643) was held as fixed assets.

The trustees consider that the charity will be able to meet its future liabilities and confirm that all assets are held in accordance with the trustees' powers.

Risks

Through the employment of professional advisors, the trustees seek to ensure that all of the Charity's management and decision making processes take full account of and comply with relevant legislation and regulatory controls. Insurance including property ownership and public liability is reassessed annually.

Reserves Policy

The charity aims to maintain an adequate cash reserve within general unrestricted funds for day to day running costs. At the year end the charity had £675,527 (2020 - £776,907) in general free reserves after transferring £118,000 to the Capital Recoupment Fund and £80,000 to the Extraordinary Repair Fund (details of which are disclosed in notes 14 and 15). The Trustees aim to maintain approximately a year's running costs in this fund and to accumulate funds for future repairs of its old and historic properties

Two designated funds are maintained to cover periodic and unexpected required repair costs. The trustees review these funds annually and transfer available money to build up funds for these purposes.

Investment Policy

An analysis of investments held is detailed in note 12 to the financial statements. The Trustees aim for a balanced return on these.

Trustees Responsibilities in relation to the Financial Statements

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

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

- select suitable accounting policies and then apply them consistently;
- observe the principles in the Charities SORP (FRS 102);
- make judgements and estimates that are reasonable and prudent;
- state whether applicable accounting standards have been followed, subject to any material departures disclosed and explained in the financial statements;
- prepare the financial statements on the going concern basis unless it is inappropriate to presume that the charity will continue in operation.

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

Signed on behalf of the Trustees:

Lord Egremont - Chairman

Dated:

06/05/2022

**REPORT OF THE INDEPENDENT EXAMINER TO THE TRUSTEES
FOR THE YEAR ENDED 31ST OCTOBER 2021**

I report to the charity trustees on my examination of the accounts of the charity for the year ended 31st October 2021 which are set out on pages 5 to 11.

Responsibilities and basis of report

As the charity's trustees 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 charity's accounts carried out under section 145 of the Act and in carrying out my examination I have followed all the 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:

- accounting records were not kept in respect of the charity as required by section 130 of the Act; or
- the accounts do not accord with those records; or
- 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.



James Angus Burnett ACA
Martin and Company
Chartered Accountants
25 St Thomas Street
Winchester
Hampshire
SO23 9HJ

Date:

16th May 2022

STATEMENT OF FINANCIAL ACTIVITIES FOR THE YEAR ENDED 31ST OCTOBER 2021

	Notes	Unrestricted Funds (Income)	Unrestricted Funds (Designated)	Endowment Funds	Total 31/10/2021	Total 31/10/2020
INCOME FROM:						
Donations		0			0	0
Charitable activities	- Rental income	114,492			114,492	118,088
Investments	- Glatting Farm rents	19,581			19,581	19,704
	- Investment Income:	43,296	1,625	0	44,921	16,462
		62,877	1,625	0	64,502	36,166
TOTAL INCOME		177,369	1,625	0	178,994	154,254
EXPENDITURE ON:						
Raising funds						
	Repairs & Maintenance	0			0	5,100
	Management - Glatting farm share	1,370			1,370	1,284
	Investment management	0		9,170	9,170	3,285
	Insurance - Glatting farm share	1,424			1,424	1,424
	Cleaning	0			0	156
		2,794	0	9,170	11,964	11,249
Charitable activities						
Somerset & Egremont Almshouses						
	Repairs & Maintenance	17,465			17,465	15,452
	Management & consultants	4,112			4,112	3,854
	Wages Warden & Cleaner	18,334			18,334	18,483
	Water Rates & Council Tax	4,444			4,444	7,835
	Electricity (less recoveries)	3,683			3,683	3,689
	Gas	8,749			8,749	9,176
	Insurance	5,858			5,858	6,760
	Telephone (less recoveries)	2,866			2,866	2,982
	Garden Maintenance	1,996			1,996	1,985
	Alarm & cleaning	1,855			1,855	1,721
	Sundry expenditure	3,139			3,139	3,556
	Depreciation	4,229			4,229	8,675
	Almshouses Association Subscription	246			246	240
	Accountancy Charges	4,800			4,800	4,750
	Independent Examiners' Fee	2,000			2,000	1,980
		83,776	0	0	83,776	91,138
TOTAL EXPENDITURE		86,570	0	9,170	95,740	102,387
NET INCOME		90,799	1,625	-9,170	83,254	51,867
Net (losses)/gains on investments		5,821	11,436	295,173	312,431	(63,936)
Net loss on sale of Glatting Farmhouse				(800)	(800)	(114,576)
Transfers between funds	13	(198,000)	80,000	118,000	0	0
NET MOVEMENT IN FUNDS		(101,380)	93,062	403,203	394,885	(126,645)
RECONCILIATION OF FUNDS						
Fund balances brought forward		776,907	82,647	2,820,819	3,680,373	3,807,018
FUND BALANCES CARRIED FORWARD		675,527	175,709	3,224,022	4,075,258	3,680,373


The net incoming resources for the year arise from the charity's continuing operations

EGREMONT AND SOMERSET ALMSHOUSE CHARITY

BALANCE SHEET AS AT 31ST OCTOBER 2021

	Notes	2021 £	2020 £
FIXED ASSETS			
Tangible fixed assets	6		
Freehold Property		934,450	934,450
Equipment		<u>17,216</u>	<u>21,445</u>
		951,666	955,895
Investments	7	2,084,354	1,736,748
Investment property	8	893,000	893,000
		<u>3,929,020</u>	<u>3,585,643</u>
CURRENT ASSETS			
Cash at Bank and Charities Deposit Fund		158,407	119,051
Debtors and Prepayments	9	<u>11,371</u>	<u>5,868</u>
		169,778	124,919
CREDITORS: Amounts falling due within one year			
Creditors and Accruals	10	<u>23,540</u>	<u>30,189</u>
Net Current Assets/Liabilities		146,238	94,730
Net Assets		<u>4,075,258</u>	<u>3,680,373</u>
ENDOWMENT FUNDS			
UNRESTRICTED FUNDS	13	3,224,022	2,820,819
Income Funds	13	675,527	776,907
Designated Funds:			
Extraordinary Repairs Fund	13	156,633	63,573
Cyclical Maintenance Fund	13	<u>19,076</u>	<u>19,074</u>
		175,709	82,647
		<u>4,075,258</u>	<u>3,680,373</u>

The Financial Statements were approved by the Trustees and signed on their behalf by:


 Lord Egremont


 Canon M Gilbert

Date 06/05/2022

NOTES TO THE FINANCIAL STATEMENTS FOR THE YEAR ENDED 31ST OCTOBER 2021

1 STATUTORY INFORMATION

Egremont and Somerset Almshouse Charity is a charity registered in England and Wales. The charity's registered number and registered office address can be found in the Trustees' Report.

2 ACCOUNTING POLICIES**a. Accounting convention**

The financial statements of the charity, which is a public benefit entity, have been prepared in accordance with the Statement of Recommended Practice: Accounting and Reporting by Charities preparing their accounts in accordance with the Financial Reporting Standard applicable in the UK and Republic of Ireland (FRS102) issued in October 2019 and the Financial Reporting Standard applicable in the UK and Republic of Ireland (FRS102) and the Charities Act 2011 and UK Generally Accepted Accounting Practice as it applies from 1st January 2015. The financial statements have been prepared under the historical cost convention, as modified by the revaluation of investments.

The financial statements have been prepared to give a 'true and fair' view and have departed from the Charities (Accounts and Reports) Regulations 2008 only to the extent required to provide a 'true and fair' view. This departure has involved following Accounting and Reporting by Charities preparing their accounts in accordance with the Financial Reporting Standard applicable in the UK and Republic of Ireland (FRS102) issued in October 2019 rather than the Accounting and Reporting by Charities: Statement of Recommended practice effective from 1st April 2005 which has since been withdrawn.

The trustees consider that there are no material uncertainties about the Charity's ability to continue as a going concern.

b. Income

All income is recognised once the charity has entitlement to the income, it is probable that the income will be received and can be reliably measured.

Donations are recognised when receivable by the charity.

Rental income is included in the period that it is due, net of any irrecoverable amounts. Any rents charged in advance are deferred.

Bank interest is included when receivable.

Dividends are recognised when the dividend has been declared and notification has been received of the amount due.

c. Expenditure

All liabilities are recognised as soon as there is a legal or constructive obligation committing the charity to that expenditure and it is probable that the payment will be required and can be reliably measured.

All expenditure is accounted for on an accruals basis and includes irrecoverable VAT.

Raising funds costs include rent collection charges, property repairs and maintenance charges for Glatting Farm and are recognised in the period they relate to.

Charitable expenses include the costs involved in the day to day running of the almshouses for the tenants.

NOTES TO THE FINANCIAL STATEMENTS FOR THE YEAR ENDED 31ST OCTOBER 2021

2. ACCOUNTING POLICIES (CONTINUED)**d. Tangible Fixed Assets**

Fixed assets whose original cost was more than £350 have been capitalised and depreciated over the following periods:

Fixtures and equipment - 25% on a reducing balance basis

Fixtures and Equipment depreciated to less than £15 have been written off.

e. Freehold property

The almshouses are historic buildings and as well as being the functional properties of the charity (being used to provide reduced cost accommodation with the charitable deed) are also classed as historical buildings and hence heritage assets. Due to the uniqueness of the buildings a valuation in respect of the original properties is very difficult to attribute and as such the original values of the assets have been excluded from the balance sheet on the basis that reliable cost information is not available and conventional valuation approaches lack sufficient reliability.

The value of the buildings included in the accounts represents improvements undertaken to the buildings since 1983. Since these costs are significantly lower than the buildings' likely value, and as the buildings are kept in good repair, the Trustees believe that it is not appropriate to depreciate the properties.

f. Fixed Asset Investments

Investments are valued at mid-market value at the balance sheet date. All realised and unrealised gains and losses are taken to the Statement of Financial Activities.

g. Investment property

Investment properties for which fair value can be measured reliably without undue cost or effort are measured at fair value at each reporting date with changes in fair value recognised in net gains/losses on investments in the Statement of Financial Activities.

h. Debtors

Trade debtors are recorded at their settlement amount. Prepayments are valued at the prepaid amount at the Balance Sheet date.

i. Cash at Bank and In Hand

Cash at bank and in hand includes cash and short term highly liquid investments with short maturity of three months or less from the date of acquisition or opening of the deposit or similar account.

j. Creditors

Trade creditors and other creditors are recognised when the charity has a present obligation resulting from past events and can be measured or estimated reliably. Creditors are recognised at their settlement amounts.

k. Taxation

The charity is exempt from tax on its charitable activities.

EGREMONT AND SOMERSET ALMSHOUSE CHARITY

NOTES TO THE FINANCIAL STATEMENTS FOR THE YEAR ENDED 31ST OCTOBER 2021

2. ACCOUNTING POLICIES (CONTINUED)

1. Funds

Unrestricted funds are funds that can be used in accordance with the charitable objects at the discretion of the trustees.

Designated funds are those funds that the trustees have set aside for cyclical maintenance and extra-ordinary repairs.

Endowment funds are those funds which are to be held as capital in the form of investments, either property or shares / deposits and cannot be spent. The income generated from the investments can be used for the charitable purpose and has no restriction on its use.

3 INVESTMENT INCOME

	Unrestricted Funds (Income)	Unrestricted Funds (Designated)	Endowment Funds	Total 2021	Total 2020
	£	£	£	£	£
Dividends	43,291	1628		44,919	16,396
Interest	0	2		2	66
Other				0	0
	<u>43,291</u>	<u>1,630</u>	<u>0</u>	<u>44,921</u>	<u>16,462</u>

4 TRUSTEES REMUNERATION & EXPENSES

No emoluments or expenses were paid to the trustees during the year.

5 EMPLOYEES

	Unrestricted Funds (Income)	Unrestricted Funds (Designated)	Endowment Funds	Total 2021	Total 2020
	£	£	£	£	£
Wages and Salaries	16,244	0	0	16,244	16,381
National Insurance	1,305	0	0	1,305	1,345
Pension costs	785	0	0	785	690
Holiday cover		0	0	0	0
	<u>18,334</u>	<u>0</u>	<u>0</u>	<u>18,334</u>	<u>18,416</u>

Average number of employees 1 (2020 - 1).

6 FIXED ASSETS

	Egremont Hospital	Somerset Hospital	Equipment	Total 2021	Total 2020
	£	£	£	£	£
Cost as at 1/11/2020	236,538	697,912	72,370	1,006,820	1,006,820
Additions during year:	0	0		0	0
Disposals during year	0	0	0	0	0
Cost as at 31/10/2021	<u>236,538</u>	<u>697,912</u>	<u>72,370</u>	<u>1,006,820</u>	<u>1,006,820</u>
Depreciation as at 1/11/2020	0	0	50,925	50,925	42,250
Depreciation Charge in Year	0	0	4,229	4,229	8,675
Depreciation on disposals	0	0	0	0	0
	<u>0</u>	<u>0</u>	<u>55,154</u>	<u>55,154</u>	<u>50,925</u>
Net book value at 31/10/2021	<u>236,538</u>	<u>697,912</u>	<u>17,216</u>	<u>951,666</u>	<u>955,895</u>
Net book value at 31/10/2020	<u>236,538</u>	<u>697,912</u>	<u>21,445</u>	<u>955,895</u>	<u>964,570</u>

EGREMONT AND SOMERSET ALMSHOUSE CHARITY

NOTES TO THE FINANCIAL STATEMENTS FOR THE YEAR ENDED 31ST OCTOBER 2021

7	INVESTMENTS	2021 £	2020 £
	Market Value at 1st November 2020	1,736,748	388,117
	Add: Additions to investments at cost	35,175	1,412,568
	Less: Disposals at carrying value	0	0
	Net gain/(loss) on revaluation	312,431	(63,937)
	Market Value at 31st October 2021	<u>2,084,354</u>	<u>1,736,748</u>
	Comprising		
	Charities Official Investment Fund	21,503	18,136
	Charishare accumulation shares	422,367	319,724
	M&G Charity Multi Asset Fund	1,049	825
	Aberdeen Standard portfolio	1,639,435	1,398,063
		<u>2,084,354</u>	<u>1,736,748</u>
8	INVESTMENT PROPERTY	2021 £	2020 £
	Glatting Farm	<u>893,000</u>	<u>893,000</u>
	Glatting Farm is included at valuation, being estimated market value for existing use. The Trustees have reviewed the value at 31st October 2021 and consider that value is still reasonable.		
9	DEBTORS	2021 £	2020 £
	Trade debtors	37	96
	Investment income receivable	243	234
	Rent receivable	17,450	20,561
	Rent billed in advance	(15,325)	(23,820)
	Prepayments	8,966	8,797
		<u>11,371</u>	£ <u>5,868</u>
10	CREDITORS: Amounts falling due within one year	2021 £	2020 £
	Trade Creditors	10,508	18,171
	Rent received/billed in advance	0	0
	Other creditors and accruals	13,032	12,018
		<u>23,540</u>	£ <u>30,189</u>

NOTES TO THE FINANCIAL STATEMENTS FOR THE YEAR ENDED 31ST OCTOBER 2021

11 CONNECTED PERSON TRANSACTIONS

During the year the charity incurred expenditure of £14,298 (2020 - £19,310) in respect of administration, and repairs and improvements to the properties by the Leconfield Estates. Lord Egremont, a trustee, is the sole proprietor of the Leconfield Estates. The creditor at the beginning of the year was £400. At the end of the year, there was a creditor of £400.

12 TRUSTEES INDEMNITY INSURANCE

Trustees indemnity insurance of up to £100,000 was included in the specialist almshouse insurance package with effect from renewal in June 2021. (2020 £100,000).

13 MOVEMENT IN FUNDS

	At 1.11.20	Net movement	Transfers	At 31.10.21
	£	£	£	£
Restricted funds				
Capital Endowment fund	2,758,819	285,203		3,044,022
Capital recoupment fund	62,000	0	118,000	180,000
	<u>2,820,819</u>	<u>285,203</u>	<u>118,000</u>	<u>3,224,022</u>
Unrestricted funds				
Income fund	776,907	96,620	(198,000)	675,527
Designated funds				
- Extraordinary repair fund	63,573	13,060	80,000	156,633
- Cyclical maintenance fund	19,074	2	0	19,076
	<u>82,647</u>	<u>13,062</u>	<u>80,000</u>	<u>175,709</u>
Total funds	<u>3,680,373</u>	<u>394,885</u>	<u>0</u>	<u>4,075,258</u>

	Incoming resources	Resources expended	Movement in funds
	£	£	£
Restricted funds			
Capital Endowment fund	285,203	0	285,203
Capital recoupment fund	0	0	0
	<u>285,203</u>	<u>0</u>	<u>285,203</u>
Unrestricted funds			
Income fund	183,190	86,570	96,620
Designated funds			
- Extraordinary repair fund	13,060	0	13,060
- Cyclical maintenance fund	2	0	2
	<u>13,062</u>	<u>0</u>	<u>13,062</u>
Total funds	<u>481,455</u>	<u>86,570</u>	<u>394,885</u>

Details of the Capital Recoupment fund are set out in note 15.

14 ANALYSIS OF NET ASSETS BETWEEN FUNDS

	Tangible fixed assets	Investment Property	Investments	Net current assets	Total
	£	£	£	£	£
Restricted funds					
Capital Endowment Fund	298,102	893,000	1,858,822	(5,902)	3,044,022
Capital Recoupment Fund	0		148,910	31,090	180,000
	<u>298,102</u>	<u>893,000</u>	<u>2,007,732</u>	<u>25,188</u>	<u>3,224,022</u>
Unrestricted funds					
Income Fund	653,564	0	0	21,963	675,527
Designated Funds					
Extraordinary Repair Fund			76,621	80,011	156,632
Cyclical Maintenance Fund				19,076	19,076
	<u>0</u>	<u>0</u>	<u>76,621</u>	<u>99,087</u>	<u>175,708</u>
Total funds	<u>951,666</u>	<u>893,000</u>	<u>2,084,354</u>	<u>146,238</u>	<u>4,075,258</u>

NOTES TO THE FINANCIAL STATEMENTS FOR THE YEAR ENDED 31ST OCTOBER 2021

Endowment Funds

These funds were endowed by a trust deed for the perpetual relief of poor people in a designated area.

Income Fund

This fund has accumulated from income received and represents the free funds of the charity which are not designated for particular purposes.

Designated Funds

These funds have been established for the purpose of providing for the extraordinary repairs and cyclical maintenance of the properties and a yearly sum is to be set aside into each fund for this purpose. The Trustees have set aside £80,000 this year for anticipated major repairs.

15

CAPITAL RECOUPMENT FUND

In 2013, the Charity Commission authorised sanctions totalling £180,000 to finance major repairs and improvements with repayments of this, over 30 years which commenced in 2014. The Trustees considered the current balance on the Income Fund and agreed to bring forward the repayment of the balance outstanding on the Capital Recoupment Fund such that the whole of this balance has been repaid in the year. This will now merge with the Capital Endowment Fund for the future.