

# MRS DE LANNOY & HAVEN HOMES ALMSHOUSE CHARITY

England & Wales · Charity number 214805

## Details

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Other names	MRS DE LANNOY AND HAVEN HOMES ALMSHOUSE CHARITY, MRS DE LANNOY'S ALMSHOUSE CHARITY
Status	Registered
Legal form	Other
Registered	1963-03-05
Register	<a href="#">View on the Charity Commission register</a>

## Contact

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Address	Trinity Hall Mill Crescent Crowborough East Sussex TN6 2QU
Phone	07843863625
Email	<a href="mailto:clerk@crowboroughalmshouses.org">clerk@crowboroughalmshouses.org</a>
Website	<a href="https://crowboroughalmshouses.org">https://crowboroughalmshouses.org</a>

## Activities

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**Objects:** (1) THE OBJECTS OF THE CHARITY ARE:(A) THE RELIEF OF POVERTY BY THE PROVISION OF HOUSING ACCOMMODATION FOR BENEFICIARIES; AND(B) SUCH CHARITABLE PURPOSES FOR THE BENEFIT OF THE RESIDENTS AS THE TRUSTEES DECIDE.(2) AT LEAST 7 OF THE HOMES MUST BE RETAINED FOR THE USE OF THE HAVEN HOMES BENEFICIARIES IN ACCORDANCE WITH CLAUSE 5.1.(3) THAT 8 HOMES MUST BE RETAINED FOR THE USE OF THE MRS DE LANNOY BENEFICIARIES IN ACCORDANCE WITH CLAUSE 5.2.(4) SUBJECT TO THE PROVISIONS OF CLAUSE 6 (POWER TO DISPOSE OF AND REPLACE PURPOSE PROPERTY), THE LAND IDENTIFIED IN PART 1 OF THE SCHEDULE TO THIS SCHEME MUST BE RETAINED BY THE TRUSTEES FOR USE FOR THE OBJECTS OF THE CHARITY.

**Activities:** Almshouse

## Classification

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

## Geography

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- **Area of benefit:** SEE CLAUSE 5 OF THE SCHEME DATED 26 JUNE 2017.
- East Sussex

## Finances

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Period end	Income	Expenditure	Assets	Employees
2025-12-31	£97,667	£106,486	-	-
2024-12-31	£93,907	£65,234	-	-
2023-12-31	£80,804	£61,070	-	-
2022-12-31	£79,614	£54,314	-	-
2021-12-31	£79,060	£44,196	-	-
2020-12-31	£75,346	£40,036	-	-

## Trustees

Name	Role	Appointed
Anne Watson		2026-04-15
Anthony Youlton		2024-06-05
JUDITH GOODE		2017-06-26
James Stevens		2025-01-22
Janice Isobel Begbie		2024-02-29
Matthew Colin Street		2025-10-15
Nigel Geoffrey Piper		2024-04-17
ROBERT DAVID BAILEY		2017-06-26
ROBERT EDWARD HARTIN LIVETT		2022-10-01
ROSEMARY CHRISTINE CLARK		2017-06-26
Shona Cotter McKenzie		2019-12-10

**MRS DE LANNOY & HAVEN HOMES ALMSHOUSE CHARITY**

England & Wales - Charity number 214805

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# Accounts

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**Mrs de Lannoy and Haven Homes Almshouse Charity**

Charity Registration number: 214805



**Mrs de Lannoy and Haven Homes Almshouse Charity**

**Trustees' Report and Financial Statements**

**For the year ended 31 December 2025**

## Mrs de Lannoy and Haven Homes Almshouse Charity

### Reference and Administrative Details

Charity Name	Mrs de Lannoy and Haven Homes Almshouse Charity
Charity registration number	214805
Principal office	Trinity Hall Mill Crescent Crowborough East Sussex TN6 2QU
Trustees	Mr R D Bailey, Chair Mrs J Begbie Mrs R Clark Mrs G Dean (resigned 22 January 2025) Mrs J Goode, Vice Chair Mr R Livett Mrs S McKenzie Mr N Piper Mr J Stevens (appointed 22 January 2025) Mr M Street (appointed 15 October 2025) Mr A Youlton
Clerk	Mr R Cole
Property manager	Mr J Etheridge – retired 31 December 2025
Secretary	Mrs G Morris
Bankers	Barclays Bank PLC 73- 75 Calverley Road Tunbridge Wells Kent TN1 2UZ
Independent Examiner	Redshield Business Solutions Ltd Suite 3, 1 - 3 Warren Court Park Road Crowborough East Sussex TN6 2QX

# **Mrs de Lannoy and Haven Homes Almshouse Charity**

## **Trustees' Report for the year ended 31 December 2025**

The Trustees present their report and financial statements for the year ended 31 December 2025.

### **Objects and Activities**

The objects of the Charity are the relief of poverty by the provision of housing accommodation for people over the age of fifty and in financial need, and such charitable activities as the Trustees decide for the benefit of the residents.

The Trustees have regard to the Charity Commission's general guidance on public benefit and confirm that they have complied with such guidance in section 4 of the Charities Act 2011 published by the Charity Commission for England and Wales.

### **Charitable Incorporated Organisation**

During the year, the Charity achieved its change of status to a Charitable Incorporated Organisation with registered number 1213244 and with effect from 1 January 2026. As part of this process, the Charity has also changed its name to Crowborough Almshouses Charity with effect from the same date. The Trustees regard this as an important evolution for the Charity as it seeks to modernise its structure and expand its property portfolio if circumstances allow.

### **KAVS nomination**

The Charity was pleased to be honoured as a nominee under the Kings Award for Voluntary Service programme in recognition of the benefits that it brings to its residents every day. The Charity understands that this is the first such nomination to be made for an Almshouse charity, and it is grateful to the sponsors for their time and effort to put it forward for this prestigious award.

### **Residents**

The Charity has had one change of resident during the year following a successful advertising campaign to identify suitable candidates. All residents continue to benefit on a daily basis from the accommodation that the Charity is able to provide.

### **Property Maintenance and Improvements**

During the year, significant work has again been carried out at the properties in order to maintain a satisfactory standard of upkeep for the benefit of the residents.

Total expenditure on properties during the year was circa £73k, compared with circa £42k in 2024. This significant difference relates principally to the refurbishment of a property after a change of resident after many years with the Charity, together with material, unbudgeted expenditure arising from the replacement of a number of balcony structures. The work on and cost of these balconies has straddled the year end, and further costs of circa £8k have been incurred in early 2026 as noted below as a liability. The Charity has been fortunate enough to be able to claim a significant part of these costs under an insurance policy, which will be reflected in the 2026 financial statements.

In light of our experience during 2025, the Trustees are planning for similar levels of expenditure in future years, together with preventative maintenance work for 2026 and beyond. This will have a direct impact on the contributions we need to receive from our residents, but is considered by the Trustees to be essential to ensure that our residents continue to enjoy the benefits of their independent living.

# Mrs de Lannoy and Haven Homes Almshouse Charity

## Trustees' Report for the year ended 31 December 2025 (cont)

### Finance

The Receipts and Payments account for the year ended 31 December 2025 is included in these Financial Statements.

The year yielded approximately £9k deficit of income compared with expenditure, principally due to the significant property maintenance expenditure noted above. This 2025 result was not viewed as a satisfactory outcome by the Trustees and, on this basis, the Trustees have made a material increase to the contributions being received from residents. This was undertaken after consultation with residents and other stake holders to help ensure that it was introduced with the least impact on residents' living standards.

Financial assets held by the Charity as at 31 December 2025 comprise:

	<b>£</b>
<i>Institutional deposit account</i>	
COIF Charities Deposit Fund	426,161
<i>Bank accounts</i>	
Barclays Current account	8,096
Barclays Deposit account	10,363
<b>Total</b>	<b>444,620</b>

### Reserves

The cash deposits are held to provide interest income for the ongoing operation of the Charity's properties, and as cash reserves for both cyclical maintenance requirements and extraordinary or unforeseen material expenditure. During 2025, the Charity's cash has all been categorised as available for expenses arising. Within this available reserve and for budget and management purposes, the Trustees have allocated cash resources to a General Reserve (GR) category for day-to-day costs, to a Cyclical Maintenance Reserve (CMR) category for regular and periodic maintenance costs of the properties, and to an Extraordinary Repairs Reserve (ERR) category for any major, unforeseen expenditure required. These allocations of cash resources are reviewed by the Trustees annually.

The 2025 financial year outcome has allowed the Trustees to retain the GR, CMR and ERR at the same level as at the start of the year. On this basis, for management purposes only, as at 31 December 2025, the following amounts are allocated to these reserve categories, which represent prudent assessments of the funding that would be required to maintain the properties and the accommodation for the residents in reasonable worst case scenarios and to protect the Charity from financial distress:

GR	£75,000
CMR	£75,000
ERR	£200,000

As at 31 December 2025, the balance of the Charity's funds is held as general cash resources.

## **Mrs de Lannoy and Haven Homes Almshouse Charity**

### **Trustees' Report for the year ended 31 December 2025 (cont)**

#### **Structure, Governance and Management**

##### **Governing document and constitution**

During the year, the Charity was governed by a constitution document approved by the Charity Commission on 26 June 2017. With effect from 1 January 2026, the Charity adopted a new constitution, that of a Charitable Incorporated Organisation (CIO), approved by the Charity Commission on 13 May 2025. The CIO operates under the new name of Crowborough Almshouses Charity, and the assets and liabilities of the Charity were transferred to the CIO with effect from 1 January 2026.

##### **Trustees and Committee Members**

The CIO provides for 10 nominated Trustees and 2 ex officio Trustees, being the vicars of St John the Evangelist, Crowborough, and All Saints, Crowborough who have delegated their responsibilities.

As at the date of this report, there are 8 nominated Trustees appointed under the CIO and 2 delegates of the ex-officio Trustees.

##### **Meetings**

In accordance with the constitution during 2025, full meetings of the Trustees (unless stated otherwise) have been held on:

21 January 2025  
2 April 2025 (Standing Committee)  
30 April 2025  
25 June 2025 (Standing Committee)  
16 July 2025  
22 September 2025 (Standing Committee)  
15 October 2025  
9 December 2025 (Standing Committee)

This report was approved by the Board of Trustees on 15 April 2026



Robert D Bailey, Chairman



Charity No. 214805

**Independent Examiner's Report**  
**to the Trustees of Mrs de Lannoy and Haven Homes Almshouse Charity**

I report to the Trustees on my examination of the accounts of Mrs de Lannoy and Haven Homes Almshouse Charity (the Trust) for the year ended 31 December 2025, which are set out on pages 6 to 8.

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

**Independent examiner's statement**

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

- (1) accounting records were not kept in accordance with section 130 of the Act; or
- (2) the accounts do not accord with those records.

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.

A handwritten signature in black ink, appearing to read "Jenny Dinnage".

Jenny Dinnage FCA  
Chartered Accountant  
ICAEW

Suite 3, 1 – 3 Warren Court  
Park Road  
Crowborough  
East Sussex  
TN6 2QX

Date: 21/09/2026

## Mrs de Lannoy and Haven Homes Almshouse Charity

### Receipts and Payments Account for the year ended 31 December 2025

	Unrestricted funds £	Restricted funds £	Endowment funds £	Total funds £	Last year £
<b>Receipts</b>					
Contributions from residents	78,850	0	0	78,850	76,501
Bank interest received	134	0	0	134	159
Dividends & interest on investments	18,183	0	0	18,183	16,676
Contributions to Trustees' dinner	0	0	0	0	571
Grants received	0	500	0	500	0
<b>Sub total</b>	<b>97,167</b>	<b>500</b>	<b>0</b>	<b>97,667</b>	<b>93,907</b>
<b>Asset and investment sales</b>					
Sale of investments	0	0	0	0	351,967
<b>Sub total</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>351,967</b>
<b>Total receipts</b>	<b>97,167</b>	<b>500</b>	<b>0</b>	<b>97,667</b>	<b>445,874</b>
<b>Payments</b>					
<b>Cyclical maintenance expenditure</b>					
Surveyor	1,200	0	0	1,200	2,247
Repairs & decorating	3,459	0	0	3,459	2,245
<b>Extraordinary repairs expenditure</b>					
Veranda glazing & window replacement	0	0	0	0	5,649
Bathroom upgrade	0	0	0	0	1,224
Refurbishment and repairs	32,113	500	0	32,613	0
<b>General expenditure</b>					
Water charges	6,700	0	0	6,700	5,040
Property insurance	2,934	0	0	2,934	3,173
Equipment servicing	4,595	0	0	4,595	4,678
Maintenance of Careline system	3,370	0	0	3,370	3,230
Equipment purchases	1,018	0	0	1,018	821
Repairs and maintenance	10,219	0	0	10,219	3,127
Major repairs	0	0	0	0	3,025
Garden maintenance	7,130	0	0	7,130	7,408
Gas & electricity	269	0	0	269	201
Subscriptions	0	0	0	0	435
Sundry expenses	426	0	0	426	711
Gifts to residents & volunteers	254	0	0	254	505
Gifts to Trustees	20	0	0	20	15
Trustees' meetings	120	0	0	120	150
Trustees' dinner	115	0	0	115	727
Almshouse Association seminars	515	0	0	515	285
Website & IT support	339	0	0	339	936
150 <sup>th</sup> Anniversary events	0	0	0	0	1,743
Charity incorporation expenses	9,043	0	0	9,043	1,000
Charity clerk and office costs	20,699	0	0	20,699	15,271
Trustees' liability insurance	728	0	0	728	728
Independent Examiner's fee	720	0	0	720	660
<b>Total Payments</b>	<b>105,986</b>	<b>500</b>	<b>0</b>	<b>106,486</b>	<b>65,234</b>

## Mrs de Lannoy and Haven Homes Almshouse Charity

### Receipts and Payments Account for the year ended 31 December 2025 (cont)

	Unrestricted funds	Restricted funds	Endowment funds	Total funds	Last year
<b><i>Net of receipts/payments</i></b>	<b>(8,819)</b>	<b>0</b>	<b>0</b>	<b>(8,819)</b>	<b>380,640</b>
Cash funds last year end	453,439	0	0	453,439	72,799
<b><i>Cash funds this year end</i></b>	<b>444,620</b>	<b>0</b>	<b>0</b>	<b>444,620</b>	<b>453,439</b>

Notwithstanding the expenditure noted above relating to cyclical maintenance and extraordinary repairs, in view of the available cash resources, the Trustees have not charged these costs to the allocated reserves and consider it appropriate to allocate them to the general expenses account. Accordingly, the reserves as at 31 December 2025 remain unchanged from the balances as at 31 December 2024.

## Mrs de Lannoy and Haven Homes Almshouse Charity

### Statement of Assets and Liabilities at 31 December 2025

	Unrestricted funds	Restricted funds	Endowment funds
	£	£	£
<b>Cash funds</b>			
Barclays current account	8,096	0	0
Barclays deposit account	10,363		
COIF Charities Deposit Fund	426,161	0	0
<b>Total cash funds</b>	<b>444,620</b>	<b>0</b>	<b>0</b>

	Fund to which asset belongs	Cost	Market value
		£	£
<b>Assets retained for the Charity's own use</b>			
Eight de Lannoy Cottages properties, Crowborough	Unrestricted	0	1,320,000
Four Haven Homes properties - Beeches Road, Crowborough	Unrestricted	0	840,000
Three Haven Homes properties - East Beeches Road, Crowborough	Unrestricted	0	730,000
Four Swift House properties, Crowborough	Unrestricted	350,000	730,000
<b>Total property assets</b>		<b>350,000</b>	<b>3,620,000</b>

	Fund to which asset belongs	Amount due	When due
		£	£
<b>Liabilities</b>			
Independent Examiner's fee	Unrestricted	780	< 12 months
Balance of major repair costs	Unrestricted	8,426	< 12 months

#### Notes

There are no guarantees given or debts outstanding which are secured by any charge on the assets of the Charity. Trustees and related parties are reimbursed for expenses they incur and for purchases that they make on behalf of the Charity or services they provide to the Charity. During the year, ten Trustees and related parties were reimbursed a total of £1,343 for expenditure incurred on behalf of the Charity.

#### Signed on behalf of the Trustees:

Mr Robert Bailey

  
.....

15 April 2026

Mrs Judith Goode

  
.....

15 April 2026

**MRS DE LANNOY & HAVEN HOMES ALMSHOUSE CHARITY**

England & Wales - Charity number 214805

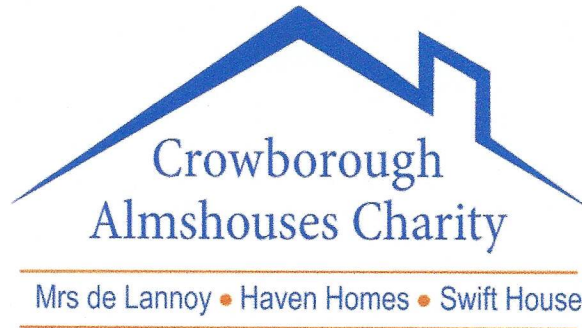
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# Accounts

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**Mrs de Lannoy and Haven Homes Almshouse Charity**

**Charity Registration number: 214805**



**Mrs de Lannoy and Haven Homes Almshouse Charity**

**Trustees' Report and Financial Statements**

**For the year ended 31 December 2024**

## Mrs de Lannoy and Haven Homes Almshouse Charity

### Reference and Administrative Details

Charity Name	Mrs de Lannoy and Haven Homes Almshouse Charity
Charity registration number	214805
Principal office	Trinity Hall Mill Crescent Crowborough East Sussex TN6 2QU
Trustees	Mr R D Bailey, Chair Mrs J Begbie (appointed 29 February 2024) Mrs R Clark Mr R Cole, Treasurer (appointed 28 June 2023, resigned as Trustee 9 April 2024 to become clerk) Mrs G Dean (resigned 22 January 2025) Mrs J Goode, Vice Chair Mr R Livett Mrs S McKenzie Mr N Piper (appointed 17 April 2024) Mr M J Raddenbury, Treasurer (resigned 22 March 2023 and left in March 2024) Mr J Stevens (appointed 22 January 2025) Mr A Youlton (appointed 5 June 2024)
Property manager	Mr J Etheridge
Secretary	Mrs G Morris
Bankers	Barclays Bank PLC 73- 75 Calverley Road Tunbridge Wells Kent TN1 2UZ
Independent Examiner	Redshield Business Solutions Ltd Suite 3, 1 - 3 Warren Court Park Road Crowborough East Sussex TN6 2QX

# **Mrs de Lannoy and Haven Homes Almshouse Charity**

## **Trustees' Report for the year ended 31 December 2024**

The Trustees present their report and financial statements for the year ended 31 December 2024.

### **Objects and Activities**

The objects of the Charity are the relief of poverty by the provision of housing accommodation for people over the age of fifty and in financial need, and such charitable activities as the Trustees decide for the benefit of the residents.

The Trustees have regard to the Charity Commission's general guidance on public benefit and confirm that they have complied with such guidance in section 4 of the Charities Act 2011 published by the Charity Commission for England and Wales.

### **150<sup>th</sup> Anniversary Celebrations**

Mrs de Lannoy started her philanthropic almshouse undertaking in 1874 and, 150 years later, the Trustees are pleased to be able to report that the Charity is in satisfactory operational and financial condition, and is looking to expand its activities when the appropriate opportunity arises.

This worthy venture by Mrs de Lannoy was duly celebrated on 14 June 2024, with an uplifting church service followed by afternoon tea, all of which was wonderfully supported by residents, Almshouse Association representatives and a good number of other dignitaries and guests. The Trustees thank the many volunteers, friends and associates of the Charity, who made this such a memorable event.

### **Residents**

All residents have been in-situ throughout the year and continue to benefit from the accommodation that the Charity is able to provide.

### **Property Maintenance and Improvements**

During the year, maintenance has been carried out at the properties in order to maintain a satisfactory standard of upkeep for the benefit of the residents. Throughout all the properties the gas boilers have been regularly serviced and gas checks carried out, and 5 year electrical surveys carried out where required.

With the advent of the Charity's 150<sup>th</sup> Anniversary, the Trustees renewed the glazing and carried out significant renovation of the veranda at de Lannoy cottages, which is well used by the residents. At Haven Homes, a further bathroom upgrade was undertaken to resolve a water pressure issue. At Swift House, the significant improvements made in 2023 have meant that no significant expenditure was required during the year.

All the gardens have been well maintained and enjoyed by our residents. A significant clearance was undertaken at de Lannoy cottages, involving tree and shrub cut-backs which have opened up the garden nicely.

The Trustees' approach will continue to be planned, preventative maintenance work for 2025, including some works carried forward from 2024 which were delayed by weather. In addition, some further upgrade work will be considered to ensure that our residents continue to enjoy the benefits of their independent living.

# Mrs de Lannoy and Haven Homes Almshouse Charity

## Trustees' Report for the year ended 31 December 2024 (cont)

### Finance

The Receipts and Payments account is attached to this report for the year ended 31 December 2024.

The year yielded approximately £29,000 in surplus income over expenditure. In addition, and in accordance with the Trustees' decision taken at the end of 2023 to simplify the Charity's investment portfolio, the investment assets held with M&G and COIF were sold in February 2024 and the proceeds of approximately £352,000 were re-invested in the COIF Charities Deposit Fund at a market rate of interest. For liquidity purposes, all cash is held in immediate access accounts.

The 2024 result was viewed as a satisfactory outcome by the Trustees and enables the Charity to consider undertaking some upgrading of the properties during 2025. In addition, the cash surplus generated during the year has enabled the Trustees to charge all expenses to the general fund and thus not using the reserves as noted below.

Financial assets held by the Charity as at 31 December 2024 were as follows:

	£
<i>Institutional deposit account</i>	
COIF Charities Deposit Fund	432,978
<i>Bank accounts</i>	
Barclays Current account	10,232
Barclays Deposit account	10,229
<b>Total</b>	<b>453,439</b>

### Reserves

The cash deposits are held to provide interest income for the ongoing operation of the Charity's properties, and as cash reserves for both cyclical maintenance requirements and extraordinary or unforeseen material expenditure. During 2024, the Charity's cash has all been categorised as available for expenses arising. Within this available reserve and for budget and management purposes, the Trustees have allocated cash resources to a General Reserve (GR) category for day-to-day costs, to a Cyclical Maintenance Reserve (CMR) category for regular and periodic maintenance costs of the properties, and to an Extraordinary Repairs Reserve (ERR) category for any major, unforeseen expenditure required. These allocations of cash resources are reviewed by the Trustees annually.

The 2024 financial year outcome has allowed the Trustees to retain the CMR and ERR at the same level as at the start of the year, with the GR also increased from £50,000 to £75,000. On this basis, for management purposes only, as at 31 December 2024, the following amounts are allocated to these reserve categories, which represent prudent assessments of the funding that would be required to maintain the properties and the accommodation for the residents in reasonable worst case scenarios and to protect the Charity from financial distress:

GR	£75,000
CMR	£75,000
ERR	£200,000

As at 31 December 2024, the balance of the Charity's funds is held as general cash resources.

# **Mrs de Lannoy and Haven Homes Almshouse Charity**

## **Trustees' Report for the year ended 31 December 2024 (cont)**

### **Structure, Governance and Management**

#### **Governing document and constitution**

The Charity is currently governed by a Scheme document approved by the Charity Commission on 26 June 2017.

#### **Trustees and Committee Members**

The Scheme provides for 8 nominated Trustees and 2 ex officio Trustees being the vicars of St John the Evangelist, Crowborough, and All Saints, Crowborough who have delegated their responsibilities.

As at the date of this report, there are 7 nominated Trustees appointed under the Scheme and 2 delegates of the ex-officio Trustees. One further nominated Trustee is being sought.

In order to assist with the administration of the Charity and the intended change of structure to a CIO, the Trustees appointed a clerk in April 2024.

#### **Meetings**

In accordance with the Scheme, full meetings of the Trustees (unless stated otherwise) have been held on:

24 January 2024  
20 March 2024 (Standing Committee)  
17 April 2024  
5 June 2024  
17 July 2024  
17 September 2024 (Standing Committee)  
16 October 2024  
10 December 2024 (Standing Committee)

This report was approved by the Board of Trustees on 30 April 2025



Robert D Bailey, Chairman



Charity No. 214805

**Independent Examiner's Report**  
**to the Trustees of Mrs de Lannoy and Haven Homes Almshouse Charity**

I report to the Trustees on my examination of the accounts of Mrs de Lannoy and Haven Homes Almshouse Charity (the Trust) for the year ended 31 December 2024, which are set out on pages 6 to 8.

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

**Independent examiner's statement**

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

- (1) accounting records were not kept in accordance with section 130 of the Act; or
- (2) the accounts do not accord with those records.

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.

A handwritten signature in black ink that reads "Jenny Dinnage".

Jenny Dinnage FCA  
Chartered Accountant  
ICAEW

Suite 3, 1 – 3 Warren Court  
Park Road  
Crowborough  
East Sussex  
TN6 2QX

Date: *6 May 2025*

## Mrs de Lannoy and Haven Homes Almshouse Charity

### Receipts and Payments Account for the year ended 31 December 2024

	Unrestricted funds £	Restricted funds £	Endowment funds £	Total funds £	Last year £
<b>Receipts</b>					
Contributions from residents	76,501	0	0	76,501	66,350
Bank interest received	159	0	0	159	0
Dividends & interest on investments	16,676	0	0	16,676	3,260
Dividends on investments reinvested	0	0	0	0	10,489
Contributions to Trustees' dinner	571	0	0	571	570
Resident's loan repayments	0	0	0	0	135
<b>Sub total</b>	<b>93,907</b>	<b>0</b>	<b>0</b>	<b>93,907</b>	<b>80,804</b>
<b>Asset and investment sales</b>					
Sale of investments	351,967	0	0	351,967	0
<b>Sub total</b>	<b>351,967</b>	<b>0</b>	<b>0</b>	<b>351,967</b>	<b>0</b>
<b>Total receipts</b>	<b>445,874</b>	<b>0</b>	<b>0</b>	<b>445,874</b>	<b>80,804</b>
<b>Payments</b>					
<b>Cyclical maintenance expenditure</b>					
Surveyor	2,247	0	0	2,247	1,955
Surveyor - quinquennial	0	0	0	0	1,194
Repairs & decorating	2,245	0	0	2,245	2,775
<b>Extraordinary repairs expenditure</b>					
Veranda glazing & window replacement	5,649	0	0	5,649	0
Bathroom upgrade	1,224	0	0	1,224	0
<b>General expenditure</b>					
Water charges	5,040	0	0	5,040	3,734
Council tax	0	0	0	0	1,500
Property insurance	3,173	0	0	3,173	3,038
Equipment servicing	4,678	0	0	4,678	3,981
Maintenance of Careline system	3,230	0	0	3,230	3,230
Equipment purchases	821	0	0	821	431
Repairs and maintenance	3,127	0	0	3,127	14,667
Major repairs	3,025	0	0	3,025	0
Garden maintenance	7,048	0	0	7,048	10,050
Gas & electricity	201	0	0	201	270
Subscriptions	435	0	0	435	427
Sundry expenses	711	0	0	711	530
Gifts to residents & volunteers	505	0	0	505	329
Gifts to Trustees	15	0	0	15	135
Cost of Trustee meetings	150	0	0	150	180
Trustees' dinner	727	0	0	727	690
Almshouse Association seminars	285	0	0	285	559
Website & IT support	936	0	0	936	246
150 <sup>th</sup> Anniversary events	1,743	0	0	1,743	0
Charity incorporation expenses	1,000	0	0	1,000	0
Charity clerk and office costs	15,271	0	0	15,271	0
Trustee liability insurance	728	0	0	728	0
Independent Examiner's fee	660	0	0	660	660
<b>Sub total</b>	<b>65,234</b>	<b>0</b>	<b>0</b>	<b>65,234</b>	<b>50,581</b>

## Mrs de Lannoy and Haven Homes Almshouse Charity

### Receipts and Payments Account for the year ended 31 December 2024 (cont)

	Unrestricted funds £	Restricted funds £	Endowment funds £	Total funds £	Last year £
<b>Asset and investment purchases</b>					
Purchase of investments	0	0	0	0	0
Reinvested dividends	0	0	0	0	10,489
<b><i>Sub total</i></b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>10,489</b>
<b><i>Total payments</i></b>	<b>65,234</b>	<b>0</b>	<b>0</b>	<b>65,234</b>	<b>61,070</b>
<b><i>Net of receipts/payments</i></b>	<b>380,640</b>	<b>0</b>	<b>0</b>	<b>380,640</b>	<b>19,734</b>
<b>Transfers between funds</b>	0	0	0	0	0
<b>Cash funds last year end</b>	72,799	0	0	72,799	53,065
<b><i>Cash funds this year end</i></b>	<b>453,439</b>	<b>0</b>	<b>0</b>	<b>453,439</b>	<b>72,799</b>

Notwithstanding the expenditure noted above as relating to cyclical maintenance and extraordinary repairs, in view of the net income surplus arising during the year, the Trustees have not charged these expenses to the allocated reserves and consider it appropriate to allocate these expenses to the general expenses. Accordingly, the reserves as at 31 December 2024 remain unchanged from the balances as at 31 December 2023 except for the increase in the General Reserve as noted above.

# Mrs de Lannoy and Haven Homes Almshouse Charity

## Statement of Assets and Liabilities at 31 December 2024

	Unrestricted funds £	Restricted funds £	Endowment funds £
<b>Cash funds</b>			
Barclays current account	10,232	0	0
Barclays deposit account	10,229		
COIF Charities Deposit Fund	432,978	0	0
<b>Total cash funds</b>	<b>453,439</b>	<b>0</b>	<b>0</b>

In accordance with the Trustees' decision taken at the end of 2023 to simplify the Charity's investment portfolio, the investment assets held at 31 December 2023 were sold in February 2024 and the proceeds re-invested in the COIF Charities Deposit Fund at a market rate of interest.

	Fund to which asset belongs	Cost £	Market value £
<b>Assets retained for the Charity's own use</b>			
Eight de Lannoy Cottages properties, Crowborough	Unrestricted	0	1,320,000
Four Haven Homes properties - Beeches Road, Crowborough	Unrestricted	0	840,000
Three Haven Homes properties - East Beeches Road, Crowborough	Unrestricted	0	730,000
Four Swift House properties, Crowborough	Unrestricted	350,000	730,000
<b>Total property assets</b>		<b>350,000</b>	<b>3,620,000</b>

	Fund to which asset belongs	Amount due £	When due £
<b>Liabilities</b>			
Independent examiner's fee	Unrestricted	720	< 12 months

**Notes**

There are no guarantees given or debts outstanding which are secured by any charge on the assets of the Charity. Trustees and related parties are reimbursed for expenses they incur and for purchases that they make on behalf of the Charity or services they provide to the Charity. During the year, nine Trustees and related parties were reimbursed a total of £3,447 for expenditure incurred on behalf of the Charity. Contributions to the Trustees' dinner were all received from the Trustees.

### Signed on behalf of the Trustees:

Mr Robert Bailey

  
.....

30 April 2025

Mrs Judith Goode

  
.....

30 April 2025

**MRS DE LANNOY & HAVEN HOMES ALMSHOUSE CHARITY**

England & Wales - Charity number 214805

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# Accounts

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**Mrs de Lannoy and Haven Homes Almshouse Charity**

**Charity Registration number: 214805**



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Mrs de Lannoy • Haven Homes • Swift House

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**Mrs de Lannoy and Haven Homes Almshouse Charity**

**Trustees' Report and Financial Statements**

**For the year ended 31 December 2023**

## Mrs de Lannoy and Haven Homes Almshouse Charity

### Reference and Administrative Details

Charity Name	Mrs de Lannoy and Haven Homes Almshouse Charity
Charity registration number	214805
Principal office	Trinity Hall Mill Crescent Crowborough East Sussex TN6 2QU
Trustees	Mr R D Bailey, Chairman Mrs J Begbie (appointed 29 February 2024) Mrs M Boobier, Vice Chairman (resigned 30 January 2023) Mrs R Clark Mr R Cole, Treasurer (appointed 28 June 2023, resigned as Trustee 9 April 2024 to become clerk) Mrs G Dean Mrs J Goode, Vice Chairman Mr R Livett Mr M J Raddenbury, Treasurer (resigned 22 March 2023 and left in March 2024) Mrs L Reynard (resigned 31 December 2023) Mrs S McKenzie Mr C Ratcliffe (resigned 31 August 2023)
Property manager	Mr J Etheridge
Secretary	Mrs G Morris
Bankers	Barclays Bank PLC 73- 75 Calverley Road Tunbridge Wells Kent TN1 2UZ
Independent Examiner	Redshield Business Solutions Ltd Suite 3, 1 - 3 Warren Court Park Road Crowborough East Sussex TN6 2QX

# **Mrs de Lannoy and Haven Homes Almshouse Charity**

## **Trustees' Report for the year ended 31 December 2023**

The Trustees present their report and financial statements for the year ended 31st December 2023.

### **Objects and Activities**

The objects of the Charity are the relief of poverty by the provision of housing accommodation for people over the age of fifty and in financial need, and such charitable activities as the Trustees decide for the benefit of residents.

The Trustees have regard to the Charity Commission's general guidance on public benefit and confirm that they have complied with such guidance in section 4 of the Charities Act 2011 published by the Charity Commission for England and Wales.

### **Residents**

New residents were appointed to two vacancies occurring during 2023 at de Lannoy Cottages and at Swift House, where one existing resident also took the opportunity to move to ground floor accommodation.

### **Property improvements**

During the year maintenance has been carried out at the properties in order to conform with present day upkeep, enabling high standards to be maintained for the benefit of the residents. Throughout all the properties the boilers have been regularly serviced and gas checks carried out. The gardens have been well maintained and enjoyed by all residents.

During February the old Lifeline personal alarm system was removed, and new units by Careline were installed. These units now work on a mobile phone system and should overcome the future problem when the old BT copper phone lines are switched off.

At Swift House, a new contractor was appointed to look after the grass and hedge cutting, and this change has greatly improved the appearance of the grounds. A raised flower bed was installed in the garden. Flats 2 and 3 were renovated for new residents, and an electrical inspection was carried out.

At Haven Homes, 9 Beeches Road, a new water system was installed, and the bathroom was decorated. This flat now has good water pressure throughout with a thermostatic shower installed inside a new quadrant shower cubicle to replace a very old disabled shower arrangement, and a new basin and pedestal. The lounge was decorated at 2 East Beeches Road.

Energy performance certificates were obtained for de Lannoy Cottages and Haven Homes, and a Quinquennial inspection was made at Swift House.

### **Finance**

The Receipts and Payments account is attached to this report for the year ended 31<sup>st</sup> December 2023.

The year yielded approximately £20,000 in surplus funds, excluding just over £10,000 of investment income received and reinvested. This was viewed as a satisfactory outcome by the Trustees and enables the Charity to consider undertaking some upgrading of the properties during 2024.

The investment assets showed a net increase of approximately £20,000 during the year, including the reinvested income noted above of approximately £10,000.

## Mrs de Lannoy and Haven Homes Almshouse Charity

### Trustees' Report for the year ended 31 December 2023 (continued)

In accordance with the Trustees' decision taken at the end of 2023 to simplify the Charity's investment portfolio, the investment assets held with M&G and COIF were sold in February 2024 at the net realisable values presented in the Statement of Assets and Liabilities, and the proceeds were re-invested in the COIF Charities Deposit Account at a market rate of interest.

Since the year end and following the sale of the M&G and COIF investments, the Charity now has in excess of £400,000 on deposit with the COIF Charities Deposit Fund at a market rate of interest.

Financial assets held by the Charity as at 31 December 2023 were as follows:

<i>Investments</i>	<b>£</b>
COIF Charities Investment Fund	80,790
M and G NAACIF	271,177
<i>Bank accounts</i>	
Barclays Current Account	46,735
COIF Charities Deposit Fund	26,065
<b>Total</b>	<b>424,767</b>

#### Reserves

The investments are held to provide income for the ongoing operation of the Charity's properties, and as reserves to provide funds for both cyclical maintenance requirements and unforeseen material expenditure. From 1 January 2023 the Charity's funds have been categorised as General Reserve (GR) for day to day expenses, Cyclical Maintenance & Repairs (CMR) for regular and periodic maintenance of the properties and Extraordinary Repairs & Improvements (ERI) for any major, unforeseen expenditure required. The reserves will be reviewed by the Trustees annually.

For management purposes, as at 31 December 2023, the Trustees have allocated the following sums to these reserve categories, which represent prudent assessments of the funding that would be required to maintain the properties and the accommodation for the residents in reasonable worst case scenarios and to protect the Charity from financial distress:

GR	£50,000
CMR	£75,000
ERI	£200,000

As at 31 December 2023, the balance of the Charity's funds is allocated to general operating cash and is held in liquid accounts as noted above in the Finance commentary.

#### Structure, Governance and Management

##### Governing document and constitution:

The Charity is governed by a Scheme document approved by the Charity Commission on 26 June 2017.

##### Trustees and Committee Members:

The Scheme provides for 8 nominated Trustees and 2 ex officio Trustees being the vicars of St John the Evangelist, Crowborough, and All Saints, Crowborough who have delegated their responsibilities.

There are currently 6 nominated Trustees appointed under the Scheme and 2 delegates of the ex-officio Trustees. New nominated Trustees to fill the 2 vacancies are being actively sought.

## **Mrs de Lannoy and Haven Homes Almshouse Charity**

### **Trustees' Report for the year ended 31 December 2023 (continued)**

During 2023 three Trustees resigned and one Trustee was appointed. In 2024 one Trustee, having given notice of resigning as a Trustee and Treasurer in March 2023, continued to serve as Treasurer until 31 December 2023 and as Trustee until 31 March 2024.

The Trustee appointed in 2023 as treasurer with effect from 1 January 2024, resigned in April 2024 to take up the position as clerk to the Trustees.

One delegate ex officio Trustee was appointed in February 2024.

#### **Meetings**

In accordance with the Scheme, full meetings of the Trustees (unless stated otherwise) have been held on:

22 March 2023

28 June 2023

29 August 2023 (Standing Committee meeting)

27 September 2023

14 November 2023 (Standing Committee meeting)

29 November 2023

This report was approved by the Board of Trustees on 17<sup>th</sup> April 2024



Mrs G D Morris, Secretary



Charity No. 214805

## **Independent Examiner's Report to the Trustees of Mrs de Lannoy and Haven Homes Almshouse Charity**

I report to the Trustees on my examination of the accounts of Mrs de Lannoy and Haven Homes Almshouse Charity (the Trust) for the year ended 31 December 2023, which are set out on pages 6 and 7.

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

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

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

- (1) accounting records were not kept in accordance with section 130 of the Act; or
- (2) the accounts do not accord with those records.

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.

A handwritten signature in black ink that reads "Jenny Dinnage". The signature is written in a cursive, flowing style.

Jenny Dinnage FCA  
Chartered Accountant  
ICAEW

Suite 3, 1 – 3 Warren Court  
Park Road  
Crowborough  
East Sussex  
TN6 2QX

Date: 18 April 2024

## Mrs de Lannoy and Haven Homes Almshouse Charity

### Receipts and Payments Account for the year ended 31 December 2023

	Unrestricted funds £	Restricted funds £	Endowment funds £	Total funds £	Last year £
<b>Receipts</b>					
Contributions from residents	66,350	0	0	66,350	67,275
Bank interest received	0	0	0	0	0
Dividends & interest on investments	3,260	0	0	3,260	2,184
Dividends on investments reinvested	10,489	0	0	10,489	9,545
Contributions to Trustees' dinner	570	0	0	570	610
Miscellaneous income	0	0	0	0	0
Resident's loan repayments	135	0	0	135	0
<b>Sub total</b>	80,804	0	0	80,804	79,614
<b>Asset and investment sales</b>					
Sale of investments	0	0	0	0	0
<b>Sub total</b>	0	0	0	0	0
<b>Total receipts</b>	80,804	0	0	80,804	79,614
<b>Payments</b>					
<i>Cyclical maintenance fund expenditure</i>					
Surveyor	1,955	0	0	1,955	300
Surveyor - quinquennial	1,194	0	0	1,194	1,800
Repair decorating	2,775	0	0	2,775	4,942
<i>General fund expenditure</i>					
Water rates	3,734	0	0	3,734	4,838
Council tax	1,500	0	0	1,500	0
Insurance	3,038	0	0	3,038	2,583
Equipment servicing	3,981	0	0	3,981	4,030
Maintenance of Lifeline system	3,230	0	0	3,230	3,392
Equipment purchase	431	0	0	431	730
Repairs and maintenance	14,667	0	0	14,667	3,662
Major repairs	0	0	0	0	8,720
Gardening	10,050	0	0	10,050	6,529
Gas & electricity	270	0	0	270	114
Subscriptions	427	0	0	427	495
Sundry expenses	530	0	0	530	223
Gifts to residents & volunteers	329	0	0	329	315
Gifts to Trustees	135	0	0	135	50
Cost of Trustee meetings	180	0	0	180	90
Trustees' dinner	690	0	0	690	610
Almshouse Association Seminars	559	0	0	559	0
Website	246	0	0	246	0
Property management	0	0	0	0	430
Independent Examiner's fee	660	0	0	660	600
<b>Sub total</b>	50,581	0	0	50,581	44,453
<b>Asset and investment purchases</b>					
Purchase of investments	0	0	0	0	316
Reinvested dividends	10,489	0	0	10,489	9,545
<b>Sub total</b>	10,489	0	0	10,489	9,861
<b>Total payments</b>	61,070	0	0	61,070	54,314
<b>Net of receipts/(payments)</b>	19,734	0	0	19,734	25,300
<b>Transfers between funds</b>	0	0	0	0	0
<b>Cash funds last year end</b>	53,065	0	0	53,065	27,765
<b>Cash funds this year end</b>	72,799	0	0	72,799	53,065

# Mrs de Lannoy and Haven Homes Almshouse Charity

## Statement of Assets and Liabilities at 31 December 2023

	Unrestricted funds	Restricted funds	Endowment funds	
	£	£	£	
<b>Cash funds</b>	Barclays current account	46,734	0	
	COIF Charities Deposit Account	26,065	0	
	<i>Total cash funds</i>	72,799	0	
	<b>Fund to which asset belongs</b>	<b>Cost or transfer value</b>	<b>Net Realisable value</b>	
		£	£	
<b>Investment assets</b>	COIF Charities Investment Fund	Unrestricted	40,971	80,790
	M&G NAACIF	Unrestricted	235,062	271,177
	<i>Total investment assets</i>	Unrestricted	276,033	351,967

In accordance with the Trustees' decision taken at the end of 2023 to simplify the Charity's investment portfolio, the above investment assets were sold in February 2024 at the above stated net realisable values and the proceeds re-invested in the COIF Charities Deposit Account at a market rate of interest.

	Fund to which asset belongs	Cost	Market value	
		£	£	
<b>Assets retained for the Charity's own use</b>	8 de Lannoy properties, Crowborough	Unrestricted	0	1,320,000
	4 Haven Homes - Beeches Road properties, Crowborough	Unrestricted	0	840,000
	3 Haven Homes - East Beeches properties, Crowborough	Unrestricted	0	730,000
	4 Swift House properties, Crowborough	Unrestricted	350,000	730,000
	<i>Total property assets</i>		350,000	3,620,000


The £155 endowment value, noted separately in the 31 December 2022 Statement of Assets and Liabilities, has now been included within the de Lannoy properties on the basis that the Trustees believe it has always formed an integral part of the value of those properties and there is no documentary evidence to support either its categorisation as an endowment or its separate disclosure.


	Fund to which asset belongs	Amount due	When due	
		£	£	
<b>Liabilities</b>	Independent examiner's fee	Unrestricted	660	< 12 months
	Accounting software	Unrestricted	49	< 12 months
	Water charges	Unrestricted	1,204	< 12 months

### Notes

There are no guarantees given or debts outstanding which are secured by any charge on the assets of the Charity. Trustees and related parties are reimbursed for expenses they incur and for purchases that they make on behalf of the Charity or services they provide to the Charity. During the year 7 Trustees and related parties were reimbursed a total of £1,216 for expenditure incurred on behalf of the Charity. Contributions to the Trustees' dinner were all received from the Trustees.

### Signed on behalf of the Trustees:

Mr Robert Bailey  ..... 17<sup>th</sup> April 2024

Mrs Judith Goode  ..... 17<sup>th</sup> April 2024

**MRS DE LANNOY & HAVEN HOMES ALMSHOUSE CHARITY**

England & Wales - Charity number 214805

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# Accounts

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Reference and Administrative Details

<p>Mrs De Lannoy and Haven Homes Almshouse Charity</p>	<p>Charity Name</p>
<p>214805</p>	<p>Charity registration number</p>
<p>Forest Fold Coopers Lane Crowborough East Sussex TN11 2JZ</p>	<p>Principal office</p>
<p>Mrs D Lannoy, Chairman Mrs M Cooper, Vice Chairman Mrs G Dean Mrs J Goode Mr M Hewens (resigned June 2022) Mr R Livett (appointed October 2022) Mr M J Raddebury, Treasurer Mrs L Reynard (appointed September 2022) Mrs S McKenzie Mr C Radcliffe</p>	<p>Trustees</p>
<p><b>Mrs De Lannoy and Haven Homes Almshouse Charity</b></p>	
<p><b>Trustees' Report and Receipts and Payments Account</b></p>	
<p><b>For the year ended 31 December 2022</b></p>	
<p>Barclays Bank PLC Crowborough 73-75 Calverley Road Tunbridge Wells Kent TN11 2JZ</p>	<p>Bankers</p>
<p>Redshild Business Solutions Ltd Suite 3, 1 - 3 Warren Court Park Road Crowborough East Sussex TN6 2QX</p>	<p>Independent Examiner</p>

## Mrs De Lannoy and Haven Homes Almshouse Charity

### Reference and Administrative Details

Charity Name	Mrs De Lannoy and Haven Homes Almshouse Charity
Charity registration number	214805
Principal office	Forest Fold Coopers Lane Crowborough East Sussex TN6 1SJ
Trustees	Mr R D Bailey, Chairman Mrs M Boobier, Vice Chairman Mrs R Clark Mrs G Dean Mrs J Goode Mr M Hewens (resigned June 2022) Mr R Livett (appointed October 2022) Mr M J Raddenbury, Treasurer Mrs L Reynard (appointed September 2022) Mrs S McKenzie Mr C Ratcliffe
Property manager	Mr J Etheridge
Secretary	Mrs G Morris
Bankers	Barclays Bank PLC Crowborough 73- 75 Calverley Road Tunbridge Wells Kent TN1 2UZ
Independent Examiner	Redshield Business Solutions Ltd Suite 3, 1 - 3 Warren Court Park Road Crowborough East Sussex TN6 2QX

# **Mrs De Lannoy and Haven Homes Almshouse Charity**

## **Trustees' Report for the year ended 31 December 2022**

The Trustees present their report and financial statements for the year end 31st December 2022.

### **Objects and Activities**

The objects of the charity are the relief of poverty by the provision of housing accommodation for people over the age of fifty; and such charitable activities as the trustees decide for the benefit of residents.

The trustees have regard to the Charity Commission's general guidance on public benefit and confirm that they have complied with the requirements of section 4 of the Charities Act 2011 to have regard to the benefit public guidance published by the Charity Commission for England and Wales.

### **Achievements and Performance**

#### **Residents**

There has been no change of residents during the period to the end of December 2022 but currently there is a list of those seeking almshouse accommodation.

#### **Property Improvements**

During the year maintenance has been carried out at the properties in order to conform with present day upkeep, enabling high standards to be retained for the benefit of the residents. Throughout all the properties the boilers have been regularly serviced and gas checks carried out. The gardens have been maintained and enjoyed by all residents.

There have been major problems during the year with our present Lifeline supplier, due to lack of contact and invoicing. Given the requirement to upgrade for digital changeover for 2025 an alternative supplier will be appointed to carry this through in 2023.

At De Lannoy Cottages the trustees employed a surveyor to carry out a quinquennial inspection, no major problems were found, and the more minor works required are being carried out into 2023. The programme of decorating works was carried out in 2 flats.

At Swift House, there have not been any major problems in the properties. The maintenance of the garden areas is of concern and a different contractor is being sourced, to make improvements going forwards in 2023. During the year a large Cypress was removed, and a storage cupboard erected in the garden.

At Haven Homes properties, several replacements of parts have been necessary, including electric showers. The roofing work required that was highlighted in the quinquennial inspection was carried out and work has continued in several flats for the decorating programme.

### **Finance**

The receipts and payments accounts are attached to this report for the year ending 31<sup>st</sup> December 2022. The financial results for the year show a surplus against the budget of £29,789. The trustees have been able to transfer a cash surplus of £25,000 into a deposit fund with COIF currently attracting interest at the rate of 3.7786%.

Our Investment funds for the year show a reduction of £7,266 due to the change in the financial climate this year.

## Mrs De Lannoy and Haven Homes Almshouse Charity

### Trustees' Report for the year ended 31 December 2022 (continued)

Financial assets held by the Charity at 31 December 2022 are as follows:

<i>Investments</i>	<b>£</b>
COIF Charities Investment Fund	73,214
M and G NAACIF	258,741
<i>Bank accounts</i>	
Barclays Current Account	28,065
COIF Charities Deposit Fund	25,000
<b>Total</b>	<b>385,020</b>

#### Reserves

The investments are held as a reserve to provide income for the ongoing maintenance of the properties. From 1 January 2022 it was intended to hold this reserve fund under 3 headings, General Reserve for regular day to day expenses, Cyclical Maintenance for regular maintenance to the properties and Extra Ordinary for any major repairs. The creation of the additional designated funds has been postponed to 1 January 2023.

#### Structure, Governance and Management

##### Governing document and constitution:

The charity is governed by a Scheme document approved by the Charity Commission on 26 June 2017.

##### Trustees and Committee Members:

The Scheme provides for 8 nominated trustees and 2 ex officio trustees who are the vicars of St John the Evangelist, Withyham, and All Saints, Crowborough who have delegated their responsibilities. There are currently 8 nominated trustees appointed under the Scheme and two delegates of the ex-officio trustees.

One trustee, Mr M Hewens resigned in June 2022. Mrs L Reynard was appointed as a trustee in September 2022. Mr R Livett was appointed in October 2022.

##### Meetings

In accordance with the Scheme full meetings have been held on:

12 January 2022 (held over from December 2021)  
31 March 2022  
6 July 2022 (Review meeting)  
28 September 2022  
23 November 2022

This report was approved by the Board of Trustees on .....*22 March 2023*.....



Mrs G D Morris, Secretary



## Independent Examiner's Report to the Trustees of Mrs De Lannoy and Haven Homes Almshouse Charity

I report to the trustees on my examination of the accounts of Mrs De Lannoy and Haven Homes Almshouse Charity (the Trust) for the year ended 31 December 2022, which are set out on pages 5 to 6.

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

### Independent examiner's statement

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

- (1) accounting records were not kept in accordance with section 130 of the Act; or
- (2) the accounts do not accord with those records.

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.

Jenny Dinnage FCA  
Chartered Accountant  
ICAEW

Suite 3, 1 – 3 Warren Court  
Park Road  
Crowborough  
East Sussex  
TN6 2QX

Date: 28 March 2023

## Mrs De Lannoy and Haven Homes Almshouse Charity

### Receipts and Payments Account for the year ended 31 December 2022

	Unrestricted funds £	Restricted funds £	Endowment funds £	Total funds £	Last year £
<b>Receipts</b>					
Contributions from residents	67,275	0	0	67,275	66,580
Bank interest received	0	0	0	0	0
Dividends & interest on investments	2,184	0	0	2,184	2,121
Dividends on investments reinvested	9,545	0	0	9,545	6,633
Contributions to trustees' dinner	610	0	0	610	0
Miscellaneous income	0	0	0	0	3,511
Resident's loan repayments	0	0	0	0	215
<b>Sub total</b>	79,614	0	0	79,614	79,060
<b>Asset and investment sales</b>					
Sale of investments	0	0	0	0	0
<b>Sub total</b>	0	0	0	0	0
<b>Total receipts</b>	79,614	0	0	79,614	79,060
<b>Payments</b>					
<i>Cyclical maintenance fund expenditure</i>					
Surveyor	300	0	0	300	0
Surveyor - quinquennial	1,800	0	0	1,800	0
Repair decorating	4,942	0	0	4,942	0
<i>General fund expenditure</i>					
Water rates	4,838	0	0	4,838	5,767
Insurance	2,583	0	0	2,583	2,368
Equipment servicing	4,030	0	0	4,030	3,689
Maintenance of Lifeline system	3,392	0	0	3,392	3,393
Equipment purchase	730	0	0	730	459
Repairs and maintenance	3,662	0	0	3,662	6,206
Major repairs	8,720	0	0	8,720	13,470
Gardening	6,529	0	0	6,529	4,922
Gas & electricity	114	0	0	114	132
Subscriptions	495	0	0	495	509
Sundry expenses	223	0	0	223	332
Gifts to residents	315	0	0	315	382
Gifts to trustees	50	0	0	50	0
Cost of trustee meetings	90	0	0	90	35
Trustees' dinner	610	0	0	610	0
Surveyor	0	0	0	0	492
Surveyor - quinquennial	0	0	0	0	1,440
Property management	430	0	0	430	0
Independent Examiner's fee	600	0	0	600	600
<b>Sub total</b>	44,453	0	0	44,453	44,196
<b>Asset and investment purchases</b>					
Purchase of investments	316	0	0	316	55,000
Reinvested dividends	9,545	0	0	9,545	6,633
<b>Sub total</b>	9,861	0	0	9,861	61,633
<b>Total payments</b>	54,314	0	0	54,314	105,829
<b>Net of receipts/(payments)</b>	25,300	0	0	25,300	(26,769)
<b>Transfers between funds</b>	0	0	0	0	0
<b>Cash funds last year end</b>	27,765	0	0	27,765	54,534
<b>Cash funds this year end</b>	53,065	0	0	53,065	27,765

# Mrs De Lannoy and Haven Homes Almshouse Charity

## Statement of Assets and Liabilities at 31 December 2022

		Unrestricted funds	Restricted funds	Endowment funds
		£	£	£
<b>Cash funds</b>	Bardays current account	28,065	0	0
	COIF Charities Deposit Account	25,000	0	0
	<i>Total cash funds</i>	53,065	0	0

		Fund to which asset belongs	Cost or transfer value	Current value
			£	£
<b>Investment assets</b>	COIF Charities Investment Fund	Unrestricted	40,971	73,214
	M&G NAACIF	Unrestricted	224,573	258,741
	<i>Total investment assets</i>	Unrestricted	265,544	331,955

		Fund to which asset belongs	Cost	Market value
			£	£
<b>Assets retained for the charity's own use</b>	8 De Lannoy properties, Crowborough	Endowment	155	155
		Unrestricted	0	1,319,845
	4 Haven Homes - Beeches Road properties, Crowborough	Unrestricted	0	840,000
		Unrestricted	0	730,000
	3 Haven Homes - East Beeches properties, Crowborough	Unrestricted	350,000	730,000
	4 Swift House properties, Crowborough	Unrestricted	350,155	3,620,000
<i>Total property assets</i>				


		Fund to which asset belongs	Amount due	When due
			£	£
<b>Liabilities</b>	Independent examiner's fee	Unrestricted	660	< 12 months
	Accounting software	Unrestricted	46	< 12 months
	Water rates	Unrestricted	1,220	< 12 months

**Notes**

There are no guarantees given or debts outstanding which are secured by any charge on the assets of the charity.

Trustees and related parties are reimbursed for expenses they incur and for purchases that they make on behalf of the charity or services they provide to the charity. During the year 7 trustees and related parties were paid a total of £1172. Contributions to the trustees' dinner were all received from the Trustees.

**Signed on behalf of all the trustees:**

Robert Bailey  March 2023

 March 2023

**MRS DE LANNOY & HAVEN HOMES ALMSHOUSE CHARITY**

England & Wales - Charity number 214805

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# Accounts

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Reference and Administrative Details

<p>Mrs De Lannoy and Haven Homes Almshouse Charity</p>	<p>Charity Name</p>
<p>214805</p>	<p>Charity Registration Number</p>
<p>Forest Field Coppers Lane Crowborough East Sussex</p>	<p>Registered Office</p>
<p><b>Mrs De Lannoy and Haven Homes Almshouse including Swift House</b></p> <p>Mrs G Dean Mrs J Jacob Mr P Fernor (resigned 23 June 2021) Mrs B Fernor (resigned 23 June 2021) Mr M Hewson Mr M J Radbourne, Treasurer Mrs S Mackenzie Mr C Raffille (appointed 21 September 2021)</p>	<p>Trustees</p>
<p><b>Mrs De Lannoy and Haven Homes Almshouse Charity</b></p>	
<p><b>Trustees' Report and Receipts and Payments Account</b></p>	
<p><b>For the year ended 31 December 2021</b></p>	
<p>Barclays Bank PLC Crowborough 73-75 Gables Road Tunbridge Wells Kent TN11 5LZ</p>	<p>Bank Name</p>
<p>Redbridge Business Solutions Ltd Suite 4, 1-3 Water Court Park Road Crowborough East Sussex TN10 5DX</p>	<p>Independent Examiner</p>

## Mrs De Lannoy and Haven Homes Almshouse Charity

### Reference and Administrative Details

Charity Name	Mrs De Lannoy and Haven Homes Almshouse Charity
Charity registration number	214805
Principal office	Forest Fold Coopers Lane Crowborough East Sussex TN6 1SJ
Trustees	Mr R D Bailey, Chairman Mrs M Boobier, Vice Chairman Mrs R Clark Mrs G Dean Mrs J Goode Mr P Fermor (resigned 23 June 2021) Mrs E Fermor (resigned 23 June 2021) Mr M Hewens Mr M J Raddenbury, Treasurer Mrs S McKenzie Mr C Ratcliffe (appointed 22 September 2021)
Property manager	Mr J Etheridge
Secretary	Mrs G Morris
Bankers	Barclays Bank PLC Crowborough 73- 75 Calverley Road Tunbridge Wells Kent TN1 2UZ
Independent Examiner	Redshield Business Solutions Ltd Suite 3, 1 - 3 Warren Court Park Road Crowborough East Sussex TN6 2QX

# **Mrs De Lannoy and Haven Homes Almshouse Charity**

## **Trustees' Report for the year ended 31 December 2021**

The Trustees present their report and financial statements for the year end 31st December 2021.

### **Objects and Activities**

The objects of the charity are the relief of poverty by the provision of housing accommodation for people over the age of fifty; and such charitable activities as the trustees decide for the benefit of residents.

The trustees have regard to the Charity Commission's general guidance on public benefit and confirm that they have complied with the requirements of section 4 of the Charities Act 2011 to have regard to the benefit public guidance published by the Charity Commission for England and Wales.

### **Achievements and Performance**

#### **Residents**

There has been no change of residents during the period to the end of December 2021 but currently there is a list of those seeking almshouse accommodation.

#### **Property improvements**

During the year maintenance has been carried out at the properties in order to conform with present day upkeep, enabling high standards to be retained for the benefit of the residents. Throughout the properties all boilers have been regularly serviced and gas checks carried out; the inspections complying with strict Covid-19 precautions. The gardens have been maintained and enjoyed by all residents.

At De Lannoy Cottages the trustees have carried out fencing works to the rear and left side perimeter (Church side). The outside walls, north-facing, to the rear of the property have been satisfactorily cleaned.

At Swift House, the fault in the installation of the heating system has now been finally established and the electrical circuits rectified. Following a meeting with the developer, agreement was made, to reimburse both those costs and a proportion of other costs incurred following a number of faults around the building. The developer also undertook to rectify the balcony installation and drainage, and other minor faults at his own expense.

Haven Homes properties had a quinquennial report carried out during September, highlighting a small number of remedial problems that the property manager is planning to complete during the early part of 2022.

#### **Finance**

The receipts and payments accounts are attached to this report for the year ending 31<sup>st</sup> December 2021.

The financial results for the year show a surplus of £8,994 against the budget for the year. During 2021, the trustees have been able to transfer a total of £55,000 to the investment accounts with M & G. The reduction of expenditure has again been affected by Covid restrictions and difficulty in finding trades people to undertake the work.

## Mrs De Lannoy and Haven Homes Almshouse Charity

### Trustees' Report for the year ended 31 December 2021 (continued)

Financial assets held by the Charity at 31 December 2021 are as follows:

#### Investments

	£
COIF Charities Investment Fund	82,509
CCLA Charities Deposit Fund 1	165
CCLA Charities Deposit Fund 2	151
M and G NAACIF	256,712

#### Bank accounts

Barclays Current Account	27,449
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**Total** **366,986**

#### Reserves

The investments are held as a reserve to provide income for the ongoing maintenance of the properties. From 1 January 2022 this reserve fund falls under 3 headings, General Reserve for regular day to day expenses, Cyclical Maintenance for regular maintenance to the properties and Extra Ordinary for any major repairs.

#### Structure, Governance and Management

##### Governing document and constitution:

The charity is governed by a Scheme document approved by the Charity Commission on 26 June 2017.

##### Trustees and Committee Members:

The Scheme provides for 8 nominated trustees and 2 ex officio trustees who are the vicars of St John the Evangelist, Withyham, and All Saints, Crowborough or their appointed delegates. There are currently 7 nominated trustees appointed under the Scheme and two delegates of the ex-officio trustees.

Two trustees, Mr P Fermor and Mrs E Fermor, resigned on 23 Jun 2021.

Mr C Ratcliffe was appointed as a trustee on 22 September 2021.

#### Meetings

In accordance with the Scheme full meetings have been held on:

18 March 2021

23 June 2021

23 September 2021

The meeting for December was postponed until January 2022.

This report was approved by the Board of Trustees on 31<sup>st</sup> March 2022



Mrs G D Morris, Secretary



**Independent Examiner's Report to the Trustees of Mrs De Lannoy and Haven Homes Almshouse Charity**

I report to the trustees on my examination of the accounts of Mrs De Lannoy and Haven Homes Almshouse Charity (the Trust) for the year ended 31 December 2021, which are set out on pages 5 to 6.

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

**Independent examiner's statement**

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

- (1) accounting records were not kept in accordance with section 130 of the Act; or
- (2) the accounts do not accord with those records.

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.

*Jenny Dinnage*

Jenny Dinnage FCA  
Chartered Accountant  
ICAEW

Suite 3, 1 – 3 Warren Court  
Park Road  
Crowborough  
East Sussex  
TN6 2QX

Date: 26 April 2022.

## Mrs De Lannoy and Haven Homes Almshouse Charity

### Receipts and Payments Account for the year ended 31 December 2021

	Unrestricted funds £	Restricted funds £	Endowment funds £	Total funds £	Last year £
<b>Receipts</b>					
Contributions from residents	66,580	-	-	66,580	64,823
Donations received	-	-	-	-	-
Bank interest received	-	-	-	-	1
Dividends & interest on investments	2,121	-	-	2,121	2,080
Dividends on investments reinvested	6,633	-	-	6,633	7,062
Miscellaneous income	3,511	-	-	3,511	440
Resident's loan repayments	215	-	-	215	940
<b>Sub total (Gross income for AR)</b>	<b>79,060</b>	<b>-</b>	<b>-</b>	<b>79,060</b>	<b>75,346</b>
<b>Asset and investment sales</b>					
Sale of investments	-	-	-	-	-
<b>Sub total</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>
<b>Total receipts</b>	<b>79,060</b>	<b>-</b>	<b>-</b>	<b>79,060</b>	<b>75,346</b>
<b>Payments</b>					
Water rates	5,767	-	-	5,767	3,021
Insurance	2,368	-	-	2,368	2,301
Equipment servicing	3,689	-	-	3,689	3,758
Maintenance of Lifeline system	3,393	-	-	3,393	3,038
Equipment purchase	459	-	-	459	90
Repairs and maintenance	6,206	-	-	6,206	3,857
Major repairs	13,470	-	-	13,470	16,033
Gardening	4,922	-	-	4,922	5,197
Gas & electricity	132	-	-	132	124
Subscriptions	509	-	-	509	310
Sundry expenses	332	-	-	332	380
Gifts to residents	382	-	-	382	285
Cost of trustee meetings	35	-	-	35	-
Loans to residents	-	-	-	-	715
Independent Examiner's fee	600	-	-	600	600
Surveyor	492	-	-	492	327
Surveyor - quinquennial	1,440	-	-	1,440	-
<b>Sub total</b>	<b>44,196</b>	<b>-</b>	<b>-</b>	<b>44,196</b>	<b>40,036</b>
<b>Asset and investment purchases</b>					
Purchase of investments	55,000	-	-	55,000	-
Reinvested dividends	6,633	-	-	6,633	7,062
<b>Sub total</b>	<b>61,633</b>	<b>-</b>	<b>-</b>	<b>61,633</b>	<b>7,062</b>
<b>Total payments</b>	<b>105,829</b>	<b>-</b>	<b>-</b>	<b>105,829</b>	<b>47,098</b>
<b>Net of receipts/(payments)</b>	<b>(26,769)</b>	<b>-</b>	<b>-</b>	<b>(26,769)</b>	<b>28,248</b>
<b>Transfers between funds</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>
<b>Cash funds last year end</b>	<b>54,534</b>	<b>-</b>	<b>-</b>	<b>54,534</b>	<b>26,286</b>
<b>Cash funds this year end</b>	<b>27,765</b>	<b>-</b>	<b>-</b>	<b>27,765</b>	<b>54,534</b>

**Mrs De Lannoy and Haven Homes Almshouse Charity**  
**Statement of Assets and Liabilities at 31 December 2021**

		Unrestricted funds	Restricted funds	Endowment funds
		£	£	£
<b>Cash funds</b>	Barclays current account	27,449	-	-
	COIF Charities Deposit Fund no 1	165	-	-
	COIF Charities Deposit Fund no 2	151	-	-
	<i>Total cash funds</i>	27,765	-	-

		Fund to which asset belongs	Cost or transfer value	Current value
			£	£
<b>Investment assets</b>	COIF Charities Investment Fund	Unrestricted	40,655	82,509
	M&G NAACIF	Unrestricted	215,029	256,712
	<i>Total investment assets</i>	Unrestricted	255,684	339,221

		Fund to which asset belongs	Cost	Insurance value
			£	£
<b>Assets retained for the charity's own use</b>	8 De Lannoy properties, Crowborough	Endowment	155	155
		Unrestricted	-	1,438,480
	7 Haven Homes properties, Crowborough	Unrestricted	-	1,134,179
		Unrestricted	350,000	552,530
	4 Swift House properties, Crowborough	Unrestricted	350,155	3,125,344
<i>Total property assets</i>				

		Fund to which asset belongs	Amount due	When due
			£	£
<b>Liabilities</b>	Independent examiner's fee	Unrestricted	600	< 12 months

**Notes**

There are no guarantees given or debts outstanding which are secured by any charge on the assets of the charity.

Trustees are reimbursed for expenses they incur and for purchases that they make on behalf of the charity. During the year 8 trustees were reimbursed a total of £824. No income was contributed by the Trustees.

**Signed on behalf of all the trustees:**

Robert Bailey ..... 31 March 2022

Miriam Boobier ..... 31 March 2022