

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 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 31st 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>	£
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
 Total	 424,767

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 17th 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, which appears to read "Jenny Dinnage".

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 £
Receipts					
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
Sub total	80,804	0	0	80,804	79,614
Asset and investment sales					
Sale of investments	0	0	0	0	0
Sub total	0	0	0	0	0
Total receipts	80,804	0	0	80,804	79,614
Payments					
<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
Sub total	50,581	0	0	50,581	44,453
Asset and investment purchases					
Purchase of investments	0	0	0	0	316
Reinvested dividends	10,489	0	0	10,489	9,545
Sub total	10,489	0	0	10,489	9,861
Total payments	61,070	0	0	61,070	54,314
Net of receipts/(payments)	19,734	0	0	19,734	25,300
Transfers between funds	0	0	0	0	0
Cash funds last year end	53,065	0	0	53,065	27,765
Cash funds this year end	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
		£	£	£
Cash funds	Barclays current account	46,734	0	0
	COIF Charities Deposit Account	26,065	0	0
	<i>Total cash funds</i>	72,799	0	0
		Fund to which asset belongs	Cost or transfer value	Net Realisable value
			£	£
Investment assets	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
			£	£
Assets retained for the Charity's own use	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
			£	£
Liabilities	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

.....*R. Bailey*.....

17th April 2024

Mrs Judith Goode

.....*J. Goode*.....

17th April 2024