

Reference and Administrative Details

Mrs De Lannoy and Haven Homes Almshouse Charity	Charity Name
214805	Charity Registration Number
<p>Forwarded to: Coppers Lane Crowborough East Sussex TN11 2JZ</p>	Forwarded to
<p>Mrs De Lannoy and Haven Homes Almshouse including Swift House</p> <p>Mrs G Dean Mrs J Jacobs Mr P Fernot (resigned 23 June 2021) Mrs E Fernot (resigned 23 June 2021) Mr M Hewens Mr M J Radenbury, Treasurer Mrs S McKenzie Mr C Radcliffe (appointed 23 September 2021)</p>	Trustees
<p>Mrs De Lannoy and Haven Homes Almshouse Charity</p>	Charity Name
<p>Trustees' Report and Receipts and Payments Account</p>	Title
<p>For the year ended 31 December 2021</p>	Period
<p>Barclays Bank PLC Crowborough 73-75 Galsworthy Road Tunbridge Wells Kent TN11 2JZ</p>	Bank Name
<p>Redbridge Business Solutions Ltd Suite 2, 1-3 Warren Court Park Road Crowborough East Sussex TN11 2JZ</p>	Independent Examiner

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 31st 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:

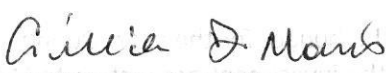
18 March 2021

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 31st March 2022


Mrs G D Morris, Secretary



REDSHIELD
CHARTERED ACCOUNTANTS

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 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 £
Receipts					
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
Sub total (Gross income for AR)	79,060	-	-	79,060	75,346
Asset and investment sales					
Sale of investments	-	-	-	-	-
Sub total	-	-	-	-	-
Total receipts	79,060	-	-	79,060	75,346
Payments					
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	-
Sub total	44,196	-	-	44,196	40,036
Asset and investment purchases					
Purchase of investments	55,000	-	-	55,000	-
Reinvested dividends	6,633	-	-	6,633	7,062
Sub total	61,633	-	-	61,633	7,062
Total payments	105,829	-	-	105,829	47,098
Net of receipts/(payments)	(26,769)	-	-	(26,769)	28,248
Transfers between funds	-	-	-	-	-
Cash funds last year end	54,534	-	-	54,534	26,286
Cash funds this year end	27,765	-	-	27,765	54,534

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

		Unrestricted funds £	Restricted funds £	Endowment funds £
Cash funds	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 £
Investment assets	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 £
Assets retained for the charity's own use	8 De Lannoy properties, Crowborough	Endowment	155	155
		Unrestricted	-	1,438,480
	7 Haven Homes properties, Crowborough	Unrestricted	-	1,134,179
	4 Swift House properties, Crowborough	Unrestricted	350,000	552,530
	<i>Total property assets</i>		350,155	3,125,344

		Fund to which asset belongs	Amount due £	When due £
Liabilities	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