

BETHANY HOMES, CAMBORNE

England & Wales · Charity number 228506

Details

Other names	BETHANY HOMES
Status	Registered
Legal form	Other
Registered	1963-11-13
Register	View on the Charity Commission register

Contact

Address
Churchtown House
8 Churchtown Road
Gwithian
Hayle
Cornwall
TR27 5BX

Phone 07713400071

Email contact@bethanyhomestrust.org

Activities

Objects: HOMES FOR THE RESIDENCE AND USE OF PERSONS (PREFERABLE THOSE CONNECTED WITH THE FORMER WESLEYAN METHODIST CHURCH) OF GOOD CHARACTER AND MORAL WORTH WHO ARE IN STRAITENED FINANCIAL CIRCUMSTANCES.

Activities: Homes for the residence of persons over the age of sixty who in the absolute discretion of the trustees shall by reasons of their straitened but secure financial circumstances be considered suitable persons as residents.

Classification

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

Geography

- Cornwall

Finances

Period end	Income	Expenditure	Assets	Employees
2025-04-07	£33,323	£24,742	-	-
2023-12-31	£34,725	£29,108	-	-
2022-12-31	£35,766	£25,893	-	-
2021-12-31	£36,002	£64,386	-	-
2020-12-31	£37,670	£33,259	-	-

Trustees

Name	Role	Appointed
James Ball	Chair	2025-02-19
Dr Susanna Thomas		2024-08-01
George Buhagiar		2025-06-30
Lavinia Buhagiar		2015-01-01

BETHANY HOMES, CAMBORNE

England & Wales - Charity number 228506

Accounts

Charity registration number: 228506

Bethany Homes, Camborne

An unincorporated charity.

Annual Report and Unaudited, Independently Examined Accounts
for the period ended 7 April 2025

Cornwall Community Accountancy Service
The Elms,
61 Green Lane
Redruth
Cornwall
TR15 1LS

Bethany Homes, Camborne

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Bethany Homes, Camborne

Reference and Administrative Details

Charity name	Bethany Homes, Camborne
Charity registration number	228506
	Registered in England & Wales
Registered office	Churchtown House 8 Churchtown Road Gwithian, HAYLE Cornwall TR27 5BX
Trustees	James Ball - chair (appointed 19 February 2025) George Buhagiar (appointed 30 June 2025) Lavinia Thomas Buhagiar Dr Susanna Thomas (appointed 1 August 2024) Emily Thomas (resigned 7 July 2024) Sarah V Kind (resigned 19 February 2025)
Bankers	CAF Bank Ltd 25 Kings Hill Avenue, Kings Hill, West Malling, KENT ME19 4JQ
Independent Examiner	Debbie Risborough (FCCA) Cornwall Community Accountancy Service The Elms 61 Green Lane Redruth TR15 1LS

Bethany Homes, Camborne

Trustees' Report

The trustees present their report and the financial statements for the period ended 7 April 2025

Objectives and activities

Throughout the reporting period the Trustees continued to deliver almshouse accommodation according to the Trust's articles: "to provide dwellinghouses for the residence of persons over the age of sixty, with connections to Camborne, who at discretion of the Trustees shall by reason of their straitened but secure financial circumstances be considered suitable persons as residents".

Emily Thomas offered her resignation in the summer of 2024 which was accepted with thanks for her time, financial expertise and generous support to the charity which she has given since 2010.

Sarah Kind offered her resignation in February 2025 which was accepted with appreciation for her many years of exemplary service as trustee, which was strengthened by her local insight of the public sector in Cornwall and dedication to Bethany Homes Trust.

The expertise which Emily and Sarah contributed was invaluable and it was wonderful having three of Captain Charles Thomas of Bolenowe's great-great-great granddaughters on the board for 14 years to continue the tradition of civic responsibility shown to Camborne by six generations of the Thomas family.

Dr Susanna Thomas, also great-great-great granddaughter of Capt Charles Thomas and eldest daughter of Professor Charles Thomas of Lowenac, was adopted as trustee in August 2024. Dr Thomas is an experienced museum director and academic who grew up in Cornwall and has strong connections to the local area.

James Ball, Independent Councillor for Camborne Town Council and Mayor of Camborne joined as trustee in February 2025 and Bethany Homes Trust is fortunate to have James on board. We welcome his local insight, connections and passion for Camborne.

At our 9th October 2025 Board Meeting, Lavinia Buhagiar stepped back as Chair and resumed position as an ordinary trustee, and James Ball became Chair.

Principal activity

Letting of domestic properties

Achievements and performance

In the first half of the year the Trustees continued with due diligence between the Trust and Coastline Housing as part of the process of handing Bethany Homes Trust to Coastline Housing as a sole corporate trustee, which had begun in early 2020. Delays in the process persisted due to slow communication between Coastline Housing and Homes England, from which consent would have been required to transfer to Coastline Housing the remainder of the mortgage taken by Bethany Homes Trust from Charity Bank in 2016 as part of match funding from Homes England, which was used for renovations on properties number 4 and 5, construction of 9 and works to windows and roofs on all properties.

Bethany Homes, Camborne

Trustees' Report

As of July 2024 confirmation of approval from Homes England had still not been received Following a board review and legal advice the trustees decided to quit the negotiations with Coastline Housing. There were a number of contributing factors to this decision including: the relocation of Lavinia Thomas Buhagiar back to the area; that Coastline Housing was unable to make any accommodation to the Trust's wish that incoming occupants would have a connection to and interest in Camborne in line with the Trusts' articles and in order to rebuild the sense of community at Bethany Homes; that Coastline Housing clarified that any renovation works on 3, 6, 7 and 8 would not be prioritised over the already long waiting list of outstanding works for whole portfolio of Coastline Housing properties.

The charity was approached by 'Golden Sands' a local property management company who came through a personal recommendation and with a connection to another local charity. We engaged them to take over the substantial maintenance of the properties and estate. Part of their role was to oversee compliance and works including updated EICR assessments, and subcontract building works including roofing repairs

As at April 2025 8 of the 9 properties were occupied, with number 3 remaining vacant and still unfit for occupation, pending major works required to make good after a couple of years of being empty.

The Trustees are confident the charity is financially secure and able to meet annual outgoings, including loan repayments, in the foreseeable future

Financial review

Bethany Homes has a deficit for the year of £6,383 (2023 surplus of £8,581). The reserves carried forward are £718,972 (2023 £725,354) of which revaluation reserve is £675,000 (2023 £675,000).

Structure, governance and management

Bethany Homes Trust was established in 1938 following the gift of land by the Thomas family, the creation of the Trust which is governed under a Conveyance and Trust Deed dated 31 December 1938, and the construction of eight (now nine) one bedroom bungalows.

Risk management

The trustees regularly review the risks to the Charity from both external factors and its operations. The trustees consider that they have taken appropriate steps to reduce such risks.

Bethany Homes, Camborne Trustees' Report

Trustee Responsibilities

The Trustees are responsible for keeping proper accounting records that disclose with reasonable accuracy at any time the financial position of the charity and to enable them to ensure that the financial statements comply with the Charities Act 2011, the Companies Act 2006 and the applicable Statement of Recommended Practice. The Trustees are also responsible for safeguarding the assets of the charity and hence taking reasonable steps for the prevention and detection of fraud and other irregularities.

In so far as the trustees are aware:

- there is no relevant information of which the charitable company's independent examiner is unaware; and
- the trustees have taken all steps that they ought to have taken as trustees to make themselves aware of any relevant information and to establish that the independent examiner is aware of that information.

Approved by the Board on 1st April 2026 and signed on its behalf by:



James Ball
Chair of Trustees

Bethany Homes, Camborne

Independent Examiner's Report

I report on the accounts of the company for the period ended 7 April 2025 which are set out on pages 6 to 14.

Respective responsibilities of trustees and examiner

The trustees are responsible for the preparation of the accounts in accordance with the requirements of the Charities Act 2011 ("the 2011 Act"). The trustees consider that an audit is not required for this year under section 144(2) of the 2011 Act and that an independent examination is needed.

Having satisfied myself that the charity is not subject to audit under company law and is eligible for independent examination, it is my responsibility to:

- examine the accounts under section 145 of the 2011 Act;
- follow the procedures laid down in the General Directions given by the Charity Commission under section 145 (5) (b) of the 2011 Act;
- and state whether particular matters have come to my attention.


Basis of independent examiner's report

My examination was carried out in accordance with the General Directions given by the Charity Commission. An examination includes a review of the accounting records kept by the charity and a comparison of the accounts presented with those records. It also includes consideration of any unusual items or disclosures in the accounts, and seeking explanations from you as trustees concerning any such matters. The procedures undertaken do not provide all the evidence that would be required in an audit and consequently no opinion is given as to whether the accounts present a 'true and fair view' and the report is limited to those matters set out in the statement below.

Independent examiner's statement

In connection with my examination, no matter has come to my attention:

- 1) which gives me reasonable cause to believe that in any material respect the requirements:
 - o to keep accounting records in accordance with section 130 of the 2011 Act; and
 - o to prepare accounts which accord with the accounting records, comply with the methods and principles of the Statement of Recommended Practice: Accounting and Reporting by Charities have not been met;
- 2) or to which, in my opinion, attention should be drawn in order to enable a proper understanding of the accounts to be reached.



.....
Debbie Risborough, Chartered Certified Accountant
Cornwall Community Accountancy Service
The Elms, 61 Green Lane,
Redruth, Cornwall TR15 1LS

17th April 2026
.....
Date:

Bethany Homes, Camborne

Statement of Financial Activities

for the period ended 7 April 2025

	Note	Unrestricted funds 2025 £	Total funds 2025 £	Prior year funds 2023 £
Income and endowments from:				
Charitable activities	4	45,222	45,222	33,074
Investments	5	849	849	249
Total		46,071	46,071	33,323
Expenditure on:				
Charitable activities	6	52,453	52,453	24,742
Total		52,453	52,453	24,742
Net income/(expenditure) before investment gains/(losses)		(6,382)	(6,382)	8,581
Net income/(expenditure)		(6,382)	(6,382)	8,581
Other gains/(losses)		-	-	-
Net movement in funds		(6,382)	(6,382)	8,581
Reconciliation of funds:				
Total funds brought		725,354	725,354	716,773
Total funds carried forward		718,972	718,972	725,354

The statement of financial activities includes all gains and losses recognised in the period.

All income and expenditure derive from continuing activities

Bethany Homes, Camborne Balance Sheet

As at 7 April 2025

		2025		2024	
Note	£	£	£	£	£
Fixed Assets					
Tangible Assets	9		825,000		825,000
			825,000		825,000
Current Assets					
Debtors	10	898		-	
Cash at bank and in hand		19,549		32,032	
		20,447		32,032	
Creditors: Amounts falling due within one year	11	(560)		(756)	
Net current assets			19,887		31,276
Total assets less current liabilities			844,887		856,276
Creditors: Amounts falling due after more than one year	12		(125,915)		(130,922)
Net assets			718,972		725,354
The funds of the charity:					
Restricted funds	13		-		-
Unrestricted funds	13				
Revaluation reserve		675,000		675,000	
Unrestricted income funds		43,972		50,354	
Total unrestricted funds			718,972		725,354
Total charity funds			718,972		725,354

Approved by the Board on 1st April 2026 and signed on its behalf by:

Lavinia Thomas Buhagiar

Lavinia Thomas Buhagiar
Trustee

Bethany Homes, Camborne

Notes to the Accounts

1 Accounting policies

1.1 Basis of accounting

The accounts have been prepared under the historical cost convention and in accordance with:

- 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 (FRS102) second edition - October 2019 (effective 1 January 2019);
- the Financial Reporting Standard applicable in the United Kingdom and Republic of Ireland (FRS 102);
- the Companies Act 2006 and
- the Charities Act 2011.

The financial statements are prepared in sterling which is the functional currency of the charity. Monetary amounts in these financial statements are rounded to the nearest £.

The charity constitutes a public benefit entity as defined by FRS102

1.2 Change in basis of accounting or to previous accounts

The prior year accounts were prepared on a receipts and payments basis. As the charity has substantial property with a mortgage attached the trustees believe it is more appropriate to move to accruals accounting.

As such amendments made to the opening balances and comparative figures are:

	£
Original opening balance at 31/12/23	32,032
Property taken at 2016 valuation as best estimate	825,000
Mortgage on property per statements	(130,922)
Accrual of independent examiners fee	<u>(756)</u>
Total	725,354
Comprising:	
Revaluation reserve	675,000
Unrestricted funds	<u>50,354</u>
Total	725,354

As records are not available for the cost of the property it has been deemed to be £150,000 as per the loan taken out to improve property in 2016. This leaves a revaluation reserve of £675,000.

1.3 Fund Accounting Policy

Unrestricted income funds are general funds that are available for use at the trustees' discretion in furtherance of the objectives of the charity.

Designated funds are amounts that are allocated for specific purposes by the charity itself.

Restricted funds are those donated for use in a particular area or for specific purposes, the use of which is restricted to that area or purpose.

Bethany Homes, Camborne

Notes to the Accounts

Revaluation funds are unrestricted funds which include a revaluation reserve representing the restatement of investment assets at their market value.

1.4 Income

There has been no offsetting of assets and liabilities, or income and expenses, unless required or permitted by the FRS102 SORP or FRS102.

met:

- the charity has entitlement to the funds;
- any performance conditions attached to the item(s) of income have been met or are fully within the control of the charity;
- there is sufficient certainty that receipt of the income is considered probable; and
- the amount can be measured reliably.

Donations and legacies are voluntary income received by way of donations and gifts. It is included within the accounts when receivable and only when the charity has unconditional entitlement to the income.

Tax reclaims on donations and gifts are included in the accounts at the same time as the gift/donation to which it relates

Donated goods and services are only included in income (with an equivalent amount in expenditure) where the benefit to the Charity is reasonably quantifiable, measurable and material.

The value of services provided by volunteers is not included within the accounts.

1.5 Resources expended

Liabilities are recognised where there is a legal or constructive obligation committing the charity to the expenditure. All expenditure is accounted for on an accruals basis and includes the attributable value added tax which cannot be recovered.

Grants payable are charged in the year when the offer is conveyed to the recipient except in those cases where the offer is conditional, such grants being recognised as expenditure when the conditions attaching are fulfilled. Grants offered subject to conditions which have not been met at the year-end are noted as a commitment, but not accrued as expenditure.

Charitable expenditure comprises those costs incurred by the charity in the delivery of its activities and services for its beneficiaries. It includes both costs that can be allocated directly to such activities and those costs of an indirect nature necessary to support them.

Support costs are the those costs required to support the charity in carrying out its activities and meeting its objects.

Governance costs include costs associated with meeting the constitutional and statutory requirements of the Charity, including the preparation and examination of the statutory accounts, the costs of trustee meetings and other costs linked to the strategic management of the Charity including the cost of any legal advice to trustees on governance or constitutional matters.

Bethany Homes, Camborne

Notes to the Accounts

1.6 Tangible fixed assets and depreciation

All assets costing more than £500 are capitalised.

Tangible fixed assets are stated at cost less depreciation.

Depreciation is provided on all tangible fixed assets at rates calculated to write off the cost less estimated residual value of each asset over its expected useful life, which is reviewed annually. The rates used are as follows:-

Freehold property - no depreciation as the property value is expected to increase over time

Plant and machinery -10% straight line

Fixtures and fitting -10% straight line

1.7 Taxation

The charity is exempt from corporation tax on its charitable activities.

1.8 Debtors

Trade and other debtors are recognised at the settlement amount due after any trade discount offered. Prepayments are valued at the amount prepaid net of any trade discounts due.

1.10 Cash at bank and in hand

Cash at bank and cash in hand includes cash and short term highly liquid investments with a short maturity of three months or less from the date of acquisition or opening of the deposit or similar account.

1.11 Creditors and provisions

Creditors and provisions are recognised where the charity has a present obligation resulting from a past event that will probably 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 and provisions are normally recognised at their settlement amount after allowing for any trade discounts due.

1.12 Statement of cash flows

The charity is exempt from preparing a statement of cash flows on the grounds that it is a small charity

2 Company Status

The charity is an unincorporated charity and has no share capital.

The charity is registered in England.

The members of the charity are the trustees named on page 1.

Bethany Homes, Camborne

Notes to the Accounts

3 Statement of Financial Activities - prior year

	Unrestricted funds 2023 £	Total funds 2023 £
Income		
Income and endowments from:		
Charitable activities	32,874	32,874
Investments	249	249
Other	200	200
Total	33,323	33,323
Expenditure		
Expenditure on:		
Charitable activities	24,742	24,742
Total	24,742	24,742
Net income/(expenditure) before investment gains/(losses)	8,581	8,581
Net movement in funds	8,581	8,581
Reconciliation of funds:		
Total funds brought forward	716,773	716,773
Total funds carried forward	725,354	725,354

Please see note 1.2 reflecting the change due to a move to accrual accounting

4 Incoming resources from charitable activities

	Unrestricted funds £	Total funds 2025 £	Prior year funds 2023 £
Primary Purpose Trading:			
Rents	45,222	45,222	32,874
Other income	-	-	200
	45,222	45,222	33,074

5 Investment income

	Unrestricted funds £	Total funds 2025 £	Prior year funds 2023 £
Interest on cash deposits	849	849	249
	849	849	249

Bethany Homes, Camborne

Notes to the Accounts

6 Expenditure on charitable activities

	Unrestricted	Total	Prior year
		2025	2023
	£	£	£
Support costs			
Rent and rates	8,833	8,833	44
Light, heat and power	1,813	1,813	-
Insurance	1,585	1,585	1,175
Building Repairs and maintenance	24,825	24,825	6,665
Charitable donations	2,100	2,100	3,200
Sundry expenses	24	24	-
Legal and professional fees	2,181	2,181	4,200
Bank charges	85	85	60
Loan Interest	10,447	10,447	8,643
Total Support Costs	51,893	51,893	23,987
Governance Costs			
The independent examination of the charity's accounts	560	560	756
Total Governance Costs	560	560	756
Total Charitable Expenditure	52,453	52,453	24,743

7 Net income/ expenditure

Net income/expenditure is stated after charging:

	2025	2023
	£	£
Independent Examiners' remuneration	560	756
	560	756

8 Trustees' remuneration and expenses

Trustees received no remuneration, benefits in kind or expenses during the current or prior year.

Bethany Homes, Camborne

Notes to the Accounts

9 Tangible fixed assets

	Freehold interest in land and buildings (including heritage assets)	Total
	£	£
Cost		
As at 1 January 2024	825,000	825,000
As at 7 April 2025	825,000	825,000
Depreciation		
As at 1 January 2024	-	-
As at 7 April 2025	-	-
Net Book Value		
As at 7 April 2025	825,000	825,000
As at 7 April 2024	825,000	825,000

The estate, including the properties of nine one bedroom bungalows, are held by Bethany homes in perpetuity. It is anticipated that the value of these assets will not be realised.

10 Debtors

	2025	2023
	£	£
Prepayments	898	-
	898	-

11 Creditors: Amounts falling due within one year

	2025	2023
	£	£
Accruals and deferred income	560	756
	560	756

Bethany Homes, Camborne

Notes to the Accounts

12 Creditors: Amounts falling due after more than one year

	2025 £	2023 £
Bank loans	125,915	130,922
	125,915	130,922

13 Analysis of funds

	As at 1 January 2024 £	Incoming Resources £	Resources Expended £	As at 7 April 2025 £
Restricted Funds	-	-	-	-
General Funds				
Unrestricted funds	50,354	46,071	(52,453)	43,972
Revaluation Reserve	675,000	-	-	675,000
Total funds	725,354	46,071	(52,453)	718,972

14 Net assets by fund

	Unrestricted funds	Total funds	Prior year funds
Tangible assets	825,000	825,000	825,000
Current assets	20,447	20,447	32,032
Creditors: Amounts falling due within one year	(560)	(560)	(756)
Creditors: Amounts falling due after more than one year	(125,915)	(125,915)	(130,922)
Net Assets	718,972	718,972	725,354

BETHANY HOMES, CAMBORNE

England & Wales - Charity number 228506

Accounts

Bethany Homes Trust, Camborne

Charity Registration No. 228506

Annual Report and Unaudited Financial Statements
For the year ended 31 December 2023

LEGAL AND ADMINISTRATIVE INFORMATION

Trustees	L Buhagiar Dr S Thomas (appointed 1 August 2024) E Thomas (resigned 7 July 2024) S V Kind
Charity number	228506
Principal address	48 Second Avenue Bath BA2 3NN
Independent Examiner	Phillips Frith LLP 9 Tregarne Terrace St Austell Cornwall PL25 4DD

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CHAIR'S STATEMENT

FOR THE YEAR ENDED 31 DECEMBER 2023

The Trustees present the Annual Report and Accounts for the year to 31 December 2023.

Bethany Homes Trust was established in 1935 following the gift of land by the Thomas family, construction of eight properties and creation of the Trust.

The charity is governed under a Conveyance and Trust Deed dated 31 December 1938.

Throughout the reporting year, the Trustees continued to deliver almshouse accommodation according to the Trust's articles: *"to provide dwellinghouses for the residence of persons over the age of sixty, with connections to Camborne, who at discretion of the Trustees shall by reason of their straitened but secure financial circumstances be considered suitable persons as residents"*.

The Trustees of the charity for the period were

Lavinia Thomas Buhagiar, Chair

Emily Thomas, Trustee and Treasurer


Sarah Kind, Trustee

During 2023 the Trustees continued with due diligence between the Trust and Coastline Housing as part of the process of handing Bethany Homes Trust to Coastline Housing as a sole corporate trustee, which had begun in early 2020. Delays in the process persisted due to slow communication between Coastline Housing and Homes England, from which consent would have been required to transfer to Coastline Housing the remainder of the mortgage taken by Bethany Homes Trust from Charity Bank in 2016 as part of match funding from Homes England, which was used for renovations on properties number 4 and 5, construction of 9 and works to windows and rooves on all properties. As of the end of the year 2023 confirmation of approval from Homes England had still not been received.

Due to the expected imminent handover of the Trust to Coastline Housing, only minor works were undertaken to the maintenance of the properties, two of which became empty during the course of the year, hence over the year we say reduced income from contributions, but less expenditure.

The Trustees made a gift of £200 per occupant towards energy bills in the winter of 2023, as we had done in the winter of 2022, in light of the cost of living crises and to augment winter fuel payments, in order to ensure each property and occupant stayed warm and dry over the cold wet months.

The Trustees are confident the charity is financially secure and able to meet annual outgoings, including loan repayments, in the foreseeable future.


Lavinia Thomas (Nov 25, 2024 07:42 GMT)

Lavinia Buhagiar

INDEPENDENT EXAMINERS REPORT

TO THE TRUSTEES OF BETHANY HOMES TRUST

I report to the trustees on my examination of the accounts of the Bethany Homes Trust, Camborne (the Trust) for the year ended 31 December 2023, which are set out on page 5.

This report is made solely to the charity's trustees, as a body, in accordance with section 154 of the Charities Act 2011. My independent examiner's work has been undertaken so that I might state to the charity's trustees those matters I am required to state to them in an independent examiner's report and for no other purpose. To the fullest extent permitted by law, I do not accept or assume responsibility to anyone other than the charity, the charity's members as a body and the charity's trustees as a body for my independent examiner's work, for this report, or for the opinions I have formed.

Responsibilities and basis of report

As the charity trustees of the Trust you are responsible for the preparation of the accounts in accordance with the requirements of the Charities Act 2011 ('the Act').

I report in respect of my examination of the Trust's accounts carried out under section 145 of the 2011 Act and in carrying out my examination I have followed all the applicable Directions given by the Charity Commission under section 145(5)(b) of the Act. Independent examiner's statement

Independent examiner's statement

I have completed my examination. I confirm that no material matters have come to my attention in connection with the examination giving me cause to believe that in any material respect:

1. accounting records were not kept in respect of the Trust as required by section 130 of the Act; or
2. the accounts do not accord with those records; or
3. the accounts do not comply with the applicable requirements concerning the form and content of accounts set out in the Charities (Accounts and Reports) Regulations 2008 other than any requirement that the accounts give a 'true and fair view which is not a matter considered as part of an independent examination.

I have no concerns and have come across no other matters in connection with the examination to which attention should be drawn in this report in order to enable a proper understanding of the accounts to be reached.



Amy Sole FCA

Phillips Frith LLP
9 Tregarne Terrace
St Austell
Cornwall
PL25 4DD

25/11/24
Dated:

STATEMENT OF RECEIPTS AND PAYMENTS
FOR THE YEAR ENDED 31 DECEMBER 2023

Basis of preparation

The accounts have been prepared under the receipts and payments basis. All receipts, payments and balances represent unrestricted funds.

Statement of Receipts and Payments

	2023		2022	
	£	£	£	£
Receipts				
Contributions		28,610		32,040
Other Income		6,115		3,726
Total receipts		34,725		35,766
Payments				
Bank charges	60		81	
Maintenance costs	6,665		4,648	
Professional fees	4,200		1,840	
Council tax and utilities	2,620		4,967	
Winter fuel payment	3,200		1,600	
Sundry costs	-		395	
Loan repayments	12,363		12,363	
Total costs		29,108		25,894
Net surplus for the year		5,617		9,872

Statement of Assets and Liabilities

Cash funds	£	£
Cash funds b/fwd	26,415	16,543
Net surplus for the year	5,617	9,872
Cash funds c/fwd	32,032	26,415

Property

Property has been held by the charity since inception. In 2016, the properties were valued at £825,000 and the trustees continue to believe this is a reasonable valuation. Secured against the properties is a loan of £130,922 (2022: £134,642).

BETHANY HOMES, CAMBORNE

England & Wales - Charity number 228506

Accounts

Bethany Homes Trust

Charity No. 228506

Annual Report and Accounts

Introduction and Governance Details

The trustees present the Annual Report and Accounts for the year to 31 December 2020.

Bethany Homes Trust was established in 1935 following the erection of eight almshouses in Camborne by Charles Vivian Thomas who was a prominent figure in the town. Members of the Thomas family have been trustees since inception ensuring continuity and support for the residents, thus maintaining the ethos of the charity.

The charity is governed under a Conveyance and Trust Deed dated 31 December 1938.

The current trustees of the charity are as follows:

Lavinia Thomas (Chair)
Nicholas Donald Thomas (Patron)
Sarah Kind
Emily Thomas

The charity's principal address is 48 Second Avenue, Bath, BA2 3NN.

Annual Report on Activities

The original aim of the charity was to provide housing to retired Methodist ministers and their wives or to widows of ministers, but, in due course, older lay members of Camborne Wesley Church and people of Camborne who met the trust criteria have been offered a home at Bethany for a minimal contribution.

Rental income for the year has remained steady, although one property had a period with no tenants. Repayments continue to be made, on schedule, against the property development loans taken out in previous years and the trustees are confident the charity is financially secure and able to meet annual outgoings, including loan repayments, in future years.

Lavinia Thomas
Chair of the Board of Trustees

Examiner's Report

I report on the accounts of the Trust for the year ended 31 December 2020, set out on page 3.

The charity's trustees are responsible for the preparation of the accounts. The charity's trustees consider that an audit is not required for this year under section 144(2) of the Charities Act 2011 (the 2011 Act) and that an independent examination is needed.

It is my responsibility to:

- examine the accounts under section 145 of the 2011 Act
- to follow the procedures laid down in the general Directions given by the Charity Commission under section 145(5)(b) of the 2011 Act
- to state whether particular matters have come to my attention

My examination was carried out in accordance with the general Directions given by the Charity Commission. An examination includes a review of the accounting records kept by the charity and a comparison of the accounts presented with those records. The procedures undertaken do not provide all the evidence that would be required in a full audit and consequently no opinion is given as to whether the accounts present a 'true and fair view' and the report is limited to those matters set out in the statement below.

Independent Examiner's Statement

In connection with my examination, no matter has come to my attention which gives me reasonable cause to believe that in any material respect the following requirements have not been met:

- to keep accounting records in accordance with section 130 of the 2011 Act
- to prepare accounts which accord with the accounting records and comply with the accounting requirements of the 2011 Act

Nor, in my opinion, need attention be drawn to any other matter in order to enable a proper understanding of the accounts to be reached.

Approved by:

Date:

John Beck

25 October 2021

Beck & Co., 89 Ack Lane East, Bramhall, Stockport, Cheshire, SK7 2BH

Financial Report and Accounts

Basis of Preparation

The accounts have been prepared under the receipts and payment basis. All receipts, payments and balances represent unrestricted funds.

Statement of Receipts and Payments

	£	£
Receipts		
Contributions		33,690
Other income		3,980
Total receipts		37,670
Payments		
Bank charges	60	
Insurance and subscriptions	1,976	
Maintenance costs	16,032	
Professional Fees	2,361	
Council tax and utilities	263	
Sundry costs	204	
Loan repayments	12,363	
Total costs		33,259
Net income for the year		4,411

Statement of Assets and Liabilities

Cash Funds	£	£
Cash funds last year		40,516
Net income for the year		4,411
Cash funds at end of year		44,927

Property Assets

All properties have been owned by the charity since inception. The last time an independent review was carried out, in 2016, the properties were valued at £825,000.