

THRALE ALMSHOUSE AND RELIEF IN NEED CHARITY

England & Wales · Charity number 225709

Details

Other names	NON-ECCLESIASTICAL CHARITIES
Status	Registered
Legal form	Other
Registered	1963-10-08
Register	View on the Charity Commission register

Contact

Address
Alwyns Llp
Crown House
151 High Road
Loughton
Essex
IG10 4LG

Phone 020 8502 0411

Website <http://www.thralealmshouses.org.uk/>

Activities

Objects: RELIEVING EITHER GENERALLY OR INDIVIDUALLY PERSONS RESIDENT IN THE AREA OF THE ANCIENT PARISH OF STREATHAM WHO ARE IN CONDITIONS OF NEED, HARDSHIP OR DISTRESS BY MAKING GRANTS OF MONEY OR PROVIDING OR PAYING FOR ITMES, SERVICES OR FACILITIES CALCULATED TO REDUCE THE NEED, HARDSHIP OR DISTRESS OF SUCH PERSONS.

Activities: 1. Provision and maintenance of residential accommodation at Thrale Almshouses, 27 Polworth Road, London SW16 and provision of benefits for residents.2. Provision of relief for persons resident in the Ancient Parish of Streatham who are in conditions of need, hardship or distress ("Relief in Need").

Classification

- **How:** Makes Grants To Organisations, Provides Buildings/facilities/open Space
- **What:** The Prevention Or Relief Of Poverty, Accommodation/housing
- **Who:** Elderly/old People

Geography

- **Area of benefit:** ANCIENT PARISH OF STREATHAM
- Lambeth

Finances

Period end	Income	Expenditure	Assets	Employees
2025-03-31	£273,952	£165,892	-	-
2024-03-31	£232,185	£201,664	-	-
2023-03-31	£208,671	£95,106	-	-
2022-03-31	£190,897	£70,619	-	-
2021-03-31	£186,758	£131,084	-	-

Trustees

Name	Role	Appointed
THRALE ALMSHOUSE AND RELIEF IN NEED CHARITY TRUSTEE LIMITED		2012-05-28

THRALE ALMSHOUSE AND RELIEF IN NEED CHARITY

England & Wales - Charity number 225709

Accounts

THRALE ALMSHOUSE AND RELIEF IN NEED CHARITY

REGISTERED CHARITY NUMBER 225709

TRUSTEES' REPORT AND FINANCIAL STATEMENTS

FOR THE YEAR ENDED

31ST MARCH 2025

THRALE ALMSHOUSE AND RELIEF IN NEED CHARITY
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FINANCIAL STATEMENTS FOR THE YEAR ENDED

31ST MARCH 2025

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THRALE ALMSHOUSE AND RELIEF IN NEED CHARITY
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Reference and Administrative Information

Charity name: Thrale Almshouse and Relief In Need Charity
Charity Commission No: 225709
Almshouse Association No: M71
Regulator of Social Housing No: 4814

Registered Office

Crown House,
151 High Road
Loughton
Essex IG10 4LG

Website

www.thralealmshouses.org.uk

Trustees

Thrale Almshouse and Relief In Need Charity Trustee Limited

Auditors

Alwyns LLP
Crown House
151 High Road
Loughton Essex
IG10 4LG

Bankers

Metro Bank
Unit 3
120 Cheapside
London EC2V 7JB

THRALE ALMSHOUSE AND RELIEF IN NEED CHARITY
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TRUSTEES' REPORT

The Trustees present their report and the financial statements for the year end 31 March 2025.

The financial statements have been prepared in accordance with the accounting policies set out in Note 1 and comply with the charity's Trust deed and applicable law.

HISTORY AND CHARITABLE OBJECTS

Thrale Almshouse and Relief in Need Charity ("Thrale" or "the Charity") was established by a Scheme made by the Charity Commissioners for England and Wales on 15th June 1989 for the regulation and administration of twelve local charities that had been individually established over the past many years and sharing a history dating back to at least 1681. The Scheme is the Charity's governing document.

The Scheme prescribes two charitable objects: first, the provision and maintenance of residential accommodation at the Thrale Almshouses at 27 Polworth Road London SW16 and the provision of benefits for their residents; second (and subject to the requirements and demands of the first object), the provision of relief for persons resident in the Ancient Parish of Streatham who are in conditions of need, hardship or distress ("Relief in Need").

STRUCTURE, GOVERNANCE AND MANAGEMENT ARRANGEMENTS

Thrale Almshouse and Relief in Need Charity is a registered Charity. The Corporate Trustee is Thrale Almshouse and Relief In Need Charity Trustee Limited whose directors served during the reporting period and to date are:

Chair - Antoinette Nwifo
Treasurer – Kris Shergold
Amanda Brown - resigned 16/10/24
Natalie Levine
Sam Wilson
Brooke Dobbryn

There is no formal induction or training of directors of the Corporate Trustee, but the Chair seeks to ensure that all directors are aware of their duties and are equipped with the knowledge to carry them out. Levels of compliance with all relevant laws and regulations are formally assessed.

The directors meet quarterly to make decisions of policy and allocations, monitor performance, receive accounts and approve the budget and significant expenditure. The Trustees appointed Teachers Housing Association as managing agent in December 2022.

TRUSTEES' REPORT (continued)

RISK ASSESSMENT

The directors of the Corporate Trustee at least annually review the risks that Thrale faces. Of primary significance are those that relate to the almshouse properties and the provision, through Thrale's management agent and administrator, of support services for residents and matters concerned with their health, safety and well-being.

Arrangements are in place for addressing and managing these risks so far as is reasonably practicable, including appropriate procedures aimed at safeguarding the health and safety of the residents and property and liability insurance cover. Risks associated with the Charity's Relief in Need activities are of a lower order and are considered to be slight and their potential impact unlikely to materially affect the Charity either financially or reputationally. They are addressed and managed by suitable processes for vetting applicants and verifying that awards have been suitably applied in relation to the purposes for which they were granted.

Risks associated with the management and stewardship of the Charity's assets have been kept under careful and continuing review and suitably managed.

Financial Risk Management

The charity's activities expose it to a number of potential financial risks including credit risk and cashflow risk. The principal financial assets are bank balances, rent arrears, other receivables and investments.

The Trustees continue to take into consideration the increased risks associated with high, increasing and/or uncertain future cost inflation, that may impact the prices of goods and services and how this might affect both Thrale's running costs and its impact on the residents.

The trustees keep an ongoing review of resident arrears and have arrangements in place to manage them with residents.

FINANCIAL REVIEW

Details of the performance of the Charity are given in the financial statements which follow this report, and from which a summary is provided below.

During the year, there was a net gain of £54,773 (2024: net gain of £271,451) in the value of investment assets. After recording this gain, the result for the year was a net surplus of £162,833 compared with a net surplus of £301,972 in the previous year.

Properties in the Statement of Financial Position are stated at cost. At 31 March 2025 the total cost £2.721m (2024: £2.721m).

TRUSTEES' REPORT (continued)

ASSETS AND RESERVES

Thrale's ongoing income is derived principally from the almshouses and the investment of capital, the utilisation of which needs to take account of the interests of future as well as current beneficiaries. The directors have therefore adopted a policy that seeks to ensure retention of approximately real values of capital and of spending power in the medium term by allocating achieved total investment returns between funds intended to be retained as capital and with the interests of future beneficiaries in mind, and funds available for current application as cash. With a Quinquennial review still expected in the next financial year the Trustees have decided to maintain a proportion of the invested assets as cash to fund any unexpected or higher than anticipated Cyclical repairs.

The directors seek to manage any fluctuations in the amount available for application through the adoption of suitable policies, including the establishment of an appropriate reserve to the extent merited.

Thrale's Scheme requires the maintenance of two reserve funds: (a) a Cyclical Repairs and Maintenance Fund, providing for items of ordinary maintenance and repair of the Thrale Almshouses that recur at infrequent intervals, and (b) an Extraordinary Repair Fund, providing for the extraordinary repair, improvement or rebuilding of the Almshouses. As well as being expressly required by Thrale's Scheme, the directors consider the maintenance of these Funds as prudent and, by providing an assured resource for defraying the cost of proper upkeep of the Almshouses, as being in the interest of both present and future residents. The adequacy of these reserves is reviewed annually. The total transfers to these funds from the General Fund for the year was £20,162 (2024: £20,162).

During the year £25,000 was transferred from General Funds to the Capital Preservation Fund (2024: £25,000). This fund was set up to provide for a future major refurbishment or further rebuild of the Almshouses. The directors of the Corporate Trustee are making regular transfers to this fund, under a planned schedule and in accordance with the Investment Strategy.

Expenditure during the reporting period has related to the almshouses, and to provision of benefits for their residents.

There were 12 Relief In Need grants awarded during the year totaling £30,876 but one of the grants from 2024 of £1,781 was returned unpaid giving a net figure of £29,095 (2024: 21 grants = £43,635).

TRUSTEES' REPORT (continued)

GRANT-MAKING POLICY

The Charity invites organisations and groups providing benefits for the residents of the ancient parish of Streatham to apply to our small grants programme.

The Charity considers applications and awards grants on an annual basis dependent upon its available financial resources in any given year. Each grant will be made on a one-off basis (though receiving a grant in one year does not stop organisations or groups from making another application in the next year). Grants awarded will generally range from £500 up to £5,000 (very occasionally larger amounts may be given). The Charity is required by its constitution to provide grants only where the beneficiaries are (a) resident in the ancient parish of Streatham and (b) in conditions of need, hardship, or distress.

PUBLIC BENEFIT

The directors have considered the Charity Commission's guidance on public benefit and consider that the activities of the Charity meet its charitable objects and provide a benefit to the public. The activities undertaken by the Charity comprise (i) the provision and maintenance of accommodation for women satisfying the requirements of the Scheme and provision of associated services and facilities for their benefit, and (ii) the making of grants for relief of persons in conditions of need, hardship, or distress and who satisfy the requirements of the Scheme. The second of these activities is accomplished by making grants to other local charities meeting the needs of such persons.

STATEMENT OF TRUSTEES' RESPONSIBILITIES

The Corporate Trustee is responsible for preparing the Annual Report and the financial statements in accordance with applicable law and regulations.

The law applicable to charities in England & Wales requires the Corporate Trustee to prepare financial statements for each financial year in accordance with United Kingdom Generally Accepted Accounting Practice (United Kingdom Accounting Standards and applicable law). The Corporate Trustee must not approve the financial statements unless satisfied that they give a true and fair view of the state of affairs of the charity and of the incoming resources and application of resources, including the income and expenditure, of the charity for that period.

In preparing these financial statements, the Corporate Trustee is required to:

- select suitable accounting policies and apply them consistently;
- observe the methods and principles in the Charities SORP;
- make judgments and accounting estimates that are reasonable and prudent;
- state whether applicable UK Accounting Standards have been followed, subject to any material departures disclosed and explained in the financial statements;
- prepare the financial statements on the going concern basis unless it is inappropriate to presume that the charity will continue to operate.

TRUSTEES' REPORT (continued)

The Corporate Trustee is responsible for keeping sufficient accounting records that disclose with reasonable accuracy at any time the financial position of the charity and enable them to ensure that the financial statements comply with the Charities Act 2011, the Charity (Accounts and Reports) Regulations 2008 and the provisions of the trust deed. The Corporate Trustee is also responsible for safeguarding the assets of the charity and hence for taking reasonable steps for the prevention and detection of fraud and other irregularities.

Insofar as the directors of the Corporate Trustee are aware;

- there is no relevant audit information of which the charity's auditor is unaware; and
- the Corporate Trustee has taken all steps that it ought to have taken to make itself aware of any relevant audit information and to establish that the auditor is aware of that information.

By order of the Board



Kris Shergold – Director

Date: 29th September 2025

Thrale Almshouse and Relief In Need Charity Trustee Limited.

**INDEPENDENT AUDITOR'S REPORT TO THE TRUSTEES OF THRALE ALMSHOUSE
AND RELIEF IN NEED CHARITY**

Opinion

We have audited the financial statements of Thrale Almshouse and Relief in Need Charity (the 'charity') for the year end 31 March 2025 which comprise the Statement of Financial Activities, the Balance Sheet and notes to the financial statements, including a summary of significant accounting policies. The financial reporting framework that has been applied in their preparation is applicable law and United Kingdom Accounting Standards, including Financial Reporting Standard 102 *The Financial Reporting Standard applicable in the UK and Republic of Ireland* (United Kingdom Generally Accepted Accounting Practice).

In our opinion, the financial statements:

- give a true and fair view of the state of the charity's affairs as at 31 March 2025 and of its incoming resources and application of resources for the year then ended;
- have been properly prepared in accordance with United Kingdom Generally Accepted Accounting Practice; and
- have been prepared in accordance with the requirements of the Charities Act 2011.

Basis for opinion

We conducted our audit in accordance with International Standards on Auditing (UK) (ISAs (UK)) and applicable law. Our responsibilities under those standards are further described in the Auditor's responsibilities for the audit of the financial statements section of our report. We are independent of the charity in accordance with the ethical requirements that are relevant to our audit of the financial statements in the UK, including the FRC's Ethical Standard, and we have fulfilled our other ethical responsibilities in accordance with these requirements. We believe that the audit evidence we have obtained is sufficient and appropriate to provide a basis for our opinion.

Conclusions relating to going concern

In auditing the financial statements, we have concluded that the trustees' use of the going concern basis of accounting in the preparation of the financial statements is appropriate.

Based on the work we have performed, we have not identified any material uncertainties relating to events or conditions that, individually or collectively, may cast significant doubt on the charity's ability to continue as a going concern for a period of at least twelve months from when the financial statements are authorised for issue.

Our responsibilities and the responsibilities of the trustees with respect to going concern are described in the relevant sections of this report.

Other information

The trustees are responsible for the other information. The other information comprises the information included in the Trustees' Report other than the financial statements and our auditor's report thereon. Our opinion on the financial statements does not cover the other information and, except to the extent otherwise explicitly stated in our report, we do not express any form of assurance conclusion thereon. In connection with our audit of the financial statements, our responsibility is to read the other information and, in doing so, consider whether the other information is materially

INDEPENDENT AUDITOR'S REPORT TO THE TRUSTEES OF THRALE ALMSHOUSE AND RELIEF IN NEED CHARITY (continued)

inconsistent with the financial statements, or our knowledge obtained in the audit or otherwise appears to be materially misstated. If we identify such material inconsistencies or apparent material misstatements, we are required to determine whether this gives rise to a material misstatement in the financial statements themselves. If, based on the work we have performed, we conclude that there is a material misstatement of this other information; we are required to report that fact.

We have nothing to report in this regard.

Matters on which we are required to report by exception

We have nothing to report in respect of the following matters in relation to which the Charities (Accounts and Reports) Regulations 2008 require us to report to you if, in our opinion:

- the information given in the trustees' report is inconsistent in any material respect with the financial statements; or
- sufficient accounting records have not been kept; or
- the financial statements are not in agreement with the accounting records and returns; or
- we have not received all the information and explanations we require for our audit.

Responsibilities of trustees

As explained more fully in the trustees' responsibilities statement set out on page 6 the trustees are responsible for the preparation of the financial statements and for being satisfied that they give a true and fair view, and for such internal control as the trustees determine is necessary to enable the preparation of financial statements that are free from material misstatement, whether due to fraud or error.

In preparing the financial statements, the trustees are responsible for assessing the charity's ability to continue as a going concern, disclosing, as applicable, matters related to going concern and using the going concern basis of accounting unless the trustees either intend to liquidate the charity or to cease operations, or have no realistic alternative but to do so.

Auditor's responsibilities for the audit of the financial statements

We have been appointed as auditor under section 145 of the Charities Act 2011 and report in accordance with the Act and relevant regulations made or having effect thereunder.

Our objectives are to obtain reasonable assurance about whether the financial statements as a whole are free from material misstatement, whether due to fraud or error, and to issue an auditor's report that includes our opinion. Reasonable assurance is a high level of assurance but is not a guarantee that an audit conducted in accordance with ISAs (UK) will always detect a material misstatement when it exists. Misstatements can arise from fraud or error and are considered material if, individually or in the aggregate, they could reasonably be expected to influence the economic decisions of users taken on the basis of these financial statements.

THRALE ALMSHOUSE AND RELIEF IN NEED CHARITY
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INDEPENDENT AUDITOR'S REPORT TO THE TRUSTEES OF THRALE ALMSHOUSE AND RELIEF IN NEED CHARITY (continued)

Irregularities, including fraud, are instances of non-compliance with laws and regulations. We design procedures in line with our responsibilities, outlined above, to detect material misstatements in respect of irregularities, including fraud.

Discussions were held with, and enquiries made of, management and those charged with governance with a view to identifying those laws and regulations that could be expected to have a material impact on the financial statements.

Based on our discussions with the charity's management and the Trustees, we identified that the following laws and regulations are significant to the entity:

- Those laws and regulations considered to have a direct effect on the financial statements include UK financial reporting standards and Charity Law.
- Those laws and regulations for which non-compliance may be fundamental to the operating aspects of the charity and therefore may have a material effect on the financial statements include compliance with the charitable objectives, public benefit and health and safety legislation.

These matters were discussed amongst the engagement team at the planning stage and the team remained alert to non-compliance throughout the audit.

Audit procedures undertaken in response to the potential risks relating to irregularities (which include fraud and non-compliance with laws and regulations) comprised of: enquiries of management and the corporate trustee as to whether the entity complies with such laws and regulations; enquiries with the same concerning any actual or potential litigation or claims; inspection of relevant legal correspondence; review of Trustee meeting minutes; testing the appropriateness of journal entries; and the performance of analytical review to identify unexpected movements in account balances which may be indicative of fraud.

No instances of material non-compliance were identified. However, the likelihood of detecting irregularities, including fraud, is limited by the inherent difficulty in detecting irregularities, the effectiveness of the entity's controls, and the nature, timing and extent of the audit procedures performed. Irregularities that result from fraud might be inherently more difficult to detect than irregularities that result from error. As explained above, there is an unavoidable risk that material misstatements may not be detected, even though the audit has been planned and performed in accordance with ISAs (UK).

A further description of our responsibilities for the audit of the financial statements is located on the Financial Reporting Council's website at: <https://www.frc.org.uk/auditorsresponsibilities>. This description forms part of our auditor's report.

THRALE ALMSHOUSE AND RELIEF IN NEED CHARITY

INDEPENDENT AUDITOR'S REPORT TO THE TRUSTEES OF THRALE ALMSHOUSE AND RELIEF IN NEED CHARITY (continued)

Use of our report

This report is made solely to the charity's trustees, as a body, in accordance with Part 4 of the Charities (Accounts and Reports) Regulations 2008. Our audit work has been undertaken so that we might state to the charity's trustees those matters we are required to state to them in an auditor's report and for no other purpose. To the fullest extent permitted by law, we do not accept or assume responsibility to anyone other than the charity and the charity's trustees as a body, for our audit work, for this report, or for the opinions we have formed.

Jan Rickler (Senior Statutory Auditor)
For and on behalf of Alwyns LLP
Chartered Accountants and Statutory Auditors
Crown House
151 High Road
Loughton Essex IG10 4LG

Date: September 2025

Alwyns LLP is eligible to act as an auditor in terms of section 1212 of the Companies Act 2006

THRALE ALMSHOUSE AND RELIEF IN NEED CHARITY

STATEMENT OF FINANCIAL ACTIVITIES FOR THE YEAR ENDED 31ST MARCH 2025

	Note	Unrestricted Funds	Unrestricted Funds	Unrestricted Funds	Unrestricted Funds	Restricted Funds	Total	Total
		General	Designated	CMF/ERF	Rev Res	Endowment	2025	2024
		£	£	£	£	£	£	£
INCOME FROM:								
Incoming resources from generated activities								
Charitable activities	2	181,383	-	-	-	-	181,383	156,679
Grant amortisation	8b	7,881	-	-	-	-	7,881	7,881
Investment income	3	84,688	-	-	-	-	84,688	67,625
Other income		0	-	-	-	-	0	0
TOTAL		273,952	-	-	-	-	273,952	232,185
EXPENDITURE ON:								
Charitable activities:								
Almshouse services		29,047	-	-	-	-	29,047	18,842
Management		52,294	-	-	-	-	52,294	94,571
Repairs and maintenance		37,010	-	-	-	-	37,010	25,983
Depreciation	8a	18,446	-	-	-	-	18,446	18,446
Residents' events & support		0	-	-	-	-	0	187
Relief In Need grants	6	29,095	-	-	-	-	29,095	43,635
TOTAL		165,892	-	-	-	-	165,892	201,664
NET GAIN/(LOSS) ON INVESTMENTS		-	-	-	54,773	-	54,773	271,451
NET INCOME/(EXPENDITURE)		108,060	-	-	54,773	-	162,833	301,972
TRANSFERS BETWEEN FUNDS		(45,162)	25,000	20,162	-	-	-	-
OTHER RECOGNISED GAINS/(LOSSES)		-	-	-	-	-	0	-
NET MOVEMENT IN FUNDS		62,898	25,000	20,162	54,773	-	162,833	301,972
RECONCILIATION OF FUNDS:								
FUNDS BROUGHT FORWARD		690,367	2,307,256	2,136,709	632,469	280	5,767,081	5,465,109
FUNDS CARRIED FORWARD		753,265	2,332,256	2,156,871	687,242	280	5,929,914	5,767,081

These financial statements were approved by the Corporate Trustee and the undersigned was authorised to sign the same on their behalf:



Kris Shergold (Director)
Thrale Almshouses and Relief In Need Charity Trustee Limited

Date: 29th September 2025

The charity has no other recognised gains or losses other than the results for the year as set out above. All activities of the charity are continuing.

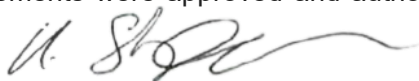
The notes on pages 14 to 23 form part of these financial statements

THRALE ALMSHOUSE AND RELIEF IN NEED CHARITY

STATEMENT OF FINANCIAL POSITION AS AT 31ST MARCH 2025

	Notes	2025 £	2024 £
FIXED ASSETS			
Housing Properties:			
Renovation costs	8a	2,721,536	2,721,536
Less: Depreciation	8a	<u>(200,297)</u>	<u>(181,851)</u>
		2,521,239	2,539,685
Investments	9	<u>3,171,422</u>	<u>3,049,879</u>
Total Fixed Assets		<u>5,692,661</u>	<u>5,589,564</u>
CURRENT ASSETS			
Debtors & prepayments	10	10,092	18,329
Cash at Bank and In Hand		<u>1,035,722</u>	<u>966,836</u>
Total Current Assets		<u>1,045,814</u>	<u>985,165</u>
Less CREDITORS: Amounts falling due within one year	11	<u>(107,149)</u>	<u>(98,355)</u>
NET CURRENT ASSETS		938,665	886,810
Deferred income - unamortised grant	8b	<u>(701,412)</u>	<u>(709,293)</u>
TOTAL ASSETS LESS CURRENT LIABILITIES		<u>5,929,914</u>	<u>5,767,081</u>
Income and Expenditure Account		753,265	690,367
Designated Capital Preservation Reserve	14	2,332,256	2,307,256
Designated Reserves	12	2,156,871	2,136,709
Revaluation Reserve	13	687,242	632,469
Endowment - Restricted		<u>280</u>	<u>280</u>
	15	<u>5,929,914</u>	<u>5,767,081</u>

These financial statements were approved and authorised for issue by the Corporate Trustee and signed on its behalf by:



Kris Shergold - Director

Date: 29th September 2025

The notes on pages 14 to 23 form part of these financial statement

NOTES TO THE FINANCIAL STATEMENTS
FOR THE YEAR ENDED 31ST MARCH 2025

1 ACCOUNTING POLICIES

Legal Status

Thrale Almshouse and Relief In Need Charity ("the Charity") is a registered charity (Registration Number 225709) and is registered with the Regulator of Social Housing as a Private Registered Provider of Social Housing (Registered Number 4814). Its governing document is the Charity Commissioners Scheme dated 15th June 1989. The principal activity of the Charity is the provision and maintenance of residential accommodation at Thrale Almshouses located at 27 Polworth Road, London SW16.

Basis of Accounting

The financial statements have been prepared on the historical cost basis of accounting except for investments which are included at fair value and in accordance with applicable accounting standards including FRS 102, the Financial Reporting Standard applicable in the UK and Republic of Ireland, and the Charities SORP (FRS 102) 'Accounting and Reporting by Charities: Statement of Recommended Practice applicable to charities preparing their accounts in accordance with the Financial Reporting Standard applicable in the UK and Republic of Ireland (FRS 102).

The financial statements have been prepared to give a 'true and fair' view and have departed from the Charities (Accounts and Reports) Regulations 2008 only to the extent required to provide a 'true and fair view'. This departure has involved following Accounting and Reporting by Charities preparing their accounts in accordance with the Financial Reporting Standard applicable in the UK and Republic of Ireland (FRS 102) (Second Edition) rather than the Accounting and Reporting by Charities: Statement of Recommended Practice effective from 1 April 2005 which has since been withdrawn.

Although the Almshouse Charity is not a registered housing association, it operates in the same manner, therefore the recommendation of the Statement of Recommended Practice for registered social housing providers, Housing SORP 2018 have generally also been followed in the preparation of the accounts in order that they show a true and fair view of the activities of the Charity.

In accordance with FRS 102 (3.3 A), the Charity is a public benefit entity that has applied the "PBE" prefixed paragraphs.

The accounts have been prepared on the basis that it will continue as a going concern. There are sufficient reserves to enable the Charity to continue to achieve its objectives for the foreseeable future.

The accounts are presented in sterling to the nearest £1. A summary of significant accounting policies are set out below.

NOTES TO THE FINANCIAL STATEMENTS
FOR THE YEAR ENDED 31ST MARCH 2025 (CONTINUED)

Income

All income is recognised in the Statement of Financial Activities once the Charity has entitlement to the funds, it is probable that the income will be received, and the amount can be measured reliably.

Income from charitable activities arise from mainly licence contributions for the provision of social housing and accounted for on a receivable basis net of any voids.

Income from investments is included in the year in which it is receivable.

Expenditure

Liabilities are recognised as expenditure as soon as there is a legal or constructive obligation committing the charity to that expenditure, it is probable that a transfer of economic benefits will be required in settlement and the amount of the obligation can be measured reliably. Expenditure is accounted for on an accruals basis and has been classified under headings that aggregate all costs related to the category. Where costs cannot be directly attributed to particular headings, they have been allocated to activities on a basis consistent with the use of resources.

Cyclical Repairs and Maintenance

The Charity has established a regular programme of cyclical repairs and maintenance. Costs are charged to the SOFA in the year in which they are incurred subject to transfers to or from the Cyclical Repairs and Maintenance reserve.

Extraordinary Repairs

Costs of Extraordinary Repairs, unless representing improvements to the properties are charged to the SOFA in the year in which they are incurred subject to transfers to or from the Extraordinary Repairs Reserve.

Housing Properties

Housing properties are held to provide a social benefit and are stated at cost less accumulated depreciation and impairment losses. There is no record of the original cost of the almshouse properties and no value is attributed thereto. The Housing Properties cost relates to improvements carried out before 2013 which were funded by an Almshouse Association Grant and a mortgage loan from the Almshouse Association. Similarly, the cost of major refurbishment and the building of 8 new units has now been added.

The Charity calculates depreciation by implementing component accounting. Estimated figures have been used where it has not been possible to get actual information. This means that depreciation is charged based on the estimated useful life of each component within the housing properties as follows:

THRALE ALMSHOUSE AND RELIEF IN NEED CHARITY

NOTES TO THE FINANCIAL STATEMENTS
FOR THE YEAR ENDED 31ST MARCH 2025 (CONTINUED)

Land	<i>Nil</i>
Structure	<i>100 years</i>
Roof	<i>100 years</i>
Windows	<i>30 years</i>
Heating	<i>15 years</i>
Kitchen	<i>20 years</i>
Bathroom	<i>30 years</i>
Mechanical & Electrical	<i>40 years</i>

Major Repairs

Costs of major repairs, unless representing improvements to the fabric of the Housing Properties are charged to the SOFA in the year in which they are incurred, or to the reserve account at the Trustees discretion.

A fund has been set up to represent amounts set aside to carry out major repairs on the Housing Properties.

Impairment

At each Balance Sheet date, housing properties are assessed to determine if there are indicators that the properties may be impaired in value; if there are such indicators of impairment, then a comparison of the properties' carrying value to its recoverable amount is undertaken. Any excess over the recoverable amount is recognised as an impairment loss and charged as expenditure in the SOFA; the carrying value is reduced appropriately.

Government Grant

In accordance with Statement of Recommended Practice for registered social housing providers, Housing SORP 2018, government grants received for housing properties are treated as deferred income and recognised in income over the estimated useful life of the housing property structure component, under the accrual model.

Investments

Investments are measured initially at cost and subsequently at fair value (their market value) at the balance sheet date. The SOFA includes the net gains and losses arising on valuations and disposals throughout the year.

Debtors

Debtors are amounts owed to the Charity and are included at their recoverable amount. Debtors also include prepayments where payment has been made in advance of receipt of the goods or services.

Cash at bank and in hand

Cash at bank and in hand includes; bank current accounts and bank deposit accounts with no withdrawal limitations.

NOTES TO THE FINANCIAL STATEMENTS
FOR THE YEAR ENDED 31ST MARCH 2025 (CONTINUED)

Creditors

Creditors are recognised where the Charity has a present obligation resulting from a past event that will result in the transfer of funds to a third party and the amount due to settle the obligation can be measured or estimated reliably. Creditors are recognised at their settlement amount.

Financial Instruments

Financial assets and financial liabilities are recognised in the Balance Sheet when the Charity becomes a party to the contractual provisions of the instrument.

Trade (including maintenance contributions) and other debtors and creditors are classified as basic financial instruments and measured at initial recognition at transaction price. Debtors and creditors are subsequently measured at amortised cost using the effective interest rate method. A provision is established when there is objective evidence that the Charity will not be able to collect all amounts due.

Cash and cash equivalents are classified as basic financial instruments and comprise cash in hand and at bank, short-term bank deposits with an original maturity of three months or less and bank overdrafts which are an integral part of the Charity's cash management.

Interest bearing bank loans, overdrafts and other loans which meet the criteria to be classified as basic financial instruments are initially recorded at the present value of cash payable to the bank, which is ordinarily equal to the proceeds received net of direct issue costs. These liabilities are subsequently measured at amortised cost, using the effective interest rate method.

Taxation

The Charity is exempt from tax on its charitable activities.

General Funds

General funds are unrestricted funds which are available for use at the discretion of the trustees in furtherance of the general objectives of the charity and which have not been designated for other purposes.

Restricted Funds

Restricted funds are funds which are to be used in accordance with specific restrictions imposed by donors or which have been raised by the charity for particular purposes. The cost of raising and administering such funds are charged against the specific fund.

Cyclical Repairs and Maintenance Fund

This fund represents amounts set aside for cyclical maintenance to meet costs in excess of budgeted expenditure for any year.

Extraordinary Repairs Fund

This fund represents amounts set aside to carry out major repairs on Housing Properties.

Value Added Tax

The Charity is not registered for Value Added Tax. In these financial statements, where applicable, expenditure is shown inclusive of VAT.

THRALE ALMSHOUSE AND RELIEF IN NEED CHARITY
--

NOTES TO THE FINANCIAL STATEMENTS
FOR THE YEAR ENDED 31ST MARCH 2025 (CONTINUED)

2 INCOME FROM CHARITABLE ACTIVITIES	2025	2024
	£	£
Maintenance contributions	193,639	177,256
Less: voids	<u>(12,256)</u>	<u>(20,577)</u>
	<u>181,383</u>	<u>156,679</u>

3 INTEREST RECEIVABLE	2025	2024
	£	£
Deposit interest	17,918	20,090
Investment income	<u>66,770</u>	<u>47,535</u>
	<u>84,688</u>	<u>67,625</u>

4 TRUSTEES' EMOLUMENTS AND RELATED PARTY TRANSACTIONS

There were no trustees' remuneration or other benefits for the year (2024: None).

During the year, no expenses were paid or reimbursed to the trustees (2024: None).

There are no key employees. (1 Freelance support for Trustees – 2 days per month approx).

5 STAFF COSTS

There were no employees during the year (2024: None).

6 RELIEF IN NEED GRANTS	2025	2024
	£	£
Relief in Need grants	<u>29,095</u>	<u>43,635</u>

There were 12 Relief In Need grants committed to the local charities during the year (2024:14), each of which provides benefits for residents of the Ancient Parish of Streatham who are in conditions of need, hardship or distress.

7 NET MOVEMENT IN FUNDS	2025	2024
	£	£
Net movement in funds is stated after charging:		
Management fees	39,380	61,535
Auditors remuneration: Audit - current year	5,340	4,799
Non audit	-	6,281
Depreciation	18,446	18,446
Grant amortisation	<u>(7,881)</u>	<u>(7,881)</u>

THRALE ALMSHOUSE AND RELIEF IN NEED CHARITY
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NOTES TO THE FINANCIAL STATEMENTS
FOR THE YEAR ENDED 31ST MARCH 2025 (CONTINUED)

8a FREEHOLD HOUSING PROPERTIES

	£
COST	
At 1st April 2024	2,721,536
Additions in year	-
At 31st March 2025	<u>2,721,536</u>
 DEPRECIATION	
At 1st April 2024	181,851
Charge for year	18,446
At 31st March 2025	<u>200,297</u>
 NET BOOK VALUE	
At 31st March 2025	<u>2,521,239</u>
At 1st April 2024	<u>2,539,685</u>

8b HOUSING GRANT

	2025 £	2024 £
Deferred capital grant:		
At 1st April 2024	717,174	725,055
Less: amortisation for the year	<u>(7,881)</u>	<u>(7,881)</u>
At 31st March 2025	<u>709,293</u>	<u>717,174</u>
 Analysed as follows:		
Creditors due within one year	7,881	7,881
Creditors due after one year	<u>701,412</u>	<u>709,293</u>
	<u>709,293</u>	<u>717,174</u>

The full grant received totalled £788,103.

THRALE ALMSHOUSE AND RELIEF IN NEED CHARITY

NOTES TO THE FINANCIAL STATEMENTS
FOR THE YEAR ENDED 31ST MARCH 2025 (CONTINUED)

9 FIXED ASSETS

	2025	2024
	£	£
QUOTED INVESTMENTS		
At 1st April 2024	3,049,879	2,730,893
Investments sold in the year	-	-
Accumulated distribution	66,770	47,535
Net movement in fair value	54,773	271,451
At 31st March 2025	<u>3,171,422</u>	<u>3,049,879</u>
 Investment analysis:	 £	
CAF Investment (Vanguard Life Strategy 60% Equity Account)	3,171,422	3,049,879

10 DEBTORS

	2025	2024
	£	£
Amounts falling due within one year:		
Maintenance contributions due	11,173	26,141
Less: Provision for Bad Debts	<u>(6,139)</u>	<u>(9,310)</u>
Net Maintenance contributions due	5,034	16,831
Other debtors	0	0
Prepayments	5,058	1,498
	<u>10,092</u>	<u>18,329</u>

11 CREDITORS

	2025	2024
	£	£
Amounts falling due within one year:		
Other creditors & accruals	95,123	86,437
Maintenance contributions in advance	4,145	4,037
Deferred capital grant (note 8b)	<u>7,881</u>	<u>7,881</u>
	<u>107,149</u>	<u>98,355</u>

THRALE ALMSHOUSE AND RELIEF IN NEED CHARITY

NOTES TO THE FINANCIAL STATEMENTS
FOR THE YEAR ENDED 31ST MARCH 2025 (CONTINUED)

12 DESIGNATED FUNDS

	Cyclical Repairs & Maintenance Fund	Extraordinary Repairs Fund	Total
	£	£	£
As at 1st April 2024	140,724	1,995,985	2,136,709
Transfer from general funds	12,750	7,412	20,162
At 31 March 2025	<u>153,474</u>	<u>2,003,397</u>	<u>2,156,871</u>
 As at 1st April 2023	 127,974	 1,988,573	 2,116,547
Transfer from general funds	12,750	7,412	20,162
At 31 March 2024	<u>140,724</u>	<u>1,995,985</u>	<u>2,136,709</u>

13 FAIR VALUE MOVEMENT RESERVE

	2025	2024
	£	£
At 1st April	632,469	361,018
Movement in fair value of investments	54,773	271,451
At 31 March	<u>687,242</u>	<u>632,469</u>

14 CAPITAL PRESERVATION RESERVE

	2025	2024
	£	£
At 1st April	2,307,256	2,282,256
Transfer from general funds	25,000	25,000
At 31 March	<u>2,332,256</u>	<u>2,307,256</u>

Following the disposal of its investment properties the Trustees set aside a fund to preserve the capital value of the disposed assets. This fund is held for the purpose of generating future income to enable the Charity to carry out its objectives

THRALE ALMSHOUSE AND RELIEF IN NEED CHARITY

NOTES TO THE FINANCIAL STATEMENTS
FOR THE YEAR ENDED 31ST MARCH 2025 (CONTINUED)

15 ANALYSIS OF NET ASSETS BETWEEN FUNDS

	Fixed Assets	Net Current assets	Long Term Creditors	Total
	£	£	£	£
General Funds	-	753,265	-	753,265
Designated funds				
Cyclical repairs & maintenance fund	-	153,474		153,474
Extraordinary repairs fund	1,963,870	39,527		2,003,397
Capital preservation funds	3,041,549	(7,881)	(701,412)	2,332,256
Fair value reserve	687,242	-	-	687,242
Restricted funds	-	280	-	280
TOTAL	5,692,661	938,665	(701,412)	5,929,914

16 CONTINGENT LIABILITIES

At 31 March 2025 and 2024, there were no known contingent liabilities.

17 HOUSING STOCK

There were 17 units at 31st March 2025 (2024:17)

THRALE ALMSHOUSE AND RELIEF IN NEED CHARITY

NOTES TO THE FINANCIAL STATEMENTS **FOR THE YEAR ENDED 31ST MARCH 2025 (CONTINUED)**

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Year Ended 31 March 2024

	Note	Unrestricted Funds	Unrestricted Funds	Unrestricted Funds	Unrestricted Funds	Restricted Funds	Total	Total
		General	Designated Note 14	CMF/ERF Note 12	Rev Res Note 13	Endowment Note 15	2024	2023
		£	£	£	£	£	£	£
INCOME FROM:								
Incoming resources from generated activities								
Charitable activities	2	156,679	-	-	-	-	156,679	157,220
Grant amortisation	8b	7,881	-	-	-	-	7,881	7,881
Investment income	3	67,625	-	-	-	-	67,625	50,951
Other income		0	-	-	-	-	0	500
TOTAL		232,185	-	-	-	-	232,185	216,552
EXPENDITURE ON:								
Charitable activities:								
Almshouse services		18,842	-	-	-	-	18,842	8,747
Management		94,571	-	-	-	-	94,571	30,671
Repairs and maintenance		25,983	-	-	-	-	25,983	12,129
Depreciation	8a	18,446	-	-	-	-	18,446	18,446
Residents' events & support		187	-	-	-	-	187	909
Relief In Need grants	6	43,635	-	-	-	-	43,635	42,650
TOTAL		201,664	-	-	-	-	201,664	113,552
NET GAIN/(LOSS) ON INVESTMENTS		-	-	-	271,451	-	271,451	(198,955)
NET INCOME/(EXPENDITURE)		30,521	-	-	271,451	-	301,972	(95,955)
TRANSFERS BETWEEN FUNDS		(45,162)	25,000	20,162	-	-	0	-
OTHER RECOGNISED GAINS/(LOSSES)		-	-	-	-	-	0	-
NET MOVEMENT IN FUNDS		(14,641)	25,000	20,162	271,451	-	301,972	(95,955)
RECONCILIATION OF FUNDS:								
FUNDS BROUGHT FORWARD		705,008	2,282,256	2,116,547	361,018	280	5,465,109	5,561,064
FUNDS CARRIED FORWARD		690,367	2,307,256	2,136,709	632,469	280	5,767,081	5,465,109

THRALE ALMSHOUSE AND RELIEF IN NEED CHARITY

INCOME AND EXPENDITURE ACCOUNT
FOR THE YEAR ENDED 31ST MARCH 2025

	2025		2024	
	£	£	£	£
INCOME FROM:				
Licence contributions from residents	193,639		177,256	
Less: Voids	(12,256)		(20,577)	
Grant Amortisation	7,881		7,881	
Other income	-		-	
TOTAL		<u>189,264</u>		<u>164,560</u>
EXPENDITURE ON:				
Almshouse services				
Cleaning communal areas	6,102		5,276	
Council Tax	4,594		4,431	
Water rates	0		255	
Insurance	4,234		4,064	
Other Services	11,194		1,643	
Light & Heat	2,923		3,173	
		<u>29,047</u>		<u>18,842</u>
Management:				
Management charges	39,380		61,535	
Incidental expenses	168		10,425	
Movement on bad debt provision	(5,163)			
Other operating expenses	9,757		6,644	
Legal & Professional fees	2,626		4,887	
Audit Fees	5,340		4,799	
Book keeping	186		6,281	
		<u>52,294</u>		<u>94,571</u>
Repairs maintenance and improvement costs:				
Day to day repairs/renewals	37,010		25,983	
		<u>37,010</u>		<u>25,983</u>
Residents' events & support		0		187
Depreciation		18,446		18,446
TOTAL EXPENDITURE		<u>136,797</u>		<u>158,029</u>
Interest receivable and other income		84,688		67,625
Relief In Need grants		<u>(29,095)</u>		<u>(43,635)</u>
Surplus for the year		<u>108,060</u>		<u>30,521</u>

This page does not form part of the statutory accounts.

THRALE ALMSHOUSE AND RELIEF IN NEED CHARITY

England & Wales - Charity number 225709

Accounts

THRALE ALMSHOUSE AND RELIEF IN NEED CHARITY

REGISTERED CHARITY NUMBER 225709

TRUSTEES' REPORT AND FINANCIAL STATEMENTS

FOR THE YEAR ENDED

31ST MARCH 2024

THRALE ALMSHOSE AND RELIEF IN NEED CHARITY

FINANCIAL STATEMENTS FOR THE YEAR ENDED

31ST MARCH 2024

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THRALE ALMSHOSE AND RELIEF IN NEED CHARITY

Reference and Administrative Information

Charity name:	Thrale Almshouse and Relief In Need Charity
Charity Commission No:	225709
Almshouse Association No:	M71
Regulator of Social Housing No:	4814

Registered Office

Crown House
151 High Road
Loughton
Essex
IG10 4LG

Website

www.thralealmshouses.org.uk

Trustees

Thrale Almshouse and Relief In Need Charity Trustee Limited

Auditors

Alwyns LLP
Crown House
151 High Road
Loughton
Essex
IG10 4LG

Bankers

Metro Bank
Unit 3
120 Cheapside
London
EC2V 7JB

THRALE ALMSHOSE AND RELIEF IN NEED CHARITY

TRUSTEES' REPORT

The Trustees present their report and the financial statements for the year end 31 March 2024.

The financial statements have been prepared in accordance with the accounting policies set out in Note 1 and comply with the charity's Trust deed and applicable law.

HISTORY AND CHARITABLE OBJECTS

Thrale Almshouse and Relief in Need Charity ("Thrale" or "the Charity") was established by a Scheme made by the Charity Commissioners for England and Wales on 15th June 1989 for the regulation and administration of twelve local charities that had been individually established over the past many years and sharing a history dating back to at least 1681. The Scheme is the Charity's governing document.

The Scheme prescribes two charitable objects: first, the provision and maintenance of residential accommodation at the Thrale Almshouses at 27 Polworth Road London SW16 and the provision of benefits for their residents; second (and subject to the requirements and demands of the first object), the provision of relief for persons resident in the Ancient Parish of Streatham who are in conditions of need, hardship or distress ("Relief in Need").

STRUCTURE, GOVERNANCE AND MANAGEMENT ARRANGEMENTS

Thrale Almshouse and Relief in Need Charity is a registered Charity. The Corporate Trustee is Thrale Almshouse and Relief In Need Charity Trustee Limited whose directors served during the reporting period and to date are:

Chair - Antoinette Nwifo
Treasurer – Kris Shergold
Amanda Brown
Paul Lehmann (resigned 23rd November 2023)
Natalie Levine
Sam Wilson
Brooke Dobbryn (appointed 16 August 2023)

There is no formal induction or training of directors of the Corporate Trustee, but the Chair seeks to ensure that all directors are aware of their duties and are equipped with the knowledge to carry them out. Levels of compliance with all relevant laws and regulations are formally assessed.

The directors meet quarterly to make decisions of policy and allocations, monitor performance, receive accounts and approve the budget and significant expenditure. The Trustees appointed Teachers Housing Association as managing agent in December 2022.

THRALE ALMSHOSE AND RELIEF IN NEED CHARITY

TRUSTEES' REPORT (continued)

RISK ASSESSMENT

The directors of the Corporate Trustee at least annually review the risks that Thrale faces. Of primary significance are those that relate to the almshouse properties and the provision, through Thrale's management agent and administrator, of support services for residents and matters concerned with their health, safety and well-being.

Arrangements are in place for addressing and managing these risks so far as is reasonably practicable, including appropriate procedures aimed at safeguarding the health and safety of the residents and property and liability insurance cover. Risks associated with the Charity's Relief in Need activities are of a lower order and are considered to be slight and their potential impact unlikely to materially affect the Charity either financially or reputationally. They are addressed and managed by suitable processes for vetting applicants and verifying that awards have been suitably applied in relation to the purposes for which they were granted.

Risks associated with the management and stewardship of the Charity's assets have been kept under careful and continuing review and suitably managed.

Financial Risk Management

The charity's activities expose it to a number of potential financial risks including credit risk and cashflow risk. The principal financial assets are bank balances, rent arrears, other receivables and investments.

The Trustees continue to take into consideration the increased risks associated with high, increasing and/or uncertain future cost inflation, that may impact the prices of goods and services and how this might affect both Thrale's running costs and its impact on the residents.

The trustees keep an ongoing review of resident arrears and have arrangements in place to manage them with residents.

FINANCIAL REVIEW

Details of the performance of the Charity are given in the financial statements which follow this report, and from which a summary is provided below.

During the year, there was a net gain of £271,451 (2023: net loss of £198,955) in the value of investment assets. After recording this gain, the result for the year was a net surplus of £301,972 compared with a net deficit of £95,955 in the previous year.

Properties in the Statement of Financial Position are stated at cost. At 31 March 2024 the cost totalled £2.721m compared to £2.721m in 2023.

THRALE ALMSHOSE AND RELIEF IN NEED CHARITY

TRUSTEES' REPORT (continued)

ASSETS AND RESERVES

Thrale's ongoing income is derived principally from the almshouses and the investment of capital, the utilisation of which needs to take account of the interests of future as well as current beneficiaries. The directors have therefore adopted a policy that seeks to ensure retention of approximately real values of capital and of spending power in the medium term by allocating achieved total investment returns between funds intended to be retained as capital and with the interests of future beneficiaries in mind, and funds available for current application as cash. With a Quinquennial review still expected in the next financial year the Trustees have decided to maintain a proportion of the invested assets as cash to fund any unexpected or higher than anticipated Cyclical repairs.

The directors seek to manage any fluctuations in the amount available for application through the adoption of suitable policies, including the establishment of an appropriate reserve to the extent merited.

Thrale's Scheme requires the maintenance of two reserve funds: (a) a Cyclical Repairs and Maintenance Fund, providing for items of ordinary maintenance and repair of the Thrale Almshouses that recur at infrequent intervals, and (b) an Extraordinary Repair Fund, providing for the extraordinary repair, improvement or rebuilding of the Almshouses. As well as being expressly required by Thrale's Scheme, the directors consider the maintenance of these Funds as prudent and, by providing an assured resource for defraying the cost of proper upkeep of the Almshouses, as being in the interest of both present and future residents. The adequacy of these reserves is reviewed annually. The total transfers to these funds from the General Fund for the year was £20,162 (2023: £20,162).

During the year £25,000 was transferred from General Funds to the Capital Preservation Fund (2023: £25,000). This fund was set up to provide for a future major refurbishment or further rebuild of the Almshouses. The directors of the Corporate Trustee are making regular transfers to this fund, under a planned schedule and in accordance with the Investment Strategy.

Expenditure during the reporting period has related to the almshouses, and to provision of benefits for their residents.

There were 14 Relief In Need grants awarded during the year totaling £43,635 (2023: 20 grants - £42,650).

THRALE ALMSHOSE AND RELIEF IN NEED CHARITY

TRUSTEES' REPORT (continued)

GRANT-MAKING POLICY

The Charity invites organisations and groups providing benefits for the residents of the ancient parish of Streatham to apply to our small grants programme.

The Charity considers applications and awards grants on an annual basis dependent upon its available financial resources in any given year. Each grant will be made on a one-off basis (though receiving a grant in one year does not stop organisations or groups from making another application in the next year). Grants awarded will generally range from £500 up to £5,000 (very occasionally larger amounts may be given). The Charity is required by its constitution to provide grants only where the beneficiaries are (a) resident in the ancient parish of Streatham and (b) in conditions of need, hardship, or distress.

PUBLIC BENEFIT

The directors have considered the Charity Commission's guidance on public benefit and consider that the activities of the Charity meet its charitable objects and provide a benefit to the public. The activities undertaken by the Charity comprise (i) the provision and maintenance of accommodation for women satisfying the requirements of the Scheme and provision of associated services and facilities for their benefit, and (ii) the making of grants for relief of persons in conditions of need, hardship, or distress and who satisfy the requirements of the Scheme. The second of these activities is accomplished by making grants to other local charities meeting the needs of such persons.

STATEMENT OF TRUSTEES' RESPONSIBILITIES

The Corporate Trustee is responsible for preparing the Annual Report and the financial statements in accordance with applicable law and regulations.

The law applicable to charities in England & Wales requires the Corporate Trustee to prepare financial statements for each financial year in accordance with United Kingdom Generally Accepted Accounting Practice (United Kingdom Accounting Standards and applicable law). The Corporate Trustee must not approve the financial statements unless satisfied that they give a true and fair view of the state of affairs of the charity and of the incoming resources and application of resources, including the income and expenditure, of the charity for that period.

In preparing these financial statements, the Corporate Trustee is required to:

- select suitable accounting policies and apply them consistently;
- observe the methods and principles in the Charities SORP;
- make judgments and accounting estimates that are reasonable and prudent;
- state whether applicable UK Accounting Standards have been followed, subject to any material departures disclosed and explained in the financial statements;
- prepare the financial statements on the going concern basis unless it is inappropriate to presume that the charity will continue to operate.

THRALE ALMSHOSE AND RELIEF IN NEED CHARITY

TRUSTEES' REPORT (continued)

The Corporate Trustee is responsible for keeping sufficient accounting records that disclose with reasonable accuracy at any time the financial position of the charity and enable them to ensure that the financial statements comply with the Charities Act 2011, the Charity (Accounts and Reports) Regulations 2008 and the provisions of the trust deed. The Corporate Trustee is also responsible for safeguarding the assets of the charity and hence for taking reasonable steps for the prevention and detection of fraud and other irregularities.

Insofar as the directors of the Corporate Trustee are aware:

- there is no relevant audit information of which the charity's auditor is unaware; and
- the Corporate Trustee has taken all steps that it ought to have taken to make itself aware of any relevant audit information and to establish that the auditor is aware of that information.

By order of the Board



Kris Shergold – Director

Date: 30th September 2024

Thrale Almshouse and Relief In Need Charity Trustee Limited.

THRALE ALMSHOUSE AND RELIEF IN NEED CHARITY
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INDEPENDENT AUDITOR'S REPORT TO THE TRUSTEES OF THRALE ALMSHOUSE AND RELIEF IN NEED CHARITY

Opinion

We have audited the financial statements of Thrale Almshouse and Relief in Need Charity (the 'charity') for the year end 31 March 2024 which comprise the Statement of Financial Activities, the Balance Sheet and notes to the financial statements, including a summary of significant accounting policies. The financial reporting framework that has been applied in their preparation is applicable law and United Kingdom Accounting Standards, including Financial Reporting Standard 102 *The Financial Reporting Standard applicable in the UK and Republic of Ireland* (United Kingdom Generally Accepted Accounting Practice).

In our opinion, the financial statements:

- give a true and fair view of the state of the charity's affairs as at 31 March 2024 and of its incoming resources and application of resources for the year then ended;
- have been properly prepared in accordance with United Kingdom Generally Accepted Accounting Practice; and
- have been prepared in accordance with the requirements of the Charities Act 2011.

Basis for opinion

We conducted our audit in accordance with International Standards on Auditing (UK) (ISAs (UK)) and applicable law. Our responsibilities under those standards are further described in the Auditor's responsibilities for the audit of the financial statements section of our report. We are independent of the charity in accordance with the ethical requirements that are relevant to our audit of the financial statements in the UK, including the FRC's Ethical Standard, and we have fulfilled our other ethical responsibilities in accordance with these requirements. We believe that the audit evidence we have obtained is sufficient and appropriate to provide a basis for our opinion.

Conclusions relating to going concern

In auditing the financial statements, we have concluded that the trustees' use of the going concern basis of accounting in the preparation of the financial statements is appropriate.

Based on the work we have performed, we have not identified any material uncertainties relating to events or conditions that, individually or collectively, may cast significant doubt on the charity's ability to continue as a going concern for a period of at least twelve months from when the financial statements are authorised for issue.

Our responsibilities and the responsibilities of the trustees with respect to going concern are described in the relevant sections of this report.

THRALE ALMSHOUSE AND RELIEF IN NEED CHARITY
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INDEPENDENT AUDITOR'S REPORT TO THE TRUSTEES OF THRALE ALMSHOUSE AND RELIEF IN NEED CHARITY (continued)

Other information

The trustees are responsible for the other information. The other information comprises the information included in the Trustees' Report other than the financial statements and our auditor's report thereon. Our opinion on the financial statements does not cover the other information and, except to the extent otherwise explicitly stated in our report, we do not express any form of assurance conclusion thereon. In connection with our audit of the financial statements, our responsibility is to read the other information and, in doing so, consider whether the other information is materially inconsistent with the financial statements, or our knowledge obtained in the audit or otherwise appears to be materially misstated. If we identify such material inconsistencies or apparent material misstatements, we are required to determine whether this gives rise to a material misstatement in the financial statements themselves. If, based on the work we have performed, we conclude that there is a material misstatement of this other information; we are required to report that fact.

We have nothing to report in this regard.

Matters on which we are required to report by exception

We have nothing to report in respect of the following matters in relation to which the Charities (Accounts and Reports) Regulations 2008 require us to report to you if, in our opinion:

- the information given in the trustees' report is inconsistent in any material respect with the financial statements; or
- sufficient accounting records have not been kept; or
- the financial statements are not in agreement with the accounting records and returns; or
- we have not received all the information and explanations we require for our audit.

Responsibilities of trustees

As explained more fully in the trustees' responsibilities statement set out on page 6 the trustees are responsible for the preparation of the financial statements and for being satisfied that they give a true and fair view, and for such internal control as the trustees determine is necessary to enable the preparation of financial statements that are free from material misstatement, whether due to fraud or error.

In preparing the financial statements, the trustees are responsible for assessing the charity's ability to continue as a going concern, disclosing, as applicable, matters related to going concern and using the going concern basis of accounting unless the trustees either intend to liquidate the charity or to cease operations, or have no realistic alternative but to do so.

Auditor's responsibilities for the audit of the financial statements

We have been appointed as auditor under section 145 of the Charities Act 2011 and report in accordance with the Act and relevant regulations made or having effect thereunder.

Our objectives are to obtain reasonable assurance about whether the financial statements as a whole are free from material misstatement, whether due to fraud or error, and to issue an auditor's report that includes our opinion. Reasonable assurance is a high level of assurance but is not a guarantee that an audit conducted in accordance with ISAs (UK) will always detect a material misstatement when it exists. Misstatements can arise from fraud or error and are considered material if, individually or in the aggregate, they could reasonably be expected to influence the economic decisions of users taken on the basis of these financial statements.

THRALE ALMSHOUSE AND RELIEF IN NEED CHARITY

INDEPENDENT AUDITOR'S REPORT TO THE TRUSTEES OF THRALE ALMSHOUSE AND RELIEF IN NEED CHARITY (continued)

Irregularities, including fraud, are instances of non-compliance with laws and regulations. We design procedures in line with our responsibilities, outlined above, to detect material misstatements in respect of irregularities, including fraud.

Discussions were held with, and enquiries made of, management and those charged with governance with a view to identifying those laws and regulations that could be expected to have a material impact on the financial statements.

Based on our discussions with the charity's management and the Trustees, we identified that the following laws and regulations are significant to the entity:

- Those laws and regulations considered to have a direct effect on the financial statements include UK financial reporting standards and Charity Law.
- Those laws and regulations for which non-compliance may be fundamental to the operating aspects of the charity and therefore may have a material effect on the financial statements include compliance with the charitable objectives, public benefit and health and safety legislation.

These matters were discussed amongst the engagement team at the planning stage and the team remained alert to non-compliance throughout the audit.

Audit procedures undertaken in response to the potential risks relating to irregularities (which include fraud and non-compliance with laws and regulations) comprised of: inquiries of management and the Trustees as to whether the entity complies with such laws and regulations; enquiries with the same concerning any actual or potential litigation or claims; inspection of relevant legal correspondence; review of Trustee meeting minutes; testing the appropriateness of journal entries; and the performance of analytical review to identify unexpected movements in account balances which may be indicative of fraud.

No instances of material non-compliance were identified. However, the likelihood of detecting irregularities, including fraud, is limited by the inherent difficulty in detecting irregularities, the effectiveness of the entity's controls, and the nature, timing and extent of the audit procedures performed. Irregularities that result from fraud might be inherently more difficult to detect than irregularities that result from error. As explained above, there is an unavoidable risk that material misstatements may not be detected, even though the audit has been planned and performed in accordance with ISAs (UK).

A further description of our responsibilities for the audit of the financial statements is located on the Financial Reporting Council's website at: <https://www.frc.org.uk/auditorsresponsibilities>. This description forms part of our auditor's report.

THRALE ALMSHOUSE AND RELIEF IN NEED CHARITY
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INDEPENDENT AUDITOR'S REPORT TO THE TRUSTEES OF THRALE ALMSHOUSE AND RELIEF IN NEED CHARITY (continued)

Use of our report

This report is made solely to the charity's trustees, as a body, in accordance with Part 4 of the Charities (Accounts and Reports) Regulations 2008. Our audit work has been undertaken so that we might state to the charity's trustees those matters we are required to state to them in an auditor's report and for no other purpose. To the fullest extent permitted by law, we do not accept or assume responsibility to anyone other than the charity and the charity's trustees as a body, for our audit work, for this report, or for the opinions we have formed.

Jan Rickler (Senior Statutory Auditor)
For and on behalf of Alwyns LLP
Chartered Accountants and Statutory Auditors
Crown House
151 High Road
Loughton Essex IG10 4LG

Date: September 2024

Alwyns LLP is eligible to act as an auditor in terms of section 1212 of the Companies Act 2006

THRALE ALMSHOUSE AND RELIEF IN NEED CHARITY

STATEMENT OF FINANCIAL ACTIVITIES FOR THE YEAR ENDED 31ST MARCH 2024

	Note	Unrestricted Funds	Unrestricted Funds	Unrestricted Funds	Unrestricted Funds	Restricted Funds	Total	Total
		General	Designated Note 14	CMF/ERF Note 12	Rev Res Note 13	Endowment Note 15	2024	2023
		£	£	£	£	£	£	£
INCOME FROM:								
Incoming resources from generated activities								
Charitable activities	2	156,679	-	-	-	-	156,679	157,220
Grant amortisation	8b	7,881	-	-	-	-	7,881	7,881
Investment income	3	67,625	-	-	-	-	67,625	50,951
Other income		0	-	-	-	-	0	500
TOTAL		232,185	-	-	-	-	232,185	216,552
EXPENDITURE ON:								
Charitable activities:								
Almshouse services		18,842	-	-	-	-	18,842	8,747
Management		94,571	-	-	-	-	94,571	30,671
Repairs and maintenance		25,983	-	-	-	-	25,983	12,129
Depreciation	8a	18,446	-	-	-	-	18,446	18,446
Residents' events & support		187	-	-	-	-	187	909
Relief In Need grants	6	43,635	-	-	-	-	43,635	42,650
TOTAL		201,664	-	-	-	-	201,664	113,552
NET GAIN/(LOSS) ON INVESTMENTS		-	-	-	271,451	-	271,451	(198,955)
NET INCOME/(EXPENDITURE)		30,521	-	-	271,451	-	301,972	(95,955)
TRANSFERS BETWEEN FUNDS		(45,162)	25,000	20,162	-	-	0	-
OTHER RECOGNISED GAINS/(LOSSES)		-	-	-	-	-	0	-
NET MOVEMENT IN FUNDS		(14,641)	25,000	20,162	271,451	-	301,972	(95,955)
RECONCILIATION OF FUNDS:								
FUNDS BROUGHT FORWARD		705,008	2,282,256	2,116,547	361,018	280	5,465,109	5,561,064
FUNDS CARRIED FORWARD		690,367	2,307,256	2,136,709	632,469	280	5,767,081	5,465,109

These financial statements were approved by the Corporate Trustee and the undersigned was authorised to sign the same on their behalf:



Kris Shergold (Director)
Thrale Almshouses and Relief In Need Charity Trustee Limited

Date: 30th September 2024

The charity has no other recognised gains or losses other than the results for the year as set out above. All activities of the charity are continuing.

The notes on pages 14 to 23 form part of these financial statements.

THRALE ALMSHOUSE AND RELIEF IN NEED CHARITY

STATEMENT OF FINANCIAL POSITION AS AT 31ST MARCH 2024

	Notes	2024 £	2023 £
FIXED ASSETS			
Housing Properties:			
Renovation costs	8a	2,721,536	2,721,536
Less: Depreciation	8a	<u>(181,851)</u>	<u>(163,405)</u>
		2,539,685	2,558,131
Investments	9	<u>3,049,879</u>	<u>2,730,893</u>
Total Fixed Assets		<u>5,589,564</u>	<u>5,289,024</u>
CURRENT ASSETS			
Debtors and prepayments	10	18,329	18,394
Cash at bank and in hand		<u>966,836</u>	<u>906,073</u>
		985,165	924,467
Less CREDITORS: Amounts falling due within one year	11	<u>(98,355)</u>	<u>(31,208)</u>
NET CURRENT ASSETS		886,810	893,259
Deferred income - unamortised grant	8b	<u>(709,293)</u>	<u>(717,174)</u>
TOTAL ASSETS LESS CURRENT LIABILITIES		<u>5,767,081</u>	<u>5,465,109</u>
Income and Expenditure Account		690,367	705,008
Designated Capital Preservation Reserve	14	2,307,256	2,282,256
Designated Reserves	12	2,136,709	2,116,547
Revaluation Reserve	13	632,469	361,018
Endowment - Restricted		<u>280</u>	<u>280</u>
	15	<u>5,767,081</u>	<u>5,465,109</u>

These financial statements were approved and authorised for issue by the Corporate Trustee and signed on its behalf by:



Kris Shergold - Director

Date: 30th September 2024

The notes on pages 14 to 23 form part of these financial statement

THRALE ALMSHOUSE AND RELIEF IN NEED CHARITY
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NOTES TO THE FINANCIAL STATEMENTS
FOR THE YEAR ENDED 31ST MARCH 2024

1 ACCOUNTING POLICIES

Legal Status

Thrale Almshouse and Relief In Need Charity ("the Charity") is a registered charity (Registration Number 225709) and is registered with the Regulator of Social Housing as a Private Registered Provider of Social Housing (Registered Number 4814). Its governing document is the Charity Commissioners Scheme dated 15th June 1989. The principal activity of the Charity is the provision and maintenance of residential accommodation at Thrale Almshouses located at 27 Polworth Road, London SW16.

Basis of Accounting

The financial statements have been prepared on the historical cost basis of accounting except for investments which are included at fair value and in accordance with applicable accounting standards including FRS 102, the Financial Reporting Standard applicable in the UK and Republic of Ireland, and the Charities SORP (FRS 102) 'Accounting and Reporting by Charities: Statement of Recommended Practice applicable to charities preparing their accounts in accordance with the Financial Reporting Standard applicable in the UK and Republic of Ireland (FRS 102).

The financial statements have been prepared to give a 'true and fair' view and have departed from the Charities (Accounts and Reports) Regulations 2008 only to the extent required to provide a 'true and fair view'. This departure has involved following Accounting and Reporting by Charities preparing their accounts in accordance with the Financial Reporting Standard applicable in the UK and Republic of Ireland (FRS 102) (Second Edition) rather than the Accounting and Reporting by Charities: Statement of Recommended Practice effective from 1 April 2005 which has since been withdrawn.

Although the Almshouse Charity is not a registered housing association, it operates in the same manner, therefore the recommendation of the Statement of Recommended Practice for registered social housing providers, Housing SORP 2018 have generally also been followed in the preparation of the accounts in order that they show a true and fair view of the activities of the Charity.

In accordance with FRS 102 (3.3 A), the Charity is a public benefit entity that has applied the "PBE" prefixed paragraphs.

The accounts have been prepared on the basis that it will continue as a going concern. There are sufficient reserves to enable the Charity to continue to achieve its objectives for the foreseeable future.

The accounts are presented in sterling to the nearest £1. A summary of significant accounting policies are set out below.

THRALE ALMSHOUSE AND RELIEF IN NEED CHARITY
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NOTES TO THE FINANCIAL STATEMENTS
FOR THE YEAR ENDED 31ST MARCH 2024 (CONTINUED)

Income

All income is recognised in the Statement of Financial Activities once the Charity has entitlement to the funds, it is probable that the income will be received, and the amount can be measured reliably.

Income from charitable activities arise from mainly licence contributions for the provision of social housing and accounted for on a receivable basis net of any voids.

Income from investments is included in the year in which it is receivable.

Expenditure

Liabilities are recognised as expenditure as soon as there is a legal or constructive obligation committing the charity to that expenditure, it is probable that a transfer of economic benefits will be required in settlement and the amount of the obligation can be measured reliably. Expenditure is accounted for on an accruals basis and has been classified under headings that aggregate all costs related to the category. Where costs cannot be directly attributed to particular headings, they have been allocated to activities on a basis consistent with the use of resources.

Cyclical Repairs and Maintenance

The Charity has established a regular programme of cyclical repairs and maintenance. Costs are charged to the SOFA in the year in which they are incurred subject to transfers to or from the Cyclical Repairs and Maintenance reserve.

Extraordinary Repairs

Costs of Extraordinary Repairs, unless representing improvements to the properties are charged to the SOFA in the year in which they are incurred subject to transfers to or from the Extraordinary Repairs Reserve.

Housing Properties

Housing properties are held to provide a social benefit and are stated at cost less accumulated depreciation and impairment losses. There is no record of the original cost of the almshouse properties and no value is attributed thereto. The Housing Properties cost relates to improvements carried out before 2013 which were funded by an Almshouse Association Grant and a mortgage loan from the Almshouse Association. Similarly, the cost of major refurbishment and the building of 8 new units has now been added.

The Charity calculates depreciation by implementing component accounting. Estimated figures have been used where it has not been possible to get actual information. This means that depreciation is charged based on the estimated useful life of each component within the housing properties as follows:

THRALE ALMSHOUSE AND RELIEF IN NEED CHARITY

NOTES TO THE FINANCIAL STATEMENTS
FOR THE YEAR ENDED 31ST MARCH 2024 (CONTINUED)

Land	<i>Nil</i>
Structure	<i>100 years</i>
Roof	<i>100 years</i>
Windows	<i>30 years</i>
Heating	<i>15 years</i>
Kitchen	<i>20 years</i>
Bathroom	<i>30 years</i>
Mechanical & Electrical	<i>40 years</i>

Major Repairs

Costs of major repairs, unless representing improvements to the fabric of the Housing Properties are charged to the SOFA in the year in which they are incurred, or to the reserve account at the Trustees discretion.

A fund has been set up to represent amounts set aside to carry out major repairs on the Housing Properties.

Impairment

At each Balance Sheet date, housing properties are assessed to determine if there are indicators that the properties may be impaired in value; if there are such indicators of impairment, then a comparison of the properties' carrying value to its recoverable amount is undertaken. Any excess over the recoverable amount is recognised as an impairment loss and charged as expenditure in the SOFA; the carrying value is reduced appropriately.

Government Grant

In accordance with Statement of Recommended Practice for registered social housing providers, Housing SORP 2018, government grants received for housing properties are treated as deferred income and recognised in income over the estimated useful life of the housing property structure component, under the accrual model.

Investments

Investments are measured initially at cost and subsequently at fair value (their market value) at the balance sheet date. The SOFA includes the net gains and losses arising on valuations and disposals throughout the year.

Debtors

Debtors are amounts owed to the Charity and are included at their recoverable amount. Debtors also include prepayments where payment has been made in advance of receipt of the goods or services.

Cash at bank and in hand

Cash at bank and in hand includes; bank current accounts and bank deposit accounts with no withdrawal limitations.

THRALE ALMSHOUSE AND RELIEF IN NEED CHARITY
--

NOTES TO THE FINANCIAL STATEMENTS
FOR THE YEAR ENDED 31ST MARCH 2024 (CONTINUED)

Creditors

Creditors are recognised where the Charity has a present obligation resulting from a past event that will result in the transfer of funds to a third party and the amount due to settle the obligation can be measured or estimated reliably. Creditors are recognised at their settlement amount.

Financial Instruments

Financial assets and financial liabilities are recognised in the Balance Sheet when the Charity becomes a party to the contractual provisions of the instrument.

Trade (including maintenance contributions) and other debtors and creditors are classified as basic financial instruments and measured at initial recognition at transaction price. Debtors and creditors are subsequently measured at amortised cost using the effective interest rate method. A provision is established when there is objective evidence that the Charity will not be able to collect all amounts due.

Cash and cash equivalents are classified as basic financial instruments and comprise cash in hand and at bank, short-term bank deposits with an original maturity of three months or less and bank overdrafts which are an integral part of the Charity's cash management.

Interest bearing bank loans, overdrafts and other loans which meet the criteria to be classified as basic financial instruments are initially recorded at the present value of cash payable to the bank, which is ordinarily equal to the proceeds received net of direct issue costs. These liabilities are subsequently measured at amortised cost, using the effective interest rate method.

Taxation

The Charity is exempt from tax on its charitable activities.

General Funds

General funds are unrestricted funds which are available for use at the discretion of the trustees in furtherance of the general objectives of the charity and which have not been designated for other purposes.

Restricted Funds

Restricted funds are funds which are to be used in accordance with specific restrictions imposed by donors or which have been raised by the charity for particular purposes. The cost of raising and administering such funds are charged against the specific fund.

Cyclical Repairs and Maintenance Fund

This fund represents amounts set aside for cyclical maintenance to meet costs in excess of budgeted expenditure for any year.

Extraordinary Repairs Fund

This fund represents amounts set aside to carry out major repairs on Housing Properties.

Value Added Tax

The Charity is not registered for Value Added Tax. In these financial statements, where applicable, expenditure is shown inclusive of VAT.

THRALE ALMSHOUSE AND RELIEF IN NEED CHARITY
--

NOTES TO THE FINANCIAL STATEMENTS
FOR THE YEAR ENDED 31ST MARCH 2024 (CONTINUED)

2 INCOME FROM CHARITABLE ACTIVITIES	2024	2023
	£	£
Maintenance contributions	177,256	168,913
Less: voids	<u>(20,577)</u>	<u>(11,693)</u>
	<u><u>156,679</u></u>	<u><u>157,220</u></u>

3 INTEREST RECEIVABLE	2024	2023
	£	£
Deposit interest	20,090	3,416
Investment income	<u>47,535</u>	<u>47,535</u>
	<u><u>67,625</u></u>	<u><u>50,951</u></u>

4 TRUSTEES' EMOLUMENTS AND RELATED PARTY TRANSACTIONS

There was no trustees' remuneration or other benefits for the year (2023: None).

During the year, no expenses were paid or reimbursed to the trustees (2023: None).

There are no key employees. (1 Freelance support for Trustees – 2 days per month approx.)

5 STAFF COSTS

There were no employees during the year (2023: None).

6 RELIEF IN NEED GRANTS	2024	2023
	£	£
Relief In Need grants	<u>43,635</u>	<u>42,650</u>

There were 14 Relief In Need grants committed to the local charities during the year (2023: 20), each of which provides benefits for residents of the Ancient Parish of Streatham who are in conditions of need, hardship or distress.

7 NET MOVEMENT IN FUNDS	2024	2023
	£	£
Net movement in funds is stated after charging:		
Management fees	61,535	3,770
Auditor's remuneration: Audit – current year	4,799	4,571
Non audit	6,281	17,473
Depreciation charge	18,446	18,446
Grant amortisation	<u>(7,881)</u>	<u>(7,881)</u>

THRALE ALMSHOUSE AND RELIEF IN NEED CHARITY
--

NOTES TO THE FINANCIAL STATEMENTS
FOR THE YEAR ENDED 31ST MARCH 2024 (CONTINUED)

8a FREEHOLD HOUSING PROPERTIES

	£
Cost:	
At 1st April 2023	2,721,536
At 31st March 2024	<u>2,721,536</u>
Depreciation:	
At 1st April 2023	163,405
Charge for year	<u>18,446</u>
At 31st March 2024	<u>181,851</u>
Net book value:	
At 31st March 2024	<u>2,539,685</u>
At 1st April 2023	<u>2,558,131</u>

8b HOUSING GRANT

	2024 £	2023 £
Deferred capital grant:		
At 1st April 2023	725,055	732,936
Less amortisation for the year	<u>(7,881)</u>	<u>(7,881)</u>
At 31st March 2024	<u>717,174</u>	<u>725,055</u>
Analysed as follows:		
Creditors due within one year	7,881	7,881
Creditors due after one year	<u>709,293</u>	<u>717,174</u>
	<u>717,174</u>	<u>725,055</u>

The full grant received totalled £788,103.

THRALE ALMSHOUSE AND RELIEF IN NEED CHARITY

NOTES TO THE FINANCIAL STATEMENTS
FOR THE YEAR ENDED 31ST MARCH 2024 (CONTINUED)

9 FIXED ASSETS

	2024
QUOTED INVESTMENTS	£
At 1st April 2023	2,730,893
Investments sold in the year	-
Accumulated distribution	47,535
Net movement in fair value	271,451
At 31st March 2024	<u>3,049,879</u>
 Investment analysis:	 £
CAF Investment (Vanguard Life Strategy 60% Equity Account)	3,049,879

10 DEBTORS

	2024	2023
	£	£
Amounts falling due within one year:		
Maintenance contributions due	26,141	7,985
Less: Provision for bad debts	<u>(9,310)</u>	<u>-</u>
Net maintenance contributions due	16,831	7,985
Amounts due from Housing for Women	-	9,444
 Prepaid insurance	 <u>1,498</u>	 <u>965</u>
	<u>18,329</u>	<u>18,394</u>

11 CREDITORS

	2024	2023
	£	£
Amounts falling due within one year:		
Other creditors & accruals	86,437	12,129
Maintenance contributions in advance	4,037	11,198
 Deferred capital grant (note 8b)	 <u>7,881</u>	 <u>7,881</u>
	<u>98,355</u>	<u>31,208</u>

THRALE ALMSHOUSE AND RELIEF IN NEED CHARITY

NOTES TO THE FINANCIAL STATEMENTS
FOR THE YEAR ENDED 31ST MARCH 2024 (CONTINUED)

12 DESIGNATED FUNDS

	Cyclical Repairs and Maintenance Fund	Extraordinary Repairs Fund	Total
	£	£	£
At 1st April 2023	127,974	1,988,573	2,116,547
Transfer from general funds	12,750	7,412	20,162
At 31st March 2024	<u>140,724</u>	<u>1,995,985</u>	<u>2,136,709</u>
At 1st April 2022	115,224	1,981,161	2,096,385
Transfer from general funds	12,750	7,412	20,162
At 31st March 2023	<u>127,974</u>	<u>1,988,573</u>	<u>2,116,547</u>

FAIR VALUE MOVEMENT

13 RESERVE

	2024	2023
	£	£
At 1st April	361,018	559,973
Movement in fair value of investments	271,451	(198,955)
At 31st March	<u>632,469</u>	<u>361,018</u>

14 CAPITAL PRESERVATION RESERVE

	2024	2023
	£	£
At 1st April	2,282,256	2,257,256
Transfer from General Funds	25,000	25,000
At 31st March	<u>2,307,256</u>	<u>2,282,256</u>

Following the disposal of its investment properties the Trustees set aside a fund to preserve the capital value of the disposed assets. This fund is held for the purpose of generating future income to enable the Charity to carry out its objectives.

THRALE ALMSHOUSE AND RELIEF IN NEED CHARITY
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NOTES TO THE FINANCIAL STATEMENTS
FOR THE YEAR ENDED 31ST MARCH 2024 (CONTINUED)

15 ANALYSIS OF NET ASSETS BETWEEN FUNDS

	Fixed assets £	Net current assets £	Long term creditors £	Total £
General funds	-	690,367	-	690,367
Designated funds:				
Cyclical repairs & maintenance fund	-	140,724	-	140,724
Extraordinary repairs fund	1,932,665	63,320	-	1,995,985
Capital preservation fund	3,024,430	(7,881)	(709,293)	2,307,256
Fair value reserve	632,469	-	-	632,469
Restricted funds	-	280	-	280
	<u>5,589,564</u>	<u>886,810</u>	<u>(709,293)</u>	<u>5,767,081</u>

16 CONTINGENT LIABILITIES

At 31 March 2024 and 2023, there were no known contingent liabilities.

17 HOUSING STOCK

There were 17 units at 31st March 2024 (2023: 17).

THRALE ALMSHOUSE AND RELIEF IN NEED CHARITY

NOTES TO THE FINANCIAL STATEMENTS
FOR THE YEAR ENDED 31ST MARCH 2024 (CONTINUED)

18

STATEMENT OF FINANCIAL ACTIVITIES FOR THE YEAR ENDED 31ST MARCH 2023

	Note	Unrestricted Funds	Unrestricted Funds	Unrestricted Funds	Unrestricted Funds	Restricted Funds	Total	Total
		General	Designated	CMF/ERF	Rev Res	Endowment	2023	2022
			Note 14	Note 12	Note 13	Note 15		
		£	£	£	£	£	£	£
INCOME FROM:								
Incoming resources from generated activities								
Charitable activities	2	157,220	-	-	-	-	157,220	163,624
Grant amortisation	8b	7,881	-	-	-	-	7,881	7,881
Investments Income	3	50,951	-	-	-	-	50,951	19,392
Other Income		500	-	-	-	-	500	-
TOTAL		216,552	-	-	-	-	216,552	190,897
EXPENDITURE ON:								
Charitable activities:								
Almshouse services		8,747	-	-	-	-	8,747	8,265
Management		30,671	-	-	-	-	30,671	33,117
Repairs and maintenance		12,129	-	-	-	-	12,129	10,791
Depreciation	8a	18,446	-	-	-	-	18,446	18,446
Residents' events & support		909	-	-	-	-	909	-
Relief In Need grants	6	42,650	-	-	-	-	42,650	-
TOTAL		113,552	-	-	-	-	113,552	70,619
NET (LOSS)/GAIN ON INVESTMENTS		-	-	-	(198,955)	-	(198,955)	173,503
NET (EXPENDITURE)/INCOME		103,000	-	-	(198,955)	-	(95,955)	293,781
TRANSFERS BETWEEN FUNDS		(45,162)	25,000	20,162	-	-	-	-
OTHER RECOGNISED GAINS/(LOSSES)		-	-	-	-	-	-	-
NET MOVEMENT IN FUNDS		57,838	25,000	20,162	(198,955)	-	(95,955)	293,781
RECONCILIATION OF FUNDS:								
FUNDS BROUGHT FORWARD		647,170	2,257,256	2,096,385	559,973	280	5,561,064	5,267,283
FUNDS CARRIED FORWARD		705,008	2,282,256	2,116,547	361,018	280	5,465,109	5,561,064

THRALE ALMSHOUSE AND RELIEF IN NEED CHARITY

INCOME AND EXPENDITURE ACCOUNT
FOR THE YEAR ENDED 31ST MARCH 2024

	2024 £	2023 £
INCOME		
Licence contributions from residents	177,256	168,913
Less: Voids	(20,577)	(11,693)
Grant amortisation	7,881	7,881
Total Income	<u>164,560</u>	<u>165,101</u>
EXPENDITURE		
Almshouse services:		
Cleaning communal areas	5,276	1,488
Council tax	4,431	1,207
Water rates	255	102
Insurance	4,064	3,828
Other services	2,608	-
Light & heat	3,173	2,122
	<u>19,807</u>	<u>8,747</u>
Management:		
Management charges	61,535	3,770
Incidental expenses	10,425	4,557
Other operating expenses	5,679	300
Legal & professional fees	4,887	-
Audit fees	4,799	6,071
Bookkeeping	6,281	15,973
	<u>93,606</u>	<u>30,671</u>
Repairs, maintenance and improvement costs:		
Day-to-day repairs/renewals	25,983	12,129
	<u>25,983</u>	<u>12,129</u>
Residents' events & support	187	909
Depreciation	18,446	18,446
TOTAL EXPENDITURE	<u>158,029</u>	<u>70,902</u>
Interest receivable and other income	67,625	51,451
Relief in Need Grants	(43,535)	(42,650)
Surplus for the year	<u><u>30,521</u></u>	<u><u>103,000</u></u>

This page does not form part of the statutory accounts.

THRALE ALMSHOUSE AND RELIEF IN NEED CHARITY

England & Wales - Charity number 225709

Accounts

THRALE ALMSHOUSE AND RELIEF IN NEED CHARITY

REGISTERED CHARITY NUMBER 225709

TRUSTEES' REPORT AND FINANCIAL STATEMENTS

FOR THE YEAR ENDED

31ST MARCH 2023

THRALE ALMSHOUSE AND RELIEF IN NEED CHARITY
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FINANCIAL STATEMENTS FOR THE YEAR ENDED

31ST MARCH 2023

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THRALE ALMSHOUSE AND RELIEF IN NEED CHARITY
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Reference and Administrative Information

Charity name: Thrale Almshouse and Relief In Need Charity
Charity Commission No: 225709
Almshouse Association No: M71
Regulator of Social Housing No: 4814

Registered Office

Crown House,
151 High Road
Loughton
Essex IG10 4LG

Website

www.thralealmshouses.org.uk

Trustees

Thrale Almshouse and Relief In Need Charity Trustee Limited

Auditors

Alwyns LLP
Crown House
151 High Road
Loughton Essex
IG10 4LG

Bankers

Metro Bank
Unit 3
120 Cheapside
London
EC2V 7JB

THRALE ALMSHOUSE AND RELIEF IN NEED CHARITY

TRUSTEES' REPORT

The Trustees submit their report and the financial statements for the year end 31 March 2023.

The financial statements have been prepared in accordance with the accounting policies set out in Note 1 and comply with the charity's Trust deed and applicable law.

HISTORY AND CHARITABLE OBJECTS

Thrale Almshouse and Relief in Need Charity ("Thrale" or "the Charity") was established by a Scheme made by the Charity Commissioners for England and Wales on 15th June 1989 for the regulation and administration of twelve local charities that had been individually established over the past many years and sharing a history dating back to at least 1681. The Scheme is the Charity's governing document.

The Scheme prescribes two charitable objects: first, the provision and maintenance of residential accommodation at the Thrale Almshouses at 27 Polworth Road London SW16 and the provision of benefits for their residents; second (and subject to the requirements and demands of the first object), the provision of relief for persons resident in the Ancient Parish of Streatham who are in conditions of need, hardship or distress ("Relief in Need").

GOVERNANCE AND MANAGEMENT ARRANGEMENTS

The Corporate Trustee is Thrale Almshouse and Relief In Need Charity Trustee Limited whose directors served during the reporting period and to date are:

Chair - Antoinette Nwifo
Treasurer – Kris Shergold
Amanda Brown
Paul Lehmann (resigned 23rd November 2022)
Natalie Levine
Sam Wilson

There is no formal induction or training of directors of the Corporate Trustee, but the Chair seeks to ensure that all directors are aware of their duties and are equipped with the knowledge to carry them out. Levels of compliance with all relevant laws and regulations are formally assessed.

The directors meet quarterly to make decisions of policy and allocations, monitor performance, receive accounts and approve the budget and significant expenditure. Housing for Women were employed as managing agent, and have served notice to terminate the relationship effective end of May 2022. The Trustees appointed Teachers Housing Association as managing agent in December 2022.

RISK ASSESSMENT

The directors of the Corporate Trustee review at least annually the risks that Thrale faces. Of primary significance are those that relate to the almshouse properties and the provision, through Thrale's management agent and administrator, of support services for residents and matters concerned with their health, safety and well-being.

THRALE ALMSHOUSE AND RELIEF IN NEED CHARITY

TRUSTEES' REPORT (continued)

Arrangements are in place for addressing and managing these risks so far as is reasonably practicable, including appropriate procedures aimed at safeguarding the health and safety of the residents and property and liability insurance cover. Risks associated with the Charity's Relief in Need activities are of a lower order and are considered to be slight and their potential impact unlikely to materially affect the Charity either financially or reputationally. They are addressed and managed by suitable processes for vetting applicants and verifying that awards have been suitably applied in relation to the purposes for which they were granted.

Risks associated with the management and stewardship of the Charity's assets have been kept under careful and continuing review and suitably managed.

In addition this year the Trustees have also taken into consideration increased risks associated with increased price inflation of goods and services and how this might affect both Thrale's running costs and its impact on the residents.

The trustees keep an ongoing review of resident arrears and have arrangements in place to manage them with Residents.

ASSETS AND RESERVES

Thrale's ongoing income is derived principally from the almshouses and the investment of capital, the utilisation of which needs to take account of the interests of future as well as current beneficiaries. The directors have therefore adopted a policy that seeks to ensure retention of approximately real values of capital and of spending power in the medium term by allocating achieved total investment returns between funds intended to be retained as capital and with the interests of future beneficiaries in mind, and funds available for current application as cash. With a Quinquennial review approaching in the next financial year the Trustees have decided to maintain a proportion of the invested assets as cash to fund any unexpected or higher than anticipated Cyclical repairs.

The directors seek to manage any fluctuations in the amount available for application through the adoption of suitable policies, including the establishment of an appropriate reserve to the extent merited.

Thrale's Scheme requires the maintenance of two reserve funds: (a) a Cyclical Repairs and Maintenance Fund, providing for items of ordinary maintenance and repair of the Thrale Almshouses that recur at infrequent intervals, and (b) an Extraordinary Repair Fund, providing for the extraordinary repair, improvement or rebuilding of the Almshouses. As well as being expressly required by Thrale's Scheme, the directors consider the maintenance of these Funds as prudent and, by providing an assured resource for defraying the cost of proper upkeep of the Almshouses, as being in the interest of both present and future residents. The adequacy of these reserves is reviewed annually. The transfers to these funds from the General Fund totalled £20,162 for the year (2022: £20,162).

During the year £25,000 was transferred from General Funds to the Capital Preservation Fund (2022: £25,000). This fund was set up to provide for a future major refurbishment or further rebuild of the Almshouses. The directors of the Corporate Trustee are making regular transfers to this fund, under a planned schedule and in accordance with the Investment Strategy.

Expenditure during the reporting period has related to the almshouses, and to provision of benefits for their residents.

There were 20 Relief In Need grants awarded during the year totalling £42,650 (2022: no grants were awarded).

THRALE ALMSHOUSE AND RELIEF IN NEED CHARITY

TRUSTEES' REPORT (continued)

GRANT-MAKING POLICY

The Charity invites organisations and groups providing benefits for the residents of the ancient parish of Streatham to apply to our small grants programme.

The Charity considers applications and awards grants on an annual basis dependent upon its available financial resources in any given year. Each grant will be made on a one-off basis (though receiving a grant in one year does not stop organisations or groups from making another application in the next year). Grants awarded will generally range from £500 up to £5,000 (very occasionally larger amounts may be given). The Charity is required by its constitution to provide grants only where the beneficiaries are (a) resident in the ancient parish of Streatham and (b) in conditions of need, hardship or distress.

FINANCIAL REVIEW

Details of the performance of the Charity are given in the financial statements which follow this report, and from which a summary is provided below.

During the year, there was a net loss of £198,955 (2022: net gain of £173,503) in the value of investment assets. After recording this loss, the result for the year was a net deficit of £95,955 compared with a net surplus of £293,781 in the previous year.

PUBLIC BENEFIT

The directors have considered the Charity Commission's guidance on public benefit and consider that the activities of the Charity meet its charitable objects and provide a benefit to the public. The activities undertaken by the Charity comprise (i) the provision and maintenance of accommodation for women satisfying the requirements of the Scheme and provision of associated services and facilities for their benefit, and (ii) the making of grants for relief of persons in conditions of need, hardship or distress and who satisfy the requirements of the Scheme. The second of these activities is accomplished by making grants to other local charities meeting the needs of such persons.

STATEMENT OF TRUSTEES' RESPONSIBILITIES

The Corporate Trustee is responsible for preparing the Annual Report and the financial statements in accordance with applicable law and regulations.

The law applicable to charities in England & Wales requires the Corporate Trustee to prepare financial statements for each financial year in accordance with United Kingdom Generally Accepted Accounting Practice (United Kingdom Accounting Standards and applicable law). The Corporate Trustee must not approve the financial statements unless satisfied that they give a true and fair view of the state of affairs of the charity and of the incoming resources and application of resources, including the income and expenditure, of the charity for that period.

In preparing these financial statements, the Corporate Trustee is required to:

- select suitable accounting policies and apply them consistently;
- observe the methods and principles in the Charities SORP;
- make judgments and accounting estimates that are reasonable and prudent;
- state whether applicable UK Accounting Standards have been followed, subject to any material departures disclosed and explained in the financial statements;
- prepare the financial statements on the going concern basis unless it is inappropriate to presume that the charity will continue to operate.

THRALE ALMSHOUSE AND RELIEF IN NEED CHARITY

TRUSTEES' REPORT (continued)

STATEMENT OF TRUSTEES' RESPONSIBILITIES (continued)

The Corporate Trustee is responsible for keeping sufficient accounting records that disclose with reasonable accuracy at any time the financial position of the charity and enable them to ensure that the financial statements comply with the Charities Act 2011, the Charity (Accounts and Reports) Regulations 2008 and the provisions of the trust deed. The Corporate Trustee is also responsible for safeguarding the assets of the charity and hence for taking reasonable steps for the prevention and detection of fraud and other irregularities.

Insofar as the directors of the Corporate Trustee are aware;

- there is no relevant audit information of which the charity's auditor is unaware; and
- the Corporate Trustee has taken all steps that it ought to have taken to make itself aware of any relevant audit information and to establish that the auditor is aware of that information.

By order of the Board



Kris Shergold – Director

Date: 27 September 2023

Thrale Almshouse and Relief In Need Charity Trustee Limited.

THRALE ALMSHOUSE AND RELIEF IN NEED CHARITY

INDEPENDENT AUDITOR'S REPORT TO THE TRUSTEES OF THRALE ALMSHOUSE AND RELIEF IN NEED CHARITY

Opinion

We have audited the financial statements of Thrale Almshouse and Relief in Need Charity (the 'charity') for the year end 31 March 2023 which comprise the Statement of Financial Activities, the Balance Sheet and notes to the financial statements, including a summary of significant accounting policies. The financial reporting framework that has been applied in their preparation is applicable law and United Kingdom Accounting Standards, including Financial Reporting Standard 102 *The Financial Reporting Standard applicable in the UK and Republic of Ireland* (United Kingdom Generally Accepted Accounting Practice).

In our opinion, the financial statements:

- give a true and fair view of the state of the charity's affairs as at 31 March 2023 and of its incoming resources and application of resources for the year then ended;
- have been properly prepared in accordance with United Kingdom Generally Accepted Accounting Practice; and
- have been prepared in accordance with the requirements of the Charities Act 2011.

Basis for opinion

We conducted our audit in accordance with International Standards on Auditing (UK) (ISAs (UK)) and applicable law. Our responsibilities under those standards are further described in the Auditor's responsibilities for the audit of the financial statements section of our report. We are independent of the charity in accordance with the ethical requirements that are relevant to our audit of the financial statements in the UK, including the FRC's Ethical Standard, and we have fulfilled our other ethical responsibilities in accordance with these requirements. We believe that the audit evidence we have obtained is sufficient and appropriate to provide a basis for our opinion.

Conclusions relating to going concern

In auditing the financial statements, we have concluded that the trustees' use of the going concern basis of accounting in the preparation of the financial statements is appropriate.

Based on the work we have performed, we have not identified any material uncertainties relating to events or conditions that, individually or collectively, may cast significant doubt on the charity's ability to continue as a going concern for a period of at least twelve months from when the financial statements are authorised for issue.

Our responsibilities and the responsibilities of the trustees with respect to going concern are described in the relevant sections of this report.

Other information

The trustees are responsible for the other information. The other information comprises the information included in the Trustees' Report other than the financial statements and our auditor's report thereon. Our opinion on the financial statements does not cover the other information and, except to the extent otherwise explicitly stated in our report, we do not express any form of assurance conclusion thereon. In connection with our audit of the financial statements, our responsibility is to read the other information and, in doing so, consider whether the other information is materially inconsistent with the financial statements or our knowledge obtained in the audit or otherwise appears to be materially misstated. If we identify such material inconsistencies or apparent material misstatements, we are required to determine whether this gives rise to a material misstatement in the financial statements themselves. If, based on the work we have performed, we conclude that there is a material misstatement of this other information; we are required to report that fact.

We have nothing to report in this regard.

THRALE ALMSHOUSE AND RELIEF IN NEED CHARITY

INDEPENDENT AUDITOR'S REPORT TO THE TRUSTEES OF THRALE ALMSHOUSE AND RELIEF IN NEED CHARITY (continued)

Matters on which we are required to report by exception

We have nothing to report in respect of the following matters in relation to which the Charities (Accounts and Reports) Regulations 2008 require us to report to you if, in our opinion:

- the information given in the trustees' report is inconsistent in any material respect with the financial statements; or
- sufficient accounting records have not been kept; or
- the financial statements are not in agreement with the accounting records and returns; or
- we have not received all the information and explanations we require for our audit.

Responsibilities of trustees

As explained more fully in the trustees' responsibilities statement set out on page 6 the trustees are responsible for the preparation of the financial statements and for being satisfied that they give a true and fair view, and for such internal control as the trustees determine is necessary to enable the preparation of financial statements that are free from material misstatement, whether due to fraud or error.

In preparing the financial statements, the trustees are responsible for assessing the charity's ability to continue as a going concern, disclosing, as applicable, matters related to going concern and using the going concern basis of accounting unless the trustees either intend to liquidate the charity or to cease operations, or have no realistic alternative but to do so.

Auditor's responsibilities for the audit of the financial statements

We have been appointed as auditor under section 145 of the Charities Act 2011 and report in accordance with the Act and relevant regulations made or having effect thereunder.

Our objectives are to obtain reasonable assurance about whether the financial statements as a whole are free from material misstatement, whether due to fraud or error, and to issue an auditor's report that includes our opinion. Reasonable assurance is a high level of assurance but is not a guarantee that an audit conducted in accordance with ISAs (UK) will always detect a material misstatement when it exists. Misstatements can arise from fraud or error and are considered material if, individually or in the aggregate, they could reasonably be expected to influence the economic decisions of users taken on the basis of these financial statements.

Irregularities, including fraud, are instances of non-compliance with laws and regulations. We design procedures in line with our responsibilities, outlined above, to detect material misstatements in respect of irregularities, including fraud.

Discussions were held with, and enquiries made of, management and those charged with governance with a view to identifying those laws and regulations that could be expected to have a material impact on the financial statements.

Based on our discussions with the charity's management and the Trustees, we identified that the following laws and regulations are significant to the entity:

- Those laws and regulations considered to have a direct effect on the financial statements include UK financial reporting standards and Charity Law.
- Those laws and regulations for which non-compliance may be fundamental to the operating aspects of the charity and therefore may have a material effect on the financial statements include compliance with the charitable objectives, public benefit and health and safety legislation.

These matters were discussed amongst the engagement team at the planning stage and the team remained alert to non-compliance throughout the audit.

THRALE ALMSHOUSE AND RELIEF IN NEED CHARITY

INDEPENDENT AUDITOR'S REPORT TO THE TRUSTEES OF THRALE ALMSHOUSE AND RELIEF IN NEED CHARITY (continued)

Audit procedures undertaken in response to the potential risks relating to irregularities (which include fraud and non-compliance with laws and regulations) comprised of: inquiries of management and the Trustees as to whether the entity complies with such laws and regulations; enquiries with the same concerning any actual or potential litigation or claims; inspection of relevant legal correspondence; review of Trustee meeting minutes; testing the appropriateness of journal entries; and the performance of analytical review to identify unexpected movements in account balances which may be indicative of fraud.

No instances of material non-compliance were identified. However, the likelihood of detecting irregularities, including fraud, is limited by the inherent difficulty in detecting irregularities, the effectiveness of the entity's controls, and the nature, timing and extent of the audit procedures performed. Irregularities that result from fraud might be inherently more difficult to detect than irregularities that result from error. As explained above, there is an unavoidable risk that material misstatements may not be detected, even though the audit has been planned and performed in accordance with ISAs (UK).

A further description of our responsibilities for the audit of the financial statements is located on the Financial Reporting Council's website at: <https://www.frc.org.uk/auditorsresponsibilities>. This description forms part of our auditor's report.

Use of our report

This report is made solely to the charity's trustees, as a body, in accordance with Part 4 of the Charities (Accounts and Reports) Regulations 2008. Our audit work has been undertaken so that we might state to the charity's trustees those matters we are required to state to them in an auditor's report and for no other purpose. To the fullest extent permitted by law, we do not accept or assume responsibility to anyone other than the charity and the charity's trustees as a body, for our audit work, for this report, or for the opinions we have formed.

Jan Rickler (Senior Statutory Auditor)
For and on behalf of Alwyns LLP
Chartered Accountants and Statutory Auditors
Crown House
151 High Road
Loughton Essex IG10 4LG

Date:

Alwyns LLP is eligible to act as an auditor in terms of section 1212 of the Companies Act 2006

THRALE ALMSHOUSE AND RELIEF IN NEED CHARITY

STATEMENT OF FINANCIAL ACTIVITIES FOR THE YEAR ENDED 31ST MARCH 2023

	Note	Unrestricted Funds	Unrestricted Funds	Unrestricted Funds	Unrestricted Funds	Restricted Funds	Total	Total
		General	Designated	CMF/ERF	Rev Res	Endowment	2023	2022
			<u>Note 14</u>	<u>Note 12</u>	<u>Note 13</u>	<u>Note 15</u>		
		£	£	£	£	£	£	£
INCOME FROM:								
Incoming resources from generated activities								
Charitable activities	2	157,220	-	-	-	-	157,220	163,624
Grant amortisation	8b	7,881	-	-	-	-	7,881	7,881
Investments income	3	50,951	-	-	-	-	50,951	19,392
Other income		500	-	-	-	-	500	-
TOTAL		216,552	-	-	-	-	216,552	190,897
EXPENDITURE ON:								
Charitable activities:								
Almshouse services		8,747	-	-	-	-	8,747	8,265
Management		30,671	-	-	-	-	30,671	33,117
Repairs and maintenance		12,129	-	-	-	-	12,129	10,791
Depreciation	8a	18,446	-	-	-	-	18,446	18,446
Residents' events & support		909	-	-	-	-	909	-
Relief In Need grants	6	42,650	-	-	-	-	42,650	-
TOTAL		113,552	-	-	-	-	113,552	70,619
NET (LOSS)/GAIN ON INVESTMENTS		-	-	-	(198,955)	-	(198,955)	173,503
NET (EXPENDITURE)/INCOME		103,000	-	-	(198,955)	-	(95,955)	293,781
TRANSFERS BETWEEN FUNDS		(45,162)	25,000	20,162	-	-	-	-
OTHER RECOGNISED GAINS/(LOSSES)		-	-	-	-	-	-	-
NET MOVEMENT IN FUNDS		57,838	25,000	20,162	(198,955)	-	(95,955)	293,781
RECONCILIATION OF FUNDS:								
FUNDS BROUGHT FORWARD		647,170	2,257,256	2,096,385	559,973	280	5,561,064	5,267,283
FUNDS CARRIED FORWARD		705,008	2,282,256	2,116,547	361,018	280	5,465,109	5,561,064

These financial statements were approved by the Corporate Trustee and the undersigned was authorised to sign the same on their behalf:

Kris Shergold (Director)



Date: 27 September 2023

Thrale Almshouses and Relief In Need Charity Trustee Limited

The charity has no other recognised gains or losses other than the results for the year as set out above. All activities of the charity are continuing.

The notes on pages 12 to 21 form part of these financial statements.

THRALE ALMSHOUSE AND RELIEF IN NEED CHARITY

BALANCE SHEET AS AT 31ST MARCH 2023

	Notes	2023 £	2022 £
FIXED ASSETS			
Housing Properties:			
Renovation costs	8a	2,721,536	2,721,536
Less: Depreciation	8a	<u>(163,405)</u>	<u>(144,960)</u>
		2,558,131	2,595,022
Investments	9	<u>2,730,893</u>	<u>2,882,313</u>
		5,289,024	5,458,889
CURRENT ASSETS			
Debtors & prepayments	10	18,394	36,292
Cash at Bank and In Hand		<u>906,073</u>	<u>815,337</u>
		924,467	851,629
Less CREDITORS: Amounts falling due within one year	11	<u>(31,208)</u>	<u>(24,399)</u>
NET CURRENT ASSETS		<u>893,259</u>	<u>827,230</u>
Deferred income - unamortised grant	8b	(717,174)	(725,055)
TOTAL ASSETS LESS CURRENT LIABILITIES		<u>5,465,109</u>	<u>5,561,064</u>
Income and Expenditure Account		705,008	647,170
Designated Capital Preservation Reserve	14	2,282,256	2,257,256
Designated Reserves	12	2,116,547	2,096,385
Revaluation Reserve	13	361,018	559,973
Endowment - Restricted		<u>280</u>	<u>280</u>
	15	<u>5,465,109</u>	<u>5,561,064</u>

These financial statements were approved and authorised for issue by the Corporate Trustee and signed on its behalf by:

Kris Shergold - Director

Date: 27 September 2023



The notes on pages 12 to 21 form part of these financial statements.

THRALE ALMSHOUSE AND RELIEF IN NEED CHARITY

NOTES TO THE FINANCIAL STATEMENTS FOR THE YEAR ENDED 31ST MARCH 2023

1 ACCOUNTING POLICIES

Legal Status

Thrale Almshouse and Relief In Need Charity ("the Charity") is a registered charity (Registration Number 225709) and is registered with the Regulator of Social Housing as a Private Registered Provider of Social Housing (Registered Number 4814). Its governing document is the Charity Commissioners Scheme dated 15th June 1989. The principal activity of the Charity is the provision and maintenance of residential accommodation at Thrale Almshouses located at 27 Polworth Road, London SW16.

Basis of Accounting

The financial statements have been prepared on the historical cost basis of accounting except for investments which are included at fair value and in accordance with applicable accounting standards including FRS 102, the Financial Reporting Standard applicable in the UK and Republic of Ireland, and the Charities SORP (FRS 102) 'Accounting and Reporting by Charities: Statement of Recommended Practice applicable to charities preparing their accounts in accordance with the Financial Reporting Standard applicable in the UK and Republic of Ireland (FRS 102).

The financial statements have been prepared to give a 'true and fair' view and have departed from the Charities (Accounts and Reports) Regulations 2008 only to the extent required to provide a 'true and fair view'. This departure has involved following Accounting and Reporting by Charities preparing their accounts in accordance with the Financial Reporting Standard applicable in the UK and Republic of Ireland (FRS 102) (Second Edition) rather than the Accounting and Reporting by Charities: Statement of Recommended Practice effective from 1 April 2005 which has since been withdrawn.

Although the Almshouse Charity is not a registered housing association, it operates in the same manner, therefore the recommendation of the Statement of Recommended Practice for registered social housing providers, Housing SORP 2019 have generally also been followed in the preparation of the accounts in order that they show a true and fair view of the activities of the Charity.

In accordance with FRS 102 (3.3 A), the Charity is a public benefit entity that has applied the "PBE" prefixed paragraphs.

The accounts have been prepared on the basis that it will continue as a going concern. There are sufficient reserves to enable the Charity to continue to achieve its objectives for the foreseeable future.

The accounts are presented in sterling to the nearest £1. A summary of significant accounting policies are set out below.

THRALE ALMSHOUSE AND RELIEF IN NEED CHARITY

NOTES TO THE FINANCIAL STATEMENTS **FOR THE YEAR ENDED 31ST MARCH 2023 (CONTINUED)**

Income

All income is recognised in the Statement of Financial Activities once the Charity has entitlement to the funds, it is probable that the income will be received, and the amount can be measured reliably.

Income from charitable activities arise from mainly licence contributions for the provision of social housing and accounted for on a receivable basis net of any voids.

Income from investments is included in the year in which it is receivable.

Expenditure

Liabilities are recognised as expenditure as soon as there is a legal or constructive obligation committing the charity to that expenditure, it is probable that a transfer of economic benefits will be required in settlement and the amount of the obligation can be measured reliably. Expenditure is accounted for on an accruals basis and has been classified under headings that aggregate all costs related to the category. Where costs cannot be directly attributed to particular headings, they have been allocated to activities on a basis consistent with the use of resources.

Cyclical Repairs and Maintenance

The Charity has established a regular programme of cyclical repairs and maintenance. Costs are charged to the SOFA in the year in which they are incurred subject to transfers to or from the Cyclical Repairs and Maintenance reserve.

Extraordinary Repairs

Costs of Extraordinary Repairs, unless representing improvements to the properties are charged to the SOFA in the year in which they are incurred subject to transfers to or from the Extraordinary Repairs Reserve.

Housing Properties

Housing properties are held to provide a social benefit and are stated at cost less accumulated depreciation and impairment losses. There is no record of the original cost of the almshouse properties and no value is attributed thereto. The Housing Properties cost relates to improvements carried out before 2013 which were funded by an Almshouse Association Grant and a mortgage loan from the Almshouse Association. Similarly, the cost of major refurbishment and the building of 8 new units has now been added.

The Charity calculates depreciation by implementing component accounting. Estimated figures have been used where it has not been possible to get actual information. This means that depreciation is charged based on the estimated useful life of each component within the housing properties as follows:

THRALE ALMSHOUSE AND RELIEF IN NEED CHARITY
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NOTES TO THE FINANCIAL STATEMENTS
FOR THE YEAR ENDED 31ST MARCH 2023 (CONTINUED)

Land	<i>Nil</i>
Structure	<i>100 years</i>
Roof	<i>100 years</i>
Windows	<i>30 years</i>
Heating	<i>15 years</i>
Kitchen	<i>20 years</i>
Bathroom	<i>30 years</i>
Mechanical & Electrical	<i>40 years</i>

Major Repairs

Costs of major repairs, unless representing improvements to the fabric of the Housing Properties are charged to the SOFA in the year in which they are incurred, or to the reserve account at the Trustees discretion.

A fund has been set up to represent amounts set aside to carry out major repairs on the Housing Properties.

Impairment

At each Balance Sheet date, housing properties are assessed to determine if there are indicators that the properties may be impaired in value; if there are such indicators of impairment, then a comparison of the properties' carrying value to its recoverable amount is undertaken. Any excess over the recoverable amount is recognised as an impairment loss and charged as expenditure in the SOFA; the carrying value is reduced appropriately.

Government Grant

In accordance with Statement of Recommended Practice for registered social housing providers, Housing SORP 2019, government grants received for housing properties are treated as deferred income and recognised in income over the estimated useful life of the housing property structure component, under the accrual model.

Investments

Investments are measured initially at cost and subsequently at fair value (their market value) at the balance sheet date. The SOFA includes the net gains and losses arising on valuations and disposals throughout the year.

Debtors

Debtors are amounts owed to the Charity and are included at their recoverable amount. Debtors also include prepayments where payment has been made in advance of receipt of the goods or services.

Cash at bank and in hand

Cash at bank and in hand includes; bank current accounts and bank deposit accounts with no withdrawal limitations.

THRALE ALMSHOUSE AND RELIEF IN NEED CHARITY

NOTES TO THE FINANCIAL STATEMENTS **FOR THE YEAR ENDED 31ST MARCH 2023 (CONTINUED)**

Creditors

Creditors are recognised where the Charity has a present obligation resulting from a past event that will result in the transfer of funds to a third party and the amount due to settle the obligation can be measured or estimated reliably. Creditors are recognised at their settlement amount.

Financial Instruments

Financial assets and financial liabilities are recognised in the Balance Sheet when the Charity becomes a party to the contractual provisions of the instrument.

Trade (including maintenance contributions) and other debtors and creditors are classified as basic financial instruments and measured at initial recognition at transaction price. Debtors and creditors are subsequently measured at amortised cost using the effective interest rate method. A provision is established when there is objective evidence that the Charity will not be able to collect all amounts due.

Cash and cash equivalents are classified as basic financial instruments and comprise cash in hand and at bank, short-term bank deposits with an original maturity of three months or less and bank overdrafts which are an integral part of the Charity's cash management.

Interest bearing bank loans, overdrafts and other loans which meet the criteria to be classified as basic financial instruments are initially recorded at the present value of cash payable to the bank, which is ordinarily equal to the proceeds received net of direct issue costs. These liabilities are subsequently measured at amortised cost, using the effective interest rate method.

Taxation

The Charity is exempt from tax on its charitable activities.

General Funds

General funds are unrestricted funds which are available for use at the discretion of the trustees in furtherance of the general objectives of the charity and which have not been designated for other purposes.

Restricted Funds

Restricted funds are funds which are to be used in accordance with specific restrictions imposed by donors or which have been raised by the charity for particular purposes. The cost of raising and administering such funds are charged against the specific fund.

Cyclical Repairs and Maintenance Fund

This fund represents amounts set aside for cyclical maintenance to meet costs in excess of budgeted expenditure for any year.

Extraordinary Repairs Fund

This fund represents amounts set aside to carry out major repairs on Housing Properties.

Value Added Tax

The Charity is not registered for Value Added Tax. In these financial statements, where applicable, expenditure is shown inclusive of VAT.

THRALE ALMSHOUSE AND RELIEF IN NEED CHARITY
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NOTES TO THE FINANCIAL STATEMENTS
FOR THE YEAR ENDED 31ST MARCH 2023 (CONTINUED)

2 INCOME FROM CHARITABLE ACTIVITIES	2023	2022
	£	£
Maintenance contributions	168,913	167,497
Less: voids	<u>(11,693)</u>	<u>(3,873)</u>
	<u>157,220</u>	<u>163,624</u>
3 INTEREST RECEIVABLE	2023	2022
	£	£
Deposit interest	3,416	36
Investment income	<u>47,535</u>	<u>19,356</u>
	<u>50,951</u>	<u>19,392</u>

4 TRUSTEES' EMOLUMENTS AND RELATED PARTY TRANSACTIONS

There was no trustees' remuneration or other benefits for the year (2022: None).

During the year, no expenses were paid or reimbursed to the trustees (2022: None).

There are no key employees. (1 Freelance support for Trustees – 2 days per month approx.)

5 STAFF COSTS

There were no employees during the year (2022: None).

6 RELIEF IN NEED GRANTS	2023	2022
	£	£
Relief In Need grants	<u>42,650</u>	<u>-</u>

There were 20 Relief In Need grants committed to the local charities during the year (2022: none), each of which provides benefits for residents of the Ancient Parish of Streatham who are in conditions of need, hardship or distress.

7 NET MOVEMENT IN FUNDS	2023	2022
Net movement in funds is stated after charging:	£	£
Management fees	3,770	22,620
Auditor's remuneration: Audit – current year	4,571	4,571
Audit – prior year under accrual	-	61
Non audit	17,473	1,500
Depreciation charge	18,446	18,446
Grant amortisation	(7,881)	(7,881)

THRALE ALMSHOUSE AND RELIEF IN NEED CHARITY
--

NOTES TO THE FINANCIAL STATEMENTS
FOR THE YEAR ENDED 31ST MARCH 2023 (CONTINUED)

8a FIXED ASSETS

£

FREEHOLD HOUSING PROPERTIES

Cost:

At 1st April 2022	2,721,536	
-------------------	-----------	--

At 31st March 2023	2,721,536	
--------------------	-----------	--

Depreciation:

At 1st April 2022	144,960	
-------------------	---------	--

Charge for year	18,446	
-----------------	--------	--

At 31st March 2023	163,406	
--------------------	---------	--

Net book value:

At 31st March 2023	2,558,130	
--------------------	-----------	--

At 1st April 2022	2,576,576	
-------------------	-----------	--

8b HOUSING GRANT

2023

2022

£

£

Deferred capital grant:

At 1st April	732,936	740,817
--------------	---------	---------

Less amortisation for the year	(7,881)	(7,881)
--------------------------------	---------	---------

At 31st March	725,055	732,936
---------------	---------	---------

Analysed as follows:

Creditors due within one year	7,881	7,881
-------------------------------	-------	-------

Creditors due after one year	717,174	725,055
------------------------------	---------	---------

	725,055	732,936
--	---------	---------

The full grant received totalled £788,103.

THRALE ALMSHOUSE AND RELIEF IN NEED CHARITY
--

NOTES TO THE FINANCIAL STATEMENTS
FOR THE YEAR ENDED 31ST MARCH 2023 (CONTINUED)

9 FIXED ASSETS

QUOTED INVESTMENTS	£
At 1st April 2022	2,882,313
Investments sold in the year	-
Accumulated distribution	47,535
Net movement in fair value	(198,955)
At 31st March 2023	<u>2,730,893</u>
Investment analysis:	£
CAF Investment (Vanguard Life Strategy 60% Equity Account)	2,730,893

10 DEBTORS

	2023	2022
	£	£
Amounts falling due within one year:		
Maintenance contributions due	7,985	3,105
Amounts due from Housing for Women	9,444	32,255
Prepaid insurance	965	932
	<u>18,394</u>	<u>36,292</u>

11 CREDITORS

	2023	2022
	£	£
Amounts falling due within one year:		
Other creditors & accruals	12,129	16,518
Maintenance contributions in advance	11,198	-
Deferred capital grant (note 8b)	7,881	7,881
Relief in needs grant	-	-
	<u>31,208</u>	<u>24,399</u>

THRALE ALMSHOUSE AND RELIEF IN NEED CHARITY

NOTES TO THE FINANCIAL STATEMENTS FOR THE YEAR ENDED 31ST MARCH 2023 (CONTINUED)

12 DESIGNATED FUNDS

	Cyclical Repairs and Maintenance Fund	Extraordinary Repairs Fund	Total
	£	£	£
At 1st April 2022	115,224	1,981,161	2,096,385
Transfer from general funds	12,750	7,412	20,162
At 31st March 2023	127,974	1,988,573	2,116,547
At 1st April 2021	102,474	1,973,749	2,076,223
Transfer from general funds	12,750	7,412	20,162
At 31st March 2022	115,224	1,981,161	2,096,385

FAIR VALUE MOVEMENT

13 RESERVE

	2023	2022
	£	£
At 1st April	559,973	386,470
Movement in fair value of investments	(198,955)	173,503
At 31st March	361,018	559,973

14 CAPITAL PRESERVATION RESERVE

	2023	2022
	£	£
At 1st April	2,257,256	2,232,256
Transfer from General Funds	25,000	25,000
At 31st March	2,282,256	2,257,256

Following the disposal of its investment properties the Trustees set aside a fund to preserve the capital value of the disposed assets. This fund is held for the purpose of generating future income to enable the Charity to carry out its objectives.

THRALE ALMSHOUSE AND RELIEF IN NEED CHARITY
--

NOTES TO THE FINANCIAL STATEMENTS
FOR THE YEAR ENDED 31ST MARCH 2023 (CONTINUED)

15 ANALYSIS OF NET ASSETS BETWEEN FUNDS

	Fixed Assets	Net current assets	Long term creditors	Total
	£	£	£	£
General funds	-	705,008	-	705,008
Designated funds:				
Cyclical repairs & maintenance fund	-	127,974	-	127,974
Extraordinary repairs fund	1,920,695	67,878	-	1,988,573
Capital preservation fund	3,007,311	(7,881)	(717,174)	2,282,256
Fair value reserve	361,018	-	-	361,018
Restricted funds	-	280	-	280
	<u>5,289,024</u>	<u>893,259</u>	<u>(717,174)</u>	<u>5,465,109</u>

16 CONTINGENT LIABILITIES

At 31 March 2023 and 2022, there were no known contingent liabilities.

17 HOUSING STOCK

There were 17 units at 31st March 2023 (2022: 17 units).

THRALE ALMSHOUSE AND RELIEF IN NEED CHARITY

NOTES TO THE FINANCIAL STATEMENTS FOR THE YEAR ENDED 31ST MARCH 2023 (CONTINUED)

18 2022 Statement of Financial Activities

	Note	Unrestricted Funds	Unrestricted Funds	Unrestricted Funds	Unrestricted Funds	Restricted Funds	Total	Total
		General	Designated	CMF/ERF	Rev Res	Endowment	2022	2021
			<u>Note 14</u>	<u>Note 12</u>	<u>Note 13</u>	<u>Note 15</u>		
		£	£	£	£	£	£	£
INCOME FROM:								
Incoming resources from generated activities								
Charitable activities	2	163,624	-	-	-	-	163,624	161,871
Grant amortisation	8b	7,881	-	-	-	-	7,881	7,881
Investments	3	19,392	-	-	-	-	19,392	17,006
TOTAL		190,897	-	-	-	-	190,897	186,758
EXPENDITURE ON:								
Charitable activities:								
Almshouse services		8,265	-	-	-	-	8,265	10,817
Management		33,117	-	-	-	-	33,117	35,539
Repairs and maintenance		10,791	-	-	-	-	10,791	20,109
Depreciation	8a	18,446	-	-	-	-	18,446	18,446
Residents' events & support		-	-	-	-	-	-	384
Relief In Need grants	6	-	-	-	-	-	-	45,789
TOTAL		70,619	-	-	-	-	70,619	131,084
NET GAIN ON INVESTMENTS		-	-	-	173,503	-	173,503	561,832
NET INCOME		120,278	-	-	173,503	-	293,781	617,506
TRANSFERS BETWEEN FUNDS		(45,162)	25,000	20,162	-	-	-	-
OTHER RECOGNISED GAINS/(LOSSES)		-	-	-	-	-	-	-
NET MOVEMENT IN FUNDS		75,116	25,000	20,162	173,503	-	293,781	617,506
RECONCILIATION OF FUNDS:								
FUNDS BROUGHT FORWARD		572,054	2,232,256	2,076,223	386,470	280	5,267,283	4,649,777
FUNDS CARRIED FORWARD		647,170	2,257,256	2,096,385	559,973	280	5,561,064	5,267,283

THRALE ALMSHOUSE AND RELIEF IN NEED CHARITY

INCOME AND EXPENDITURE ACCOUNT FOR THE YEAR ENDED 31ST MARCH 2023

	2023 £	2022 £
INCOME		
Licence contributions from residents	168,913	167,497
Less: Voids	(11,693)	(3,873)
Grant amortisation	<u>7,881</u>	<u>7,881</u>
Total Income	<u>165,101</u>	<u>171,505</u>
EXPENDITURE		
Almshouse services:		
Cleaning communal areas	1,488	4,040
Council tax	1,207	-
Water rates	102	419
Insurance	3,828	3,675
Light & heat	<u>2,122</u>	<u>131</u>
	8,747	8,265
Management:		
Management charges	3,770	22,620
Incidental expenses	4,559	3,322
Other operating expenses	300	415
Legal & professional fees	-	628
Audit fees	6,071	6,132
Bookkeeping	<u>15,973</u>	<u>-</u>
	30,673	33,117
Repairs, maintenance and improvement costs:		
Day-to-day repairs/renewals	<u>12,129</u>	<u>10,791</u>
	12,129	10,791
Residents events & support	909	-
Depreciation	<u>18,446</u>	<u>18,446</u>
Total Expenditure	<u>70,904</u>	<u>70,619</u>
Interest receivable and other income	51,451	19,392
Relief in Need Grants	(42,650)	-
Surplus for the year	<u><u>102,998</u></u>	<u><u>120,278</u></u>

This page does not form part of the statutory accounts.

THRALE ALMSHOUSE AND RELIEF IN NEED CHARITY

England & Wales - Charity number 225709

Accounts

THRALE ALMSHOUSE AND RELIEF IN NEED CHARITY

REGISTERED CHARITY NUMBER 225709

TRUSTEES' REPORT AND FINANCIAL STATEMENTS

FOR THE YEAR ENDED

31ST MARCH 2022

THRALE ALMSHOUSE AND RELIEF IN NEED CHARITY

FINANCIAL STATEMENTS FOR THE YEAR ENDED

31ST MARCH 2022

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THRALE ALMSHOUSE AND RELIEF IN NEED CHARITY
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Reference and Administrative Information

Charity name: Thrale Almshouse and Relief In Need Charity
Charity Commission No: 225709
Almshouse Association No: M71
Regulator of Social Housing No: 4814

Registered Office

Crown House,
151 High Road
Loughton
Essex IG10 4LG

Website

www.thralealmshouses.org.uk

Trustees

Thrale Almshouse and Relief In Need Charity Trustee Limited

Auditors

Alwyns LLP
Crown House
151 High Road
Loughton Essex
IG10 4LG

Bankers

Royal Bank of Scotland
62-63 Threadneedle Street
London EC2R 8LA

THRALE ALMSHOUSE AND RELIEF IN NEED CHARITY

TRUSTEES' REPORT

The Trustees submit their report and the financial statements for the year end 31 March 2022.

The financial statements have been prepared in accordance with the accounting policies set out in Note 1 and comply with the charity's Trust deed and applicable law.

HISTORY AND CHARITABLE OBJECTS

Thrale Almshouse and Relief in Need Charity ("Thrale" or "the Charity") was established by a Scheme made by the Charity Commissioners for England and Wales on 15th June 1989 for the regulation and administration of twelve local charities that had been individually established over the past many years and sharing a history dating back to at least 1681. The Scheme is the Charity's governing document.

The Scheme prescribes two charitable objects: first, the provision and maintenance of residential accommodation at the Thrale Almshouses at 27 Polworth Road London SW16 and the provision of benefits for their residents; second (and subject to the requirements and demands of the first object), the provision of relief for persons resident in the Ancient Parish of Streatham who are in conditions of need, hardship or distress ("Relief in Need").

GOVERNANCE AND MANAGEMENT ARRANGEMENTS

The Corporate Trustee is Thrale Almshouse and Relief In Need Charity Trustee Limited whose directors served during the reporting period and to date are:

Chair - Antoinette Nwufo
Treasurer – Kris Shergold
Amanda Brown
Paul Lehmann
Natalie Levine – appointed 27th October 2021
Sam Wilson – appointed 27th October 2021
Leah Whittingham – resigned 5th May 2021

There is no formal induction or training of directors of the Corporate Trustee, but the Chair seeks to ensure that all directors are aware of their duties and are equipped with the knowledge to carry them out. Levels of compliance with all relevant laws and regulations are formally assessed.

The directors meet quarterly to make decisions of policy and allocations, monitor performance, receive accounts and approve the budget and significant expenditure. Housing for Women were employed as managing agent, and have served notice to terminate the relationship effective end May 2022.

RISK ASSESSMENT

The directors of the Corporate Trustee review at least annually the risks that Thrale faces. Of primary significance are those that relate to the almshouse properties and the provision, through Thrale's management agent and administrator, of support services for residents and matters concerned with their health, safety and well-being.

THRALE ALMSHOUSE AND RELIEF IN NEED CHARITY

TRUSTEES' REPORT (continued)

Arrangements are in place for addressing and managing these risks so far as is reasonably practicable, including appropriate procedures aimed at safeguarding the health and safety of the residents and property and liability insurance cover. Risks associated with the Charity's Relief in Need activities are of a lower order and are considered to be slight and their potential impact unlikely to materially affect the Charity either financially or reputationally. They are addressed and managed by suitable processes for vetting applicants and verifying that awards have been suitably applied in relation to the purposes for which they were granted.

Risks associated with the management and stewardship of the Charity's assets have been kept under careful and continuing review and suitably managed.

ASSETS AND RESERVES

Thrale's ongoing income is derived principally from the almshouses and the investment of capital, the utilisation of which needs to take account of the interests of future as well as current beneficiaries. The directors have therefore adopted a policy that seeks to ensure retention of approximately real values of capital and of spending power in the medium term by allocating achieved total investment returns between funds intended to be retained as capital and with the interests of future beneficiaries in mind, and funds available for current application as income. The directors seek to manage any fluctuations in the amount available for application through the adoption of suitable policies, including the establishment of an appropriate reserve to the extent merited.

Thrale's Scheme requires the maintenance of two reserve funds: (a) a Cyclical Repairs and Maintenance Fund, providing for items of ordinary maintenance and repair of the Thrale Almshouses that recur at infrequent intervals, and (b) an Extraordinary Repair Fund, providing for the extraordinary repair, improvement or rebuilding of the Almshouses. As well as being expressly required by Thrale's Scheme, the directors consider the maintenance of these Funds as prudent and, by providing an assured resource for defraying the cost of proper upkeep of the Almshouses, as being in the interest of both present and future residents. The adequacy of these reserves is reviewed annually. The transfers to these funds from the General Fund totalled £20,162 for the year (2021: £20,162).

During the year £25,000 was transferred from General Funds to the Capital Preservation Fund (2021: £25,000). This fund was set up to provide for a future major refurbishment or further rebuild of the Almshouses. The directors of the Corporate Trustee are making regular transfers to this fund, under a planned schedule and in accordance with the Investment Strategy.

Expenditure during the reporting period has related to the almshouses, and to provision of benefits for their residents.

There were no Relief In Need grants awarded during the year (2021: 25 grants were awarded totalling £45,789).

THRALE ALMSHOUSE AND RELIEF IN NEED CHARITY

TRUSTEES' REPORT (continued)

GRANT-MAKING POLICY

The Charity invites organisations and groups providing benefits for the residents of the ancient parish of Streatham to apply to our small grants programme.

The Charity considers applications and awards grants on an annual basis dependent upon its available financial resources in any given year. Each grant will be made on a one-off basis (though receiving a grant in one year does not stop organisations or groups from making another application in the next year). Grants awarded will generally range from £500 up to £5,000 (very occasionally larger amounts may be given). The Charity is required by its constitution to provide grants only where the beneficiaries are (a) resident in the ancient parish of Streatham and (b) in conditions of need, hardship or distress.

FINANCIAL REVIEW

Details of the performance of the Charity are given in the financial statements which follow this report, and from which a summary is provided below.

During the year, there was a net gain of £173,503 (2021: net gain of £561,832) in the value of investment assets. After recording this gain, the result for the year was a net surplus of £293,781 compared with a net surplus of £617,506 in the previous year.

PUBLIC BENEFIT

The directors have considered the Charity Commission's guidance on public benefit and consider that the activities of the Charity meet its charitable objects and provide a benefit to the public. The activities undertaken by the Charity comprise (i) the provision and maintenance of accommodation for women satisfying the requirements of the Scheme and provision of associated services and facilities for their benefit, and (ii) the making of grants for relief of persons in conditions of need, hardship or distress and who satisfy the requirements of the Scheme. The second of these activities is accomplished by making grants to other local charities meeting the needs of such persons.

STATEMENT OF TRUSTEES' RESPONSIBILITIES

The Corporate Trustee is responsible for preparing the Annual Report and the financial statements in accordance with applicable law and regulations.

The law applicable to charities in England & Wales requires the Corporate Trustee to prepare financial statements for each financial year in accordance with United Kingdom Generally Accepted Accounting Practice (United Kingdom Accounting Standards and applicable law). The Corporate Trustee must not approve the financial statements unless satisfied that they give a true and fair view of the state of affairs of the charity and of the incoming resources and application of resources, including the income and expenditure, of the charity for that period.

In preparing these financial statements, the Corporate Trustee is required to:

- select suitable accounting policies and apply them consistently;
- observe the methods and principles in the Charities SORP;
- make judgments and accounting estimates that are reasonable and prudent;
- state whether applicable UK Accounting Standards have been followed, subject to any material departures disclosed and explained in the financial statements;
- prepare the financial statements on the going concern basis unless it is inappropriate to presume that the charity will continue to operate.

THRALE ALMSHOUSE AND RELIEF IN NEED CHARITY

TRUSTEES' REPORT (continued)

STATEMENT OF TRUSTEES' RESPONSIBILITIES (continued)

The Corporate Trustee is responsible for keeping sufficient accounting records that disclose with reasonable accuracy at any time the financial position of the charity and enable them to ensure that the financial statements comply with the Charities Act 2011, the Charity (Accounts and Reports) Regulations 2008 and the provisions of the trust deed. The Corporate Trustee is also responsible for safeguarding the assets of the charity and hence for taking reasonable steps for the prevention and detection of fraud and other irregularities.

Insofar as the directors of the Corporate Trustee are aware;

- there is no relevant audit information of which the charity's auditor is unaware; and
- the Corporate Trustee has taken all steps that it ought to have taken to make itself aware of any relevant audit information and to establish that the auditor is aware of that information.

By order of the Board



Kris Shergold – Director

Date:

28/09/2022

Thrale Almshouse and Relief In Need Charity Trustee Limited.

THRALE ALMSHOUSE AND RELIEF IN NEED CHARITY

INDEPENDENT AUDITOR'S REPORT TO THE TRUSTEES OF THRALE ALMSHOUSE AND RELIEF IN NEED CHARITY

Opinion

We have audited the financial statements of Thrale Almshouse and Relief in Need Charity (the 'charity') for the year end 31 March 2022 which comprise the Statement of Financial Activities, the Balance Sheet and notes to the financial statements, including a summary of significant accounting policies. The financial reporting framework that has been applied in their preparation is applicable law and United Kingdom Accounting Standards, including Financial Reporting Standard 102 *The Financial Reporting Standard applicable in the UK and Republic of Ireland* (United Kingdom Generally Accepted Accounting Practice).

In our opinion, the financial statements:

- give a true and fair view of the state of the charity's affairs as at 31 March 2022 and of its incoming resources and application of resources for the year then ended;
- have been properly prepared in accordance with United Kingdom Generally Accepted Accounting Practice; and
- have been prepared in accordance with the requirements of the Charities Act 2011.

Basis for opinion

We conducted our audit in accordance with International Standards on Auditing (UK) (ISAs (UK)) and applicable law. Our responsibilities under those standards are further described in the Auditor's responsibilities for the audit of the financial statements section of our report. We are independent of the charity in accordance with the ethical requirements that are relevant to our audit of the financial statements in the UK, including the FRC's Ethical Standard, and we have fulfilled our other ethical responsibilities in accordance with these requirements. We believe that the audit evidence we have obtained is sufficient and appropriate to provide a basis for our opinion.

Conclusions relating to going concern

In auditing the financial statements, we have concluded that the trustees' use of the going concern basis of accounting in the preparation of the financial statements is appropriate.

Based on the work we have performed, we have not identified any material uncertainties relating to events or conditions that, individually or collectively, may cast significant doubt on the charity's ability to continue as a going concern for a period of at least twelve months from when the financial statements are authorised for issue.

Our responsibilities and the responsibilities of the trustees with respect to going concern are described in the relevant sections of this report.

Other information

The trustees are responsible for the other information. The other information comprises the information included in the Trustees' Report other than the financial statements and our auditor's report thereon. Our opinion on the financial statements does not cover the other information and, except to the extent otherwise explicitly stated in our report, we do not express any form of assurance conclusion thereon. In connection with our audit of the financial statements, our responsibility is to read the other information and, in doing so, consider whether the other information is materially inconsistent with the financial statements or our knowledge obtained in the audit or otherwise appears to be materially misstated. If we identify such material inconsistencies or apparent material misstatements, we are required to determine whether this gives rise to a material misstatement in the financial statements themselves. If, based on the work we have performed, we conclude that there is a material misstatement of this other information; we are required to report that fact.

We have nothing to report in this regard.

THRALE ALMSHOUSE AND RELIEF IN NEED CHARITY

INDEPENDENT AUDITOR'S REPORT TO THE TRUSTEES OF THRALE ALMSHOUSE AND RELIEF IN NEED CHARITY (continued)

Matters on which we are required to report by exception

We have nothing to report in respect of the following matters in relation to which the Charities (Accounts and Reports) Regulations 2008 require us to report to you if, in our opinion:

- the information given in the trustees' report is inconsistent in any material respect with the financial statements; or
- sufficient accounting records have not been kept; or
- the financial statements are not in agreement with the accounting records and returns; or
- we have not received all the information and explanations we require for our audit.

Responsibilities of trustees

As explained more fully in the trustees' responsibilities statement set out on page 6 the trustees are responsible for the preparation of the financial statements and for being satisfied that they give a true and fair view, and for such internal control as the trustees determine is necessary to enable the preparation of financial statements that are free from material misstatement, whether due to fraud or error.

In preparing the financial statements, the trustees are responsible for assessing the charity's ability to continue as a going concern, disclosing, as applicable, matters related to going concern and using the going concern basis of accounting unless the trustees either intend to liquidate the charity or to cease operations, or have no realistic alternative but to do so.

Auditor's responsibilities for the audit of the financial statements

We have been appointed as auditor under section 145 of the Charities Act 2011 and report in accordance with the Act and relevant regulations made or having effect thereunder.

Our objectives are to obtain reasonable assurance about whether the financial statements as a whole are free from material misstatement, whether due to fraud or error, and to issue an auditor's report that includes our opinion. Reasonable assurance is a high level of assurance but is not a guarantee that an audit conducted in accordance with ISAs (UK) will always detect a material misstatement when it exists. Misstatements can arise from fraud or error and are considered material if, individually or in the aggregate, they could reasonably be expected to influence the economic decisions of users taken on the basis of these financial statements.

Irregularities, including fraud, are instances of non-compliance with laws and regulations. We design procedures in line with our responsibilities, outlined above, to detect material misstatements in respect of irregularities, including fraud.

Discussions were held with, and enquiries made of, management and those charged with governance with a view to identifying those laws and regulations that could be expected to have a material impact on the financial statements.

Based on our discussions with the charity's management and the Trustees, we identified that the following laws and regulations are significant to the entity:

- Those laws and regulations considered to have a direct effect on the financial statements include UK financial reporting standards and Charity Law.
- Those laws and regulations for which non-compliance may be fundamental to the operating aspects of the charity and therefore may have a material effect on the financial statements include compliance with the charitable objectives, public benefit and health and safety legislation.

These matters were discussed amongst the engagement team at the planning stage and the team remained alert to non-compliance throughout the audit.

THRALE ALMSHOUSE AND RELIEF IN NEED CHARITY

INDEPENDENT AUDITOR'S REPORT TO THE TRUSTEES OF THRALE ALMSHOUSE AND RELIEF IN NEED CHARITY (continued)

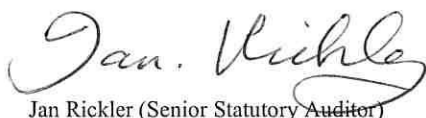
Audit procedures undertaken in response to the potential risks relating to irregularities (which include fraud and non-compliance with laws and regulations) comprised of: inquiries of management and the Trustees as to whether the entity complies with such laws and regulations; enquiries with the same concerning any actual or potential litigation or claims; inspection of relevant legal correspondence; review of Trustee meeting minutes; testing the appropriateness of journal entries; and the performance of analytical review to identify unexpected movements in account balances which may be indicative of fraud.

No instances of material non-compliance were identified. However, the likelihood of detecting irregularities, including fraud, is limited by the inherent difficulty in detecting irregularities, the effectiveness of the entity's controls, and the nature, timing and extent of the audit procedures performed. Irregularities that result from fraud might be inherently more difficult to detect than irregularities that result from error. As explained above, there is an unavoidable risk that material misstatements may not be detected, even though the audit has been planned and performed in accordance with ISAs (UK).

A further description of our responsibilities for the audit of the financial statements is located on the Financial Reporting Council's website at: <https://www.frc.org.uk/auditorsresponsibilities>. This description forms part of our auditor's report.

Use of our report

This report is made solely to the charity's trustees, as a body, in accordance with Part 4 of the Charities (Accounts and Reports) Regulations 2008. Our audit work has been undertaken so that we might state to the charity's trustees those matters we are required to state to them in an auditor's report and for no other purpose. To the fullest extent permitted by law, we do not accept or assume responsibility to anyone other than the charity and the charity's trustees as a body, for our audit work, for this report, or for the opinions we have formed.



Jan Rickler (Senior Statutory Auditor)
For and on behalf of Alwyns LLP
Chartered Accountants and Statutory Auditors
Crown House
151 High Road
Loughton Essex IG10 4LG

Date:

28/9/22

Alwyns LLP is eligible to act as an auditor in terms of section 1212 of the Companies Act 2006

THRALE ALMSHOUSE AND RELIEF IN NEED CHARITY

STATEMENT OF FINANCIAL ACTIVITIES FOR THE YEAR ENDED 31ST MARCH 2022

Note	Unrestricted Funds	Unrestricted Funds	Unrestricted Funds	Unrestricted Funds	Restricted Funds	Total	Total
	General	Designated	CMF/ERF	Rev Res	Endowment	2022	2021
	£	£	£	£	£	£	£
INCOME FROM:							
Incoming resources from generated activities							
Charitable activities	2	163,624	-	-	-	163,624	161,871
Grant amortisation	8b	7,881	-	-	-	7,881	7,881
Investments	3	19,392	-	-	-	19,392	17,006
TOTAL		190,897	-	-	-	190,897	186,758
EXPENDITURE ON:							
Charitable activities:							
Almshouse services		8,265	-	-	-	8,265	10,817
Management		33,117	-	-	-	33,117	35,539
Repairs and maintenance		10,791	-	-	-	10,791	20,109
Depreciation	8a	18,446	-	-	-	18,446	18,446
Residents' events & support		-	-	-	-	-	384
Relief In Need grants	6	-	-	-	-	-	45,789
TOTAL		70,619	-	-	-	70,619	131,084
NET GAIN ON INVESTMENTS		-	-	173,503	-	173,503	561,832
NET INCOME		120,278	-	173,503	-	293,781	617,506
TRANSFERS BETWEEN FUNDS		(45,162)	25,000	20,162	-	-	-
OTHER RECOGNISED GAINS/(LOSSES)		-	-	-	-	-	-
NET MOVEMENT IN FUNDS		75,116	25,000	20,162	173,503	293,781	617,506
RECONCILIATION OF FUNDS:							
FUNDS BROUGHT FORWARD		572,054	2,232,256	2,076,223	386,470	280	4,649,777
FUNDS CARRIED FORWARD		647,170	2,257,256	2,096,385	559,973	280	5,267,283

These financial statements were approved by the Corporate Trustee and the undersigned was authorised to sign the same on their behalf:

Kris Shergold (Director)
Thrale Almshouses and Relief In Need Charity Trustee Limited



Date: 28/09/2022

The charity has no other recognised gains or losses other than the results for the year as set out above. All activities of the charity are continuing.

The notes on pages 12 to 21 form part of these financial statements.

THRALE ALMSHOUSE AND RELIEF IN NEED CHARITY

BALANCE SHEET AS AT 31ST MARCH 2022

	Notes	2022 £	2021 £
FIXED ASSETS			
Housing Properties:			
Renovation costs	8a	2,721,536	2,721,536
Less: Depreciation	8a	<u>(144,960)</u>	<u>(126,514)</u>
		2,576,576	2,595,022
Investments	9	<u>2,882,313</u>	<u>3,253,945</u>
		5,458,889	5,848,967
CURRENT ASSETS			
Debtors & prepayments	10	36,292	30,326
Cash at Bank and In Hand		<u>815,337</u>	<u>186,611</u>
		851,629	216,937
Less CREDITORS: Amounts falling due within one year	11	<u>(24,399)</u>	<u>(65,685)</u>
NET CURRENT ASSETS		<u>827,230</u>	<u>151,252</u>
Deferred income - unamortised grant	8b	(725,055)	(732,936)
TOTAL ASSETS LESS CURRENT LIABILITIES		<u>5,561,064</u>	<u>5,267,283</u>
Income and Expenditure Account		647,170	572,054
Designated Capital Preservation Reserve	14	2,257,256	2,232,256
Designated Reserves	12	2,096,385	2,076,223
Revaluation Reserve	13	559,973	386,470
Endowment - Restricted		<u>280</u>	<u>280</u>
	15	<u>5,561,064</u>	<u>5,267,283</u>

These financial statements were approved and authorised for issue by the Corporate Trustee and signed on its behalf by:

Kris Shergold - Director



Date: 28/09/2022

The notes on pages 12 to 21 form part of these financial statements.

THRALE ALMSHOUSE AND RELIEF IN NEED CHARITY

NOTES TO THE FINANCIAL STATEMENTS FOR THE YEAR ENDED 31ST MARCH 2022

1 ACCOUNTING POLICIES

Legal Status

Thrale Almshouse and Relief In Need Charity ("the Charity") is a registered charity (Registration Number 225709) and is registered with the Regulator of Social Housing as a Private Registered Provider of Social Housing (Registered Number 4814). Its governing document is the Charity Commissioners Scheme dated 15th June 1989. The principal activity of the Charity is the provision and maintenance of residential accommodation at Thrale Almshouses located at 27 Polworth Road, London SW16.

Basis of Accounting

The financial statements have been prepared on the historical cost basis of accounting except for investments which are included at fair value and in accordance with applicable accounting standards including FRS 102, the Financial Reporting Standard applicable in the UK and Republic of Ireland, and the Charities SORP (FRS 102) 'Accounting and Reporting by Charities: Statement of Recommended Practice applicable to charities preparing their accounts in accordance with the Financial Reporting Standard applicable in the UK and Republic of Ireland (FRS 102) (effective 1st January 2019).

The financial statements have been prepared to give a 'true and fair' view and have departed from the Charities (Accounts and Reports) Regulations 2008 only to the extent required to provide a 'true and fair view'. This departure has involved following Accounting and Reporting by Charities preparing their accounts in accordance with the Financial Reporting Standard applicable in the UK and Republic of Ireland (FRS 102) (Second Edition) rather than the Accounting and Reporting by Charities: Statement of Recommended Practice effective from 1 April 2005 which has since been withdrawn.

Although the Almshouse Charity is not a registered housing association, it operates in the same manner, therefore the recommendation of the Statement of Recommended Practice for registered social housing providers, Housing SORP 2018 update have generally also been followed in the preparation of the accounts in order that they show a true and fair view of the activities of the Charity.

In accordance with FRS 102 (3.3 A), the Charity is a public benefit entity that has applied the "PBE" prefixed paragraphs.

The accounts have been prepared on the basis that it will continue as a going concern. There are sufficient reserves to enable the Charity to continue to achieve its objectives for the foreseeable future.

The accounts are presented in sterling to the nearest £1. A summary of significant accounting policies are set out below.

THRALE ALMSHOUSE AND RELIEF IN NEED CHARITY

NOTES TO THE FINANCIAL STATEMENTS FOR THE YEAR ENDED 31ST MARCH 2022 (CONTINUED)

Income

All income is recognised in the Statement of Financial Activities once the Charity has entitlement to the funds, it is probable that the income will be received, and the amount can be measured reliably.

Income from charitable activities arise from mainly licence contributions for the provision of social housing and accounted for on a receivable basis net of any voids.

Income from investments is included in the year in which it is receivable.

Expenditure

Liabilities are recognised as expenditure as soon as there is a legal or constructive obligation committing the charity to that expenditure, it is probable that a transfer of economic benefits will be required in settlement and the amount of the obligation can be measured reliably. Expenditure is accounted for on an accruals basis and has been classified under headings that aggregate all costs related to the category. Where costs cannot be directly attributed to particular headings, they have been allocated to activities on a basis consistent with the use of resources.

Cyclical Repairs and Maintenance

The Charity has established a regular programme of cyclical repairs and maintenance. Costs are charged to the SOFA in the year in which they are incurred subject to transfers to or from the Cyclical Repairs and Maintenance reserve.

Extraordinary Repairs

Costs of Extraordinary Repairs, unless representing improvements to the properties are charged to the SOFA in the year in which they are incurred subject to transfers to or from the Extraordinary Repairs Reserve.

Housing Properties

Housing properties are held to provide a social benefit and are stated at cost less accumulated depreciation and impairment losses. There is no record of the original cost of the almshouse properties and no value is attributed thereto. The Housing Properties cost relates to improvements carried out before 2013 which were funded by an Almshouse Association Grant and a mortgage loan from the Almshouse Association. Similarly, the cost of major refurbishment and the building of 8 new units has now been added.

The Charity calculates depreciation by implementing component accounting. Estimated figures have been used where it has not been possible to get actual information. This means that depreciation is charged based on the estimated useful life of each component within the housing properties as follows:

THRALE ALMSHOUSE AND RELIEF IN NEED CHARITY
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NOTES TO THE FINANCIAL STATEMENTS
FOR THE YEAR ENDED 31ST MARCH 2022 (CONTINUED)

Land	<i>Nil</i>
Structure	<i>100 years</i>
Roof	<i>100 years</i>
Windows	<i>30 years</i>
Heating	<i>15 years</i>
Kitchen	<i>20 years</i>
Bathroom	<i>30 years</i>
Mechanical & Electrical	<i>40 years</i>

Major Repairs

Costs of major repairs, unless representing improvements to the fabric of the Housing Properties are charged to the SOFA in the year in which they are incurred, or to the reserve account at the Trustees discretion.

A fund has been set up to represent amounts set aside to carry out major repairs on the Housing Properties.

Impairment

At each Balance Sheet date, housing properties are assessed to determine if there are indicators that the properties may be impaired in value; if there are such indicators of impairment, then a comparison of the properties' carrying value to its recoverable amount is undertaken. Any excess over the recoverable amount is recognised as an impairment loss and charged as expenditure in the SOFA; the carrying value is reduced appropriately.

Government Grant

In accordance with Statement of Recommended Practice for registered social housing providers, Housing SORP 2014, government grants received for housing properties are treated as deferred income and recognised in income over the estimated useful life of the housing property structure component, under the accrual model.

Investments

Investments are measured initially at cost and subsequently at fair value (their market value) at the balance sheet date. The SOFA includes the net gains and losses arising on valuations and disposals throughout the year.

Debtors

Debtors are amounts owed to the Charity and are included at their recoverable amount. Debtors also include prepayments where payment has been made in advance of receipt of the goods or services.

Cash at bank and in hand

Cash at bank and in hand includes; bank current accounts and bank deposit accounts with no withdrawal limitations.

THRALE ALMSHOUSE AND RELIEF IN NEED CHARITY

NOTES TO THE FINANCIAL STATEMENTS FOR THE YEAR ENDED 31ST MARCH 2022 (CONTINUED)

Creditors

Creditors are recognised where the Charity has a present obligation resulting from a past event that will result in the transfer of funds to a third party and the amount due to settle the obligation can be measured or estimated reliably. Creditors are recognised at their settlement amount.

Financial Instruments

Financial assets and financial liabilities are recognised in the Balance Sheet when the Charity becomes a party to the contractual provisions of the instrument.

Trade (including maintenance contributions) and other debtors and creditors are classified as basic financial instruments and measured at initial recognition at transaction price. Debtors and creditors are subsequently measured at amortised cost using the effective interest rate method. A provision is established when there is objective evidence that the Charity will not be able to collect all amounts due.

Cash and cash equivalents are classified as basic financial instruments and comprise cash in hand and at bank, short-term bank deposits with an original maturity of three months or less and bank overdrafts which are an integral part of the Charity's cash management.

Interest bearing bank loans, overdrafts and other loans which meet the criteria to be classified as basic financial instruments are initially recorded at the present value of cash payable to the bank, which is ordinarily equal to the proceeds received net of direct issue costs. These liabilities are subsequently measured at amortised cost, using the effective interest rate method.

Taxation

The Charity is exempt from tax on its charitable activities.

General Funds

General funds are unrestricted funds which are available for use at the discretion of the trustees in furtherance of the general objectives of the charity and which have not been designated for other purposes.

Restricted Funds

Restricted funds are funds which are to be used in accordance with specific restrictions imposed by donors or which have been raised by the charity for particular purposes. The cost of raising and administering such funds are charged against the specific fund.

Cyclical Repairs and Maintenance Fund

This fund represents amounts set aside for cyclical maintenance to meet costs in excess of budgeted expenditure for any year.

Extraordinary Repairs Fund

This fund represents amounts set aside to carry out major repairs on Housing Properties.

Value Added Tax

The Charity is not registered for Value Added Tax. In these financial statements, where applicable, expenditure is shown inclusive of VAT.

THRALE ALMSHOUSE AND RELIEF IN NEED CHARITY
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NOTES TO THE FINANCIAL STATEMENTS
FOR THE YEAR ENDED 31ST MARCH 2022 (CONTINUED)

2 INCOME FROM CHARITABLE ACTIVITIES	2022	2021
	£	£
Maintenance contributions	167,497	164,664
Less: voids	<u>(3,873)</u>	<u>(2,793)</u>
	<u>163,624</u>	<u>161,871</u>

3 INTEREST RECEIVABLE	2022	2021
	£	£
Deposit interest	36	51
Investment income	<u>19,356</u>	<u>16,955</u>
	<u>19,392</u>	<u>17,006</u>

4 TRUSTEES' EMOLUMENTS AND RELATED PARTY TRANSACTIONS

There was no trustees' remuneration or other benefits for the year (2021: None).

During the year, no expenses were paid or reimbursed to the trustees (2021: None).

There are no key employees. (1 Freelance support for Trustees – 2 days per month approx.)

5 STAFF COSTS

There were no employees during the year (2021: None).

6 RELIEF IN NEED GRANTS	2022	2021
	£	£
Relief In Need grants	<u>-</u>	<u>45,789</u>

There were no Relief In Need grants committed to the local charities during the year (2021: 25), each of which provides benefits for residents of the Ancient Parish of Streatham who are in conditions of need, hardship or distress.

7 NET MOVEMENT IN FUNDS	2022	2021
Net movement in funds is stated after charging:	£	£
Management fees	22,620	22,620
Auditor's remuneration: Audit – current year	4,571	4,632
Audit – prior year under accrual	61	61
Non audit	1,500	-
Depreciation charge	18,446	18,446
Grant amortisation	(7,881)	(7,881)

THRALE ALMSHOUSE AND RELIEF IN NEED CHARITY
--

NOTES TO THE FINANCIAL STATEMENTS
FOR THE YEAR ENDED 31ST MARCH 2022 (CONTINUED)

8a FIXED ASSETS

£

FREEHOLD HOUSING PROPERTIES

Cost:

At 1st April 2021	2,721,536	
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At 31st March 2022	2,721,536	2,721,536
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Depreciation:

At 1st April 2021	126,514	
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Charge for year	18,446	
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At 31st March 2022	144,960	144,960
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Net book value:

At 31st March 2022	2,576,576	2,576,576
--------------------	-----------	-----------

At 1st April 2021	2,595,022	2,595,022
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8b HOUSING GRANT

2022

2021

£

£

Deferred capital grant:

At 1st April	740,817	748,698
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Less amortisation for the year	(7,881)	(7,881)
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At 31st March	732,936	740,817
---------------	---------	---------

Analysed as follows:

Creditors due within one year	7,881	7,881
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Creditors due after one year	725,055	732,936
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	732,936	740,817
--	---------	---------

The full grant received totalled £788,103.

THRALE ALMSHOUSE AND RELIEF IN NEED CHARITY
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NOTES TO THE FINANCIAL STATEMENTS
FOR THE YEAR ENDED 31ST MARCH 2022 (CONTINUED)

9 FIXED ASSETS
QUOTED INVESTMENTS

	£
At 1st April 2021	3,253,945
Investments sold in the year	(564,491)
Accumulated distribution	19,356
Net movement in fair value	173,503
At 31st March 2022	<u>2,882,313</u>
Investment analysis:	£
CAF Investment (Vanguard Life Strategy 60% Equity Account)	2,882,313

10 DEBTORS

	2022 £	2021 £
Amounts falling due within one year:		
Maintenance contributions due	3,105	3,951
Amounts due from Housing for Women	32,255	25,547
Prepaid insurance	932	828
	<u>36,292</u>	<u>30,326</u>

11 CREDITORS

	2022 £	2021 £
Amounts falling due within one year:		
Other creditors & accruals	16,518	12,015
Deferred capital grant (note 8b)	7,881	7,881
Relief in needs grant	-	45,789
	<u>24,399</u>	<u>65,685</u>

THRALE ALMSHOUSE AND RELIEF IN NEED CHARITY

NOTES TO THE FINANCIAL STATEMENTS
FOR THE YEAR ENDED 31ST MARCH 2022 (CONTINUED)

12 DESIGNATED FUNDS

	Cyclical Repairs and Maintenance Fund	Extraordinary Repairs Fund	Total
	£	£	£
At 1st April 2021	102,474	1,973,749	2,076,223
Transfer from general funds	12,750	7,412	20,162
At 31st March 2022	<u>115,224</u>	<u>1,981,161</u>	<u>2,096,385</u>
At 1st April 2020	89,724	1,966,337	2,056,061
Transfer from general funds	12,750	7,412	20,162
At 31st March 2021	<u>102,474</u>	<u>1,973,749</u>	<u>2,076,223</u>

**13 FAIR VALUE MOVEMENT
RESERVE**

	2022	2021
	£	£
At 1st April	386,470	(175,362)
Movement in fair value of investments	173,503	561,832
At 31st March	<u>559,973</u>	<u>386,470</u>

14 CAPITAL PRESERVATION RESERVE

	2022	2021
	£	£
At 1st April	2,232,256	2,207,256
Transfer from General Funds	25,000	25,000
At 31st March	<u>2,257,256</u>	<u>2,232,256</u>

Following the disposal of its investment properties the Trustees set aside a fund to preserve the capital value of the disposed assets. This fund is held for the purpose of generating future income to enable the Charity to carry out its objectives.

THRALE ALMSHOUSE AND RELIEF IN NEED CHARITY
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NOTES TO THE FINANCIAL STATEMENTS
FOR THE YEAR ENDED 31ST MARCH 2022 (CONTINUED)

15 ANALYSIS OF NET ASSETS BETWEEN FUNDS

	Fixed Assets	Net current assets	Long term creditors	Total
	£	£	£	£
General funds	-	647,170	-	647,170
Designated funds:				
Cyclical repairs & maintenance fund	-	115,224	-	115,224
Extraordinary repairs fund	1,908,724	72,437	-	1,981,161
Capital preservation fund	2,990,192	(7,881)	(725,055)	2,257,256
Fair value reserve	559,973	-	-	559,973
Restricted funds	-	280	-	280
	<u>5,458,889</u>	<u>827,230</u>	<u>(725,055)</u>	<u>5,561,064</u>

16 CONTINGENT LIABILITIES

At 31 March 2022 and 2021, there were no known contingent liabilities.

17 HOUSING STOCK

There were 17 units at 31st March 2022 (2021: 17 units).

THRALE ALMSHOUSE AND RELIEF IN NEED CHARITY

NOTES TO THE FINANCIAL STATEMENTS FOR THE YEAR ENDED 31ST MARCH 2022 (CONTINUED)

18

2021 Statement of Financial Activities

		General	Designated	CMF/ERF	Rev Res	Endowment	2021	2020
			Note 14	Note 12	Note 13	Note 15		
		£	£	£	£	£	£	
INCOME FROM:								
Incoming resources from generated activities								
Charitable activities	2	161,871	-	-	-	-	161,871	163,273
Grant amortisation	8b	7,881	-	-	-	-	7,881	7,881
Investments	3	17,006	-	-	-	-	17,006	19,434
Other Income		-	-	-	-	-	-	-
TOTAL		186,758	-	-	-	-	186,758	190,588
EXPENDITURE ON:								
Charitable activities:								
Alms house services		10,817	-	-	-	-	10,817	8,941
Management		35,539	-	-	-	-	35,539	33,154
Repairs and maintenance		20,109	-	-	-	-	20,109	5,193
Depreciation	8a	18,446	-	-	-	-	18,446	18,446
Residents events & support		384	-	-	-	-	384	240
Relief In Need grants	6	45,789	-	-	-	-	45,789	39,100
TOTAL		131,084	-	-	-	-	131,084	105,074
NET GAIN/(LOSS) ON INVESTMENTS		-	-	-	561,832	-	561,832	(175,192)
NET SURPLUS/(DEFICIT)		55,674	-	-	561,832	-	617,506	(89,678)
TRANSFERS BETWEEN FUNDS		(45,162)	25,000	20,162	-	-	-	-
OTHER RECOGNISED GAINS/(LOSSES)		-	-	-	-	-	-	-
NET MOVEMENT IN FUNDS		10,512	25,000	20,162	561,832	-	617,506	(89,678)
RECONCILIATION OF FUNDS:								
FUNDS BROUGHT FORWARD		561,542	2,207,256	2,056,061	(175,362)	280	4,649,777	4,739,455
FUNDS CARRIED FORWARD		572,054	2,232,256	2,076,223	386,470	280	5,267,283	4,649,777

THRALE ALMSHOUSE AND RELIEF IN NEED CHARITY

England & Wales - Charity number 225709

Accounts

THRALE ALMSHOUSE AND RELIEF IN NEED CHARITY

REGISTERED CHARITY NUMBER 225709

TRUSTEES' REPORT AND FINANCIAL STATEMENTS

FOR THE YEAR ENDED

31ST MARCH 2021

THRALE ALMSHOUSE AND RELIEF IN NEED CHARITY
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FINANCIAL STATEMENTS FOR THE YEAR ENDED

31ST MARCH 2021

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THRALE ALMSHOUSE AND RELIEF IN NEED CHARITY
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Reference and Administrative Information

Charity name: Thrale Almshouse and Relief In Need Charity
Charity Commission No: 225709
Almshouse Association No: M71
Regulator of Social Housing No: 4814

Registered Office

Sixth Floor,
Blue Star House
234-244 Stockwell Road
London SW9 9SP

Website

www.thralealmshouses.org.uk

Trustees

Thrale Almshouse and Relief In Need Charity Trustee Limited

Managing Agent

Housing for Women
Sixth Floor,
Blue Star House
234-244 Stockwell Road
London SW9 9SP

Auditors

Alwyns LLP
Crown House
151 High Road
Loughton Essex
IG10 4LG

Bankers

Royal Bank of Scotland
62-63 Threadneedle Street
London EC2R 8LA

THRALE ALMSHOUSE AND RELIEF IN NEED CHARITY

TRUSTEES' REPORT

The Trustees submit their report and the financial statements for the year end 31 March 2021.

The financial statements have been prepared in accordance with the accounting policies set out in Note 1 and comply with the charity's Trust deed and applicable law.

HISTORY AND CHARITABLE OBJECTS

Thrale Almshouse and Relief in Need Charity ("Thrale" or "the Charity") was established by a Scheme made by the Charity Commissioners for England and Wales on 15th June 1989 for the regulation and administration of twelve local charities that had been individually established over the past many years and sharing a history dating back to at least 1681. The Scheme is the Charity's governing document.

The Scheme prescribes two charitable objects: first, the provision and maintenance of residential accommodation at the Thrale Almshouses at 27 Polworth Road London SW16 and the provision of benefits for their residents; second (and subject to the requirements and demands of the first object), the provision of relief for persons resident in the Ancient Parish of Streatham who are in conditions of need, hardship or distress ("Relief in Need").

GOVERNANCE AND MANAGEMENT ARRANGEMENTS

The Corporate Trustee is Thrale Almshouse and Relief In Need Charity Trustee Limited whose directors served during the reporting period and to date are:

Chair - Antoinette Nwifo
Treasurer - Kris Shergold
Amanda Brown
Paul Lehmann
Leah Whittingham

There is no formal induction or training of directors of the Corporate Trustee, but the Chair seeks to ensure that all directors are aware of their duties and are equipped with the knowledge to carry them out. Levels of compliance with all relevant laws and regulations are formally assessed.

The directors meet quarterly to make decisions of policy and allocations, monitor performance, receive accounts and approve the budget and significant expenditure.

Housing for Women is employed as managing agent.

RISK ASSESSMENT

The directors of the Corporate Trustee review at least annually the risks that Thrale faces. Of primary significance are those that relate to the almshouse properties and the provision, through Thrale's management agent, of support services for residents and matters concerned with their health, safety and well-being.

THRALE ALMSHOUSE AND RELIEF IN NEED CHARITY

TRUSTEES' REPORT (continued)

Arrangements are in place for addressing and managing these risks so far as is reasonably practicable, including appropriate procedures aimed at safeguarding the health and safety of the residents and property and liability insurance cover. Risks associated with the Charity's Relief in Need activities are of a lower order and are considered to be slight and their potential impact unlikely materially to affect the Charity either financially or reputationally. They are addressed and managed by suitable processes for vetting applicants and verifying that awards have been suitably applied in relation to the purposes for which they were granted.

Risks associated with the management and stewardship of the Charity's assets have been kept under careful and continuing review and suitably managed.

Of particular concern to the Trustees was the risk to residents of COVID-19, consequently the Trustee monitored closely the steps taken by the managements agent to mitigate any risks to residents.

Trustees were particularly minded that if COVID spread through the Almshouse it could dramatically impact the residents, which may then have an impact on occupancy rates. Over the course of the year to the Trustees knowledge there were no incidences of COVID among the Almshouse residents. We incurred a void cost indirectly related to COVID, which was due to the time taken to deep clean a unit between occupancies.

The budget for the Hardship fund was increased should residents need extra support, but was not drawn against.

ASSETS AND RESERVES

Thrale's ongoing income is derived principally from the almshouses and the investment of capital, the utilisation of which needs to take account of the interests of future as well as current beneficiaries. The directors have therefore adopted a policy that seeks to ensure retention of approximately real values of capital and of spending power in the medium term by allocating achieved total investment returns between funds intended to be retained as capital and with the interests of future beneficiaries in mind, and funds available for current application as income. The directors seek to manage any fluctuations in the amount available for application through the adoption of suitable policies, including the establishment of an appropriate reserve to the extent merited.

Thrale's Scheme requires the maintenance of two reserve funds: (a) a Cyclical Repairs and Maintenance Fund, providing for items of ordinary maintenance and repair of the Thrale Almshouses that recur at infrequent intervals, and (b) an Extraordinary Repair Fund, providing for the extraordinary repair, improvement or rebuilding of the Almshouses. As well as being expressly required by Thrale's Scheme, the directors consider the maintenance of these Funds as prudent and, by providing an assured resource for defraying the cost of proper upkeep of the Almshouses, as being in the interest of both present and future residents. The adequacy of these reserves is reviewed annually. The transfers to these funds from the General Fund totalled £20,162 for the year (2020: £20,162).

During the year £25,000 was transferred from General Funds to the Capital Preservation Fund (2020: £25,000). This fund was set up to provide for a future major refurbishment or further rebuild of the Almshouses. The directors of the Corporate Trustee are making regular transfers to this fund, under a planned schedule and in accordance with the Investment Strategy.

Expenditure during the reporting period has related to the almshouses, and to provision of benefits for their residents.

THRALE ALMSHOUSE AND RELIEF IN NEED CHARITY

TRUSTEES' REPORT (continued)

£45,789 Relief In Need grants were awarded during the reporting period (2020: £ 39,100).

Church of Ascension	£2,000
Clear Community Web	£2,000
Faith Together in Lambeth	£2,500
Little Village	£2,000
Outings for Older South Londoners	£2,000
St Leonards Church	£900
St Mathews Project	£2,000
Streatham Common Community Operations	£2,000
Streatham United FC	£2,145
Sweet Recorder Consort	£1,744
Toothing Community Garden	£500
Be Kind Movement	£2,000
Critical NHS Tooting	£2,000
Deronda Estate TRA	£500
The Furzedown Project	£2,000
Healthy Living Platform	£2,000
Kinetika Bloco	£2,000
Lambeth Tech Aid	£2,000
South London Refugee Association	£2,000
Spires Centre	£2,000
Streatham Drop in Centre for Asylum Seekers and Refugees	£2,000
Streatham Festival	£2,000
Streatham Youth and Community Trust	£1,500
The Woodfield Project	£2,000
Women Wellbeing and BATCA Partnership	£2,000

GRANT-MAKING POLICY

The Charity invites organisations and groups providing benefits for the residents of the ancient parish of Streatham to apply to our small grants programme.

The Charity considers applications and awards grants on an annual basis dependent upon its available financial resources in any given year. Each grant will be made on a one-off basis (though receiving a grant in one year does not stop organisations or groups from making another application in the next year). Grants awarded will generally range from £500 up to £5,000 (very occasionally larger amounts may be given). The Charity is required by its constitution to provide grants only where the beneficiaries are (a) resident in the ancient parish of Streatham and (b) in conditions of need, hardship or distress.

FINANCIAL REVIEW

Details of the performance of the Charity are given in the financial statements which follow this report, and from which a summary is provided below.

During the year, there was a net gain of £561,832 (2020: net loss of £175,192) in the value of investment assets. After recording this gain, the result for the year was a net surplus of £617,506 compared with a net deficit of £89,678 in the previous year.

THRALE ALMSHOUSE AND RELIEF IN NEED CHARITY

TRUSTEES' REPORT (continued)

PUBLIC BENEFIT

The directors have considered the Charity Commission's guidance on public benefit and consider that the activities of the Charity meet its charitable objects and provide a benefit to the public. The activities undertaken by the Charity comprise (i) the provision and maintenance of accommodation for women satisfying the requirements of the Scheme and provision of associated services and facilities for their benefit, and (ii) the making of grants for relief of persons in conditions of need, hardship or distress and who satisfy the requirements of the Scheme. The second of these activities has been accomplished by making grants to other local charities meeting the needs of such persons.

STATEMENT OF TRUSTEES' RESPONSIBILITIES

The Corporate Trustee is responsible for preparing the Annual Report and the financial statements in accordance with applicable law and regulations.

The law applicable to charities in England & Wales requires the Corporate Trustee to prepare financial statements for each financial year in accordance with United Kingdom Generally Accepted Accounting Practice (United Kingdom Accounting Standards and applicable law). The Corporate Trustee must not approve the financial statements unless satisfied that they give a true and fair view of the state of affairs of the charity and of the incoming resources and application of resources, including the income and expenditure, of the charity for that period.

In preparing these financial statements, the Corporate Trustee is required to:

- select suitable accounting policies and apply them consistently;
- observe the methods and principles in the Charities SORP;
- make judgments and accounting estimates that are reasonable and prudent;
- state whether applicable UK Accounting Standards have been followed, subject to any material departures disclosed and explained in the financial statements;
- prepare the financial statements on the going concern basis unless it is inappropriate to presume that the charity will continue to operate.

The Corporate Trustee is responsible for keeping sufficient accounting records that disclose with reasonable accuracy at any time the financial position of the charity and enable them to ensure that the financial statements comply with the Charities Act 2011, the Charity (Accounts and Reports) Regulations 2008 and the provisions of the trust deed. The Corporate Trustee is also responsible for safeguarding the assets of the charity and hence for taking reasonable steps for the prevention and detection of fraud and other irregularities.

Insofar as the directors of the Corporate Trustee are aware;

- there is no relevant audit information of which the charity's auditor is unaware; and
- the Corporate Trustee has taken all steps that it ought to have taken to make itself aware of any relevant audit information and to establish that the auditor is aware of that information.

By order of the Board



Kris Shergold Director

Date: 29th September 2021

Thrale Almshouse and Relief In Need Charity Trustee Limited.

THRALE ALMSHOUSE AND RELIEF IN NEED CHARITY

INDEPENDENT AUDITOR'S REPORT TO THE TRUSTEES OF THRALE ALMSHOUSE AND RELIEF IN NEED CHARITY

Opinion

We have audited the financial statements of Thrale Almshouse and Relief in Need Charity (the 'charity') for the year end 31 March 2021 which comprise the Statement of Financial Activities, the Balance Sheet and notes to the financial statements, including a summary of significant accounting policies. The financial reporting framework that has been applied in their preparation is applicable law and United Kingdom Accounting Standards, including Financial Reporting Standard 102 *The Financial Reporting Standard applicable in the UK and Republic of Ireland* (United Kingdom Generally Accepted Accounting Practice).

In our opinion, the financial statements:

- give a true and fair view of the state of the charity's affairs as at 31 March 2021 and of its incoming resources and application of resources for the year then ended;
- have been properly prepared in accordance with United Kingdom Generally Accepted Accounting Practice; and
- have been prepared in accordance with the requirements of the Charities Act 2011.

Basis for opinion

We conducted our audit in accordance with International Standards on Auditing (UK) (ISAs (UK)) and applicable law. Our responsibilities under those standards are further described in the Auditor's responsibilities for the audit of the financial statements section of our report. We are independent of the charity in accordance with the ethical requirements that are relevant to our audit of the financial statements in the UK, including the FRC's Ethical Standard, and we have fulfilled our other ethical responsibilities in accordance with these requirements. We believe that the audit evidence we have obtained is sufficient and appropriate to provide a basis for our opinion.

Conclusions relating to going concern

In auditing the financial statements, we have concluded that the trustees' use of the going concern basis of accounting in the preparation of the financial statements is appropriate.

Based on the work we have performed, we have not identified any material uncertainties relating to events or conditions that, individually or collectively, may cast significant doubt on the charity's ability to continue as a going concern for a period of at least twelve months from when the financial statements are authorised for issue.

Our responsibilities and the responsibilities of the trustees with respect to going concern are described in the relevant sections of this report.

Other information

The trustees are responsible for the other information. The other information comprises the information included in the Trustees' Report other than the financial statements and our auditor's report thereon. Our opinion on the financial statements does not cover the other information and, except to the extent otherwise explicitly stated in our report, we do not express any form of assurance conclusion thereon. In connection with our audit of the financial statements, our responsibility is to read the other information and, in doing so, consider whether the other information is materially inconsistent with the financial statements or our knowledge obtained in the audit or otherwise appears to be materially misstated. If we identify such material inconsistencies or apparent material misstatements, we are required to determine whether this gives rise to a material misstatement in the financial statements themselves. If, based on the work we have performed, we conclude that there is a material misstatement of this other information, we are required to report that fact.

We have nothing to report in this regard.

THRALE ALMSHOUSE AND RELIEF IN NEED CHARITY

INDEPENDENT AUDITOR'S REPORT TO THE TRUSTEES OF THRALE ALMSHOUSE AND RELIEF IN NEED CHARITY (continued)

Matters on which we are required to report by exception

We have nothing to report in respect of the following matters in relation to which the Charities (Accounts and Reports) Regulations 2008 require us to report to you if, in our opinion:

- the information given in the trustees' report is inconsistent in any material respect with the financial statements; or
- sufficient accounting records have not been kept; or
- the financial statements are not in agreement with the accounting records and returns; or
- we have not received all the information and explanations we require for our audit.

Responsibilities of trustees

As explained more fully in the trustees' responsibilities statement set out on page 6 the trustees are responsible for the preparation of the financial statements and for being satisfied that they give a true and fair view, and for such internal control as the trustees determine is necessary to enable the preparation of financial statements that are free from material misstatement, whether due to fraud or error.

In preparing the financial statements, the trustees are responsible for assessing the charity's ability to continue as a going concern, disclosing, as applicable, matters related to going concern and using the going concern basis of accounting unless the trustees either intend to liquidate the charity or to cease operations, or have no realistic alternative but to do so.

Auditor's responsibilities for the audit of the financial statements

We have been appointed as auditor under section 145 of the Charities Act 2011 and report in accordance with the Act and relevant regulations made or having effect thereunder.

Our objectives are to obtain reasonable assurance about whether the financial statements as a whole are free from material misstatement, whether due to fraud or error, and to issue an auditor's report that includes our opinion. Reasonable assurance is a high level of assurance but is not a guarantee that an audit conducted in accordance with ISAs (UK) will always detect a material misstatement when it exists. Misstatements can arise from fraud or error and are considered material if, individually or in the aggregate, they could reasonably be expected to influence the economic decisions of users taken on the basis of these financial statements.

Irregularities, including fraud, are instances of non-compliance with laws and regulations. We design procedures in line with our responsibilities, outlined above, to detect material misstatements in respect of irregularities, including fraud.

Discussions were held with, and enquiries made of, management and those charged with governance with a view to identifying those laws and regulations that could be expected to have a material impact on the financial statements.

Based on our discussions with the charity's management and the Trustees, we identified that the following laws and regulations are significant to the entity:

- Those laws and regulations considered to have a direct effect on the financial statements include UK financial reporting standards and Charity Law.
- Those laws and regulations for which non-compliance may be fundamental to the operating aspects of the charity and therefore may have a material effect on the financial statements include compliance with the charitable objectives, public benefit and health and safety legislation.

These matters were discussed amongst the engagement team at the planning stage and the team remained alert to non-compliance throughout the audit.

THRALE ALMSHOUSE AND RELIEF IN NEED CHARITY

INDEPENDENT AUDITOR'S REPORT TO THE TRUSTEES OF THRALE ALMSHOUSE AND RELIEF IN NEED CHARITY (continued)

Audit procedures undertaken in response to the potential risks relating to irregularities (which include fraud and non-compliance with laws and regulations) comprised of: inquiries of management and the Trustees as to whether the entity complies with such laws and regulations; enquiries with the same concerning any actual or potential litigation or claims; inspection of relevant legal correspondence; review of Trustee meeting minutes; testing the appropriateness of journal entries; and the performance of analytical review to identify unexpected movements in account balances which may be indicative of fraud.

No instances of material non-compliance were identified. However, the likelihood of detecting irregularities, including fraud, is limited by the inherent difficulty in detecting irregularities, the effectiveness of the entity's controls, and the nature, timing and extent of the audit procedures performed. Irregularities that result from fraud might be inherently more difficult to detect than irregularities that result from error. As explained above, there is an unavoidable risk that material misstatements may not be detected, even though the audit has been planned and performed in accordance with ISAs (UK).

A further description of our responsibilities for the audit of the financial statements is located on the Financial Reporting Council's website at: <https://www.frc.org.uk/auditorsresponsibilities>. This description forms part of our auditor's report.

Use of our report

This report is made solely to the charity's trustees, as a body, in accordance with Part 4 of the Charities (Accounts and Reports) Regulations 2008. Our audit work has been undertaken so that we might state to the charity's trustees those matters we are required to state to them in an auditor's report and for no other purpose. To the fullest extent permitted by law, we do not accept or assume responsibility to anyone other than the charity and the charity's trustees as a body, for our audit work, for this report, or for the opinions we have formed.



Jan Rickler (Senior Statutory Auditor)
For and on behalf of Alwyns LLP
Chartered Accountants and Statutory Auditors
Crown House
151 High Road
Loughton Essex IG10 4LG

Date: 29/9/21

Alwyns LLP is eligible to act as an auditor in terms of section 1212 of the Companies Act 2006

THRALE ALMSHOUSE AND RELIEF IN NEED CHARITY

STATEMENT OF FINANCIAL ACTIVITIES FOR THE YEAR ENDED 31ST MARCH 2021

Note	Unrestricted Funds	Unrestricted Funds	Unrestricted Funds	Unrestricted Funds	Restricted Funds	Total	Total
	General	Designated	CMF/ERF	Rev Res	Endowment	2021	2020
	£	£	£	£	£	£	£
INCOME FROM:							
Incoming resources from generated activities							
Charitable activities	2	161,871	-	-	-	161,871	163,273
Grant amortisation 8b		7,881	-	-	-	7,881	7,881
Investments	3	17,006	-	-	-	17,006	19,434
Other Income		-	-	-	-	-	-
TOTAL		186,758	-	-	-	186,758	190,588
EXPENDITURE ON:							
Charitable activities:							
Alms house services		10,817	-	-	-	10,817	8,941
Management		35,539	-	-	-	35,539	33,154
Repairs and maintenance		20,109	-	-	-	20,109	5,193
Depreciation 8a		18,446	-	-	-	18,446	18,446
Bad debts		-	-	-	-	-	-
Residents events & support		384	-	-	-	384	240
Relief In Need grants	6	45,789	-	-	-	45,789	39,100
TOTAL		131,084	-	-	-	131,084	105,074
NET GAIN ON INVESTMENTS		-	-	561,832	-	561,832	(175,192)
NET INCOME		55,674	-	561,832	-	617,506	(89,678)
TRANSFERS BETWEEN FUNDS		(45,162)	25,000	20,162	-	-	-
OTHER RECOGNISED GAINS/(LOSSES)		-	-	-	-	-	-
NET MOVEMENT IN FUNDS		10,512	25,000	20,162	561,832	617,506	(89,678)
RECONCILIATION OF FUNDS:							
FUNDS BROUGHT FORWARD		561,542	2,207,256	2,056,061	(175,362)	280	4,739,455
FUNDS CARRIED FORWARD		572,054	2,232,256	2,076,223	386,470	280	4,649,777

These financial statements were approved by the Corporate Trustee and the undersigned was authorised to sign the same on their behalf:

Kris Shergold (Director)



Date: 29th September 2021

Thrale Alms houses and Relief In Need Charity Trustee Limited

The charity has no other recognised gains or losses other than the results for the year as set out above. All activities of the charity are continuing.

The notes on pages 12 to 21 form part of these financial statements.

THRALE ALMSHOUSE AND RELIEF IN NEED CHARITY

BALANCE SHEET AS AT 31ST MARCH 2021

	Notes	2021 £	2020 £
FIXED ASSETS			
Housing Properties:			
Renovation costs	8a	2,721,536	2,721,536
Less: Depreciation	8a	<u>(126,514)</u>	<u>(108,068)</u>
		2,595,022	2,613,468
Investments	9	<u>3,253,945</u>	<u>2,679,672</u>
		5,848,967	5,293,140
CURRENT ASSETS			
Debtors & prepayments	10	30,326	35,578
Cash at Bank and In Hand		<u>186,611</u>	<u>116,558</u>
		216,937	152,136
Less CREDITORS: Amounts falling due within one year	11	<u>(65,685)</u>	<u>(54,682)</u>
NET CURRENT ASSETS		<u>151,252</u>	<u>97,454</u>
Deferred income - unamortised grant	8b	(732,936)	(740,817)
TOTAL ASSETS LESS CURRENT LIABILITIES		<u>5,267,283</u>	<u>4,649,777</u>
 Income and Expenditure Account		572,054	561,542
Designated Capital Preservation Reserve	14	2,232,256	2,207,256
Designated Reserves	12	2,076,223	2,056,061
Revaluation Reserve	13	386,470	(175,362)
Endowment - Restricted		<u>280</u>	<u>280</u>
	15	<u>5,267,283</u>	<u>4,649,777</u>

These financial statements were approved and authorised for issue by the Corporate Trustee and signed on its behalf by:

Kris Shergold - Director



Date: 29th September 2021

The attached notes on pages 12 to 21 form part of these financial statements.

THRALE ALMSHOUSE AND RELIEF IN NEED CHARITY

NOTES TO THE FINANCIAL STATEMENTS FOR THE YEAR ENDED 31ST MARCH 2021

1. ACCOUNTING POLICIES

Legal Status

Thrale Almshouse and Relief In Need Charity ("the Charity") is a registered charity (Registration Number 225709) and is registered with the Regulator of Social Housing as a Private Registered Provider of Social Housing (Registered Number 4814). Its governing document is the Charity Commissioners Scheme dated 15th June 1989. The principal activity of the Charity is the provision and maintenance of residential accommodation at Thrale Almshouses located at 27 Polworth Road, London SW16.

Basis of Accounting

The financial statements have been prepared on the historical cost basis of accounting except for investments which are included at fair value and in accordance with applicable accounting standards including FRS 102, the Financial Reporting Standard applicable in the UK and Republic of Ireland, and the Charities SORP (FRS 102) 'Accounting and Reporting by Charities: Statement of Recommended Practice applicable to charities preparing their accounts in accordance with the Financial Reporting Standard applicable in the UK and Republic of Ireland (FRS 102) (effective 1st January 2019).

The financial statements have been prepared to give a 'true and fair' view and have departed from the Charities (Accounts and Reports) Regulations 2008 only to the extent required to provide a 'true and fair view'. This departure has involved following Accounting and Reporting by Charities preparing their accounts in accordance with the Financial Reporting Standard applicable in the UK and Republic of Ireland (FRS 102) (Second Edition) rather than the Accounting and Reporting by Charities: Statement of Recommended Practice effective from 1 April 2005 which has since been withdrawn.

Although the Almshouse Charity is not a registered housing association, it operates in the same manner, therefore the recommendation of the Statement of Recommended Practice for registered social housing providers. Housing SORP 2018 update have generally also been followed in the preparation of the accounts in order that they show a true and fair view of the activities of the Charity.

In accordance with FRS 102 (3.3 A), the Charity is a public benefit entity that has applied the "PBE" prefixed paragraphs.

The accounts have been prepared on the basis that it will continue as a going concern. There are sufficient reserves to enable the Charity to continue to achieve its objectives for the foreseeable future.

The accounts are presented in sterling to the nearest £1. A summary of significant accounting policies are set out below.

THRALE ALMSHOUSE AND RELIEF IN NEED CHARITY

NOTES TO THE FINANCIAL STATEMENTS **FOR THE YEAR ENDED 31ST MARCH 2021 (CONTINUED)**

Income

All income is recognised in the Statement of Financial Activities once the Charity has entitlement to the funds, it is probable that the income will be received, and the amount can be measured reliably.

Income from charitable activities arise from mainly licence contributions for the provision of social housing and accounted for on a receivable basis net of any voids.

Income from investments is included in the year in which it is receivable.

Expenditure

Liabilities are recognised as expenditure as soon as there is a legal or constructive obligation committing the charity to that expenditure, it is probable that a transfer of economic benefits will be required in settlement and the amount of the obligation can be measured reliably. Expenditure is accounted for on an accruals basis and has been classified under headings that aggregate all costs related to the category. Where costs cannot be directly attributed to particular headings, they have been allocated to activities on a basis consistent with the use of resources.

Cyclical Repairs and Maintenance

The Charity has established a regular programme of cyclical repairs and maintenance. Costs are charged to the SOFA in the year in which they are incurred subject to transfers to or from the Cyclical Repairs and Maintenance reserve.

Extraordinary Repairs

Costs of Extraordinary Repairs, unless representing improvements to the properties are charged to the SOFA in the year in which they are incurred subject to transfers to or from the Extraordinary Repairs Reserve.

Housing Properties

Housing properties are held to provide a social benefit and are stated at cost less accumulated depreciation and impairment losses. There is no record of the original cost of the almshouse properties and no value is attributed thereto. The Housing Properties cost relates to improvements carried out before 2013 which were funded by an Almshouse Association Grant and a mortgage loan from the Almshouse Association. Similarly, the cost of major refurbishment and the building of 8 new units has now been added.

The Charity calculates depreciation by implementing component accounting. Estimated figures have been used where it has not been possible to get actual information. This means that depreciation is charged based on the estimated useful life of each component within the housing properties as follows:

THRALE ALMSHOUSE AND RELIEF IN NEED CHARITY

NOTES TO THE FINANCIAL STATEMENTS FOR THE YEAR ENDED 31ST MARCH 2021 (CONTINUED)

Land	<i>Nil</i>
Structure	<i>100 years</i>
Roof	<i>100 years</i>
Windows	<i>30 years</i>
Heating	<i>15 years</i>
Kitchen	<i>20 years</i>
Bathroom	<i>30 years</i>
Mechanical & Electrical	<i>40 years</i>

Major Repairs

Costs of major repairs, unless representing improvements to the fabric of the Housing Properties are charged to the SOFA in the year in which they are incurred, or to the reserve account at the Trustees discretion.

A fund has been set up to represent amounts set aside to carry out major repairs on the Housing Properties.

Impairment

At each Balance Sheet date, housing properties are assessed to determine if there are indicators that the properties may be impaired in value; if there are such indicators of impairment, then a comparison of the properties' carrying value to its recoverable amount is undertaken. Any excess over the recoverable amount is recognised as an impairment loss and charged as expenditure in the SOFA; the carrying value is reduced appropriately.

Government Grant

In accordance with Statement of Recommended Practice for registered social housing providers, Housing SORP 2014, government grants received for housing properties are treated as deferred income and recognised in income over the estimated useful life of the housing property structure component, under the accrual model.

Investments

Investments are measured initially at cost and subsequently at fair value (their market value) at the balance sheet date. The SOFA includes the net gains and losses arising on valuations and disposals throughout the year.

Debtors

Debtors are amounts owed to the Charity and are included at their recoverable amount. Debtors also include prepayments where payment has been made in advance of receipt of the goods or services.

Cash at bank and in hand

Cash at bank and in hand includes; bank current accounts and bank deposit accounts with no withdrawal limitations.

THRALE ALMSHOUSE AND RELIEF IN NEED CHARITY

NOTES TO THE FINANCIAL STATEMENTS FOR THE YEAR ENDED 31ST MARCH 2021 (CONTINUED)

Creditors

Creditors are recognised where the Charity has a present obligation resulting from a past event that will result in the transfer of funds to a third party and the amount due to settle the obligation can be measured or estimated reliably. Creditors are recognised at their settlement amount.

Financial Instruments

Financial assets and financial liabilities are recognised in the Balance Sheet when the Charity becomes a party to the contractual provisions of the instrument.

Trade (including maintenance contributions) and other debtors and creditors are classified as basic financial instruments and measured at initial recognition at transaction price. Debtors and creditors are subsequently measured at amortised cost using the effective interest rate method. A provision is established when there is objective evidence that the Charity will not be able to collect all amounts due.

Cash and cash equivalents are classified as basic financial instruments and comprise cash in hand and at bank, short-term bank deposits with an original maturity of three months or less and bank overdrafts which are an integral part of the Charity's cash management.

Interest bearing bank loans, overdrafts and other loans which meet the criteria to be classified as basic financial instruments are initially recorded at the present value of cash payable to the bank, which is ordinarily equal to the proceeds received net of direct issue costs. These liabilities are subsequently measured at amortised cost, using the effective interest rate method.

Taxation

The Charity is exempt from tax on its charitable activities.

General Funds

General funds are unrestricted funds which are available for use at the discretion of the trustees in furtherance of the general objectives of the charity and which have not been designated for other purposes.

Restricted Funds

Restricted funds are funds which are to be used in accordance with specific restrictions imposed by donors or which have been raised by the charity for particular purposes. The cost of raising and administering such funds are charged against the specific fund.

Cyclical Repairs and Maintenance Fund

This fund represents amounts set aside for cyclical maintenance to meet costs in excess of budgeted expenditure for any year.

Extraordinary Repairs Fund

This fund represents amounts set aside to carry out major repairs on Housing Properties.

Value Added Tax

The Charity is not registered for Value Added Tax. In these financial statements, where applicable, expenditure is shown inclusive of VAT.

THRALE ALMSHOUSE AND RELIEF IN NEED CHARITY

NOTES TO THE FINANCIAL STATEMENTS FOR THE YEAR ENDED 31ST MARCH 2021 (CONTINUED)

2 INCOME FROM CHARITABLE ACTIVITIES	2021	2020
	£	£
Maintenance contributions	164,664	163,273
Less: voids	<u>(2,793)</u>	<u>-</u>
	<u><u>161,871</u></u>	<u><u>163,273</u></u>
3 INTEREST RECEIVABLE	2021	2020
	£	£
Deposit interest	51	388
Investment income	<u>16,955</u>	<u>19,046</u>
	<u><u>17,006</u></u>	<u><u>19,434</u></u>
4 TRUSTEES' EMOLUMENTS AND RELATED PARTY TRANSACTIONS		
There was no trustees' remuneration or other benefits for the year (2020: None).		
During the year, no expenses were paid or reimbursed to the trustees (2020: None).		
There are no key employees. (1 Freelance support for Trustees – 2 days per month approx.)		
5 STAFF COSTS		
There were no employees during the year (2020: None)		
6 RELIEF IN NEED GRANTS	2021	2020
	£	£
Relief In Need grants	<u>45,789</u>	<u>39,100</u>
Relief In Need grants are paid to 25 local charities (2020: 22), each of which provides benefits for residents of the Ancient Parish of Streatham who are in conditions of need, hardship or distress.		
7 NET MOVEMENT IN FUNDS	2021	2020
Net movement in funds is stated after charging:	£	£
Management fees	22,620	22,620
Auditor's remuneration: Audit – current year	4,632	4,500
Audit – prior year under accrual	61	377
Non audit	-	-
Depreciation charge	18,446	18,446
Grant amortisation	<u>(7,881)</u>	<u>(7,881)</u>

THRALE ALMSHOUSE AND RELIEF IN NEED CHARITY
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NOTES TO THE FINANCIAL STATEMENTS
FOR THE YEAR ENDED 31ST MARCH 2021 (CONTINUED)

8a FIXED ASSETS

£

FREEHOLD HOUSING PROPERTIES

Cost:

At 1st April 2020	2,721,536
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At 31st March 2021	2,721,536
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Depreciation:

At 1st April 2020	108,068
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Charge for year	18,446
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At 31st March 2021	126,514
--------------------	--

Net book value:

At 31st March 2021	2,595,022
--------------------	--

At 1st April 2020	2,613,468
-------------------	--

8b HOUSING GRANT

2021

2020

£

£

Deferred capital grant:

At 1st April	748,698	756,579
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Less amortisation for the year	(7,881)	(7,881)
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At 31st March	740,817	748,698
---------------	--	--

Analysed as follows:

Creditors due within one year	7,881	7,881
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Creditors due after one year	732,936	740,817
------------------------------	--	--

	740,817	748,698
--	--	--

The full grant received totalled £788,103.

THRALE ALMSHOUSE AND RELIEF IN NEED CHARITY
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NOTES TO THE FINANCIAL STATEMENTS
FOR THE YEAR ENDED 31ST MARCH 2021 (CONTINUED)

9 FIXED ASSETS

QUOTED INVESTMENTS

£

At 1st April 2020	2,661,639
Net movement in fair value	561,832
	3,223,471
CAF Investment Capital Account	30,474
At 31st March 2021	3,253,945

Investment analysis:

£

CAF Investment (Vanguard Life Strategy 605 Equity Account)	2,743,482
BMO Responsible UK Income & Inc	479,989
CAF Investment Capital Account	30,474
	3,253,945

10 DEBTORS

	2021	2020
	£	£
Amounts falling due within one year:		
Maintenance contributions due	3,951	4,776
Amounts due from Housing for Women	25,547	29,996
Prepaid insurance	828	806
	30,326	35,578

11 CREDITORS

	2021	2020
	£	£
Amounts falling due within one year:		
Other creditors & accruals	12,015	7,701
Deferred capital grant (note 8b)	7,881	7,881
Relief in needs grant	45,789	39,100
	65,685	54,682

THRALE ALMSHOUSE AND RELIEF IN NEED CHARITY

NOTES TO THE FINANCIAL STATEMENTS
FOR THE YEAR ENDED 31ST MARCH 2021 (CONTINUED)

12 DESIGNATED FUNDS

	Cyclical Repairs and Maintenance Fund	Extraordinary Repairs Fund	Total
	£	£	£
At 1st April 2020	89,724	1,966,337	2,056,061
Transfer from general funds	12,750	7,412	20,162
At 31st March 2021	<u>102,474</u>	<u>1,973,749</u>	<u>2,076,223</u>
At 1st April 2019	76,974	1,958,925	2,035,899
Transfer from general funds	12,750	7,412	20,162
At 31st March 2020	<u>89,724</u>	<u>1,966,337</u>	<u>2,056,061</u>

**13 FAIR VALUE MOVEMENT
RESERVE**

	2021	2020
	£	£
At 1st April	(175,362)	26,141
Movement in fair value of investments	561,832	(201,503)
Transfer to Capital Preservation Reserves	-	-
At 31st March	<u>386,470</u>	<u>(175,362)</u>

14 CAPITAL PRESERVATION RESERVE

	2021	2020
	£	£
At 1st April	2,207,256	2,182,256
Transfer from General Funds	25,000	25,000
Transfer from Revaluation Reserve	-	-
At 31st March	<u>2,232,256</u>	<u>2,207,256</u>

Following the disposal of its investment properties the Trustees set aside a fund to preserve the capital value of the disposed assets. This fund is held for the purpose of generating future income to enable the Charity to carry out its objectives.

THRALE ALMSHOUSE AND RELIEF IN NEED CHARITY

NOTES TO THE FINANCIAL STATEMENTS FOR THE YEAR ENDED 31ST MARCH 2021 (CONTINUED)

15 ANALYSIS OF NET ASSETS BETWEEN FUNDS

	Fixed Assets	Net current assets	Long term creditors	Total
	£	£	£	£
General funds	413,201	158,853	-	572,054
Designated funds:				
Cyclical repairs & maintenance fund	102,474	-	-	102,474
Extraordinary repairs fund	1,973,749	-	-	1,973,749
Capital preservation fund	2,973,073	(7,881)	(732,936)	2,232,256
Fair value reserve	386,470	-	-	386,470
Restricted funds	-	280	-	280
	<u>5,848,967</u>	<u>151,252</u>	<u>(732,936)</u>	<u>5,267,283</u>

16 CONTINGENT LIABILITIES

At 31 March 2021 and 2020, there were no known contingent liabilities.

17 HOUSING STOCK

There were 17 units at 31st March 2021 (2020: 17 units).

THRALE ALMSHOUSE AND RELIEF IN NEED CHARITY

NOTES TO THE FINANCIAL STATEMENTS FOR THE YEAR ENDED 31ST MARCH 2021 (CONTINUED)

18

2020 Statement of Financial Activities

		General	Designated	CMF/ERF	Rev Res	Endowment	2020	2019
			<u>Note 14</u>	<u>Note 13</u>	<u>Note 13</u>	<u>Note 15</u>		
		£	£	£	£	£	£	
INCOME FROM:								
Incoming resources from generated activities								
Charitable activities	2	163,273	-	-	-	-	163,273	156,022
Grant amortisation	8b	7,881	-	-	-	-	7,881	7,881
Investments	3	19,434	-	-	-	-	19,434	282
Other Income		-	-	-	-	-	-	-
TOTAL		190,588	-	-	-	-	190,588	164,185
EXPENDITURE ON:								
Charitable activities:								
Alms house services		8,941	-	-	-	-	8,941	9,557
Management		33,154	-	-	-	-	33,154	30,193
Repairs and maintenance		5,193	-	-	-	-	5,193	5,882
Depreciation	8a	18,446	-	-	-	-	18,446	18,352
Bad debts		-	-	-	-	-	-	1,651
Residents events & support		240	-	-	-	-	240	1,448
Relief In Need grants	6	39,100	-	-	-	-	39,100	39,390
TOTAL		105,074	-	-	-	-	105,074	106,473
NET (LOSS)/GAIN ON INVESTMENTS		26,311	-	-	(201,503)	-	(175,192)	81,722
NET (DEFICIT) / SURPLUS		111,825	-	-	(201,503)	-	(89,678)	139,434
TRANSFERS BETWEEN FUNDS		(45,162)	25,000	20,162	-	-	-	-
OTHER RECOGNISED GAINS/(LOSSES)		-	-	-	-	-	-	-
NET MOVEMENT IN FUNDS		66,663	25,000	20,162	(201,503)	-	(89,678)	139,434
RECONCILIATION OF FUNDS:								
FUNDS BROUGHT FORWARD		494,879	2,182,256	2,035,899	26,141	280	4,739,455	4,600,021
FUNDS CARRIED FORWARD		561,542	2,207,256	2,056,061	(175,362)	280	4,649,777	4,739,455