

# EPPING AND THEYDON GARNON CHARITIES

England & Wales · Charity number 213077

## Details

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**Status** Registered

**Legal form** Other

**Registered** 1978-09-28

**Register** [View on the Charity Commission register](#)

## Contact

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**Address** The Wythes Room  
50c Hemnall Street  
Epping  
Essex  
CM16 4LS

**Phone** 01992577532

**Email** [admin@eppingjointcharities.org](mailto:admin@eppingjointcharities.org)

**Website** [www.eppingjointcharities.org](http://www.eppingjointcharities.org)

## Activities

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**Objects:** SEE CONSTITUENTS

**Activities:** The Charities were combined from a number of small charities from the 1970s for the benefit of people living in the parishes of Epping and Theydon Garnon. Part of the money is used for relief in need and part is used for education grants to students under the age of 24. The charity has made gifts to the elderly at Christmas time, book grants to students and travel grants to students.

## Classification

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- **How:** Makes Grants To Individuals, Makes Grants To Organisations, Provides Buildings/facilities/open Space
- **What:** Education/training, The Prevention Or Relief Of Poverty, Accommodation/housing
- **Who:** Children/young People, Elderly/old People

## Geography

- **Area of benefit:** ANCIENT PARISHES OF EPPING AND THEYDON GARNON
- Essex

## Finances

Period end	Income	Expenditure	Assets	Employees
2025-03-31	£73,796	£58,026	-	-
2024-03-31	£83,171	£52,246	-	-
2023-03-31	£68,952	£45,578	-	-
2022-03-31	£85,516	£19,519	-	-
2021-03-31	£85,516	£19,519	-	-

## Trustees

Name	Role	Appointed
<b>RICHARD CLAY</b>	Chair	
Cllr Janet Whitehouse		2023-08-15
<b>DAVID TETLOW</b>		
Grahame Scruton		2019-05-03
John Barber		2016-08-23
Julie Lorkins		2021-06-01
Michael Chapman		1978-09-28
<b>RICHARD HUGH PEGRUM</b>		
Rev John Fry		2016-10-05
Richard Brady		2003-01-01
Wendy Webb		2013-09-24

## Linked charities

- EPPING AND THEYDON GARNON EDUCATIONAL CHARITY (213077-1)
- EPPING AND THEYDON GARNON ALMSHOUSE AND RELIEF IN NEED CHARITY (213077-2)

**EPPING AND THEYDON GARNON CHARITIES**

England & Wales - Charity number 213077

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# Accounts

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**EPPING AND THEYDON  
GARNON JOINT CHARITIES**

Charity Number: 213077

**ACCOUNTS FOR THE YEAR ENDED  
31 MARCH 2025**

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# EPPING AND THEYDON GARNON JOINT CHARITIES

## CONTENTS FOR THE YEAR ENDED 31 MARCH 2025

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	Page
Legal and Administrative Details	1
Trustees' Report	2 - 3
Independent Examiners Report	4
Statement of Financial Activities	5
Balance Sheet	6
Notes to the Financial Statements	7 - 10

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# EPPING AND THEYDON GARNON JOINT CHARITIES

## LEGAL AND ADMINISTRATIVE INFORMATION FOR THE YEAR ENDED 31 MARCH 2025

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<b>Charity number</b>	213077
<b>Contact Address &amp; c/o</b>	The Wythes Room 50c Hemnall Street Epping Essex CM16 4LS
<b>Trustees</b>	Mr R Clay, Chair Mr RH Pegrum Mrs J Lorkins Mrs W Webb Mr D Tetlow Mr MR Chapman - Clerk Mr R Brady Reverend J Fry Mr J Barber Mr G Scruton Mrs J Whitehouse (appointed 15 August 2023)
<b>Independent Examiner</b>	Community360 Winsley's House High Street Colchester Essex, CO1 1UG

# **EPHING AND THEYDON GARNON JOINT CHARITIES**

## **TRUSTEES ANNUAL REPORT FOR THE YEAR ENDED 31 MARCH 2025**

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The Trustees present their annual report together with the financial statements of the Charity for the year 1<sup>st</sup> April 2024 to 31<sup>st</sup> March 2025.

The Charity also trades under the names Epping & Theydon Garnon Education Charity and Epping & Theydon Garnon Relief in Need Charity.

### **Objectives and activities**

#### **a. Policies and objectives**

Relief in need assistance and education grants (education for those 24 and under) living within the ancient parishes of Epping, Theydon Garnon, Coopersale and Epping Upland, Essex.

In setting objectives and planning for activities, the Trustees have given due consideration to general guidance published by the Charity Commission relating to public benefit, including the guidance 'Public benefit: running a charity (PB2)'.

#### **b. Activities undertaken to achieve objectives**

Annual grants for education (for those 24 and under) and relief of those in financial need, who have lived in the area of benefit for at least 1 year. Maintaining the 4 almshouses which provide a home to people in need.

#### **c. Main activities undertaken to further the Charity's purposes for the public benefit**

When planning our activities for the year, the trustees have considered the Commission's guidance on public benefit. All activities of the Charity were carried out for the solely charitable purposes as set out in the Charity Commission Scheme.

### **Achievements and performance**

#### **a. Main achievements of the Charity**

For the year 1st April 2024 to 31st March 2025 the Trustees held 3 meetings over the year. The meetings took place in person at Epping Hall, St John's Road, Epping. The meetings took place on the following dates:

- 7th May 2024
- 19<sup>th</sup> November 2024
- 4<sup>th</sup> February 2025

The Accounts for the Charities are healthy, and all properties are tenanted, with rent being paid on time.

Grants have been paid out as follows:

From the Education Charity: Funds of £20,875 have been paid out this year towards Educational Grants. These include 27 University Grants at £500 per student. Grants have been paid towards 3 school residential trips to ensure all can attend, a course of 10 speech and language therapy sessions for a child, an online safety course to educate local schoolchildren, and equipment and coach costs to support cricket for schoolchildren.

From the Relief in Need Charity: About £8,500 was deployed to maintain the charity's 4 almshouses, and ensure they are kept insured. £269 was used to purchase a new mattress and bedframe from a local person in need.

# EPPING AND THEYDON GARNON JOINT CHARITIES

## TRUSTEES ANNUAL REPORT FOR THE YEAR ENDED 31 MARCH 2025

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### Financial review

#### a. Going concern

After making appropriate enquiries, the Trustees have a reasonable expectation that the Charity has adequate resources to continue in operational existence for the foreseeable future. For this reason, they continue to adopt the going concern basis in preparing the financial statements. Further details regarding the adoption of the going concern basis can be found in the accounting policies.

### Structure, governance and management

#### a. Constitution

Epping & Theydon Garnon Charities is a registered charity, number 213077, and is constituted under the Charity Commission Scheme dated 28th September 1978

#### b. Methods of appointment or election of Trustees

The ex-officio trustees are the vicars of Epping, Epping Upland, Theydon Garnon and Coopersale. Nominative trustees include three members of Epping Town Council, one member of Epping Upland Parish Council and one member of Theydon Garnon Parish Council.

Additional trustees can be appointed at the discretion of the trustees as Co-optative members. Approved by order of the members of the board of Trustees on 2<sup>nd</sup> December 2025 and signed on their behalf by:



2-12-25

Mr R Clay  
(Chair of Trustees)

# EPHING AND THEYDON GARNON JOINT CHARITIES

## INDEPENDENT EXAMINER'S REPORT FOR THE YEAR ENDED 31 MARCH 2025

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I report on the accounts of Epping and Theydon Garnon Joint Charities for the year ended 31 March 2025 which are set out on pages 5 to 10.

### **Respective responsibilities of trustees and examiner**

The Charity's Trustees are responsible for the preparation of the accounts. The Charity's Trustees consider that an audit is not required for this year (under section 144 (2) of the Charities Act 2011 (The Act) but that an independent examination is needed.

It is my responsibility to:

- Examine the accounts under section 145 of the Charities Act,
- To follow the procedures laid down in the General Directions given by the Charity Commissioners (under section 145(5)(b) of the Charities Act, and
- To state whether particular matters have come to my attention.

### **Basis of independent examiner's Statement**

My examination was carried out in accordance with the General Directions given by the Charity Commissioners. An examination includes a review of the accounting records kept by the Charity and a comparison of the accounts presented with those records. It also includes considerations of any unusual items or disclosures in the accounts, and seeking explanations from you as trustees concerning any such matters. The procedures undertaken do not provide all the evidence that would be required in an audit and consequently I do not express an audit opinion on the view given by the accounts.

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

In the course of my examination, no material matters have come to my attention which gives me cause to believe that in, any material respect:

- the accounting records were not kept in accordance with section 130 of the Charities Act; or
- the accounts did not accord with the accounting records; or
- the accounts did not comply with the applicable requirements concerning the form and content of the 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 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.

David Courtier FMAAT AATQB for and on behalf of:

Community360  
Winsley's House, High Street, Colchester, Essex



Date 04/12/2025

# EPPING AND THEYDON GARNON JOINT CHARITIES

## STATEMENT OF FINANCIAL ACTIVITIES (INCORPORATING THE INCOME AND EXPENDITURE ACCOUNT) FOR THE YEAR ENDED 31 MARCH 2025

	Notes	Unrestricted Funds 2025 £	Restricted Funds 2025 £	Total Funds 2025 £	Prior period Total Funds 2024 £
<b>Incoming resources</b>					
Investment income	2	73,796	-	73,796	83,171
<b>Total incoming resources</b>		<b>73,796</b>	<b>-</b>	<b>73,796</b>	<b>83,170</b>
<b>Resources expended</b>					
Costs of charitable activities	3	58,026	-	58,026	52,246
<b>Total resources expended</b>		<b>58,026</b>	<b>-</b>	<b>58,026</b>	<b>52,245</b>
<b>Net income/(expense) for the year</b>		<b>15,771</b>	<b>-</b>	<b>15,771</b>	<b>30,925</b>
Transfer between funds		-	-	-	-
<b>Net income/(expense) for the year</b>		<b>15,771</b>	<b>-</b>	<b>15,771</b>	<b>30,925</b>
<b>Reconciliation of funds</b>					
Total Funds B/Fwd		2,658,802	-	2,658,802	2,627,877
Total Funds C/Fwd		<b>2,674,573</b>	<b>-</b>	<b>2,674,573</b>	<b>2,658,802</b>

The notes on pages 7 - 10 form an integral part of these financial statements.

# EPPING AND THEYDON GARNON JOINT CHARITIES

## BALANCE SHEET AS AT 31 MARCH 2025

	Notes	2025		2024	
		£	£	£	£
<b>Fixed assets</b>					
Investment property	8		2,350,000		2,350,000
<b>Current assets</b>					
Investments	9	88,912		88,912	
Cash at bank and in hand		236,001		219,890	
		<u>324,913</u>		<u>308,802</u>	
<b>Creditors: amounts falling due within one year</b>		<u>340</u>		<u>-</u>	
<b>Net current assets</b>			<u>324,573</u>		<u>308,802</u>
<b>Net assets</b>			<u><u>2,674,573</u></u>		<u><u>2,658,802</u></u>
<b>Funds</b>	10				
Unrestricted income funds			2,674,573		2,658,802
Restricted funds			-		-
			<u><u>2,674,573</u></u>		<u><u>2,658,802</u></u>

Signed

Richard Clay  
(RICHARD CLAY, CHAIRMAN)

Date

2-12-25

Signed

Michael Chapman  
(MICHAEL CHAPMAN, CLERK)

Date

2-12-25

The notes on pages 7 - 10 form an integral part of these financial statements.

# EPPING AND THEYDON GARNON JOINT CHARITIES

## NOTES TO THE FINANCIAL STATEMENTS FOR THE YEAR ENDED 31 MARCH 2025

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### 1 General information

Epping & Theydon Garnon Joint Charities is an unincorporated charity, with a registration number of 213077. The principle office is detailed on page 2 of the financial statements.

#### 1.1 Basis of accounting

The financial statements have been prepared in accordance with Accounting and Reporting by Charities: Statement on Recommended Practice applicable to charities preparing their accounts in accordance with the Financial Reporting Standard applicable in the UK and Republic of Ireland (FRS 102) (effective 1 January 2019) - (Charities SORP (FRS 102)), the Financial Reporting Standard applicable in the UK and Republic of Ireland (FRS 102) and the Companies Act 2006.

#### 1.2 Incoming resources

All income is accounted for on a receivable basis, other than income received in respect of expenditure which is deferred to the period in which the activity or event takes place.

#### 1.3 Resources expended

Expenditure is included in the accounts on an accruals basis. VAT is not recoverable by the charity and is included with the expenditure to which it relates.

Support costs which could not be attributed directly to activities are apportioned equally between activities.

#### 1.4 Tangible fixed assets and depreciation

Tangible fixed assets are stated at cost less accumulated depreciation. They are calculated to write off the cost less residual value of each asset over its expected life as follows:

No fixed depreciation allowance is made for buildings and land. Occasional revaluation is made when a permanent change in value occurs.

Freehold improvements are depreciated straight line at 10%.

#### 1.5. Taxation

Epping & Theydon Garnon Joint Charities is a registered charity and, as such is exempt from corporation tax.

#### 1.6. Fund accounting

Funds held by the charity are either:

Unrestricted general funds- these are funds which can be used in accordance with the charitable objectives at the discretion of the trustees

Designated Funds - these are funds set aside by the trustees out of unrestricted funds for specific future purposes or projects.

Restricted funds - these are funds that can only be used for particular restricted purposes within the objects of the charity.

#### 1.7. Stock

Stocks are stated at the lower of cost and the net realisable value. Cost includes all direct costs incurred in bringing the stocks to their present location and condition.

#### 1.8. Cash flow

The financial statements do not include a cash flow statement because the charity, as a small reporting entity, is exempt from the requirement to prepare such a statement under Financial Reporting Standard 1 "Cash flow statements".

# EPPING AND THEYDON GARNON JOINT CHARITIES

## NOTES TO THE FINANCIAL STATEMENTS FOR THE YEAR ENDED 31 MARCH 2025

### 1.9 Going Concern

These accounts have been produced on a going concern basis.

### 2 Investment income

	<b>2025</b>	<b>2024</b>
	<b>Total</b>	<b>Total</b>
	<b>£</b>	<b>£</b>
Rents received - Almhouses	31,260	30,680
Rents received - Stonards Farm	38,980	38,980
Gains/(losses) on investments	-	12,144
Deposit account interest	3,556	1,367
	<b><u>73,796</u></b>	<b><u>83,171</u></b>

### 3 Analysis of expenditure on charitable activities

#### Summary by fund type

	<b>2025</b>	<b>2024</b>
	<b>Total</b>	<b>Total</b>
	<b>£</b>	<b>£</b>
Operational costs	28,350	25,902
Grants - Education	20,875	22,394
Grants - Relief in need	8,800	3,950
	<b><u>58,026</u></b>	<b><u>52,246</u></b>

### 4 Analysis of expenditure by activities

	<b>Grant funding of activities</b>	<b>Support costs</b>	<b>2025</b>	<b>2024</b>
	<b>2025</b>	<b>2025</b>	<b>Total</b>	<b>Total</b>
	<b>Total</b>	<b>Total</b>	<b>£</b>	<b>£</b>
	<b>£</b>	<b>£</b>		
Operational costs	-	28,350	28,350	25,902
Education	20,875	-	20,875	22,394
Relief in need	8,800	-	8,800	7,044
	<b><u>29,675</u></b>	<b><u>28,350</u></b>	<b><u>58,026</u></b>	<b><u>55,340</u></b>
Total 2024	<b><u>29,675</u></b>	<b><u>28,350</u></b>	<b><u>58,026</u></b>	<b><u>55,340</u></b>

#### Analysis of support costs

	<b>2025</b>	<b>2024</b>
	<b>Total</b>	<b>Total</b>
	<b>£</b>	<b>£</b>
Contractor costs	12,155	8,332
Office expenses	4,010	2,190
Telephone	578	179
Website	230	306
Insurance	6,533	9,558
Professional fees	3,778	1,514
Sundries	1,067	729
	<b><u>28,350</u></b>	<b><u>22,808</u></b>

# EPPING AND THEYDON GARNON JOINT CHARITIES

## NOTES TO THE FINANCIAL STATEMENTS FOR THE YEAR ENDED 31 MARCH 2025

### 5 Independent examiner's remuneration

	2025 Total £	2024 Total £
Fees payable to the Charity's independent examiner for the independent examination of the Charity's annual accounts	340	2,325
	<u>340</u>	<u>2,325</u>

### 6 Staff costs

	2025 Total £	2024 Total £
Contractors	12,155	8,332
	<u>12,155</u>	<u>8,332</u>

The average number of persons employed by the Charity during the year was as follows:

	2025 No.	2024 No.
Staff	<u>0</u>	<u>0</u>

No employee were employed during the year. One member of staff was contracted to complete administrative tasks.

### 7 Trustee's remuneration and expenses

During the year, no Trustees received any remuneration or other benefits (2024 - £Nil)

During the year ended 31 March 2025, no Trustee expenses have been incurred (2024 - £Nil)

### 8 Investment property

	Freehold investment property £
<b>Valuation</b>	
At 1 April 2024	2,350,000
At 31 March 2025	<u>2,350,000</u>

### 9 Current asset investments

	2025 Total £	2024 Total £
Unlisted investments	88,912	88,912
	<u>88,912</u>	<u>88,912</u>

# EPPING AND THEYDON GARNON JOINT CHARITIES

## NOTES TO THE FINANCIAL STATEMENTS FOR THE YEAR ENDED 31 MARCH 2025

### 10 Statement of funds

#### Statement of funds - current year

	Balance 01/04/2024 £	Incoming £	Outgoing £	Balance 31/03/2025 £
<b>Unrestricted funds</b>				
Reserves	<u>2,658,802</u>	<u>73,796</u>	<u>(58,026)</u>	<u>2,674,573</u>

#### Statement of funds - prior year

	Balance 01/04/2023 £	Incoming £	Outgoing £	Balance 31/03/2024 £
<b>Unrestricted funds</b>				
Reserves	<u>2,627,877</u>	<u>83,171</u>	<u>(52,246)</u>	<u>2,658,802</u>

### 11 Analysis of net assets between funds

	Investment Property £	Net Current Assets £	Total 2025 £
<b>Fund balances are represented by:</b>			
Unrestricted funds	2,350,000	324,573	2,674,573
Restricted funds	-	-	-
	<u>2,350,000</u>	<u>324,573</u>	<u>2,674,573</u>

### 12 Related Parties

The Charity has not entered into any related party transaction during the year, nor are there any outstanding balances owing between parties and the Charity at 31 March 2025.

**EPPING AND THEYDON GARNON CHARITIES**

England & Wales - Charity number 213077

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# Accounts

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**EPPING & THEYDON GARNON JOINT CHARITIES**

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**UNAUDITED**

**TRUSTEES' REPORT AND FINANCIAL STATEMENTS**

**FOR THE YEAR ENDED 31 MARCH 2024**

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**EPPING & THEYDON GARNON JOINT CHARITIES**

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**CONTENTS**

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	Page
<b>Reference and Administrative Details of the Charity, its Trustees and Advisers</b>	1
<b>Trustees' Report</b>	2 - 3
<b>Trustees' Responsibilities Statement</b>	4
<b>Independent Examiner's Report</b>	5 - 6
<b>Statement of Financial Activities</b>	7
<b>Balance Sheet</b>	8
<b>Notes to the Financial Statements</b>	9 - 16

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**EPPING & THEYDON GARNON JOINT CHARITIES**

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**REFERENCE AND ADMINISTRATIVE DETAILS OF THE CHARITY, ITS TRUSTEES AND ADVISERS  
FOR THE YEAR ENDED 31 MARCH 2024**

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<b>Trustees</b>	Reverend L Batson (resigned 16 October 2023) Mrs J Lorkins Mr R Clay, Chair Mr R H Pegrum Mrs W Webb Mr D Tetlow Mr M R Chapman Mr R Brady Mrs B Scruton (resigned 15 August 2023) Reverend J Fry Mr J Barber Mr G Scruton Reverend O Maxfield-Coote (resigned 7 May 2024) Mrs J Whitehouse (appointed 15 August 2023)
<b>Charity registered number</b>	213077
<b>Principal office</b>	The Wythes Room 50c Hemnall Street Epping Essex CM16 4LS

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## EPHING & THEYDON GARNON JOINT CHARITIES

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### TRUSTEES' REPORT FOR THE YEAR ENDED 31 MARCH 2024

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The Trustees present their annual report together with the financial statements of the Charity for the year 1st April 2023 to 31st March 2024.

The Charity also trades under the names Epping & Theydon Garnon Education Charity and Epping & Theydon Garnon Relief in Need Charity.

#### **Objectives and activities**

##### **a. Policies and objectives**

Relief in need and education for people living within the ancient parishes of Epping, Theydon Garnon, Coopersale and Epping Upland, Essex and the provision of almshouses.

In setting objectives and planning for activities, the Trustees have given due consideration to general guidance published by the Charity Commission relating to public benefit, including the guidance 'Public benefit: running a charity (PB2)'.

##### **b. Activities undertaken to achieve objectives**

Annual grants for education and relief of those in financial need, grants to organisations working in the area of benefit and maintaining the almshouses.

##### **c. Main activities undertaken to further the Charity's purposes for the public benefit**

When planning our activities for the year, the trustees have considered the Commission's guidance on public benefit. All activities of the Charity were carried out for the solely charitable purposes as set out in the Charity Commission Scheme.

#### **Achievements and performance**

##### **a. Main achievements of the Charity**

For the year 1st April 2023 to 31st March 2024 the Trustees held 3 meetings over the year. The meetings took place in person at Epping Hall, St John's Road, Epping. The meetings took place on the following dates:

- 2nd May 2023
- 15th August 2023
- 16th October 2023

The Accounts for the Charities are healthy, and all properties are tenanted, with rent being paid on time.

Grants have been paid out as follows:

From the Education Charity: Funds of just under £21,500 have been paid out this year towards Educational Grants. These include 26 University Grants at £500 per student. Grants have been paid towards 2 school residential trips to ensure all can attend, a climbing course for a teenager in need to achieve their PE GCSE, football club fees for a local bereaved teenager who was lost a parent, Speech and Language Therapy for a child in need, staff training and a grant for a secondary school to produce an Eco Farm which provided real-life professional opportunities for multiple year groups at the school.

From the Relief in Need Charity: About £2,500 was paid to host two regional Christmas Luncheons with transport for the local elderly, to help alleviate social isolation during the festive period. £408 was provided to a local resident in need to purchase a new bed, mattress and furnishings as existing ones not fit for purpose. £550 was donated to provide the community of Epping Upland with a box to house the public defibrillator.

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**EPPING & THEYDON GARNON JOINT CHARITIES**

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**TRUSTEES' REPORT (CONTINUED)  
FOR THE YEAR ENDED 31 MARCH 2024**

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**Financial review**

**a. Going concern**

After making appropriate enquiries, the Trustees have a reasonable expectation that the Charity has adequate resources to continue in operational existence for the foreseeable future. For this reason, they continue to adopt the going concern basis in preparing the financial statements. Further details regarding the adoption of the going concern basis can be found in the accounting policies.

**Structure, governance and management**

**a. Constitution**

Epping & Theydon Garnon Joint Charities is a registered charity, number 213077, and is constituted under the Charity Commission Scheme dated 28th September 1978.

**b. Methods of appointment or election of Trustees**

The ex-officio trustees are the vicars of Epping, Epping Upland, Theydon Garnon and Coopersale.

Nominative trustees include three members of Epping Town Council, one member of Epping Upland Parish Council and one member of Theydon Garnon Parish Council.

Additional trustees can be appointed at the discretion of the trustees as Co-optative members.

Approved by order of the members of the board of Trustees on 19 November 2024 and signed on their behalf by:

**Mr R Clay**  
(Chair of Trustees)



19-11-24

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**EPPING & THEYDON GARNON JOINT CHARITIES**

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**STATEMENT OF TRUSTEES' RESPONSIBILITIES  
FOR THE YEAR ENDED 31 MARCH 2024**

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The Trustees are responsible for preparing the Trustees' 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 requires the Trustees to prepare financial statements for each financial year which give a true and fair view of the state of affairs of the Charity and of its incoming resources and application of resources, including its income and expenditure, for that period. In preparing these financial statements, the Trustees are required to:

- select suitable accounting policies and then apply them consistently;
- observe the methods and principles of the Charities SORP (FRS 102);
- make judgments and accounting estimates that are reasonable and prudent;
- state whether applicable UK Accounting Standards (FRS 102) 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 business.

The Trustees are responsible for keeping adequate accounting records that are sufficient to show and explain the Charity's transactions and 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 Charity (Accounts and Reports) Regulations 2008 and the provisions of the Trust deed. They are also responsible for safeguarding the assets of the Charity and hence for taking reasonable steps for the prevention and detection of fraud and other irregularities.

Approved by order of the members of the board of Trustees on 19 November 2024 and signed on its behalf by:

**Mr R Clay**  
(Chair of Trustees)

*R.T. Clay*

19-11-24

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**EPPING & THEYDON GARNON JOINT CHARITIES**

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**INDEPENDENT EXAMINER'S REPORT  
FOR THE YEAR ENDED 31 MARCH 2024**

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**Independent Examiner's Report to the Trustees of Epping & Theydon Garnon Joint Charities  
(the Charity')**

I report to the charity Trustees on my examination of the accounts of the Charity for the year ended 31 March 2024.

**Responsibilities and Basis of Report**

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

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

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**EPPING & THEYDON GARNON JOINT CHARITIES**

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**INDEPENDENT EXAMINER'S REPORT (CONTINUED)  
FOR THE YEAR ENDED 31 MARCH 2024**

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**Independent Examiner's Statement**

Your attention is drawn to the fact that the Charity has prepared the accounts in accordance with Accounting and Reporting by Charities: Statement of Recommended Practice applicable to charities preparing their accounts in accordance with the Financial Reporting Standard applicable in the UK and Republic of Ireland (FRS 102) in preference to the Accounting and Reporting by Charities: Statement of Recommended Practice issued on 1 April 2005 which is referred to in the extant regulations but has been withdrawn.

I understand that this has been done in order for the accounts to provide a true and fair view in accordance with the Generally Accepted Accounting Practice effective for reporting periods beginning on or after 1 January 2015.

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

1. accounting records were not kept in respect of the Charity as required by section 130 of the 2011 Act; or
2. the accounts do not accord with those records; or
3. the accounts do not comply with the applicable requirements concerning the form and content of accounts set out in the Charities (Accounts and Reports) Regulations 2008 other than any requirement that the accounts give a 'true and fair' view which is not a matter considered as part of an independent examination.

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

Signed:



Dated: 19 November 2024

P Thain

ACCA

Haslers  
Chartered Accountants  
Old Station Road  
Loughton  
Essex  
IG10 4PL

**EPPING & THEYDON GARNON JOINT CHARITIES**

**STATEMENT OF FINANCIAL ACTIVITIES  
FOR THE YEAR ENDED 31 MARCH 2024**

	Note	Unrestricted funds 2024 £	Total funds 2024 £	Total funds 2023 £
<b>Income from:</b>				
Investments	3	83,171	83,171	68,952
<b>Total income</b>		<u>83,171</u>	<u>83,171</u>	<u>68,952</u>
<b>Expenditure on:</b>				
Charitable activities	4	52,246	52,246	45,578
<b>Total expenditure</b>		<u>52,246</u>	<u>52,246</u>	<u>45,578</u>
<b>Net movement in funds</b>		<u>30,925</u>	<u>30,925</u>	<u>23,374</u>
<b>Reconciliation of funds:</b>				
Total funds brought forward		2,627,877	2,627,877	2,604,503
Net movement in funds		30,925	30,925	23,374
<b>Total funds carried forward</b>		<u>2,658,802</u>	<u>2,658,802</u>	<u>2,627,877</u>

The Statement of Financial Activities includes all gains and losses recognised in the year.

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

**EPPING & THEYDON GARNON JOINT CHARITIES**

**BALANCE SHEET  
AS AT 31 MARCH 2024**

	Note	2024 £	2023 £
<b>Fixed assets</b>			
Investment property	9	2,350,000	2,350,000
		<u>2,350,000</u>	<u>2,350,000</u>
<b>Current assets</b>			
Investments			80,775
Cash at bank and in hand	10	88,912	197,102
		219,890	
		<u>308,802</u>	<u>277,877</u>
<b>Net current assets</b>		308,802	277,877
<b>Total assets less current liabilities</b>		<u>2,658,802</u>	<u>2,627,877</u>
<b>Total net assets</b>		<u>2,658,802</u>	<u>2,627,877</u>
<b>Charity funds</b>			
Restricted funds	11	-	-
Unrestricted funds	11	2,658,802	2,627,877
<b>Total funds</b>		<u>2,658,802</u>	<u>2,627,877</u>

The financial statements were approved and authorised for issue by the Trustees on 19 November 2024 and signed on their behalf by:

Mr R Clay  
(Chair of Trustees)

*RJ Clay*

19-11-24

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

**NOTES TO THE FINANCIAL STATEMENTS  
FOR THE YEAR ENDED 31 MARCH 2024**

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**1. General information**

Epping & Theydon Garnon Joint Charities is an unincorporated charity, with a registration number 213077. The principal office is detailed on page 2 of the financial statements.

**2. Accounting policies**

**2.1 Basis of preparation of financial statements**

The financial statements have been prepared in accordance with the Charities SORP (FRS 102) - Accounting and Reporting by Charities: Statement of Recommended Practice applicable to charities preparing their accounts in accordance with the Financial Reporting Standard applicable in the UK and Republic of Ireland (FRS 102) (effective 1 January 2019), the Financial Reporting Standard applicable in the UK and Republic of Ireland (FRS 102) and the Charities Act 2011.

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 the Charities SORP (FRS 102) published in October 2019 rather than the Accounting and Reporting by Charities: Statement of Recommended Practice effective from 1 April 2005 which has since been withdrawn.

The financial statements are presented in pounds sterling, which is the functional currency of the charity.

Epping & Theydon Garnon Joint Charities meets the definition of a public benefit entity under FRS 102. Assets and liabilities are initially recognised at historical cost or transaction value unless otherwise stated in the relevant accounting policy.

**2.2 Income**

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

Income tax recoverable in relation to investment income is recognised at the time the investment income is receivable.

**2.3 Expenditure**

Expenditure is recognised once there is a legal or constructive obligation to transfer economic benefit to a third party, it is probable that a transfer of economic benefits will be required in settlement and the amount of the obligation can be measured reliably. Expenditure is classified by activity. The costs of each activity are made up of the total of direct costs and shared costs, including support costs involved in undertaking each activity. Direct costs attributable to a single activity are allocated directly to that activity. Shared costs which contribute to more than one activity and support costs which are not attributable to a single activity are apportioned between those activities on a basis consistent with the use of resources. Central staff costs are allocated on the basis of time spent, and depreciation charges allocated on the portion of the asset's use.

Expenditure on charitable activities is incurred on directly undertaking the activities which further the Charity's objectives, as well as any associated support costs.

NOTES TO THE FINANCIAL STATEMENTS  
FOR THE YEAR ENDED 31 MARCH 2024

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**2. Accounting policies (continued)**

**2.3 Expenditure (continued)**

Grants payable are charged in the year when the offer is made except in those cases where the offer is conditional, such grants being recognised as expenditure when the conditions attaching are fulfilled. Grants offered subject to conditions which have not been met at the year end are noted as a commitment, but not accrued as expenditure.

All expenditure is inclusive of irrecoverable VAT.

**2.4 Cash at bank and in hand**

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

**2.5 Financial instruments**

The Charity only has financial assets and financial liabilities of a kind that qualify as basic financial instruments. Basic financial instruments are initially recognised at transaction value and subsequently measured at their settlement value with the exception of bank loans which are subsequently measured at amortised cost using the effective interest method.

**2.6 Fund accounting**

General funds are unrestricted funds which are available for use at the discretion of the Trustees in furtherance of the general objectives of the Charity and which have not been designated for other purposes.

Investment income, gains and losses are allocated to the appropriate fund.

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EPPING & THEYDON GARNON JOINT CHARITIES

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NOTES TO THE FINANCIAL STATEMENTS  
FOR THE YEAR ENDED 31 MARCH 2024

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3. Investment income

	Unrestricted funds 2024 £	Total funds 2024 £	Total funds 2023 £
Rents received - Almhouses	30,680	<b>30,680</b>	69,370
Rents received - Stonards Farm	38,980	<b>38,980</b>	-
Gains/(losses) on investments	12,144	<b>12,144</b>	(1,109)
Deposit account interest	1,367	<b>1,367</b>	691
	<u>83,171</u>	<u><b>83,171</b></u>	<u>68,952</u>

4. Analysis of expenditure on charitable activities

Summary by fund type

	Unrestricted funds 2024 £	Total 2024 £	Total 2023 £
Management costs	25,902	<b>25,902</b>	29,968
Grants - Education	22,394	<b>22,394</b>	13,260
Grants - Relief in need	3,950	<b>3,950</b>	2,350
	<u>52,246</u>	<u><b>52,246</b></u>	<u>45,578</u>

EPPING & THEYDON GARNON JOINT CHARITIES

NOTES TO THE FINANCIAL STATEMENTS  
FOR THE YEAR ENDED 31 MARCH 2024

5. Analysis of expenditure by activities

	Grant funding of activities 2024 £	Support costs 2024 £	Total funds 2024 £	Total funds 2023 £
Support costs	-	25,902	25,902	29,968
Education	22,394	-	22,394	13,260
Relief in need	3,950	-	3,950	2,350
	<u>26,344</u>	<u>25,902</u>	<u>52,246</u>	<u>45,578</u>
<i>Total 2023</i>	<u>15,610</u>	<u>29,968</u>	<u>45,578</u>	

Analysis of support costs

	Total funds 2024 £	Total funds 2023 £
Staff costs	8,332	10,011
Office expenses	2,190	1,592
Telephone	179	301
Website	306	20
Insurance	9,558	4,723
Professional fees	1,514	2,827
Maintenance and repairs	3,094	9,717
Sundries	729	777
	<u>25,902</u>	<u>29,968</u>

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EPPING & THEYDON GARNON JOINT CHARITIES

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NOTES TO THE FINANCIAL STATEMENTS  
FOR THE YEAR ENDED 31 MARCH 2024

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6. Independent examiner's remuneration

	2024 £	2023 £
Fees payable to the Charity's independent examiner for the independent examination of the Charity's annual accounts	<u>2,325</u>	<u>650</u>

7. Staff costs

	2024 £	2023 £
Wages and salaries	7,579	9,393
Social security costs	592	-
Contribution to defined contribution pension schemes	161	618
	<u>8,332</u>	<u>10,011</u>

The average number of persons employed by the Charity during the year was as follows:

	2024 No.	2023 No.
Support	<u>1</u>	<u>1</u>

No employee received remuneration amounting to more than £60,000 in either year.

8. Trustees' remuneration and expenses

During the year, no Trustees received any remuneration or other benefits (2023 - £NIL).

During the year ended 31 March 2024, no Trustee expenses have been incurred (2023 - £NIL).

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EPPING & THEYDON GARNON JOINT CHARITIES

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NOTES TO THE FINANCIAL STATEMENTS  
FOR THE YEAR ENDED 31 MARCH 2024

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9. Investment property

	Freehold investment property £
<b>Valuation</b>	
At 1 April 2023	2,350,000
At 31 March 2024	<u>2,350,000</u>

10. Current asset investments

	2024 £	2023 £
Unlisted investments	<u>88,912</u>	<u>80,775</u>

NOTES TO THE FINANCIAL STATEMENTS  
FOR THE YEAR ENDED 31 MARCH 2024

11. Statement of funds

Statement of funds - current year

	Balance at 1 April 2023 £	Income £	Expenditure £	Balance at 31 March 2024 £
<b>Unrestricted funds</b>				
Reserves	2,627,877	83,171	(52,246)	2,658,802

Statement of funds - prior year

	Balance at 1 April 2022 £	Income £	Expenditure £	Balance at 31 March 2023 £
<b>Unrestricted funds</b>				
Reserves	2,604,503	68,952	(45,578)	2,627,877

12. Summary of funds

Summary of funds - current year

	Balance at 1 April 2023 £	Income £	Expenditure £	Balance at 31 March 2024 £
General funds	2,627,877	83,171	(52,246)	2,658,802

Summary of funds - prior year

	Balance at 1 April 2022 £	Income £	Expenditure £	Balance at 31 March 2023 £
General funds	2,604,503	68,952	(45,578)	2,627,877

NOTES TO THE FINANCIAL STATEMENTS  
FOR THE YEAR ENDED 31 MARCH 2024

13. Analysis of net assets between funds

Analysis of net assets between funds - current period

	Unrestricted funds 2024 £	Total funds 2024 £
Investment property	2,350,000	2,350,000
Current assets	308,802	308,802
<b>Total</b>	<u>2,658,802</u>	<u>2,658,802</u>

Analysis of net assets between funds - prior period

	Unrestricted funds 2023 £	Total funds 2023 £
Investment property	2,350,000	2,350,000
Current assets	277,877	277,877
<b>Total</b>	<u>2,627,877</u>	<u>2,627,877</u>

14. Related party transactions

The Charity has not entered into any related party transaction during the year, nor are there any outstanding balances owing between related parties and the Charity at 31 March 2024.

**EPPING AND THEYDON GARNON CHARITIES**

England & Wales - Charity number 213077

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# Accounts

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Charity number: 213077

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**EPPING & THEYDON GARNON JOINT CHARITIES**

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**UNAUDITED**

**TRUSTEES' REPORT AND FINANCIAL STATEMENTS**

**FOR THE YEAR ENDED 31 MARCH 2023**

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**EPPING & THEYDON GARNON JOINT CHARITIES**

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**CONTENTS**

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	Page
<b>Reference and Administrative Details of the Charity, its Trustees and Advisers</b>	1
<b>Trustees' Report</b>	2 - 4
<b>Trustees' Responsibilities Statement</b>	5
<b>Independent Examiner's Report</b>	6 - 7
<b>Statement of Financial Activities</b>	8
<b>Balance Sheet</b>	9
<b>Notes to the Financial Statements</b>	10 - 17

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**EPPING & THEYDON GARNON JOINT CHARITIES**

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**REFERENCE AND ADMINISTRATIVE DETAILS OF THE CHARITY, ITS TRUSTEES AND ADVISERS  
FOR THE YEAR ENDED 31 MARCH 2023**

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**Trustees**

Reverend L Batson  
Mrs J Lorkins  
Mr R Clay, Chairman  
Mr H Pegrum  
Mrs W Webb  
Mr D Tetlow  
Mr M R Chapman, Clerk to the Trustees  
Mr R Brady  
Mrs B Scruton  
Reverend J Fry  
Mr J Barber  
Mr G Scruton  
Reverend O Maxfield-Coote

**Charity registered  
number** 213077

**Principal office** St John's House  
St Johns Road  
Epping  
Essex  
CM16 5DN

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**EPPING & THEYDON GARNON JOINT CHARITIES**

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**TRUSTEES' REPORT  
FOR THE YEAR ENDED 31 MARCH 2023**

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The Trustees present their annual report together with the financial statements of the Charity for the 1 April 2022 to 31 March 2023.

The Charity also trades under the names Epping & Theydon Garnon Education Charity and Epping & Theydon Garnon Relief in Need Charity.

**Objectives and activities**

**a. Policies and objectives**

Relief in need and education for people living within the ancient parishes of Epping, Theydon Garnon, Coopersale and Epping Upland, Essex and the provision of almshouses.

In setting objectives and planning for activities, the Trustees have given due consideration to general guidance published by the Charity Commission relating to public benefit, including the guidance 'Public benefit: running a charity (PB2)'.

**b. Activities undertaken to achieve objectives**

Annual grants for education and relief of those in financial need, grants to organisations working in the area of benefit and maintaining the almshouses.

**c. Main activities undertaken to further the Charity's purposes for the public benefit**

When planning our activities for the year, the trustees have considered the Commission's guidance on public benefit. All activities of the Charity were carried out for the solely charitable purposes as set out in the Charity Commission Scheme.

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## EPPING & THEYDON GARNON JOINT CHARITIES

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### TRUSTEES' REPORT (CONTINUED) FOR THE YEAR ENDED 31 MARCH 2023

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#### Achievements and performance

##### a. Main achievements of the Charity

For the year 1st April 2022 to 31st March 2023

The Trustees held 3 meetings over the year. The meetings took place in person at Epping Hall, St John's Road, Epping. The meetings took place on the following dates:

-28th June 2022

-4th October 2022

-7th February 2023

The Accounts for the Charities are healthy and all properties are tenanted, with rent being paid on time.

Grants have been paid out as follows:

From the Education Charity: Funds of just over £14,000 have been paid out this year towards Educational Grants. These include 10 University Grants at £500 per student (an increase from £300 per student the previous year). Grants have been paid towards courses of counselling sessions for 10 children and young teenagers, as well as courses of music therapy and drama therapy for other school-age children and teenagers.

From the Relief in Need Charity: Just under £1,000 was paid to host a Christmas Luncheon for the local elderly, to help alleviate social isolation, particularly following the COVID pandemic. The Christmas luncheon has traditionally been held every year but had to be suspended during the pandemic.

Effort has been made by the Representative of Education to make links with local schools and ensure they are aware of what help is available via the Joint Charities. A Chairman's Action was introduced in order to meet urgent needs that cannot wait until the next 3 monthly meeting. The Joint Charities now have a website which includes information on how to apply for grants.

#### Financial review

##### a. Going concern

After making appropriate enquiries, the Trustees have a reasonable expectation that the Charity has adequate resources to continue in operational existence for the foreseeable future. For this reason, they continue to adopt the going concern basis in preparing the financial statements. Further details regarding the adoption of the going concern basis can be found in the accounting policies.

#### Structure, governance and management

##### a. Constitution

Epping & Theydon Garnon Joint Charities is a registered charity, number 213077, and is constituted under the Charity Commission Scheme dated 28th September 1978

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**EPPING & THEYDON GARNON JOINT CHARITIES**

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**TRUSTEES' REPORT (CONTINUED)  
FOR THE YEAR ENDED 31 MARCH 2023**

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**Structure, governance and management (continued)**

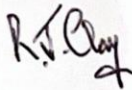
**b. Methods of appointment or election of Trustees**

The ex-officio trustees are the vicars of Epping, Epping Upland, Theydon Garnon and Coopersale.

Nominative trustees include three members of Epping Town Council, one member of Epping Upland Parish Council and one member of Theydon Garnon Parish Council.

Additional trustees can be appointed at the discretion of the trustees as Co-optative members.

Approved by order of the members of the board of Trustees on 5 December 2023 and signed on their behalf by:



**Mr R Clay**  
(Chair of Trustees)

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**EPPING & THEYDON GARNON JOINT CHARITIES**

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**STATEMENT OF TRUSTEES' RESPONSIBILITIES  
FOR THE YEAR ENDED 31 MARCH 2023**

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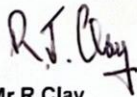
The Trustees are responsible for preparing the Trustees' Report and the financial statements in accordance with applicable law and United Kingdom Accounting Standards (United Kingdom Generally Accepted Accounting Practice).

The law applicable to charities in England & Wales requires the Trustees to prepare financial statements for each financial year which give a true and fair view of the state of affairs of the Charity and of its incoming resources and application of resources, including its income and expenditure, for that period. In preparing these financial statements, the Trustees are required to:

- select suitable accounting policies and then apply them consistently;
- observe the methods and principles of the Charities SORP (FRS 102);
- make judgments and accounting estimates that are reasonable and prudent;
- state whether applicable UK Accounting Standards (FRS 102) 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 business.

The Trustees are responsible for keeping adequate accounting records that are sufficient to show and explain the Charity's transactions and 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 Charity (Accounts and Reports) Regulations 2008 and the provisions of the Trust deed. They are also responsible for safeguarding the assets of the Charity and hence for taking reasonable steps for the prevention and detection of fraud and other irregularities.

Approved by order of the members of the board of Trustees on 5 December 2023 and signed on its behalf by:



**Mr R Clay**  
(Chair of Trustees)

---

**EPPING & THEYDON GARNON JOINT CHARITIES**

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**INDEPENDENT EXAMINER'S REPORT  
FOR THE YEAR ENDED 31 MARCH 2023**

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**Independent Examiner's Report to the Trustees of Epping & Theydon Garnon Joint Charities  
(the Charity')**

I report to the charity Trustees on my examination of the accounts of the Charity for the year ended 31 March 2023.

**Responsibilities and Basis of Report**

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

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

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EPHING & THEYDON GARNON JOINT CHARITIES

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INDEPENDENT EXAMINER'S REPORT (CONTINUED)  
FOR THE YEAR ENDED 31 MARCH 2023

---

**Independent Examiner's Statement**

Your attention is drawn to the fact that the Charity has prepared the accounts in accordance with Accounting and Reporting by Charities: Statement of Recommended Practice applicable to charities preparing their accounts in accordance with the Financial Reporting Standard applicable in the UK and Republic of Ireland (FRS 102) in preference to the Accounting and Reporting by Charities: Statement of Recommended Practice issued on 1 April 2005 which is referred to in the extant regulations but has been withdrawn.

I understand that this has been done in order for the accounts to provide a true and fair view in accordance with the Generally Accepted Accounting Practice effective for reporting periods beginning on or after 1 January 2015.

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

1. accounting records were not kept in respect of the Charity as required by section 130 of the 2011 Act; or
2. the accounts do not accord with those records; or
3. the accounts do not comply with the applicable requirements concerning the form and content of accounts set out in the Charities (Accounts and Reports) Regulations 2008 other than any requirement that the accounts give a 'true and fair' view which is not a matter considered as part of an independent examination.

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

Signed:

Dated: 5 December 2023

P Thain

ACCA

Haslers  
Chartered Accountants  
Old Station Road  
Loughton  
Essex  
IG10 4PL

EPPING & THEYDON GARNON JOINT CHARITIES

STATEMENT OF FINANCIAL ACTIVITIES  
FOR THE YEAR ENDED 31 MARCH 2023

	Note	Unrestricted funds 2023 £	Total funds 2023 £	Total funds 2022 £
<b>Income from:</b>				
Investments	3	68,952	68,952	78,971
<b>Total income</b>		68,952	68,952	78,971
<b>Expenditure on:</b>				
Charitable activities	4	45,578	45,578	34,845
<b>Total expenditure</b>		45,578	45,578	34,845
<b>Net movement in funds</b>		23,374	23,374	44,126
<b>Reconciliation of funds:</b>				
Total funds brought forward		2,604,503	2,604,503	2,560,377
Net movement in funds		23,374	23,374	44,126
<b>Total funds carried forward</b>		2,627,877	2,627,877	2,604,503

The Statement of Financial Activities includes all gains and losses recognised in the year.

The notes on pages 10 to 17 form part of these financial statements.

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EPPING & THEYDON GARNON JOINT CHARITIES

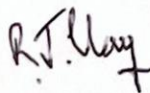
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BALANCE SHEET  
AS AT 31 MARCH 2023

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	Note	2023 £	2022 £
<b>Fixed assets</b>			
Investment property	9	2,350,000	2,350,000
		<u>2,350,000</u>	<u>2,350,000</u>
<b>Current assets</b>			
Investments	10	80,775	83,224
Cash at bank and in hand		197,102	171,279
		<u>277,877</u>	<u>254,503</u>
<b>Net current assets</b>		<u>277,877</u>	<u>254,503</u>
<b>Total assets less current liabilities</b>		<u>2,627,877</u>	<u>2,604,503</u>
<b>Total net assets</b>		<u><u>2,627,877</u></u>	<u><u>2,604,503</u></u>
<b>Charity funds</b>			
Restricted funds	11	-	-
Unrestricted funds	11	2,627,877	2,604,503
<b>Total funds</b>		<u><u>2,627,877</u></u>	<u><u>2,604,503</u></u>

The financial statements were approved and authorised for issue by the Trustees on 05 December 2023 and signed on their behalf by:



Mr R Clay  
(Chair of Trustees)

The notes on pages 10 to 17 form part of these financial statements.

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## EPHING & THEYDON GARNON JOINT CHARITIES

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### NOTES TO THE FINANCIAL STATEMENTS FOR THE YEAR ENDED 31 MARCH 2023

---

#### 1. General information

Epping & Theydon Garnon Joint Charities is an unincorporated charity, with a registration number 213077. The principal office is detailed on page 2 of the financial statements.

#### 2. Accounting policies

##### 2.1 Basis of preparation of financial statements

The financial statements have been prepared in accordance with the Charities SORP (FRS 102) - Accounting and Reporting by Charities: Statement of Recommended Practice applicable to charities preparing their accounts in accordance with the Financial Reporting Standard applicable in the UK and Republic of Ireland (FRS 102) (effective 1 January 2019), the Financial Reporting Standard applicable in the UK and Republic of Ireland (FRS 102) and the Charities Act 2011.

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 the Charities SORP (FRS 102) published in October 2019 rather than the Accounting and Reporting by Charities: Statement of Recommended Practice effective from 1 April 2005 which has since been withdrawn.

The financial statements are presented in pounds sterling, which is the functional currency of the charity.

Epping & Theydon Garnon Joint Charities meets the definition of a public benefit entity under FRS 102. Assets and liabilities are initially recognised at historical cost or transaction value unless otherwise stated in the relevant accounting policy.

##### 2.2 Income

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

Income tax recoverable in relation to investment income is recognised at the time the investment income is receivable.

##### 2.3 Expenditure

Expenditure is recognised once there is a legal or constructive obligation to transfer economic benefit to a third party, it is probable that a transfer of economic benefits will be required in settlement and the amount of the obligation can be measured reliably. Expenditure is classified by activity. The costs of each activity are made up of the total of direct costs and shared costs, including support costs involved in undertaking each activity. Direct costs attributable to a single activity are allocated directly to that activity. Shared costs which contribute to more than one activity and support costs which are not attributable to a single activity are apportioned between those activities on a basis consistent with the use of resources. Central staff costs are allocated on the basis of time spent, and depreciation charges allocated on the portion of the asset's use.

Expenditure on charitable activities is incurred on directly undertaking the activities which further the Charity's objectives, as well as any associated support costs.

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**EPPING & THEYDON GARNON JOINT CHARITIES**

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**NOTES TO THE FINANCIAL STATEMENTS  
FOR THE YEAR ENDED 31 MARCH 2023**

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**2. Accounting policies (continued)**

**2.3 Expenditure (continued)**

Grants payable are charged in the year when the offer is made except in those cases where the offer is conditional, such grants being recognised as expenditure when the conditions attaching are fulfilled. Grants offered subject to conditions which have not been met at the year end are noted as a commitment, but not accrued as expenditure.

All expenditure is inclusive of irrecoverable VAT.

**2.4 Cash at bank and in hand**

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

**2.5 Financial instruments**

The Charity only has financial assets and financial liabilities of a kind that qualify as basic financial instruments. Basic financial instruments are initially recognised at transaction value and subsequently measured at their settlement value with the exception of bank loans which are subsequently measured at amortised cost using the effective interest method.

**2.6 Fund accounting**

General funds are unrestricted funds which are available for use at the discretion of the Trustees in furtherance of the general objectives of the Charity and which have not been designated for other purposes.

Investment income, gains and losses are allocated to the appropriate fund.

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EPPING & THEYDON GARNON JOINT CHARITIES

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NOTES TO THE FINANCIAL STATEMENTS  
FOR THE YEAR ENDED 31 MARCH 2023

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3. Investment income

	Unrestricted funds 2023 £	Total funds 2023 £	Total funds 2022 £
Rents received	69,370	69,370	70,040
Gains/(losses) on investments	(1,109)	(1,109)	7,170
Deposit account interest	691	691	1,761
	<u>68,952</u>	<u>68,952</u>	<u>78,971</u>

4. Analysis of expenditure on charitable activities

Summary by fund type

	Unrestricted funds 2023 £	Total 2023 £	Total 2022 £
Management costs	29,968	29,968	20,515
Grants - Education	13,260	13,260	13,390
Grants - Relief in need	2,350	2,350	940
	<u>45,578</u>	<u>45,578</u>	<u>34,845</u>

EPPING & THEYDON GARNON JOINT CHARITIES

NOTES TO THE FINANCIAL STATEMENTS  
FOR THE YEAR ENDED 31 MARCH 2023

5. Analysis of expenditure by activities

	Grant funding of activities 2023 £	Support costs 2023 £	Total funds 2023 £	Total funds 2022 £
Support costs	-	29,968	29,968	20,515
Education	13,260	-	13,260	13,390
Relief in need	2,350	-	2,350	940
	<u>15,610</u>	<u>29,968</u>	<u>45,578</u>	<u>34,845</u>
<i>Total 2022</i>	<u>14,330</u>	<u>20,515</u>	<u>34,845</u>	

Analysis of support costs

	Total funds 2023 £	Total funds 2022 £
Staff costs	10,011	7,818
Office expenses	1,592	1,303
Telephone	301	222
Website	20	499
Insurance	4,723	4,213
Professional fees	2,827	3,238
Maintenance and repairs	9,717	2,149
Sundries	777	1,073
	<u>29,968</u>	<u>20,515</u>

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EPPING & THEYDON GARNON JOINT CHARITIES

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NOTES TO THE FINANCIAL STATEMENTS  
FOR THE YEAR ENDED 31 MARCH 2023

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6. Independent examiner's remuneration

	2023 £	2022 £
Fees payable to the Charity's independent examiner for the independent examination of the Charity's annual accounts	<u>650</u>	<u>590</u>

7. Staff costs

	2023 £	2022 £
Wages and salaries	9,393	7,260
Contribution to defined contribution pension schemes	618	557
	<u>10,011</u>	<u>7,817</u>

The average number of persons employed by the Charity during the year was as follows:

	2023 No.	2022 No.
Support	<u>1</u>	<u>1</u>

No employee received remuneration amounting to more than £60,000 in either year.

8. Trustees' remuneration and expenses

During the year, no Trustees received any remuneration or other benefits (2022 - *ENIL*).

During the year ended 31 March 2023, no Trustee expenses have been incurred (2022 - *ENIL*).

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EPPING & THEYDON GARNON JOINT CHARITIES

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NOTES TO THE FINANCIAL STATEMENTS  
FOR THE YEAR ENDED 31 MARCH 2023

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9. Investment property

	Freehold investment property £
Valuation	
At 1 April 2022	2,350,000
At 31 March 2023	<u>2,350,000</u>

10. Current asset investments

	2023 £	2022 £
Unlisted investments	<u>80,775</u>	<u>83,224</u>

EPPING & THEYDON GARNON JOINT CHARITIES

NOTES TO THE FINANCIAL STATEMENTS  
FOR THE YEAR ENDED 31 MARCH 2023

11. Statement of funds

Statement of funds - current year

	Balance at 1 April 2022 £	Income £	Expenditure £	Balance at 31 March 2023 £
<b>Unrestricted funds</b>				
Reserves	2,604,503	68,952	(45,578)	2,627,877

Statement of funds - prior year

	<i>Balance at</i> 1 April 2021 £	<i>Income</i> £	<i>Expenditure</i> £	<i>Balance at</i> 31 March 2022 £
<b>Unrestricted funds</b>				
Reserves	2,560,377	78,971	(34,845)	2,604,503

12. Summary of funds

Summary of funds - current year

	Balance at 1 April 2022 £	Income £	Expenditure £	Balance at 31 March 2023 £
General funds	2,604,503	68,952	(45,578)	2,627,877

Summary of funds - prior year

	<i>Balance at</i> 1 April 2021 £	<i>Income</i> £	<i>Expenditure</i> £	<i>Balance at</i> 31 March 2022 £
General funds	2,560,377	78,971	(34,845)	2,604,503

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EPPING & THEYDON GARNON JOINT CHARITIES

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NOTES TO THE FINANCIAL STATEMENTS  
FOR THE YEAR ENDED 31 MARCH 2023

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13. Analysis of net assets between funds

Analysis of net assets between funds - current year

	Unrestricted funds 2023 £	Total funds 2023 £
Investment property	2,350,000	2,350,000
Current assets	277,877	277,877
<b>Total</b>	<b>2,627,877</b>	<b>2,627,877</b>

Analysis of net assets between funds - prior year

	Unrestricted funds 2022 £	Total funds 2022 £
Investment property	2,350,000	2,350,000
Current assets	254,503	254,503
<b>Total</b>	<b>2,604,503</b>	<b>2,604,503</b>

14. Related party transactions

The Charity has not entered into any related party transaction during the year, nor are there any outstanding balances owing between related parties and the Charity at 31 March 2023.

To: Haslers Chartered Accountants

Dear Sirs

The following representations are made on the basis of enquiries of management and staff with relevant knowledge and experience such as we consider necessary in connection with your independent examination of the charity's financial statements for the year ended 31 March 2023. These enquiries have included inspection of supporting documentation where appropriate and are sufficient to satisfy ourselves that we can make each of the following representations. All representations are made to the best of our knowledge and belief.

**General**

1 We acknowledge that the work performed by you is substantially less in scope than an audit performed in accordance with International Standards on Auditing (UK) and that you do not express an audit opinion.

2 We confirm that the charity was entitled to exemption under section 144 of the Charities Act 2011 the requirement to have its financial statements for the financial year ended 31 March 2022 audited.

3 We have fulfilled our responsibilities as directors / trustees as set out in the terms of your engagement letter dated [date], under the Charities Act 2011 for preparing financial statements in accordance with applicable law and United Kingdom Accounting Standards (United Kingdom Generally Accepted Accounting Practice), for being satisfied that they give a true and fair view and for making accurate representations to you.

4 All the transactions undertaken by the charity have been properly reflected and recorded in the accounting records.

5 All the accounting records have been made available to you for the purpose of your independent examination. We have provided you with unrestricted access to all appropriate persons within the charity, and with all other records and related information requested, including minutes of all management and trustee meetings and correspondence with The Charity Commission.

6 The financial statements are free of material misstatements, including omissions.

7 The effects of uncorrected misstatements are immaterial both individually and in total.

**Assets and liabilities**

8 The charity has satisfactory title to all assets and there are no liens or encumbrances on the charity's assets, except for those that are disclosed in the notes to the financial statements.

9 All actual liabilities, contingent liabilities and guarantees given to third parties have been recorded or disclosed as appropriate.

10 We have no plans or intentions that may materially alter the carrying value and where relevant the fair value measurements or classification of assets and liabilities reflected in the financial statements.

**Accounting estimates**

11 Significant assumptions used by us in making accounting estimates, including those measured at fair value, are reasonable.

**Legal claims**

12 We have disclosed to you all claims in connection with litigation that have been, or are expected to be, received and such matters, as appropriate, have been properly accounted for, and disclosed in, the financial statements.

**Laws and regulations**

13 We have disclosed to you all known instances of non-compliance or suspected non-compliance with laws and regulations whose effects should be considered when preparing the financial statements.

**Related parties**

14 Related party relationships and transactions have been appropriately accounted for and disclosed in the financial statements. We have disclosed to you all relevant information concerning such relationships and transactions and are not aware of any other matters which require disclosure in order to comply with legislative and accounting standards requirements.

**Subsequent events**

15 All events subsequent to the date of the financial statements which require adjustment or disclosure have been properly accounted for and disclosed.

**Going concern**

16 We believe that the charity's financial statements should be prepared on a going concern basis on the grounds that current and future sources of funding or support will be more than adequate for the charity's needs. We have considered a period of twelve months from the date of approval of the financial statements. We believe that no further disclosures relating to the charity's ability to continue as a going concern need to be made in the financial statements.

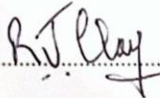
**Grants and donations**

19 All grants, donations and other income, the receipt of which is subject to specific terms or conditions, have been notified to you. There have been no breaches of terms or conditions in the application of such income.

**Restricted grants and donations**

20 We confirm that there are no restricted funds.

Yours faithfully,

A handwritten signature in black ink, appearing to read "R. J. Clay", is written above a horizontal dotted line.

Signed on behalf of the board of trustees  
5 December 2023

**EPPING AND THEYDON GARNON CHARITIES**

England & Wales - Charity number 213077

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# Accounts

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**EPPING & THEYDON GARNON JOINT CHARITIES**

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**UNAUDITED**

**TRUSTEES' REPORT AND FINANCIAL STATEMENTS**

**FOR THE YEAR ENDED 31 MARCH 2022**

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**EPPING & THEYDON GARNON JOINT CHARITIES**

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**CONTENTS**

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	Page
<b>Reference and Administrative Details of the Charity, its Trustees and Advisers</b>	1
<b>Trustees' Report</b>	2 - 4
<b>Trustees' Responsibilities Statement</b>	5
<b>Independent Examiner's Report</b>	6 - 7
<b>Statement of Financial Activities</b>	8
<b>Balance Sheet</b>	9
<b>Notes to the Financial Statements</b>	10 - 17

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**EPPING & THEYDON GARNON JOINT CHARITIES**

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**REFERENCE AND ADMINISTRATIVE DETAILS OF THE CHARITY, ITS TRUSTEES AND ADVISERS  
FOR THE YEAR ENDED 31 MARCH 2022**

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**Trustees**

Reverend L Batson  
Mrs J Lorkins  
Mr R Clay, Chairman  
Mr H Pegrum  
Mrs W Webb  
Mr D Tetlow  
Mr M R Chapman, Clerk to the Trustees  
Mr R Brady  
Mrs B Scruton  
Reverend J Fy  
Mr J Barber

**Charity registered  
number**

213077

**Principal office**

St John's House  
St Johns Road  
Epping  
Essex  
CM16 5DN

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## EPPING & THEYDON GARNON JOINT CHARITIES

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### TRUSTEES' REPORT FOR THE YEAR ENDED 31 MARCH 2022

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The Trustees present their annual report together with the financial statements of the Charity for the year 1 April 2021 to 31 March 2022.

The Charity also trades under the names Epping & Theydon Garnon Education Charity and Epping & Theydon Garnon Relief in Need Charity.

#### **Objectives and activities**

##### **a. Policies and objectives**

Relief in need and education for people living within the ancient parishes of Epping and Theydon Garnon, Essex and the provision of almshouses.

In setting objectives and planning for activities, the Trustees have given due consideration to general guidance published by the Charity Commission relating to public benefit, including the guidance 'Public benefit: running a charity (PB2)'.

##### **b. Activities undertaken to achieve objectives**

Annual grants for education and relief of those in financial need, grants to organisations working in the area of benefit and maintaining the almshouses.

##### **c. Main activities undertaken to further the Charity's purposes for the public benefit**

When planning our activities for the year, the trustees have considered the Commission's guidance on public benefit. All activities of the Charity were carried out for the solely charitable purposes as set out in the Charity Commission Scheme.

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## EPPING & THEYDON GARNON JOINT CHARITIES

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### TRUSTEES' REPORT (CONTINUED) FOR THE YEAR ENDED 31 MARCH 2022

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#### Achievements and performance

##### a. Main achievements of the Charity

For the year 1st April 2021 to 31st March 2022

During the year, the Trustees began meeting in person once again, following the COVID pandemic. The Trustees held 4 meetings over the year. The meeting in June took place via zoom, due to the COVID recommendations at the time. The remainder of the meetings took place in person at Epping Hall, St John's Road, Epping. The meetings took place on the following dates:

Tuesday 29th June 2021  
Tuesday 21st September 2021  
Tuesday 16th November 2021  
Tuesday 1st March 2022

The Accounts for the Charities are healthy and all properties are tenanted, with rent being paid on time.

Grants have been paid out as follows:

From the Education Charity: Funds of just over £14,000 have been paid out this year towards Educational Grants. These include 10 University Grants at £500 per student (an increase from £300 per student the previous year). Grants have been paid towards courses of counselling sessions for 10 children and young teenagers, as well as courses of music therapy and drama therapy for other school-age children and teenagers.

From the Relief in Need Charity: Just under £1,000 was paid to host a Christmas Luncheon for the local elderly, to help alleviate social isolation, particularly following the COVID pandemic. The Christmas luncheon has traditionally been held every year but had to be suspended during the pandemic.

Effort has been made by the Representative of Education to make links with local schools and ensure they are aware of what help is available via the Joint Charities. A Chairman's Action was introduced in order to meet urgent needs that cannot wait until the next 3 monthly meeting. The Joint Charities now have a website which includes information on how to apply for grants.

#### Financial review

##### a. Going concern

After making appropriate enquiries, the Trustees have a reasonable expectation that the Charity has adequate resources to continue in operational existence for the foreseeable future. For this reason, they continue to adopt the going concern basis in preparing the financial statements. Further details regarding the adoption of the going concern basis can be found in the accounting policies.

#### Structure, governance and management

##### a. Constitution

Epping & Theydon Garnon Joint Charities is a registered charity, number 213077, and is constituted under the Charity Commission Scheme dated 28th September 1978

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EPPING & THEYDON GARNON JOINT CHARITIES

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TRUSTEES' REPORT (CONTINUED)  
FOR THE YEAR ENDED 31 MARCH 2022

---

Structure, governance and management (continued)

b. Methods of appointment or election of Trustees

The ex-officio trustees are the vicars of Epping, Epping Upland, Theydon Garnon and Coopersale.

Nominative trustees include three members of Epping Town Council, one member of Epping Upland Parish Council and one member of Theydon Garnon Parish Council.

Additional trustees can be appointed at the discretion of the trustees as Co-optative members.

Approved by order of the members of the board of Trustees on 12 January 2023 and signed on their behalf by:



Mr R Clay

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EPPING & THEYDON GARNON JOINT CHARITIES

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STATEMENT OF TRUSTEES' RESPONSIBILITIES  
FOR THE YEAR ENDED 31 MARCH 2022

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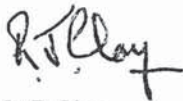
The Trustees are responsible for preparing the Trustees' Report and the financial statements in accordance with applicable law and United Kingdom Accounting Standards (United Kingdom Generally Accepted Accounting Practice).

The law applicable to charities in England & Wales requires the Trustees to prepare financial statements for each financial year which give a true and fair view of the state of affairs of the Charity and of its incoming resources and application of resources, including its income and expenditure, for that period. In preparing these financial statements, the Trustees are required to:

- select suitable accounting policies and then apply them consistently;
- observe the methods and principles of the Charities SORP (FRS 102);
- make judgments and accounting estimates that are reasonable and prudent;
- state whether applicable UK Accounting Standards (FRS 102) 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 business.

The Trustees are responsible for keeping adequate accounting records that are sufficient to show and explain the Charity's transactions and 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 Charity (Accounts and Reports) Regulations 2008 and the provisions of the Trust deed. They are also responsible for safeguarding the assets of the Charity and hence for taking reasonable steps for the prevention and detection of fraud and other irregularities.

Approved by order of the members of the board of Trustees on 12 January 2023 and signed on its behalf by:



Mr R Clay

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**EPPING & THEYDON GARNON JOINT CHARITIES**

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**INDEPENDENT EXAMINER'S REPORT  
FOR THE YEAR ENDED 31 MARCH 2022**

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**Independent Examiner's Report to the Trustees of Epping & Theydon Garnon Joint Charities  
(the Charity')**

I report to the charity Trustees on my examination of the accounts of the Charity for the year ended 31 March 2022.

**Responsibilities and Basis of Report**

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

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

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EPPING & THEYDON GARNON JOINT CHARITIES

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INDEPENDENT EXAMINER'S REPORT (CONTINUED)  
FOR THE YEAR ENDED 31 MARCH 2022

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**Independent Examiner's Statement**

Your attention is drawn to the fact that the Charity has prepared the accounts in accordance with Accounting and Reporting by Charities: Statement of Recommended Practice applicable to charities preparing their accounts in accordance with the Financial Reporting Standard applicable in the UK and Republic of Ireland (FRS 102) in preference to the Accounting and Reporting by Charities: Statement of Recommended Practice issued on 1 April 2005 which is referred to in the extant regulations but has been withdrawn.

I understand that this has been done in order for the accounts to provide a true and fair view in accordance with the Generally Accepted Accounting Practice effective for reporting periods beginning on or after 1 January 2015.

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

1. accounting records were not kept in respect of the Charity as required by section 130 of the 2011 Act; or
2. the accounts do not accord with those records; or
3. the accounts do not comply with the applicable requirements concerning the form and content of accounts set out in the Charities (Accounts and Reports) Regulations 2008 other than any requirement that the accounts give a 'true and fair' view which is not a matter considered as part of an independent examination.

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

Signed:



Dated: 12/01/23

P Thain

ACCA

Haslers  
Chartered Accountants  
Old Station Road  
Loughton  
Essex  
IG10 4PL

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**EPPING & THEYDON GARNON JOINT CHARITIES**

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**STATEMENT OF FINANCIAL ACTIVITIES  
FOR THE YEAR ENDED 31 MARCH 2022**

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	Note	Unrestricted funds 2022 £	Total funds 2022 £	Total funds 2021 £
<b>Income from:</b>				
Investments	3	78,971	78,971	85,516
<b>Total income</b>		78,971	78,971	85,516
<b>Expenditure on:</b>				
Charitable activities	4	34,845	34,845	19,519
<b>Total expenditure</b>		34,845	34,845	19,519
<b>Net movement in funds</b>		44,126	44,126	65,997
<b>Reconciliation of funds:</b>				
Total funds brought forward		2,560,377	2,560,377	2,494,380
Net movement in funds		44,126	44,126	65,997
<b>Total funds carried forward</b>		2,604,503	2,604,503	2,560,377

The Statement of Financial Activities includes all gains and losses recognised in the year.

The notes on pages 10 to 17 form part of these financial statements.

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EPPING & THEYDON GARNON JOINT CHARITIES

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BALANCE SHEET  
AS AT 31 MARCH 2022

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	Note	2022 £	2021 £
<b>Fixed assets</b>			
Investment property	9	2,350,000	2,350,000
		<u>2,350,000</u>	<u>2,350,000</u>
<b>Current assets</b>			
Investments	10	83,224	76,054
Cash at bank and in hand		171,279	134,323
		<u>254,503</u>	<u>210,377</u>
<b>Net current assets</b>		254,503	210,377
<b>Total assets less current liabilities</b>		<u>2,604,503</u>	<u>2,560,377</u>
<b>Total net assets</b>		<u>2,604,503</u>	<u>2,560,377</u>
<b>Charity funds</b>			
Restricted funds	11	-	-
Unrestricted funds	11	2,604,503	2,560,377
<b>Total funds</b>		<u>2,604,503</u>	<u>2,560,377</u>

The financial statements were approved and authorised for issue by the Trustees on 12 January 2023 and signed on their behalf by:



Mr R Clay

The notes on pages 10 to 17 form part of these financial statements.

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## EPPING & THEYDON GARNON JOINT CHARITIES

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### NOTES TO THE FINANCIAL STATEMENTS FOR THE YEAR ENDED 31 MARCH 2022

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#### 1. General information

Epping & Theydon Garnon Joint Charities is an unincorporated charity, with a registration number 213077. The principal office is detailed on page 1 of the financial statements.

#### 2. Accounting policies

##### 2.1 Basis of preparation of financial statements

The financial statements have been prepared in accordance with the Charities SORP (FRS 102) - Accounting and Reporting by Charities: Statement of Recommended Practice applicable to charities preparing their accounts in accordance with the Financial Reporting Standard applicable in the UK and Republic of Ireland (FRS 102) (effective 1 January 2019), the Financial Reporting Standard applicable in the UK and Republic of Ireland (FRS 102) and the Charities Act 2011.

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 the Charities SORP (FRS 102) published in October 2019 rather than the Accounting and Reporting by Charities: Statement of Recommended Practice effective from 1 April 2005 which has since been withdrawn.

The financial statements are presented in pounds sterling, which is the functional currency of the charity.

Epping & Theydon Garnon Joint Charities meets the definition of a public benefit entity under FRS 102. Assets and liabilities are initially recognised at historical cost or transaction value unless otherwise stated in the relevant accounting policy.

##### 2.2 Income

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

Income tax recoverable in relation to investment income is recognised at the time the investment income is receivable.

##### 2.3 Expenditure

Expenditure is recognised once there is a legal or constructive obligation to transfer economic benefit to a third party, it is probable that a transfer of economic benefits will be required in settlement and the amount of the obligation can be measured reliably. Expenditure is classified by activity. The costs of each activity are made up of the total of direct costs and shared costs, including support costs involved in undertaking each activity. Direct costs attributable to a single activity are allocated directly to that activity. Shared costs which contribute to more than one activity and support costs which are not attributable to a single activity are apportioned between those activities on a basis consistent with the use of resources. Central staff costs are allocated on the basis of time spent, and depreciation charges allocated on the portion of the asset's use.

Expenditure on charitable activities is incurred on directly undertaking the activities which further the Charity's objectives, as well as any associated support costs.

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## EPPING & THEYDON GARNON JOINT CHARITIES

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### NOTES TO THE FINANCIAL STATEMENTS FOR THE YEAR ENDED 31 MARCH 2022

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#### 2. Accounting policies (continued)

##### 2.3 Expenditure (continued)

Grants payable are charged in the year when the offer is made except in those cases where the offer is conditional, such grants being recognised as expenditure when the conditions attaching are fulfilled. Grants offered subject to conditions which have not been met at the year end are noted as a commitment, but not accrued as expenditure.

All expenditure is inclusive of irrecoverable VAT.

##### 2.4 Cash at bank and in hand

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

##### 2.5 Liabilities and provisions

Liabilities are recognised when there is an obligation at the Balance Sheet date as a result of a past event, it is probable that a transfer of economic benefit will be required in settlement, and the amount of the settlement can be estimated reliably.

##### 2.6 Financial instruments

The Charity only has financial assets and financial liabilities of a kind that qualify as basic financial instruments. Basic financial instruments are initially recognised at transaction value and subsequently measured at their settlement value with the exception of bank loans which are subsequently measured at amortised cost using the effective interest method.

##### 2.7 Fund accounting

General funds are unrestricted funds which are available for use at the discretion of the Trustees in furtherance of the general objectives of the Charity and which have not been designated for other purposes.

Investment income, gains and losses are allocated to the appropriate fund.

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EPPING & THEYDON GARNON JOINT CHARITIES

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NOTES TO THE FINANCIAL STATEMENTS  
FOR THE YEAR ENDED 31 MARCH 2022

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3. Investment income

	<b>Unrestricted funds 2022 £</b>	<b>Total funds 2022 £</b>	<i>Total funds 2021 £</i>
Rents received	70,040	<b>70,040</b>	70,265
Gains on investments	7,170	<b>7,170</b>	13,497
Deposit account interest	1,761	<b>1,761</b>	1,754
	<u>78,971</u>	<u><b>78,971</b></u>	<u>85,516</u>

4. Analysis of expenditure on charitable activities

Summary by fund type

	<b>Unrestricted funds 2022 £</b>	<b>Total 2022 £</b>	<i>Total 2021 £</i>
Management costs	20,515	<b>20,515</b>	14,341
Grants - Education	13,390	<b>13,390</b>	4,078
Grants - Relief in need	940	<b>940</b>	1,100
	<u>34,845</u>	<u><b>34,845</b></u>	<u>19,519</u>

**EPPING & THEYDON GARNON JOINT CHARITIES**

**NOTES TO THE FINANCIAL STATEMENTS  
FOR THE YEAR ENDED 31 MARCH 2022**

**5. Analysis of expenditure by activities**

	<b>Grant funding of activities 2022 £</b>	<b>Support costs 2022 £</b>	<b>Total funds 2022 £</b>	<i>Total funds 2021 £</i>
Support costs	-	20,515	<b>20,515</b>	14,341
Education	13,390	-	<b>13,390</b>	4,078
Relief in need	940	-	<b>940</b>	1,100
	<u>14,330</u>	<u>20,515</u>	<u><b>34,845</b></u>	<u>19,519</u>
<i>Total 2021</i>	<u>5,178</u>	<u>14,341</u>	<u>19,519</u>	

**Analysis of support costs**

	<b>Total funds 2022 £</b>	<i>Total funds 2021 £</i>
Staff costs	<b>7,818</b>	7,610
Office expenses	<b>1,303</b>	867
Telephone	<b>222</b>	450
Website	<b>499</b>	-
Insurance	<b>4,213</b>	3,656
Professional fees	<b>3,238</b>	597
Maintenance and repairs	<b>2,149</b>	1,061
Sundries	<b>1,073</b>	100
	<u><b>20,515</b></u>	<u>14,341</u>

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**EPPING & THEYDON GARNON JOINT CHARITIES**

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**NOTES TO THE FINANCIAL STATEMENTS  
FOR THE YEAR ENDED 31 MARCH 2022**

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**6. Independent examiner's remuneration**

	<b>2022</b>	<i>2021</i>
	<b>£</b>	<b>£</b>
Fees payable to the Charity's independent examiner for the independent examination of the Charity's annual accounts	<b>590</b>	<i>540</i>

**7. Staff costs**

	<b>2022</b>	<i>2021</i>
	<b>£</b>	<b>£</b>
Wages and salaries	<b>7,260</b>	<i>7,020</i>
Contribution to defined contribution pension schemes	<b>557</b>	<i>590</i>
	<b>7,817</b>	<i>7,610</i>

The average number of persons employed by the Charity during the year was as follows:

	<b>2022</b>	<i>2021</i>
	<b>No.</b>	<b>No.</b>
Support	<b>1</b>	<i>1</i>

No employee received remuneration amounting to more than £60,000 in either year.

**8. Trustees' remuneration and expenses**

During the year, no Trustees received any remuneration or other benefits (*2021 - £NIL*).

During the year ended 31 March 2022, no Trustee expenses have been incurred (*2021 - £NIL*).

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EPPING & THEYDON GARNON JOINT CHARITIES

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NOTES TO THE FINANCIAL STATEMENTS  
FOR THE YEAR ENDED 31 MARCH 2022

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9. Investment property

	Freehold investment property £
<b>Valuation</b>	
At 1 April 2021	2,350,000
At 31 March 2022	<u>2,350,000</u>

10. Current asset investments

	2022 £	2021 £
Unlisted investments	<u>83,224</u>	<u>76,054</u>

**EPPING & THEYDON GARNON JOINT CHARITIES**

**NOTES TO THE FINANCIAL STATEMENTS  
FOR THE YEAR ENDED 31 MARCH 2022**

**11. Statement of funds**

**Statement of funds - current year**

	<b>Balance at 1 April 2021</b>	<b>Income</b>	<b>Expenditure</b>	<b>Balance at 31 March 2022</b>
	£	£	£	£
<b>Unrestricted funds</b>				
Reserves	<u>2,560,377</u>	<u>78,971</u>	<u>(34,845)</u>	<u>2,604,503</u>

**Statement of funds - prior year**

	<i>Balance at 1 April 2020</i>	<i>Income</i>	<i>Expenditure</i>	<i>Balance at 31 March 2021</i>
	£	£	£	£
<b>Unrestricted funds</b>				
Reserves	<u>2,494,380</u>	<u>85,516</u>	<u>(19,519)</u>	<u>2,560,377</u>

**12. Summary of funds**

**Summary of funds - current year**

	<b>Balance at 1 April 2021</b>	<b>Income</b>	<b>Expenditure</b>	<b>Balance at 31 March 2022</b>
	£	£	£	£
General funds	<u>2,560,377</u>	<u>78,971</u>	<u>(34,845)</u>	<u>2,604,503</u>

**Summary of funds - prior year**

	<i>Balance at 1 April 2020</i>	<i>Income</i>	<i>Expenditure</i>	<i>Balance at 31 March 2021</i>
	£	£	£	£
General funds	<u>2,494,380</u>	<u>85,516</u>	<u>(19,519)</u>	<u>2,560,377</u>

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**EPPING & THEYDON GARNON JOINT CHARITIES**

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**NOTES TO THE FINANCIAL STATEMENTS  
FOR THE YEAR ENDED 31 MARCH 2022**

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**13. Analysis of net assets between funds**

**Analysis of net assets between funds - current year**

	<b>Unrestricted funds 2022 £</b>	<b>Total funds 2022 £</b>
Investment property	2,350,000	<b>2,350,000</b>
Current assets	254,503	<b>254,503</b>
<b>Total</b>	<u>2,604,503</u>	<u><b>2,604,503</b></u>

**Analysis of net assets between funds - prior year**

	<i>Unrestricted funds 2021 £</i>	<i>Total funds 2021 £</i>
Investment property	2,350,000	2,350,000
Current assets	210,377	210,377
<b>Total</b>	<u>2,560,377</u>	<u>2,560,377</u>

**14. Related party transactions**

The Charity has not entered into any related party transaction during the year, nor are there any outstanding balances owing between related parties and the Charity at 31 March 2022.

**EPPING AND THEYDON GARNON CHARITIES**

England & Wales - Charity number 213077

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# Accounts

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REGISTERED CHARITY NUMBER: 213077

**TRUSTEES' REPORT AND  
FINANCIAL STATEMENTS  
FOR THE YEAR ENDED 31 MARCH 2021  
FOR  
EPPING & THEYDON GARNON JOINT CHARITIES**

Haslers  
Chartered Accountants  
Old Station Road  
Loughton  
Essex  
IG10 4PL

**EPPING & THEYDON GARNON JOINT CHARITIES**

**CONTENTS OF THE FINANCIAL STATEMENTS  
FOR THE YEAR ENDED 31 MARCH 2021**

	Page
<b>Trustees' Report</b>	1 to 3
<b>Independent Examiner's Report</b>	4
<b>Statement of Financial Activities</b>	5
<b>Balance Sheet</b>	6
<b>Notes to the Financial Statements</b>	7 to 10
<b>Detailed Statement of Financial Activities</b>	11

## **EPPING & THEYDON GARNON JOINT CHARITIES**

### **TRUSTEES' REPORT FOR THE YEAR ENDED 31 MARCH 2021**

The trustees present their report with the financial statements of the charity for the year ended 31 March 2021. The trustees have adopted the provisions of Accounting and Reporting by Charities: Statement of Recommended Practice applicable to charities preparing their accounts in accordance with the Financial Reporting Standard applicable in the UK and Republic of Ireland (FRS 102) (effective 1 January 2019).

#### **OBJECTIVES AND ACTIVITIES**

##### **Objectives**

Relief in need and education for people living within the ancient parishes of Epping and Theydon Garnon, Essex and the provision of almshouses.

##### **Activities**

Annual grants for education and relief of those in financial need, grants to organisations working in the area of benefit and maintaining the almshouses.

##### **Public benefit**

When planning our activities for the year, the trustees have considered the Commission's guidance on public benefit. All activities of the Charity were carried out for the solely charitable purposes as set out in the Charity Commission Scheme.

#### **ACHIEVEMENT AND PERFORMANCE**

For the year April 2020 to 31st March 2021

During the year the Trustees have been unable to meet in person due to the pandemic. They have held two meetings during this time, both of which took place via zoom (one on 15th December 2020, and one on 2nd March 2021).

The Accounts for the Charities are healthy and all properties are tenanted, with rent being paid on time.

Grants have been paid out as follows:

From the Education Charity: About £5,600, towards students' study and educational travel, plus financial support to one adult re-training in mental health. Grants were also paid to a local playgroup to support their running, and also towards the start-up of a church-led educational organisation called Life Skills. Grants were paid to the local girl guiding group, and £1,050 was paid to Epping Uplands Primary School to provide counselling sessions to children most adversely affected by the pandemic.

From the Relief-in-Need Charity: £500, which was provided to support a lady whose home was involved in the fire on Hemnall Street.

Unfortunately, the usual Christmas Lunch for local people was not able to be held in December 2020 due to the pandemic.

#### **STRUCTURE, GOVERNANCE AND MANAGEMENT**

##### **Governing document**

Charity Commission Scheme dated 28th September 1978

##### **Recruitment and appointment of new trustees**

The ex-officio trustees are the vicars of Epping, Epping Upland, Theydon Garnon and Coopersale.

Nominative trustees include three members of Epping Town Council, one member of Epping Upland Parish Council and one member of Theydon Garnon Parish Council.

Additional trustees can be appointed at the discretion of the trustees as Co-optative members.

#### **REFERENCE AND ADMINISTRATIVE DETAILS**

##### **Registered Charity number**

213077

**EPPING & THEYDON GARNON JOINT CHARITIES**

**TRUSTEES' REPORT  
FOR THE YEAR ENDED 31 MARCH 2021**

**Principal address**

St John's House  
St Johns Road  
Epping  
Essex  
CM16 5DN

**Trustees**

Reverend L Batson  
Mr R Taylor  
Mr R Clay (Chairman)  
Mr H Pegrum  
Mrs W Webb  
Mr D Tetlow  
Mr M R Chapman (Clerk to the Trustees)  
Mr R Brady  
Mrs B Scruton  
Reverend J Fry  
Mr J Barber

**Independent Examiner**

Haslers  
Chartered Accountants  
Old Station Road  
Loughton  
Essex  
IG10 4PL

**Bankers**

Barclays Bank Plc  
183 High Street  
Epping  
Essex  
CM16 4BH

**Solicitors**

Wade & Davies Solicitors  
28 High Street  
Great Dunmow  
Essex  
CM6 1AH

Charity also known as:

Epping & Theydon Garnon Joint Charities  
Epping & Theydon Garnon Education Charity  
Epping & Theydon Garnon Relief in Need Charity

**STATEMENT OF TRUSTEES' RESPONSIBILITIES**

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

EPPING & THEYDON GARNON JOINT CHARITIES

TRUSTEES' REPORT  
FOR THE YEAR ENDED 31 MARCH 2021

**STATEMENT OF TRUSTEES' RESPONSIBILITIES - continued**

The law applicable to charities in England and Wales, the Charities Act 2011, Charity (Accounts and Reports) Regulations 2008 and the provisions of the trust deed requires the trustees to prepare financial statements for each financial year which give a true and fair view of the state of affairs of the charity and of the incoming resources and application of resources, including the income and expenditure, of the charity for that period. In preparing those financial statements, the trustees are required to

- select suitable accounting policies and then apply them consistently;
- observe the methods and principles in the Charity SORP;
- make judgements and estimates that are reasonable and prudent;
- prepare the financial statements on the going concern basis unless it is inappropriate to presume that the charity will continue in business.

The trustees are responsible for keeping proper accounting records which disclose with reasonable accuracy at any time the financial position of the charity and to enable them to ensure that the financial statements comply with the Charities Act 2011, the Charity (Accounts and Reports) Regulations 2008 and the provisions of the trust deed. They are also responsible for safeguarding the assets of the charity and hence for taking reasonable steps for the prevention and detection of fraud and other irregularities.

Approved by order of the board of trustees on ..... 21<sup>st</sup> September ..... and signed on its behalf by:  
2021

.....  
Mr R Clay - Trustee

21-9-21

**INDEPENDENT EXAMINER'S REPORT TO THE TRUSTEES OF  
EPPING & THEYDON GARNON JOINT CHARITIES**

**Independent examiner's report to the trustees of Epping & Theydon Garnon Joint Charities**

I report to the charity trustees on my examination of the accounts of Epping & Theydon Garnon Joint Charities (the Trust) for the year ended 31 March 2021.

**Responsibilities and basis of report**

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

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

**Independent examiner's statement**

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

1. accounting records were not kept in respect of the Trust as required by section 130 of the Act; or
2. the accounts do not accord with those records; or
3. the accounts do not comply with the applicable requirements concerning the form and content of accounts set out in the Charities (Accounts and Reports) Regulations 2008 other than any requirement that the accounts give a true and fair view which is not a matter considered as part of an independent examination.

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



P Thain  
FCCA  
Haslers  
Chartered Accountants  
Old Station Road  
Loughton  
Essex  
IG10 4PL

Date: ..... 8 October 2021 .....

**EPPING & THEYDON GARNON JOINT CHARITIES**

**STATEMENT OF FINANCIAL ACTIVITIES  
FOR THE YEAR ENDED 31 MARCH 2021**

	<b>Notes</b>	<b>2021 Unrestricted funds £</b>	<b>2020 Total funds £</b>
<b>INCOME AND ENDOWMENTS FROM</b>			
Investment income	2	85,516	69,094
<b>EXPENDITURE ON</b>			
Raising funds	3	14,341	15,660
<b>Charitable activities</b>			
Relief in Need		1,100	4,477
Education		4,078	6,880
<b>Total</b>		<hr/> 19,519	<hr/> 27,017
<b>NET INCOME</b>		<hr/> 65,997	<hr/> 42,077
<b>RECONCILIATION OF FUNDS</b>			
<b>Total funds brought forward</b>		2,494,380	2,452,303
<b>TOTAL FUNDS CARRIED FORWARD</b>		<hr/> <u>2,560,377</u>	<hr/> <u>2,494,380</u>

The notes form part of these financial statements

**EPPING & THEYDON GARNON JOINT CHARITIES**

**BALANCE SHEET  
31 MARCH 2021**

	Notes	2021 Unrestricted funds £	2020 Total funds £
<b>FIXED ASSETS</b>			
Investment property	7	2,350,000	2,350,000
<b>CURRENT ASSETS</b>			
Debtors	8	-	105
Investments	9	76,054	62,558
Cash at bank and in hand		134,323	81,717
		<hr/>	<hr/>
		210,377	144,380
<b>NET CURRENT ASSETS</b>		<hr/>	<hr/>
		210,377	144,380
<b>TOTAL ASSETS LESS CURRENT LIABILITIES</b>		<hr/>	<hr/>
		2,560,377	2,494,380
<b>NET ASSETS</b>		<hr/>	<hr/>
		2,560,377	2,494,380
<b>FUNDS</b>		<hr/>	<hr/>
Unrestricted funds	10	2,560,377	2,494,380
<b>TOTAL FUNDS</b>		<hr/>	<hr/>
		2,560,377	2,494,380

The financial statements were approved by the Board of Trustees and authorised for issue on ..... and were signed on its behalf by:

21<sup>st</sup> September 2021

  
.....  
Mr R Clay - Trustee

21-9-21

## EPPING & THEYDON GARNON JOINT CHARITIES

### NOTES TO THE FINANCIAL STATEMENTS FOR THE YEAR ENDED 31 MARCH 2021

#### 1. ACCOUNTING POLICIES

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

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

##### **Income**

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

##### **Expenditure**

Liabilities are recognised as expenditure as soon as there is a legal or constructive obligation committing the charity to that expenditure, it is probable that a transfer of economic benefits will be required in settlement and the amount of the obligation can be measured reliably. Expenditure is accounted for on an accruals basis and has been classified under headings that aggregate all cost related to the category. Where costs cannot be directly attributed to particular headings they have been allocated to activities on a basis consistent with the use of resources.

Grants offered subject to conditions which have not been met at the year end date are noted as a commitment but not accrued as expenditure.

##### **Investment property**

Investment property is shown at most recent valuation. Any aggregate surplus or deficit arising from changes in fair value is recognised in the Statement of Financial Activities.

##### **Taxation**

The charity is exempt from tax on its charitable activities.

##### **Fund accounting**

Unrestricted funds can be used in accordance with the charitable objectives at the discretion of the trustees.

Restricted funds can only be used for particular restricted purposes within the objects of the charity. Restrictions arise when specified by the donor or when funds are raised for particular restricted purposes.

Further explanation of the nature and purpose of each fund is included in the notes to the financial statements.

##### **Pension costs and other post-retirement benefits**

The charity operates a defined contribution pension scheme. Contributions payable to the charity's pension scheme are charged to the Statement of Financial Activities in the period to which they relate.

**EPPING & THEYDON GARNON JOINT CHARITIES**

**NOTES TO THE FINANCIAL STATEMENTS - continued  
FOR THE YEAR ENDED 31 MARCH 2021**

**2. INVESTMENT INCOME**

	<b>2021</b>	<b>2020</b>
	<b>Unrestricted</b>	<b>Total</b>
	<b>funds</b>	<b>funds</b>
	<b>£</b>	<b>£</b>
Rents Almshouses	31,244	29,780
Rent Stonards Farm	39,021	39,021
Deposit account interest	1,754	1,745
Gains on Investments	13,497	(1,452)
	<hr/>	<hr/>
	85,516	69,094
	<hr/>	<hr/>

**3. RAISING FUNDS**

**Investment management costs**

	<b>2021</b>	<b>2020</b>
	<b>Unrestricted</b>	<b>Total</b>
	<b>funds</b>	<b>funds</b>
	<b>£</b>	<b>£</b>
Support costs	14,341	15,660
	<hr/>	<hr/>

**4. TRUSTEES' REMUNERATION AND BENEFITS**

There were no trustees' remuneration or other benefits for the year ended 31 March 2021 nor for the year ended 31 March 2020.

**Trustees' expenses**

There were no trustees' expenses paid for the year ended 31 March 2021 nor for the year ended 31 March 2020.

**5. STAFF COSTS**

The average monthly number of employees during the year was as follows:

	<b>2021</b>	<b>2020</b>
Support	1	1
	<hr/>	<hr/>

No employees received emoluments in excess of £60,000.

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

	<b>Unrestricted</b>
	<b>funds</b>
	<b>£</b>
<b>INCOME AND ENDOWMENTS FROM</b>	
Investment income	69,094
<b>EXPENDITURE ON</b>	
Raising funds	15,660
<b>Charitable activities</b>	
Relief in Need	4,477
Education	6,880
<b>Total</b>	<hr/>
	27,017

EPPING & THEYDON GARNON JOINT CHARITIES

NOTES TO THE FINANCIAL STATEMENTS - continued  
FOR THE YEAR ENDED 31 MARCH 2021

6. COMPARATIVES FOR THE STATEMENT OF FINANCIAL ACTIVITIES - continued

Unrestricted  
funds  
£

NET INCOME

42,077

RECONCILIATION OF FUNDS

Total funds brought forward

2,452,303

TOTAL FUNDS CARRIED FORWARD

2,494,380

7. INVESTMENT PROPERTY

£

FAIR VALUE

At 1 April 2020  
and 31 March 2021

2,350,000

NET BOOK VALUE

At 31 March 2021

2,350,000

At 31 March 2020

2,350,000

8. DEBTORS: AMOUNTS FALLING DUE WITHIN ONE YEAR

2021  
£

2020  
£

Prepayments

-

105

9. CURRENT ASSET INVESTMENTS

2021  
£

2020  
£

Investment Assets

76,054

62,558

10. MOVEMENT IN FUNDS

	At 1/4/20 £	Net movement in funds £	At 31/3/21 £
Unrestricted funds			
General fund	2,494,380	65,997	2,560,377
<b>TOTAL FUNDS</b>	<b>2,494,380</b>	<b>65,997</b>	<b>2,560,377</b>

**EPPING & THEYDON GARNON JOINT CHARITIES**

**NOTES TO THE FINANCIAL STATEMENTS - continued  
FOR THE YEAR ENDED 31 MARCH 2021**

**10. MOVEMENT IN FUNDS - continued**

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

	<b>Incoming resources £</b>	<b>Resources expended £</b>	<b>Movement in funds £</b>
<b>Unrestricted funds</b>			
General fund	85,516	(19,519)	65,997
<b>TOTAL FUNDS</b>	<u>85,516</u>	<u>(19,519)</u>	<u>65,997</u>

**Comparatives for movement in funds**

	<b>At 1/4/19 £</b>	<b>Net movement in funds £</b>	<b>At 31/3/20 £</b>
<b>Unrestricted funds</b>			
General fund	2,452,303	42,077	2,494,380
<b>TOTAL FUNDS</b>	<u>2,452,303</u>	<u>42,077</u>	<u>2,494,380</u>

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

	<b>Incoming resources £</b>	<b>Resources expended £</b>	<b>Movement in funds £</b>
<b>Unrestricted funds</b>			
General fund	69,094	(27,017)	42,077
<b>TOTAL FUNDS</b>	<u>69,094</u>	<u>(27,017)</u>	<u>42,077</u>

**11. RELATED PARTY DISCLOSURES**

There were no related party transactions for the year ended 31 March 2021.

**EPPING & THEYDON GARNON JOINT CHARITIES**  
**DETAILED STATEMENT OF FINANCIAL ACTIVITIES**  
**FOR THE YEAR ENDED 31 MARCH 2021**

	2021 £	2020 £
<b>INCOME AND ENDOWMENTS</b>		
<b>Investment income</b>		
Rents Almshouses	31,244	29,780
Rent Stonards Farm	39,021	39,021
Deposit account interest	1,754	1,745
Gains on Investments	13,497	(1,452)
	<hr/>	<hr/>
	85,516	69,094
<b>Total incoming resources</b>	<hr/>	<hr/>
	85,516	69,094
<b>EXPENDITURE</b>		
<b>Charitable activities</b>		
Grants to institutions	5,178	11,357
<b>Support costs</b>		
<b>Management</b>		
Wages	7,020	7,020
Pensions	590	578
Insurance	3,656	3,225
Telephone	450	429
Sundries	100	470
Office expenses	867	890
Maintenance and repairs	1,061	2,367
Room hire	-	45
Professional fees	597	636
	<hr/>	<hr/>
	14,341	15,660
<b>Total resources expended</b>	<hr/>	<hr/>
	19,519	27,017
<b>Net income</b>	<hr/>	<hr/>
	65,997	42,077
	<hr/> <hr/>	<hr/> <hr/>