

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.

150th 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 150th 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
 Total	 453,439

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, 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: 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 £
Receipts					
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
Sub total	93,907	0	0	93,907	80,804
Asset and investment sales					
Sale of investments	351,967	0	0	351,967	0
Sub total	351,967	0	0	351,967	0
Total receipts	445,874	0	0	445,874	80,804
Payments					
Cyclical maintenance expenditure					
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
Extraordinary repairs expenditure					
Veranda glazing & window replacement	5,649	0	0	5,649	0
Bathroom upgrade	1,224	0	0	1,224	0
General expenditure					
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 th 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
Sub total	65,234	0	0	65,234	50,581

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

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
	£	£	£
Cash funds			
Barclays current account	10,232	0	0
Barclays deposit account	10,229		
COIF Charities Deposit Fund	432,978	0	0
Total cash funds	453,439	0	0

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
		£	£
Assets retained for the Charity's own use			
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
Total property assets		350,000	3,620,000

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

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30 April 2025

Mrs Judith Goode

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30 April 2025