

THE BECKENHAM PAROCHIAL CHARITY

REPORT OF THE TRUSTEES FOR THE YEAR ENDED 31 MARCH 2023

TRUSTEES

Chairman	Mrs K Strachan	
Ex-Officio Member	Revd Father J Blunden	
Nominated Members	Mrs G Scales R Mellor R Mitchell	Mrs K Strachan Cllr S Wells
Co-Opted Members	D Jackson Mrs C Baker Mrs M Elliott	Rev Dr A Jones Mrs M Westropp

The Trustees are appointed in accordance with the Scheme for the regulation of the Charity dated 24 January 1997 and approved by the Charity Commission in England and Wales.

Clerk to the Trustees	Mrs J Fox
Treasurer	R Oliver
Principal Bankers	National Westminster Bank plc Beckenham, Kent
Independent Examiner	A G Gooch FCCA

Charity Registration number 213912

## THE BECKENHAM PAROCHIAL CHARITY

### REPORT OF THE TRUSTEES FOR THE YEAR ENDED 31 MARCH 2023

The Trustees of the Beckenham Parochial Charity submit their annual report and accounts for the year ended 31 March 2023.

#### *Organisation and aims*

The Beckenham Parochial Charity is regulated by a Scheme dated 24 January 1997, approved by the Charity Commissioners of England and Wales. It is an amalgamation of Charities, the first of which was founded in 1694.

The primary purposes of the Charity are to:

1. provide and maintain good housing for needy people resident in Beckenham and Penge who are able to live independently,
2. provide grants of money for the relief in need, hardship or distress of residents of Beckenham and Penge, or to former almshouse residents, and
3. provide grants of money for the promotion of education of young persons living in Beckenham and Penge.

#### *Trustees*

The names of the Trustees and other information required to be disclosed are on page 1.

#### *Review of the major activities and achievements of the year*

The Charity has continued to fulfil its functions during the year. Two Trustees have stepped down during the year, one retiring after many years' service and the other resigning for personal reasons.

The maintenance charges for all properties have remained unchanged during the year. General maintenance has continued as it arises. In addition, cyclical internal repair and redecoration at 5 Bromley Road and external redecoration of the Bertie Almshouses at 31-33 Bromley Road was undertaken. It also became necessary to carry out major repairs arising from wet rot in a partition wall at 3 Bromley Road.

Our continued liaison with local schools has resulted in a number of educational grants being awarded.

We liaise with other local charities in connection with Relief in Need grants and have been pleased to be able to assist an increasing number of individuals with such grants.

There are nine residents, in three groups of three, around the area, seven women and two men. They are visited by one or more of the Trustees and/or spoken to on the telephone regularly.

Some are able to be more active than others. All are still independent, albeit one now has carers attending on daily. Most have additional family support.

## THE BECKENHAM PAROCHIAL CHARITY

### REPORT OF THE TRUSTEES FOR THE YEAR ENDED 31 MARCH 2023

#### *Review of the major activities and achievements of the year (continued)*

All say they are pleased to have their homes and are grateful for what the Charity does for them.

During the year, it was apparent that schools were continuing to operate under difficult economic conditions and the after effects of lockdown, specifically the impact of reduced pupil socialisation and learning, were still being experienced. Grants have been awarded for the provision of outdoor play equipment to improve the physical and developmental skills for reception class pupils who lacked opportunities during lockdown and a whole school wellness day focusing on the well-being of pupils and staff. Grants were also awarded for early years support for struggling readers in reception classes.

#### **Extra-curricular activities**

Grants were awarded providing financial support to enable pupils from families who were struggling financially to participate in a residential trip.

The Student Bursary Scheme that was introduced in January 2021 has been withdrawn as no applications were forthcoming.

We remind local schools every quarter of the support the Charity can offer and draw their attention to the BPC website where more information is available. The Educational Grants for the year totalled £12,815.

Applications for Relief in Need continue to be received from a variety of different organisations and include an application from the office of a local MP. Other applications have been from Living Well, Bromley Relief in Need and Citizens Advice Bureau.

Grants for this financial year totalled £7,124 and included the purchase of 4 cookers, 3 washing machines, 1 fridge/freezer, some curtains, flooring, furniture, vacuum cleaners, bedding and towels.

#### *Review of financial transactions*

The Accounts detail a Deficit of Income over Expenditure of £11,756. This arises from a Surplus of £4,909 on the General Fund before transfers to Designated Funds, and a Deficit of £16,665 on the Designated Funds arising from cyclical and extraordinary repairs and maintenance of the properties.

Maintenance Contributions from Residents at £43,278 rose by £4,229 over those for the previous year reflecting a full year at the increase as from 1<sup>st</sup> January 2022. Income from Savings and Investments rose by £574 over the previous year.

THE BECKENHAM PAROCHIAL CHARITY

REPORT OF THE TRUSTEES FOR THE YEAR ENDED 31 MARCH 2023

Sundry Donations of £3,172 were received, an increase of £2,797, principally being a donation of £2,677 from the Mayor of Bromley's Charitable Appeal.

Expenditure on the recurring costs of the Almshouses rose by £17,666, being an increase of £1,001 in general expenses and the £16,665 on cyclical and extraordinary repair and maintenance of the properties as mentioned above. Educational Grants rose by £3,065 and Relief in Need Grants were lower by £2,022. Administration Expenses at £3,645 were £1,610 higher as they include Professional Fees of £1,440 on a valuation of the properties for insurance purposes.

Following the substantial rises in financial markets in the previous two years there was a slight fall during the year resulting in the value of the Charity's Investments being £17,493 lower as at the year end.

The annual transfers to the Designated Funds were made to provide adequate sums for the maintenance of the properties as the required expenditure falls due.

This Report was approved by the trustees on 18<sup>th</sup> October 2023 and signed on its behalf by



Chairman

**INDEPENDENT EXAMINER'S REPORT TO THE TRUSTEES OF  
THE BECKENHAM PAROCHIAL CHARITY**

I report on the accounts of the Trust for the year ended 31<sup>st</sup> March 2023, which are set out on pages 6 to 12.

**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 2011 Act) and that an independent examination is needed.

It is my responsibility to:

- examine the accounts under section 145 of the 2011 Act;
- to follow the procedures laid down in the general Directions given by the Charity Commission under section 145(5)(b) of the 2011 Act; and
- to state whether particular matters have come to my attention.

**Basis of Independent examiner's report**

My examination was carried out in accordance with the general Directions given by the Charity Commission. 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 consideration 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 no opinion is given as to whether the accounts present a 'true and fair view' and the report is limited to those matters set out in the statement below.

**Independent examiner's statement**

In connection with my examination, no matter has come to my attention:

(1) which gives me reasonable cause to believe that in any material respect the requirements:

- to keep accounting records in accordance with section 130 of the 2011 Act; and
- to prepare accounts which accord with the accounting records and comply with the accounting requirements of the 2011 Act

have not been met; or

(2) to which, in my opinion, attention should be drawn in order to enable a proper understanding of the accounts to be reached.



A.G. Gooch, FCA

Chartered Certified Accountant

95 High Street,

Beckenham,

Kent, BR3 1AG

19<sup>th</sup> October 2023

**THE BECKENHAM PAROCHIAL CHARITY**

**STATEMENT OF FINANCIAL ACTIVITIES FOR THE YEAR ENDED 31ST MARCH 2023**

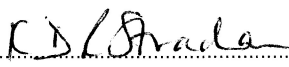
	<u>Note</u>	<u>UNRESTRICTED FUNDS</u>		<u>ENDOWMENT</u>	<u>TOTAL</u>	<u>TOTAL</u>
		<u>GENERAL</u>	<u>DESIGNATED</u>	<u>FUND</u>	<u>2023</u>	<u>2022</u>
<b><u>Incoming Resources</u></b>						
Investment Income	2	15,795	0	0	15,795	15,221
Maintenance Contributions	3	43,278	0	0	43,278	39,049
Other Income - Donations		3,172	0	0	3,172	375
<b><u>Total - Incoming Resources</u></b>		<u>62,245</u>	<u>0</u>	<u>0</u>	<u>62,245</u>	<u>54,645</u>
<b><u>Resources Expended</u></b>						
Direct Charitable Expenditure:-						
Almsouse Expenditure						
General Fund		33,752	0		33,752	32,751
Cyclical Maintenance Fund		0	8,379		8,379	0
Extraordinary Repair Fund		0	8,286		8,286	0
	3	<u>33,752</u>	<u>16,665</u>		<u>50,417</u>	<u>32,751</u>
Educational Grants		12,815	0		12,815	9,750
Relief In Need Grants		7,124	0		7,124	9,146
		<u>53,691</u>	<u>16,665</u>		<u>70,356</u>	<u>51,647</u>
Administration Expenses	4	3,645	0		3,645	2,035
<b><u>Total - Resources Expended</u></b>		<u>57,336</u>	<u>16,665</u>		<u>74,001</u>	<u>53,682</u>
<b><u>Net (Outgoing)Incoming Resources</u></b>						
<u>before Transfers</u>		4,909	( -16,665 )		( -11,756 )	963
Transfers between Funds		( -9,700 )	9,700		0	0
<b><u>Net (Outgoing)Incoming Resources</u></b>		<u>( -4,791 )</u>	<u>( -6,965 )</u>		<u>( -11,756 )</u>	<u>963</u>
<b><u>Gains/(Losses) on Investments</u></b>						
Realised		0	0	0	0	0
Unrealised		( -20,177 )	638	2,046	( -17,493 )	151,833
		<u>( -24,968 )</u>	<u>( -6,327 )</u>	<u>2,046</u>	<u>( -29,249 )</u>	<u>152,796</u>
<b><u>Fund Balances brought forward 1st April 2022</u></b>		648,556	50,751	971,374	1,670,681	1,517,885
<b><u>Fund Balances carried forward 31st March 2023</u></b>		<u>623,588</u>	<u>44,424</u>	<u>973,420</u>	<u>1,641,432</u>	<u>1,670,681</u>

**THE BECKENHAM PAROCHIAL CHARITY**

**BALANCE SHEET AS AT 31ST MARCH 2023**

	<u>Note</u>	<u>2023</u>	<u>2022</u>
<b><u>Fixed Assets</u></b>			
Tangible Assets	5	0	0
Investments	6	1,607,998	1,623,750
		<u>1,607,998</u>	<u>1,623,750</u>
<b><u>Current Assets</u></b>			
NatWest Bank Accounts		43,900	46,818
National Savings Investment Accounts		1,619	1,617
COIF Deposit Account		2,615	2,570
Sundry Debtors & Prepayments		<u>572</u>	<u>1,288</u>
		48,706	52,293
<b><u>deduct :- Current Liabilities</u></b>			
Amounts falling due within one year:-			
Accruals		<u>15,272</u>	<u>5,362</u>
		33,434	46,931
<b><u>Total - Net Assets</u></b>		<u>1,641,432</u>	<u>1,670,681</u>
 <b><u>Represented by :-</u></b>			
<b><u>Unrestricted Funds</u></b>	7		
<b><u>General Reserve</u></b>		623,588	648,556
<b><u>Designated Funds</u></b>			
Cyclical Maintenance Funds		14,186	17,765
Extraordinary Repair Funds		<u>30,238</u>	<u>32,986</u>
		44,424	50,751
<b><u>Endowment Fund</u></b>	8	973,420	971,374
		<u>1,641,432</u>	<u>1,670,681</u>

Approved by the Trustees on 18th October 2023

  
.....  
Mrs K Strachan  
Chairman

  
.....  
R A Oliver  
Hon. Treasurer

**THE BECKENHAM PAROCHIAL CHARITY**  
**NOTES TO THE ACCOUNTS**  
**FOR THE YEAR ENDED 31 MARCH 2023**

**1 Accounting Policies**

**Basis of Accounting**

The accounts are prepared under the historical convention, with the exception that investments are valued at mid-market prices as at the Balance Sheet date, and in accordance with The Charities Act 2011, applicable accounting standards and the requirements of the Statement of Recommended Practice - Accounting and Reporting by Charities (SORP).

**1 - Incoming Resources**

All incoming resources are recognised in statement of financial activities when they are receivable by the charity.

**2 - Resources Expended**

Resources expended are recognised in the period in which they are incurred. Resources expended includes VAT which cannot be reclaimed

Direct charitable expenditure includes the cost of maintaining the properties of the Charity, and of all other applications of income approved by the Scheme for the regulation of the Charity dated 24 January 1997

**Transfers**

The trustees, in accordance with their powers, have approved the transfers of amounts of annual income to the designated funds, as disclosed in the accounts.

**Tangible Fixed Assets**

Due to the restrictions placed on the use of the Charity's properties, they have not been capitalised. They are, however, summarised and shown in note 5.

**Investments**

Investments listed on a recognised stock exchange, including investment and unit trusts, are stated at mid-market value.

Net Investment gains or losses for the year, both realised and unrealised, are disclosed in the Statement of Financial Activities.

**2 Investment Income**

	2023		2022	
	£	£	£	£
Dividends				
M & G Multi Asset Shares	477		450	
COIF Shares	15,061	15,538	14,765	15,215
Interest				
National Savings Account	2		1	
COIF Deposit Account	53		1	
Bank Accounts	202	257	4	6
Total		15,795		15,221



**THE BECKENHAM PAROCHIAL CHARITY**  
**NOTES TO THE ACCOUNTS**  
**FOR THE YEAR ENDED 31 MARCH 2023**

**3 Almshouse Revenue Accounts**

	Rawlins £	Bertie £	Glebe £	2023 Total £	2022 Total £
<b>Income</b>					
Maintenance contributions	13,297	13,556	16,425	43,278	39,049
<b>Expenditure</b>					
Estate Management Charge	-	-	6,909	6,909	7,359
Electricity	6,882	1,148	6,422	14,452	11,477
Gas	-	2,768	-	2,768	1,311
Water	358	955	498	1,811	1,731
Insurance	635	494	-	1,129	1,037
Repairs - General	2,897	2,723	620	6,240	9,456
Repairs - Cyclical	3,189	5,190	-	8,379	-
Repairs - Extraordinary	8,286	-	-	8,286	-
Alarm Call Service	-	206	-	206	202
TV Licences	8	7	-	15	-
Gifts to Residents	74	74	74	222	178
	22,329	13,565	14,523	50,417	32,751
<b>Transfers to :</b>					
Cyclical Maintenance Fund	1,800	1,800	1,200	4,800	4,800
Extraordinary Repairs Fund	1,950	1,950	1,000	4,900	4,900
Leasehold Redemption Fund	-	-	-	-	(48,390)
	3,750	3,750	2,200	9,700	(38,690)
<b>Net Income(Expenditure) on Almshouse Revenue</b>	<b>(12,782)</b>	<b>(3,759)</b>	<b>(298)</b>	<b>(16,839)</b>	<b>44,988</b>

**4 Administration Expenses**

	2023 £	2022 £
Office and Meetings	236	185
Clerk's Honorarium	400	400
Accountancy Fee	1,188	1,128
Professional Fees-Insurance Valuation	1,440	-
Subscription - NAA	209	203
Sundry Costs	172	119
	3,645	2,035

**THE BECKENHAM PAROCHIAL CHARITY**  
**NOTES TO THE ACCOUNTS**  
**FOR THE YEAR ENDED 31 MARCH 2023**

**5 Tangible Fixed Assets**

The Charity owns land and buildings which are used as Almshouses and to which restrictions on disposition are imposed by the Charities Act 1993. A summary of them and their insured values are as follows:

	<u>2023</u>	<u>2022</u>
	£	£
Freehold Property:		
1,3 & 5 Bromley Road, Beckenham, Kent	771,774	654,101
31,31A & 33 Bromley Road, Beckenham, Kent	<u>600,266</u>	<u>508,743</u>
	<u>1,372,040</u>	<u>1,162,844</u>

Leasehold Property

5,7 & 9 Atkins Drive, West Wickham, Kent. Insured by the Glebe Housing Association under a block policy covering all their properties. The Trustees consider that adequate cover is in place.

The Leasehold Property is comprised in a lease dated 11 December 1995, for a term of 60 years.

**6 Fixed Asset Investments**

	Unrestricted Funds		Endowment	2023	2022
	General	Designated	Fund	Total	Total
	£	£		Funds	Funds
	£	£		£	£
Valuation at 1st April 2022	597,011	55,366	971,374	1,623,751	1,470,178
Additions	600	1,140	-	1,740	1,740
Sale Proceeds	-	-	-	-	-
Transfers	-	-	-	-	-
Unrealised Gains (Losses) on valuation	-	-	-	-	-
at 31 March 2023	<span style="color: red;">(20,177)</span>	638	2,046	<span style="color: red;">(17,493)</span>	151,833
Valuation at 31 March 2023	<u>577,434</u>	<u>57,144</u>	<u>973,420</u>	<u>1,607,998</u>	<u>1,623,751</u>

The valuation at 31 March 2023 comprises

*Investments listed on a recognised stock exchange including investments and unit trusts:*

COIF Accumulation Shares	-	-	435,191	435,191	439,102
COIF Income Shares	517,959	-	-	517,959	538,330
M & G Charity Multi Asset-Acc Shares	47,302	57,144	538,229	642,675	633,798
M & G Charity Multi Asset-Inc Shares	12,173	-	-	12,173	12,521
	<u>577,434</u>	<u>57,144</u>	<u>973,420</u>	<u>1,607,998</u>	<u>1,623,751</u>

Historical cost or value

*The historical cost or value of the investments dating from the scheme establishing the charity, are*

Value at 24 January 1997	220,784	14,927	149,307	385,018	385,018
Cost since	-	29,328	-	29,328	40,848
	<u>220,784</u>	<u>44,255</u>	<u>149,307</u>	<u>414,346</u>	<u>425,866</u>

**THE BECKENHAM PAROCHIAL CHARITY**  
**NOTES TO THE ACCOUNTS**  
**FOR THE YEAR ENDED 31 MARCH 2023**

**7 Unrestricted Funds**

General Reserve	£
Balance at 1 April 2022	648,556
Net (Outgoing)Incoming Resources for the year	4,909
Transfers between Funds	<b>(9,700)</b>
Unrealised Gains(Losses) on Investments	<b>(20,177)</b>
Balance at 31 March 2023	<u>623,588</u>

The General Reserve represents the unrestricted funds which the Trustees are free to use in accordance with the charitable objects, and which are not designated for particular purposes.

Designated Funds	Rawlins £	Bertie £	Glebe £	Total £
<i>Cyclical Maintenance Funds</i>				
Balance at 1 April 2022	3,351	8,408	6,006	17,765
Transfers from Endowment Income Fund	1,800	1,800	1,200	4,800
Cyclical Maintenance Expenditure	<b>(3,189)</b>	<b>(5,190)</b>	-	<b>(8,379)</b>
Balance at 31 March 2023	<u>1,962</u>	<u>5,018</u>	<u>7,206</u>	<u>14,186</u>
<i>Extraordinary Repairs Funds</i>				
Balance at 1 April 2022	16,588	9,546	6,852	32,986
Transfers from Endowment Income Fund	1,950	1,950	1,000	4,900
Extraordinary Repairs Expenditure	<b>(8,286)</b>	-	-	<b>(8,286)</b>
Unrealised Gains(Losses) on Investments	505	115	18	638
Balance at 31 March 2023	<u>10,757</u>	<u>11,611</u>	<u>7,870</u>	<u>30,238</u>
<i>Total designated funds</i>	<u>12,719</u>	<u>16,629</u>	<u>15,076</u>	<u>44,424</u>

The Cyclical Maintenance Funds were established and are maintained as a reserve fund for the purpose of providing for those items of ordinary maintenance and repair of the Almshouses and other property of the Charity which recur at infrequent intervals.

The Extraordinary Repairs Funds were established and are maintained as a reserve fund for the purpose of providing for the extraordinary repair, improvement or rebuilding of the Almshouses and other buildings of the Charity.

**THE BECKENHAM PAROCHIAL CHARITY**  
**NOTES TO THE ACCOUNTS**  
**FOR THE YEAR ENDED 31 MARCH 2023**

**8 Endowment Fund**

£

Balance at 1 April 2022	971,374
Unrealised Gain(Losses) on Investments	2,046
Balance at 31 March 2023	<u>973,420</u>

The Endowment Fund represents those Assets which must be held permanently by the Charity, which are all Investments in Accumulation Shares. Income arising on the Endowment Fund Investments is automatically re-invested, and is reflected in the Accumulation Share price. Any capital gains or losses arising on the Investments, both realised and unrealised, form part of the Fund, and the income is not shown separately. Investment management charges and legal advice relating to the fund are charged against it.

**9 Analysis of Net Assets between Funds**

	Unrestricted Funds		Endowment	Total
	General	Designated	Fund	
	£	£	£	£
Fund balances at 31 March 2023				
are represented by:				
Fixed Asset Investments	577,434	57,144	973,420	1,607,998
Current Assets	46,154	<b>(12,720)</b>	-	33,434
	<u>623,588</u>	<u>44,424</u>	<u>973,420</u>	<u>1,641,432</u>