

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 TN11 2JY
Trustees	<p>Mrs De Lannoy and Haven Homes Almshouse including Swift House</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 Radchenbury, Treasurer Mrs L Reynard (appointed September 2022) Mrs S McKenzie Mr C Ratcliffe </p>
Property manager	Mrs De Lannoy and Haven Homes Almshouse Charity
Secretary	Trustees' Report and Receipts and Payments Account
Bankers	For the year ended 31 December 2022
Independent Examiner	TNS 202 Kent Tunbridge Wells 73-75 Calverley Road Crowborough Barclays Bank PLC
	TNS 20X East Sussex Crowborough Park Road Suite 3, 1 - 3 Warren Court Redshield Business Solutions Ltd

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 31st 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>	£
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
 Total	 385,020

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.

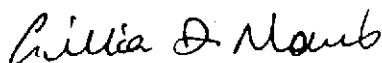
One trustee, Mr M Hewens resigned in June 2022. Mrs L Reynard was appointed as a trustee in September 2022. Mr R Livett was appointed in October 2022.

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



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 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 £
Receipts					
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
Sub total	79,614	0	0	79,614	79,060
Asset and investment sales					
Sale of investments	0	0	0	0	0
Sub total	0	0	0	0	0
Total receipts	79,614	0	0	79,614	79,060
Payments					
<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
Sub total	44,453	0	0	44,453	44,196
Asset and investment purchases					
Purchase of investments	316	0	0	316	55,000
Reinvested dividends	9,545	0	0	9,545	6,633
Sub total	9,861	0	0	9,861	61,633
Total payments	54,314	0	0	54,314	105,829
Net of receipts/(payments)	25,300	0	0	25,300	(26,769)
Transfers between funds	0	0	0	0	0
Cash funds last year end	27,765	0	0	27,765	54,534
Cash funds this year end	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
		£	£	£
Cash funds				
	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
			£	£
Investment assets				
	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
			£	£
Assets retained for the charity's own use				
	8 De Lannoy properties, Crowborough	Endowment	155	155
		Unrestricted	0	1,319,845
	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>		350,155	3,620,000

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

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March 2023

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March 2023