

THE LEWISHAM ALMSHOUSE CHARITIES OF WILLIAM HATCLIFFE AND ABRAHAM COLFE

England & Wales · Charity number 228514

Details

Status Registered

Legal form Other

Registered 1963-10-16

Register [View on the Charity Commission register](#)

Contact

Address Clerks Office
Lloyd Court
Slagrove Place
London

Phone 02086908145

Email admin@lpcharities.co.uk

Website www.lpcharities.co.uk

Activities

Objects: SEE INDIVIDUAL CONSTITUENTS

Activities: The provision of an almshouse providing sheltered accomodation for the elderly. There are 11 units in the almshouse.

Classification

- **How:** Provides Buildings/facilities/open Space, Provides Services
- **What:** Accommodation/housing
- **Who:** Elderly/old People

Geography

- **Area of benefit:** LONDON BOROUGH OF LEWISHAM
- Lewisham

Finances

Period end	Income	Expenditure	Assets	Employees
2024-12-31	£288,890	£76,875	-	-
2023-12-31	£269,372	£86,183	-	-
2022-12-31	£234,402	£76,239	-	-
2021-12-31	£223,886	£69,435	-	-
2020-12-31	£229,431	£65,389	-	-

Trustees

Name	Role	Appointed
Lewisham Colfe & Hatcliffe Glebe Almshouse Trustee Ltd		2021-02-18

Linked charities

- LEWISHAM CHARITY OF WILLIAM HATCLIFFE (228514-1)
- ABRAHAM COLFE'S ALMSHOUSES (228514-2)
- GEORGE GOODAY (228514-3)
- BARTHOLOMEW TAYER (228514-4)
- CHARLES JAMES COVERLY (228514-5)
- YEARLY PAYMENT PAYABLE OUT OF THE INCOME OF THE UNITED CHARITIES BEING SOME OF THE PAROCHIAL CHARITIES IN THE ANCIENT PARISH OF LEWISHAM (228514-6)

THE LEWISHAM ALMSHOUSE CHARITIES OF WILLIAM HATCLIFFE AND ABRAHAM COLFE

England & Wales - Charity number 228514

Accounts

REGISTERED CHARITY NUMBER: 228514

**REPORT OF THE TRUSTEES AND
AUDITED FINANCIAL STATEMENTS
FOR THE YEAR ENDED
31 DECEMBER 2024
FOR
LEWISHAM ALMSHOUSE CHARITIES OF
WILLIAM HATCLIFFE AND ABRAHAM COLFE**

Berringers LLP
Lygon House
50 London Road
Bromley
Kent
BR1 3RA

**LEWISHAM ALMSHOUSE CHARITIES OF
WILLIAM HATCLIFFE AND ABRAHAM COLFE**

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for the year ended 31 December 2024**

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**LEWISHAM ALMSHOUSE CHARITIES OF
WILLIAM HATCLIFFE AND ABRAHAM COLFE**

**REFERENCE AND ADMINISTRATIVE DETAILS
for the year ended 31 December 2024**

TRUSTEES	Lewisham Colfe & Hatcliffe Glebe Almshouse Trustee Ltd
PRINCIPAL ADDRESS	Lloyd Court Slagrove Place Ladywell London SE13 7LP
REGISTERED CHARITY NUMBER	228514
AUDITORS	Berringers LLP Lygon House 50 London Road Bromley Kent BR1 3RA
CLERK	Ms J Segun

**LEWISHAM ALMSHOUSE CHARITIES OF
WILLIAM HATCLIFFE AND ABRAHAM COLFE**

**REPORT OF THE TRUSTEES
for the year ended 31 December 2024**

The trustees present their report with the financial statements of the charity for the year ended 31 December 2024. The trustees have adopted the provisions of 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 1 January 2019).

OBJECTIVES AND ACTIVITIES

Objectives and aims

Under the definition of the Scheme (Ref. 7432/58) sealed by the Charity Commissioners on 25 November 1958, the charity was required to 'erect almshouses which are to be used for the residence of almspeople'. The qualifications of the almspeople are: 'shall be poor persons who [are] resident in the Metropolitan Borough of Lewisham and shall be not less than 60 years of age.'

In light of the proposed almshouse development, in 2018 (Ref. 291/1819) the Charity Commission approved an Order to temporarily widen the Charity's beneficial class as follows:

'if on the occasion of a vacancy there are no applications received from Parochial Almspeople who fulfil the criteria set out in clauses 29(1) and 29(2), the Trustees may appoint almspeople who are under the age of 60 but who fulfil the other criteria in clauses (29)(1) and 29(2), on a temporary licence.'

We receive many applications from residents in the London Borough of Lewisham requesting a license to live in one of the 11 flats in our Colfe & Hatcliffe Glebe almshouse and once a vacancy has arisen, we endeavour to appoint a new resident as a beneficiary as soon as possible. Residents often then stay with us for the rest of their lives. Applications are welcome for the Colfe & Hatcliffe Glebe from residents of the London Borough of Lewisham and the Trustees then appoint a resident of each flat on an 'in need' basis.

At each Board meeting the Trustees consider matters arising from the administration of the Almshouse. It is the Trustees clear intention to maintain the property in first class condition and to provide a safe and attractive home for all residents. To this end the Trustees regularly consider improvements that could be made to the almshouses and ensure that regular repair and maintenance is carried out as required.

Public benefit

The trustees consider that the objectives and aims of the charity described above, enable it to meet its obligations to the Charity Commission to deliver accommodation to the poor of Lewisham.

ACHIEVEMENT AND PERFORMANCE

Charitable activities

The almshouse is too small by Housing Corporation standards to warrant the appointment of a resident warden. The House Manager is the only full-time member of staff, with the Finance and Administration Manager and Premises Manager both being part-time. The cleaning is carried out through an agency cleaning company.

During the year a new resident appointment was made to the vacant flat resulting from a resident that passed away the previous year.

Planning consent for the redevelopment of the building, which is situated in a Conservation Area, was granted in May 2021. The aim for the future is to increase capacity and upgrade the standard of accommodation on offer. The consent which lasts for three years expired in May 2024. Trustees continue the efforts of fundraising for the project. Trustees plan to submit an application for extension to the planning consent.

A summer gathering took place in June and was enjoyed by all. The annual trustees' visitations took place in November and residents received vouchers in lieu of a social gathering at Xmas.

Investment performance

It is the Trustees' policy to maximise the total return on investments whilst holding them in suitable accounts relating their purpose.

**LEWISHAM ALMSHOUSE CHARITIES OF
WILLIAM HATCLIFFE AND ABRAHAM COLFE**

**REPORT OF THE TRUSTEES
for the year ended 31 December 2024**

ACHIEVEMENT AND PERFORMANCE

Risk Management

A Risk Assessment document was approved by the Trustees in 2004 covering four main areas of risk: Hazard Risks, Financial Risks, Operational Risks and Compliance with the law. Trustees continue the review exercise once a year with the Finance and Administration Manager.

Reporting Serious Incidents

The Trustees confirm that by signing below they have declared that there were no serious incidents or other matters relating to this charity over the financial period 2024 that should have been brought to the attention of the Charity Commission but that have not.

They also confirm that in line with the Vetting and Barring Scheme, launched in October 2010, all staff and Trustees are subject to DBS check where appropriate.

FINANCIAL REVIEW

Reserves policy

The Trustees' Financial Policies and Procedures document includes the following statement relating to the reserves policy:-

"It is the Trustees policy to provide reserves in accordance with guidance from the Almshouse Association. These currently include the building maintenance funds (see below) and free reserves (i.e. excluding all monies tied up in fixed assets or endowment funds) sufficient to cover 6 months running costs. This would enable the Charity to continue to function should there be a sudden drop or loss of income.

Building Maintenance Funds - An extraordinary repair fund is to be maintained for infrequent or major repairs such as roof repairs or re-pointing and major long term improvements. A cyclical maintenance fund is also maintained to cover the cost of items such as internal and external redecorations. Annual contributions are to be made to these funds in accordance with guidelines issued by the Almshouse Association."

Going concern

The trustees consider the charity a going concern and the accounts have been prepared on that basis.

The Charity's incoming resources were £288,890 for the year ended 31 December 2024. A grant of £150,000 was received from The Estate Charity of William Hatcliffe during the year.

Expenditure directly related to the objects of the charity during the year was £76,875. £4,000 was transferred to the designated repair and maintenance funds as detailed in the financial statements on page 15.

The Trustees agreed an average 5% rise to the Weekly Maintenance Contribution for each flat, as of 1st January 2024, which is due to rises in building maintenance costs and costs of goods generally.

FUTURE PLANS

The charity is currently in progress of redeveloping the land, rebuilding a modern almshouse. The preliminary costs are being capitalised.

STRUCTURE, GOVERNANCE AND MANAGEMENT

Governing document

The charity is controlled by its governing document, a deed of trust and constitutes an unincorporated charity.

The Charity was established under a scheme, sealed by the Charity Commissioners on 25 November 1958 (Ref. 7432/58), for the purpose of providing sheltered accommodation in Colfe and Hatcliffe Glebe, 347 Lewisham High Street, London SE13 6NY. The Almshouse was constructed in 1962 and the Charities' Registration No. is 228514.

**LEWISHAM ALMSHOUSE CHARITIES OF
WILLIAM HATCLIFFE AND ABRAHAM COLFE**

**REPORT OF THE TRUSTEES
for the year ended 31 December 2024**

STRUCTURE, GOVERNANCE AND MANAGEMENT

Recruitment and appointment of new trustees

The Trustees serving during the year were:-

Lewisham Colfe & Hatcliffe Glebe Almshouse Trustee Ltd

The Trustees receive no remuneration and, in the year under review, did not claim any expenses.

Organisational structure

The day to day running of the Almshouse was carried out by the Finance and Administration Manager, Ms Joy Segun. The Clerk's office, serving both the Lewisham Parochial Charities and the Lewisham Almshouse Charities of William Hatcliffe and Abraham Colfe, is based in Lloyd Court Almshouse approximately 1/4 mile away in Slagrove Place, Ladywell, London SE13 7LP. The Trustees pay a proportion of the Clerk's salary and contribute towards the costs of running the office.

The Trustees of the Almshouse Charity met on three occasions in the year. The Trustees annual visitation to meet the residents and discuss matters of mutual concern took place in November. Matters relating to Finance and General Purposes are discussed as part of the main board meeting.

Freehold Property

The Almshouse was held in trust for the charity by The Official Trustee of Charity Lands. This was transferred to The Lewisham Colfe & Hatcliffe Glebe almshouse Trustee Ltd on 22 April 2021 and is held in Trust by them.

STATEMENT OF TRUSTEES' RESPONSIBILITIES

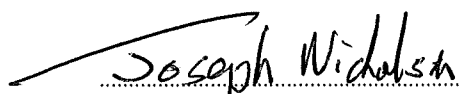
The trustees are responsible for preparing the Report of the trustees and the financial statements in accordance with applicable law and United Kingdom Accounting Standards (United Kingdom Generally Accepted Accounting Practice).

The law applicable to charities in England and Wales, the Charities Act 2011, Charity (Accounts and Reports) Regulations 2008 and the provisions of the trust deed requires the trustees to prepare financial statements for each financial year which 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 those financial statements, the trustees are required to

- select suitable accounting policies and then apply them consistently;
- observe the methods and principles in the Charity SORP;
- make judgements and estimates that are reasonable and prudent;
- prepare the financial statements on the going concern basis unless it is inappropriate to presume that the charity will continue in business.

The trustees are responsible for keeping proper accounting records which 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 Charity (Accounts and Reports) Regulations 2008 and the provisions of the trust deed. They are 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.

Approved by order of the board of trustees on 18th JUNE 2025 and signed on its behalf by:


.....
Mr J W Nicholson – on behalf of the Corporate Trustee

**REPORT OF THE INDEPENDENT AUDITORS TO THE TRUSTEES OF
LEWISHAM ALMSHOUSE CHARITIES OF
WILLIAM HATCLIFFE AND ABRAHAM COLFE**

Opinion

We have audited the financial statements of Lewisham Almshouse Charities of William Hatcliffe and Abraham Colfe (the 'charity') for the year ended 31 December 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 (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 December 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 Auditors' 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 Annual report, other than the financial statements and our Report of the independent auditors 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 where the Charities (Accounts and Reports) Regulations 2008 requires us to report to you if, in our opinion:

- the information given in the Report of the trustees 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.

**REPORT OF THE INDEPENDENT AUDITORS TO THE TRUSTEES OF
LEWISHAM ALMSHOUSE CHARITIES OF
WILLIAM HATCLIFFE AND ABRAHAM COLFE**

Responsibilities of trustees

As explained more fully in the Statement of trustees' responsibilities, the trustees are responsible for the preparation of the financial statements which 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.

Our responsibilities for the audit of the financial statements

We have been appointed as auditors under Section 144 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 a Report of the independent auditors 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.

The extent to which our procedures are capable of detecting irregularities, including fraud is detailed below:

In identifying and assessing risks of material misstatement in respect of irregularities, including fraud and error, we considered the following:

- the nature of the industry, control environment and business performance;
- results of our enquiries to management about their own assessment of the risks of fraud and error;
- the matters discussed among the audit engagement team regarding how and where fraud may occur in the financial statements and any potential indicators of fraud.

Our procedures to respond to risk include the following:

- reviewing the financial statement disclosures and testing to supporting documentation;
- performing analytical procedures to identify any unusual or unexpected areas that may indicate risks of material misstatement due to fraud or error;

addressing the risk of fraud and error through management override of controls, testing the appropriateness of journals, assessing whether the judgements made in making accounting estimates are indicative of a potential bias; and evaluating the business rationale of any significant transactions that are unusual or outside the normal course of business

A further description of our responsibilities for the audit of the financial statements is located on the Financial Reporting Council's website at www.frc.org.uk/auditorsresponsibilities. This description forms part of our Report of the Independent Auditors.

**REPORT OF THE INDEPENDENT AUDITORS TO THE TRUSTEES OF
LEWISHAM ALMSHOUSE CHARITIES OF
WILLIAM HATCLIFFE AND ABRAHAM COLFE**

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 auditors' 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.

Berringers LLP
Lygon House
50 London Road
Bromley
Kent
BR1 3RA

Date:

**LEWISHAM ALMSHOUSE CHARITIES OF
WILLIAM HATCLIFFE AND ABRAHAM COLFE**

**STATEMENT OF FINANCIAL ACTIVITIES
for the year ended 31 December 2024**

	Notes	Unrestricted funds £	Endowment fund £	2024 Total funds £	2023 Total funds £
INCOME AND ENDOWMENTS FROM					
Donations and legacies		150,000	-	150,000	143,000
Other trading activities	2	84,194	-	84,194	79,055
Investment income	3	<u>54,695</u>	-	<u>54,695</u>	<u>47,317</u>
Total		<u>288,889</u>	-	<u>288,889</u>	<u>269,372</u>
EXPENDITURE ON					
Charitable activities					
Maintenance	4	21,064	-	21,064	26,304
Services		25,263	-	25,263	20,511
Support costs		6,728	-	6,728	17,322
Staffing		<u>23,819</u>	-	<u>23,819</u>	<u>22,046</u>
Total		<u>76,874</u>	-	<u>76,874</u>	<u>86,183</u>
Net gains on investments		<u>49,112</u>	<u>2,821</u>	<u>51,933</u>	<u>68,249</u>
NET INCOME		261,127	2,821	263,948	251,438
RECONCILIATION OF FUNDS					
Total funds brought forward		<u>2,679,328</u>	<u>168,161</u>	<u>2,847,489</u>	<u>2,596,051</u>
TOTAL FUNDS CARRIED FORWARD		<u>2,940,455</u>	<u>170,982</u>	<u>3,111,437</u>	<u>2,847,489</u>


The notes form part of these financial statements

**LEWISHAM ALMSHOUSE CHARITIES OF
WILLIAM HATCLIFFE AND ABRAHAM COLFE**

**BALANCE SHEET
31 December 2024**

	Notes	Unrestricted funds £	Endowment fund £	2024 Total funds £	2023 Total funds £
FIXED ASSETS					
Tangible assets	6	613,986	43,395	657,381	657,427
Investments	7	<u>-</u>	<u>123,307</u>	<u>123,307</u>	<u>120,486</u>
		613,986	166,702	780,688	777,913
CURRENT ASSETS					
Debtors	8	13,802	-	13,802	13,787
Investments	9	1,215,208	4,280	1,219,488	1,144,431
Cash at bank		<u>1,119,704</u>	<u>-</u>	<u>1,119,704</u>	<u>930,079</u>
		2,348,714	4,280	2,352,994	2,088,297
CREDITORS					
Amounts falling due within one year	10	<u>(22,245)</u>	<u>-</u>	<u>(22,245)</u>	<u>(18,721)</u>
NET CURRENT ASSETS		<u>2,326,469</u>	<u>4,280</u>	<u>2,330,749</u>	<u>2,069,576</u>
TOTAL ASSETS LESS CURRENT LIABILITIES		<u>2,940,455</u>	<u>170,982</u>	<u>3,111,437</u>	<u>2,847,489</u>
NET ASSETS		<u>2,940,455</u>	<u>170,982</u>	<u>3,111,437</u>	<u>2,847,489</u>
FUNDS					
Unrestricted funds	11			2,940,455	2,679,328
Endowment funds				<u>170,982</u>	<u>168,161</u>
TOTAL FUNDS				<u>3,111,437</u>	<u>2,847,489</u>

The financial statements were approved by the Board of Trustees and authorised for issue on
and were signed on its behalf by:


.....
Mr J W Nicholson – on behalf of the Corporate Trustee


.....
Mr A Walker – on behalf of the Corporate Trustee

The notes form part of these financial statements

**LEWISHAM ALMSHOUSE CHARITIES OF
WILLIAM HATCLIFFE AND ABRAHAM COLFE**

**NOTES TO THE FINANCIAL STATEMENTS
for the year ended 31 December 2024**

1. ACCOUNTING POLICIES

Basis of preparing the financial statements

The financial statements of the charity, which is a public benefit entity under FRS 102, have been prepared in accordance with 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 1 January 2019)', Financial Reporting Standard 102 'The Financial Reporting Standard applicable in the UK and Republic of Ireland' and the Charities Act 2011. The financial statements have been prepared under the historical cost convention, with the exception of investments which are included at market value, as modified by the revaluation of certain assets.

The charity has taken advantage of the following disclosure exemptions in preparing these financial statements, as permitted by FRS 102 'The Financial Reporting Standard applicable in the UK and Republic of Ireland':

- the requirements of Section 7 Statement of Cash Flows;
- the requirement of paragraph 3.17(d);
- the requirements of paragraphs 11.42, 11.44, 11.45, 11.47, 11.48(a)(iii), 11.48(a)(iv), 11.48(b) and 11.48(c);
- the requirements of paragraphs 12.26, 12.27, 12.29(a), 12.29(b) and 12.29A;
- the requirement of paragraph 33.7.

Income from lettings

Income from lettings represents maintenance contributions receivable from the residents in occupation at the almshouse.

Investment income

Investment income is accounted for in the period in which the charity is entitled to receipt.

Social housing grant

A social housing grant was paid by the Housing Corporation to reduce the cost of the development and is shown as a deduction from the cost of the Housing Properties in the balance Sheet. The Grant is repayable under certain circumstances, primarily following the sale of the property but will be restricted to the net proceeds of the sale.

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 cost 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.

Tangible fixed assets

Depreciation is provided at the following annual rates in order to write off each asset over its estimated useful life.

Freehold property	- not provided
Fixtures and fittings	- 20% on reducing balance

As the property is maintained in a state of repair such that its estimated residual value is not less than its improvement cost no annual charge for depreciation is made on the building.

Taxation

The charity is exempt from tax on its charitable activities.

Fund and reserves

Unrestricted funds can be used in accordance with the charitable objectives at the discretion of the trustees.

**LEWISHAM ALMSHOUSE CHARITIES OF
WILLIAM HATCLIFFE AND ABRAHAM COLFE**

**NOTES TO THE FINANCIAL STATEMENTS - continued
for the year ended 31 December 2024**

1. ACCOUNTING POLICIES - continued

Fund and reserves

Designated funds

- i Cyclical Repairs and Maintenance: This fund is retained by the trustees to meet maintenance costs arising at regular intervals, e.g. internal and external redecoration and the cost of professional fees in respect of quinquennial inspections.
- ii Extraordinary Repairs: This is a reserve fund for future major expenditure. Provision is made in accordance with the recommendations of the Almshouse Association and the fund may be drawn upon without prior consent of the Charity Commissioners.
- iii Repairs and Maintenance Fund: Represents funds held for normal ongoing repairs.
- iv Charitable Fund Property Reserve: Represents that proportion of the cost of properties and improvements which was financed by charitable donations and the Trustee's own resources.
- v Lift Maintenance Fund: Represents funds held to meet the maintenance and replacement of the lift.

Endowment Fund

The Endowment Fund represents assets which must be held permanently by the charity by way of investments. Income arising on the endowment fund can be used in accordance with the objects of the charity and is included as unrestricted income. Any capital gains or losses arising on the investments form part of the fund.

Value added tax

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

2. OTHER TRADING ACTIVITIES

	2024	2023
	£	£
Residents Contributions	<u>84,194</u>	<u>79,055</u>

3. INVESTMENT INCOME

	2024	2023
	£	£
Fixed asset investment income	3,512	3,444
Deposit account interest	24,689	15,589
Current asset investment income	<u>26,494</u>	<u>28,284</u>
	<u>54,695</u>	<u>47,317</u>

**LEWISHAM ALMSHOUSE CHARITIES OF
WILLIAM HATCLIFFE AND ABRAHAM COLFE**

**NOTES TO THE FINANCIAL STATEMENTS - continued
for the year ended 31 December 2024**

4. CHARITABLE ACTIVITIES COSTS

	2024	2023
Maintenance		
Cleaning	2,830	3,056
Linkline alarm system	3,770	3,788
General repairs	5,232	8,360
Gardening	4,851	4,798
Lift maintenance	381	606
Routine repairs	-	1,696
General repairs	4,000	4,000
	<u>21,064</u>	<u>26,304</u>
Services		
Light & heat	16,871	13,331
Water & council tax	4,317	3,701
Telephone	1,534	1,075
Insurance	2,541	2,404
	<u>25,263</u>	<u>20,511</u>
Support		
Printing, postage & stationery	114	8
Subscriptions	669	466
Professional fees	324	9,712
Sundry expenses	900	1,278
Accountancy charge	2,335	3,460
Depreciation	46	58
Clerk's salary	-	-
Trustees' meeting expenses	-	-
Auditor's remuneration	2,340	2,340
	<u>6,728</u>	<u>17,322</u>
Staffing		
Warden and premises manager	16,878	15,548
Clerk's salary	6,941	6,498
	<u>23,819</u>	<u>22,046</u>

5. TRUSTEES' REMUNERATION AND BENEFITS

There were no trustees' remuneration or other benefits for the year ended 31 December 2024 nor for the year ended 31 December 2023.

Trustees' expenses

There were no trustees' expenses paid for the year ended 31 December 2024 nor for the year ended 31 December 2023.

**LEWISHAM ALMSHOUSE CHARITIES OF
WILLIAM HATCLIFFE AND ABRAHAM COLFE**

**NOTES TO THE FINANCIAL STATEMENTS - continued
for the year ended 31 December 2024**

6. TANGIBLE FIXED ASSETS

	Freehold property £	Fixtures and fittings £	Computer equipment £	Totals £
COST				
At 1 January 2024 and 31 December 2024	<u>657,197</u>	<u>14,634</u>	<u>453</u>	<u>672,284</u>
DEPRECIATION				
At 1 January 2024	-	14,404	453	14,857
Charge for year	<u>-</u>	<u>46</u>	<u>-</u>	<u>46</u>
At 31 December 2024	<u>-</u>	<u>14,450</u>	<u>453</u>	<u>14,903</u>
NET BOOK VALUE				
At 31 December 2024	<u>657,197</u>	<u>184</u>	<u>-</u>	<u>657,381</u>
At 31 December 2023	<u>657,197</u>	<u>230</u>	<u>-</u>	<u>657,427</u>

The original cost of the freehold was £848,264, and the additions are the preliminary costs for redevelopment, but the total is reduced by a Housing Grant of £381,816 from the London Borough of Lewisham. Upon disposal, this amount may be repaid from any excess.

The building is not depreciated due to the standards required for social housing that is maintained to a high standard.

7. FIXED ASSET INVESTMENTS

The investments held at market value are as follows:

	Market Value at 01/01/24 £	Market Value at 31/12/24 £	Unrealised Gain/(Loss) £
10190 M&G Income shares (2023 - 10190)	9,153	9,459	306
5610 COIF Income shares (2023 - 5610)	<u>111,333</u>	<u>113,848</u>	<u>2,515</u>
	<u>120,486</u>	<u>123,307</u>	<u>2,821</u>

8. DEBTORS: AMOUNTS FALLING DUE WITHIN ONE YEAR

	2024 £	2023 £
Other debtors	6,236	6,236
Prepayments and accrued income	<u>7,566</u>	<u>7,551</u>
	<u>13,802</u>	<u>13,787</u>

**LEWISHAM ALMSHOUSE CHARITIES OF
WILLIAM HATCLIFFE AND ABRAHAM COLFE**

**NOTES TO THE FINANCIAL STATEMENTS - continued
for the year ended 31 December 2024**

9. CURRENT ASSET INVESTMENTS

	Market Value at 01/01/24 £	Market Value at 31/12/24 £	Reinvested Dividends £	Unrealised Gain (Loss) £
13569 M&G Income shares (2023 - 13569)	12,188	12,596	-	408
5244 M&G Accum shares (2023 - 5244)	587,841	634,855	19,434	27,580
1682 COIF Accum shares (2023 - 1682)	417,331	438,455	-	21,124
COIF Charities Deposit Accounts	<u>127,071</u>	<u>133,582</u>	<u>6,511</u>	<u>-</u>
	<u>1,144,431</u>	<u>1,219,488</u>	<u>25,945</u>	<u>49,112</u>

10. CREDITORS: AMOUNTS FALLING DUE WITHIN ONE YEAR

	2024 £	2023 £
Other creditors	21,689	18,394
Residents Contributions	<u>556</u>	<u>327</u>
	<u>22,245</u>	<u>18,721</u>

11. MOVEMENT IN FUNDS

	At 1.1.24 £	Net movement in funds £	Transfers between funds £	At 31.12.24 £
Unrestricted funds				
General fund	1,541,070	265,508	(4,000)	1,802,578
Repairs & Maintenance	1,450	(4,000)	4,000	1,450
Cyclical Maintenance	33,711	-	-	33,711
Extraordinary Repairs	984,349	-	-	984,349
Charity Fund Property	107,412	-	-	107,412
Lift Maintenance	<u>11,336</u>	<u>(381)</u>	<u>-</u>	<u>10,955</u>
	2,679,328	261,127	-	2,940,455
Endowment funds				
Endowment Fund	168,161	2,821	-	170,982
	<u>2,847,489</u>	<u>263,948</u>	<u>-</u>	<u>3,111,437</u>

**LEWISHAM ALMSHOUSE CHARITIES OF
WILLIAM HATCLIFFE AND ABRAHAM COLFE**

**NOTES TO THE FINANCIAL STATEMENTS - continued
for the year ended 31 December 2024**

11. MOVEMENT IN FUNDS - continued

Net movement in funds, included in the above are as follows:

	Incoming resources £	Resources expended £	Gains and losses £	Movement in funds £
Unrestricted funds				
General fund	288,889	(72,493)	49,112	265,508
Repairs & Maintenance	-	(4,000)	-	(4,000)
Lift Maintenance	-	(381)	-	(381)
	<u>288,889</u>	<u>(76,874)</u>	<u>49,112</u>	<u>261,127</u>
Endowment funds				
Endowment Fund	-	-	2,821	2,821
	<u>-</u>	<u>-</u>	<u>2,821</u>	<u>2,821</u>
TOTAL FUNDS	<u><u>288,889</u></u>	<u><u>(76,874)</u></u>	<u><u>51,933</u></u>	<u><u>263,948</u></u>

Comparatives for movement in funds

	At 1.1.23 £	Net movement in funds £	Transfers between funds £	At 31.12.23 £
Unrestricted funds				
General fund	1,296,997	248,073	(4,000)	1,541,070
Repairs & Maintenance	1,450	(4,000)	4,000	1,450
Cyclical Maintenance	35,407	(1,696)	-	33,711
Extraordinary Repairs	984,349	-	-	984,349
Charity Fund Property	107,412	-	-	107,412
Lift Maintenance	11,942	(606)	-	11,336
	<u>2,437,557</u>	<u>241,771</u>	<u>-</u>	<u>2,679,328</u>
Endowment funds				
Endowment Fund	158,494	9,667	-	168,161
	<u>158,494</u>	<u>9,667</u>	<u>-</u>	<u>168,161</u>
TOTAL FUNDS	<u><u>2,596,051</u></u>	<u><u>251,438</u></u>	<u><u>-</u></u>	<u><u>2,847,489</u></u>

**LEWISHAM ALMSHOUSE CHARITIES OF
WILLIAM HATCLIFFE AND ABRAHAM COLFE**

**NOTES TO THE FINANCIAL STATEMENTS - continued
for the year ended 31 December 2024**

11. MOVEMENT IN FUNDS - continued

Comparative net movement in funds, included in the above are as follows:

	Incoming resources £	Resources expended £	Gains and losses £	Movement in funds £
Unrestricted funds				
General fund	269,372	(79,881)	58,582	248,073
Repairs & Maintenance	-	(4,000)	-	(4,000)
Cyclical Maintenance	-	(1,696)	-	(1,696)
Lift Maintenance	-	(606)	-	(606)
	269,372	(86,183)	58,582	241,771
Endowment funds				
Endowment Fund	-	-	9,667	9,667
	-	-	-	-
TOTAL FUNDS	<u>269,372</u>	<u>(86,183)</u>	<u>68,249</u>	<u>251,438</u>

12. RELATED PARTY DISCLOSURES

There were no related party transactions for the year ended 31 December 2024.

THE LEWISHAM ALMSHOUSE CHARITIES OF WILLIAM HATCLIFFE AND ABRAHAM COLFE

England & Wales - Charity number 228514

Accounts

**REPORT OF THE TRUSTEES AND
AUDITED FINANCIAL STATEMENTS
FOR THE YEAR ENDED
31 DECEMBER 2023
FOR
LEWISHAM ALMSHOUSE CHARITIES OF
WILLIAM HATCLIFFE AND ABRAHAM COLFE**

Berringers LLP
Lygon House
50 London Road
Bromley
Kent
BR1 3RA

**LEWISHAM ALMSHOUSE CHARITIES OF
WILLIAM HATCLIFFE AND ABRAHAM COLFE**

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for the year ended 31 December 2023**

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**LEWISHAM ALMSHOUSE CHARITIES OF
WILLIAM HATCLIFFE AND ABRAHAM COLFE**

**REFERENCE AND ADMINISTRATIVE DETAILS
for the year ended 31 December 2023**

TRUSTEES	Lewisham Colfe & Hatcliffe Glebe Almshouse Trustee Ltd
PRINCIPAL ADDRESS	Lloyd Court Slagrove Place Ladywell London SE13 7LP
REGISTERED CHARITY NUMBER	228514
AUDITORS	Berringers LLP Lygon House 50 London Road Bromley Kent BR1 3RA
CLERK	Ms J Segun

**LEWISHAM ALMSHOUSE CHARITIES OF
WILLIAM HATCLIFFE AND ABRAHAM COLFE**

**REPORT OF THE TRUSTEES
for the year ended 31 December 2023**

The trustees present their report with the financial statements of the charity for the year ended 31 December 2023. The trustees have adopted the provisions of 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 1 January 2019).

OBJECTIVES AND ACTIVITIES

Objectives and aims

Under the definition of the Scheme (Ref. 7432/58) sealed by the Charity Commissioners on 25 November 1958, the charity was required to 'erect almshouses which are to be used for the residence of almspeople'. The qualifications of the almspeople are: 'shall be poor persons who [are] resident in the Metropolitan Borough of Lewisham and shall be not less than 60 years of age.'

We receive many applications from residents in the London Borough of Lewisham requesting a license to live in one of the 11 flats in our Colfe & Hatcliffe Glebe almshouse and once a vacancy has arisen, we endeavour to appoint a new resident as a beneficiary as soon as possible. Residents often then stay with us for the rest of their lives.

Applications are welcome for the Colfe & Hatcliffe Glebe from residents of the London Borough of Lewisham and the Trustees then appoint a resident of each flat on an 'in need' basis.

At each Board meeting the Trustees consider matters arising from the administration of the Almshouse. It is the Trustees clear intention to maintain the property in first class condition and to provide a safe and attractive home for all residents. To this end the Trustees regularly consider improvements that could be made to the almshouses and ensure that regular repair and maintenance is carried out as required.

Public benefit

The trustees consider that the objectives and aims of the charity described above, enable it to meet its obligations to the Charity Commission to deliver accommodation to the poor of Lewisham.

ACHIEVEMENT AND PERFORMANCE

Charitable activities

The almshouse is too small by Housing Corporation standards to warrant the appointment of a resident warden. The House Manager is the only full-time member of staff, with the Finance and Administration Manager and Premises Manager both being part-time. The cleaning is carried out through an agency cleaning company.

During the year a new resident appointment was made to the vacant flat resulting from a resident that passed away the previous year.

Planning consent for the redevelopment of the building, which is situated in a Conservation Area, was granted in May 2021. The aim for the future is to increase capacity and upgrade the standard of accommodation on offer. The consent lasts for three years and is due to expire in May 2024. Trustees continue the efforts of fundraising for the project. It is likely that an application for extension to the planning consent will be sought.

The impact of the pandemic on social events has now abated. A summer gathering took place in June and was enjoyed by all. Annual trustees' visitations recommenced in November followed by a social gathering at Xmas.

Investment performance

It is the Trustees' policy to maximise the total return on investments whilst holding them in suitable accounts relating their purpose.

**LEWISHAM ALMSHOUSE CHARITIES OF
WILLIAM HATCLIFFE AND ABRAHAM COLFE**

**REPORT OF THE TRUSTEES
for the year ended 31 December 2023**

ACHIEVEMENT AND PERFORMANCE

Risk Management

A Risk Assessment document was approved by the Trustees in 2004 covering four main areas of risk: Hazard Risks, Financial Risks, Operational Risks and Compliance with the law. Trustees continue the review exercise once a year with the Finance and Administration Manager.

Reporting Serious Incidents

The Trustees confirm that by signing below they have declared that there were no serious incidents or other matters relating to this charity over the financial period 2023 that should have been brought to the attention of the Charity Commission but that have not.

They also confirm that in line with the Vetting and Barring Scheme, launched in October 2010, all staff and Trustees are subject to DBS checks.

FINANCIAL REVIEW

Reserves policy

The Trustees' Financial Policies and Procedures document includes the following statement relating to the reserves policy:-

"It is the Trustees policy to provide reserves in accordance with guidance from the Almshouse Association. These currently include the building maintenance funds (see below) and free reserves (i.e. excluding all monies tied up in fixed assets or endowment funds) sufficient to cover 6 months running costs. This would enable the Charity to continue to function should there be a sudden drop or loss of income.

Building Maintenance Funds - An extraordinary repair fund is to be maintained for infrequent or major repairs such as roof repairs or re-pointing and major long term improvements. A cyclical maintenance fund is also maintained to cover the cost of items such as internal and external redecorations. Annual contributions are to be made to these funds in accordance with guidelines issued by the Almshouse Association."

Going concern

The trustees consider the charity a going concern and the accounts have been prepared on that basis.

The Charity's incoming resources were £269,372 for the year ended 31 December 2023. A grant of £143,000 was received from The Estate Charity of William Hatcliffe during the year.

Expenditure directly related to the objects of the charity during the year was £86,183. £4,000 was transferred to the designated repair and maintenance funds as detailed in the financial statements on page 15.

The Trustees agreed an average 5% rise to the Weekly Maintenance Contribution for each flat, as of 1st January 2023, which is due to rises in building maintenance costs and costs of goods generally.

FUTURE PLANS

The charity is currently in progress of redeveloping the land, rebuilding a modern almshouse. The preliminary costs are being capitalised.

STRUCTURE, GOVERNANCE AND MANAGEMENT

Governing document

The charity is controlled by its governing document, a deed of trust and constitutes an unincorporated charity.

The Charity was established under a scheme, sealed by the Charity Commissioners on 25 November 1958 (Ref. 7432/58), for the purpose of providing sheltered accommodation in Colfe and Hatcliffe Glebe, 347 Lewisham High Street, London SE13 6NY. The Almshouse was constructed in 1962 and the Charities' Registration No. is 228514.

**LEWISHAM ALMSHOUSE CHARITIES OF
WILLIAM HATCLIFFE AND ABRAHAM COLFE**

**REPORT OF THE TRUSTEES
for the year ended 31 December 2023**

STRUCTURE, GOVERNANCE AND MANAGEMENT

Recruitment and appointment of new trustees

The Trustees serving during the year were:-

Lewisham Colfe & Hatcliffe Glebe Almshouse Trustee Ltd

The Trustees receive no remuneration and, in the year under review, did not claim any expenses.

Organisational structure

The day to day running of the Almshouse was carried out by the Finance and Administration Manager, Ms Joy Segun. The Clerk's office, serving both the Lewisham Parochial Charities and the Lewisham Almshouse Charities of William Hatcliffe and Abraham Colfe, is based in Lloyd Court Almshouse approximately 1/4 mile away in Slagrove Place, Ladywell, London SE13 7LP. The Trustees pay a proportion of the Clerk's salary and contribute towards the costs of running the office.

The Trustees of the Almshouse Charity met on three occasions in the year. The Trustees annual visitation to meet the residents and discuss matters of mutual concern took place in November after an absence of three years due to the pandemic. Matters relating to Finance and General Purposes are discussed as part of the main board meeting.

Freehold Property

The Almshouse was held in trust for the charity by The Official Trustee of Charity Lands. This was transferred to The Lewisham Colfe & Hatcliffe Glebe almshouse Trustee Ltd on 22 April 2021 and is held in Trust by them.

STATEMENT OF TRUSTEES' RESPONSIBILITIES

The trustees are responsible for preparing the Report of the trustees and the financial statements in accordance with applicable law and United Kingdom Accounting Standards (United Kingdom Generally Accepted Accounting Practice).

The law applicable to charities in England and Wales, the Charities Act 2011, Charity (Accounts and Reports) Regulations 2008 and the provisions of the trust deed requires the trustees to prepare financial statements for each financial year which 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 those financial statements, the trustees are required to

- select suitable accounting policies and then apply them consistently;
- observe the methods and principles in the Charity SORP;
- make judgements and estimates that are reasonable and prudent;
- prepare the financial statements on the going concern basis unless it is inappropriate to presume that the charity will continue in business.

The trustees are responsible for keeping proper accounting records which 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 Charity (Accounts and Reports) Regulations 2008 and the provisions of the trust deed. They are 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.

Approved by order of the board of trustees on and signed on its behalf by:

.....
Ms J Pring - Trustee

**REPORT OF THE INDEPENDENT AUDITORS TO THE TRUSTEES OF
LEWISHAM ALMSHOUSE CHARITIES OF
WILLIAM HATCLIFFE AND ABRAHAM COLFE**

Opinion

We have audited the financial statements of Lewisham Almshouse Charities of William Hatcliffe and Abraham Colfe (the 'charity') for the year ended 31 December 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 (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 December 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 Auditors' 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 Annual report, other than the financial statements and our Report of the independent auditors 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 where the Charities (Accounts and Reports) Regulations 2008 requires us to report to you if, in our opinion:

- the information given in the Report of the trustees 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.

**REPORT OF THE INDEPENDENT AUDITORS TO THE TRUSTEES OF
LEWISHAM ALMSHOUSE CHARITIES OF
WILLIAM HATCLIFFE AND ABRAHAM COLFE**

Responsibilities of trustees

As explained more fully in the Statement of trustees' responsibilities, the trustees are responsible for the preparation of the financial statements which 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.

Our responsibilities for the audit of the financial statements

We have been appointed as auditors under Section 144 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 a Report of the independent auditors 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.

The extent to which our procedures are capable of detecting irregularities, including fraud is detailed below:

In identifying and assessing risks of material misstatement in respect of irregularities, including fraud and error, we considered the following:

- the nature of the industry, control environment and business performance;
- results of our enquiries to management about their own assessment of the risks of fraud and error;
- the matters discussed among the audit engagement team regarding how and where fraud may occur in the financial statements and any potential indicators of fraud.

Our procedures to respond to risk include the following:

- reviewing the financial statement disclosures and testing to supporting documentation;
- performing analytical procedures to identify any unusual or unexpected areas that may indicate risks of material misstatement due to fraud or error;

addressing the risk of fraud and error through management override of controls, testing the appropriateness of journals, assessing whether the judgements made in making accounting estimates are indicative of a potential bias; and evaluating the business rationale of any significant transactions that are unusual or outside the normal course of business

A further description of our responsibilities for the audit of the financial statements is located on the Financial Reporting Council's website at www.frc.org.uk/auditorsresponsibilities. This description forms part of our Report of the Independent Auditors.

**REPORT OF THE INDEPENDENT AUDITORS TO THE TRUSTEES OF
LEWISHAM ALMSHOUSE CHARITIES OF
WILLIAM HATCLIFFE AND ABRAHAM COLFE**

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 auditors' 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.

Berringers LLP
Lygon House
50 London Road
Bromley
Kent
BR1 3RA

Date:

**LEWISHAM ALMSHOUSE CHARITIES OF
WILLIAM HATCLIFFE AND ABRAHAM COLFE**

**STATEMENT OF FINANCIAL ACTIVITIES
for the year ended 31 December 2023**

	Notes	Unrestricted funds £	Endowment fund £	2023 Total funds £	2022 Total funds £
INCOME AND ENDOWMENTS FROM					
Donations and legacies		143,000	-	143,000	125,000
Other trading activities	2	79,055	-	79,055	72,749
Investment income	3	47,317	-	47,317	36,653
Total		269,372	-	269,372	234,402
 EXPENDITURE ON					
Charitable activities					
Maintenance	4	26,304	-	26,304	20,897
Services		20,511	-	20,511	17,673
Support costs		17,322	-	17,322	22,648
Staffing		22,046	-	22,046	15,021
Total		86,183	-	86,183	76,239
Net gains/(losses) on investments		58,582	9,667	68,249	(74,971)
NET INCOME		241,771	9,667	251,438	83,192
 RECONCILIATION OF FUNDS					
Total funds brought forward		2,437,557	158,494	2,596,051	2,512,859
TOTAL FUNDS CARRIED FORWARD		2,679,328	168,161	2,847,489	2,596,051

The notes form part of these financial statements

**LEWISHAM ALMSHOUSE CHARITIES OF
WILLIAM HATCLIFFE AND ABRAHAM COLFE**

**BALANCE SHEET
31 December 2023**

	Notes	Unrestricted funds £	Endowment fund £	2023 Total funds £	2022 Total funds £
FIXED ASSETS					
Tangible assets	6	614,032	43,395	657,427	657,485
Investments	7	-	120,486	120,486	110,819
		<u>614,032</u>	<u>163,881</u>	<u>777,913</u>	<u>768,304</u>
CURRENT ASSETS					
Debtors	8	13,787	-	13,787	8,354
Investments	9	1,140,151	4,280	1,144,431	1,058,081
Cash at bank		930,079	-	930,079	781,491
		<u>2,084,017</u>	<u>4,280</u>	<u>2,088,297</u>	<u>1,847,926</u>
CREDITORS					
Amounts falling due within one year	10	(18,721)	-	(18,721)	(20,179)
		<u>2,065,296</u>	<u>4,280</u>	<u>2,069,576</u>	<u>1,827,747</u>
NET CURRENT ASSETS					
		<u>2,679,328</u>	<u>168,161</u>	<u>2,847,489</u>	<u>2,596,051</u>
TOTAL ASSETS LESS CURRENT LIABILITIES					
		<u>2,679,328</u>	<u>168,161</u>	<u>2,847,489</u>	<u>2,596,051</u>
NET ASSETS					
		<u><u>2,679,328</u></u>	<u><u>168,161</u></u>	<u><u>2,847,489</u></u>	<u><u>2,596,051</u></u>
FUNDS					
	11			2,679,328	2,437,557
Unrestricted funds				168,161	158,494
Endowment funds				<u>2,847,489</u>	<u>2,596,051</u>
TOTAL FUNDS					
				<u><u>2,847,489</u></u>	<u><u>2,596,051</u></u>

The financial statements were approved by the Board of Trustees and authorised for issue on and were signed on its behalf by:

.....
Ms J Pring - Trustee

.....
Mr J W Nicholson - Trustee

The notes form part of these financial statements

**LEWISHAM ALMSHOUSE CHARITIES OF
WILLIAM HATCLIFFE AND ABRAHAM COLFE**

**NOTES TO THE FINANCIAL STATEMENTS
for the year ended 31 December 2023**

1. ACCOUNTING POLICIES

Basis of preparing the financial statements

The financial statements of the charity, which is a public benefit entity under FRS 102, have been prepared in accordance with 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 1 January 2019)', Financial Reporting Standard 102 'The Financial Reporting Standard applicable in the UK and Republic of Ireland' and the Charities Act 2011. The financial statements have been prepared under the historical cost convention, with the exception of investments which are included at market value, as modified by the revaluation of certain assets.

The charity has taken advantage of the following disclosure exemptions in preparing these financial statements, as permitted by FRS 102 'The Financial Reporting Standard applicable in the UK and Republic of Ireland':

- the requirements of Section 7 Statement of Cash Flows;
- the requirement of paragraph 3.17(d);
- the requirements of paragraphs 11.42, 11.44, 11.45, 11.47, 11.48(a)(iii), 11.48(a)(iv), 11.48(b) and 11.48(c);
- the requirements of paragraphs 12.26, 12.27, 12.29(a), 12.29(b) and 12.29A;
- the requirement of paragraph 33.7.

Income from lettings

Income from lettings represents maintenance contributions receivable from the residents in occupation at the almshouse.

Investment income

Investment income is accounted for in the period in which the charity is entitled to receipt.

Social housing grant

A social housing grant was paid by the Housing Corporation to reduce the cost of the development and is shown as a deduction from the cost of the Housing Properties in the balance Sheet. The Grant is repayable under certain circumstances, primarily following the sale of the property but will be restricted to the net proceeds of the sale.

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 cost 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.

Tangible fixed assets

Depreciation is provided at the following annual rates in order to write off each asset over its estimated useful life.

Freehold property	- not provided
Fixtures and fittings	- 20% on reducing balance

As the property is maintained in a state of repair such that its estimated residual value is not less than its improvement cost no annual charge for depreciation is made on the building.

Taxation

The charity is exempt from tax on its charitable activities.

Fund and reserves

Unrestricted funds can be used in accordance with the charitable objectives at the discretion of the trustees.

**LEWISHAM ALMSHOUSE CHARITIES OF
WILLIAM HATCLIFFE AND ABRAHAM COLFE**

**NOTES TO THE FINANCIAL STATEMENTS - continued
for the year ended 31 December 2023**

1. ACCOUNTING POLICIES - continued

Fund and reserves

Designated funds

- i Cyclical Repairs and Maintenance: This fund is retained by the trustees to meet maintenance costs arising at regular intervals, e.g. internal and external redecoration and the cost of professional fees in respect of quinquennial inspections.
- ii Extraordinary Repairs: This is a reserve fund for future major expenditure. Provision is made in accordance with the recommendations of the Almshouse Association and the fund may be drawn upon without prior consent of the Charity Commissioners.
- iii Repairs and Maintenance Fund: Represents funds held for normal ongoing repairs.
- iv Charitable Fund Property Reserve: Represents that proportion of the cost of properties and improvements which was financed by charitable donations and the Trustee's own resources.
- v Lift Maintenance Fund: Represents funds held to meet the maintenance and replacement of the lift.

Endowment Fund

The Endowment Fund represents assets which must be held permanently by the charity by way of investments. Income arising on the endowment fund can be used in accordance with the objects of the charity and is included as unrestricted income. Any capital gains or losses arising on the investments form part of the fund.

Value added tax

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

2. OTHER TRADING ACTIVITIES

	2023	2022
	£	£
Residents Contributions	79,055	72,749
	<u>79,055</u>	<u>72,749</u>

3. INVESTMENT INCOME

	2023	2022
	£	£
Fixed asset investment income	3,444	3,401
Deposit account interest	15,589	2,792
Current asset investment income	28,284	30,460
	<u>47,317</u>	<u>36,653</u>

**LEWISHAM ALMSHOUSE CHARITIES OF
WILLIAM HATCLIFFE AND ABRAHAM COLFE**

**NOTES TO THE FINANCIAL STATEMENTS - continued
for the year ended 31 December 2023**

4. CHARITABLE ACTIVITIES COSTS

	2023	2022
Maintenance		
Cleaning	3,056	2,674
Linkline alarm system	3,788	3,010
General repairs	8,360	3,734
Gardening	4,798	2,088
Lift maintenance	606	701
Routine repairs	1,696	4,690
General repairs	4,000	4,000
	26,304	20,897
	26,304	20,897
Services		
Light & heat	13,331	10,677
Water & council tax	3,701	3,638
Telephone	1,075	1,211
Insurance	2,404	2,147
	20,511	17,673
	20,511	17,673
Support		
Printing, postage & stationery	8	45
Subscriptions	466	601
Professional fees	9,712	10,077
Sundry expenses	1,278	994
Accountancy charge	3,460	2,580
Depreciation	58	72
Clerk's salary	-	962
Trustees' meeting expenses	-	-
Auditor's remuneration	2,340	1,860
	17,322	17,191
	17,322	17,191
Staffing		
Warden and premises manager	15,548	15,021
Clerk's salary	6,498	5,457
	22,046	20,478
	22,046	20,478

5. TRUSTEES' REMUNERATION AND BENEFITS

There were no trustees' remuneration or other benefits for the year ended 31 December 2023 nor for the year ended 31 December 2022.

Trustees' expenses

There were no trustees' expenses paid for the year ended 31 December 2023 nor for the year ended 31 December 2022.

**LEWISHAM ALMSHOUSE CHARITIES OF
WILLIAM HATCLIFFE AND ABRAHAM COLFE**

**NOTES TO THE FINANCIAL STATEMENTS - continued
for the year ended 31 December 2023**

6. TANGIBLE FIXED ASSETS

	Freehold property £	Fixtures and fittings £	Computer equipment £	Totals £
COST				
At 1 January 2023 and 31 December 2023	<u>657,197</u>	<u>14,634</u>	<u>453</u>	<u>672,284</u>
DEPRECIATION				
At 1 January 2023	-	14,346	453	14,799
Charge for year	-	58	-	58
At 31 December 2023	<u>-</u>	<u>14,404</u>	<u>453</u>	<u>14,857</u>
NET BOOK VALUE				
At 31 December 2023	<u>657,197</u>	<u>230</u>	<u>-</u>	<u>657,427</u>
At 31 December 2022	<u>657,197</u>	<u>288</u>	<u>-</u>	<u>657,485</u>

The original cost of the freehold was £848,264, and the additions are the preliminary costs for redevelopment, but the total is reduced by a Housing Grant of £381,816 from the London Borough of Lewisham. Upon disposal, this amount may be repaid from any excess.

The building is not depreciated due to the standards required for social housing that is maintained to a high standard.

7. FIXED ASSET INVESTMENTS

The investments held at market value are as follows:

	Market Value at 01/01/23 £	Market Value at 31/12/23 £	Unrealised Gain/(Loss) £
10190 M&G Income shares (2022 - 10190)	8,999	9,153	154
5610 COIF Income shares (2022 - 5610)	<u>101,820</u>	<u>111,333</u>	<u>9,513</u>
	<u>110,819</u>	<u>120,486</u>	<u>9,667</u>

8. DEBTORS: AMOUNTS FALLING DUE WITHIN ONE YEAR

	2023 £	2022 £
Other debtors	6,236	-
Prepayments and accrued income	<u>7,551</u>	<u>8,354</u>
	<u>13,787</u>	<u>8,354</u>

**LEWISHAM ALMSHOUSE CHARITIES OF
WILLIAM HATCLIFFE AND ABRAHAM COLFE**

**NOTES TO THE FINANCIAL STATEMENTS - continued
for the year ended 31 December 2023**

9. CURRENT ASSET INVESTMENTS

	Market Value at 01/01/23 £	Market Value at 31/12/23 £	Reinvested Dividends £	Unrealised Gain (Loss) £
13569 M&G Income shares (2022 - 13569)	11,983	12,188	-	205
5244 M&G Accum shares (2022 - 5244)	553,366	587,721	22,433	11,922
1682 COIF Accum shares (2022 - 1682)	370,776	417,231	-	46,455
COIF Charities Deposit Accounts	121,736	127,071	5,335	-
	<u>1,057,861</u>	<u>1,144,211</u>	<u>27,768</u>	<u>58,582</u>

10. CREDITORS: AMOUNTS FALLING DUE WITHIN ONE YEAR

	2023 £	2022 £
Other creditors	18,394	19,987
Residents Contributions	327	192
	<u>18,721</u>	<u>20,179</u>

11. MOVEMENT IN FUNDS

	At 1.1.23 £	Net movement in funds £	Transfers between funds £	At 31.12.23 £
Unrestricted funds				
General fund	1,296,997	248,073	(4,000)	1,541,070
Repairs & Maintenance	1,450	(4,000)	4,000	1,450
Cyclical Maintenance	35,407	(1,696)	-	33,711
Extraordinary Repairs	984,349	-	-	984,349
Charity Fund Property	107,412	-	-	107,412
Lift Maintenance	11,942	(606)	-	11,336
	<u>2,437,557</u>	<u>241,771</u>	<u>-</u>	<u>2,679,328</u>
Endowment funds				
Endowment Fund	158,494	9,667	-	168,161
	<u>2,596,051</u>	<u>251,438</u>	<u>-</u>	<u>2,847,489</u>

**LEWISHAM ALMSHOUSE CHARITIES OF
WILLIAM HATCLIFFE AND ABRAHAM COLFE**

**NOTES TO THE FINANCIAL STATEMENTS - continued
for the year ended 31 December 2023**

11. MOVEMENT IN FUNDS - continued

Net movement in funds, included in the above are as follows:

	Incoming resources £	Resources expended £	Gains and losses £	Movement in funds £
Unrestricted funds				
General fund	269,372	(79,881)	58,582	248,073
Repairs & Maintenance	-	(4,000)	-	(4,000)
Cyclical Maintenance	-	(1,696)	-	(1,696)
Lift Maintenance	-	(606)	-	(606)
	<u>269,372</u>	<u>(86,183)</u>	<u>58,582</u>	<u>241,771</u>
Endowment funds				
Endowment Fund	-	-	9,667	9,667
	<u>269,372</u>	<u>(86,183)</u>	<u>68,249</u>	<u>251,438</u>

Comparatives for movement in funds

	At 1.1.22 £	Net movement in funds £	Transfers between funds £	At 31.12.22 £
Unrestricted funds				
General fund	1,194,730	106,267	(4,000)	1,296,997
Repairs & Maintenance	1,450	(4,000)	4,000	1,450
Cyclical Maintenance	40,097	(4,690)	-	35,407
Extraordinary Repairs	984,349	-	-	984,349
Charity Fund Property	107,412	-	-	107,412
Lift Maintenance	12,643	(701)	-	11,942
	<u>2,340,681</u>	<u>96,876</u>	<u>-</u>	<u>2,437,557</u>
Endowment funds				
Endowment Fund	172,178	(13,684)	-	158,494
	<u>2,512,859</u>	<u>83,192</u>	<u>-</u>	<u>2,596,051</u>

**LEWISHAM ALMSHOUSE CHARITIES OF
WILLIAM HATCLIFFE AND ABRAHAM COLFE**

**NOTES TO THE FINANCIAL STATEMENTS - continued
for the year ended 31 December 2023**

11. MOVEMENT IN FUNDS - continued

Comparative net movement in funds, included in the above are as follows:

	Incoming resources £	Resources expended £	Gains and losses £	Movement in funds £
Unrestricted funds				
General fund	234,402	(66,848)	(61,287)	106,267
Repairs & Maintenance	-	(4,000)	-	(4,000)
Cyclical Maintenance	-	(4,690)	-	(4,690)
Lift Maintenance	-	(701)	-	(701)
	<u>234,402</u>	<u>(76,239)</u>	<u>(61,287)</u>	<u>96,876</u>
Endowment funds				
Endowment Fund	-	-	(13,684)	(13,684)
	<u>234,402</u>	<u>(76,239)</u>	<u>(74,971)</u>	<u>83,192</u>

12. RELATED PARTY DISCLOSURES

There were no related party transactions for the year ended 31 December 2023.

THE LEWISHAM ALMSHOUSE CHARITIES OF WILLIAM HATCLIFFE AND ABRAHAM COLFE

England & Wales - Charity number 228514

Accounts

**REPORT OF THE TRUSTEES AND
AUDITED FINANCIAL STATEMENTS
FOR THE YEAR ENDED
31 DECEMBER 2022**

FOR

**LEWISHAM ALMSHOUSE CHARITIES OF
WILLIAM HATCLIFFE AND ABRAHAM COLFE**

Berringers LLP
Lygon House
50 London Road
Bromley
Kent
BR1 3RA

**LEWISHAM ALMSHOUSE CHARITIES OF
WILLIAM HATCLIFFE AND ABRAHAM COLFE**

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for the year ended 31 December 2022**

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**LEWISHAM ALMSHOUSE CHARITIES OF
WILLIAM HATCLIFFE AND ABRAHAM COLFE**

**REFERENCE AND ADMINISTRATIVE DETAILS
for the year ended 31 December 2022**

TRUSTEES	Lewisham Colfe & Hatcliffe Glebe Almshouse Trustee Ltd
PRINCIPAL ADDRESS	Lloyd Court Slagrove Place Ladywell London SE13 7LP
REGISTERED CHARITY NUMBER	228514
AUDITORS	Berringers LLP Lygon House 50 London Road Bromley Kent BR1 3RA
CLERK	Ms J Segun

**LEWISHAM ALMSHOUSE CHARITIES OF
WILLIAM HATCLIFFE AND ABRAHAM COLFE**

**REPORT OF THE TRUSTEES
for the year ended 31 December 2022**

The trustees present their report with the financial statements of the charity for the year ended 31 December 2022. The trustees have adopted the provisions of 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 1 January 2019).

OBJECTIVES AND ACTIVITIES

Objectives and aims

Under the definition of the Scheme (Ref. 7432/58) sealed by the Charity Commissioners on 25 November 1958, the charity was required to 'erect almshouses which are to be used for the residence of almspeople'. The qualifications of the almspeople are: 'shall be poor persons who [are] resident in the Metropolitan Borough of Lewisham and shall be not less than 60 years of age.'

We receive many applications from residents in the London Borough of Lewisham requesting a license to live in one of the 11 flats in our Colfe & Hatcliffe Glebe almshouse and once a vacancy has arisen, we endeavour to appoint a new resident as a beneficiary as soon as possible. Residents often then stay with us for the rest of their lives. Applications are welcome for the Colfe & Hatcliffe Glebe from residents of the London Borough of Lewisham and the Trustees then appoint a resident of each flat on an 'in need' basis.

At each Board meeting the Trustees consider matters arising from the administration of the Almshouse. It is the Trustees clear intention to maintain the property in first class condition and to provide a safe and attractive home for all residents. To this end the Trustees regularly consider improvements that could be made to the almshouses and ensure that regular repair and maintenance is carried out as required.

Public benefit

The trustees consider that the objectives and aims of the charity described above, enable it to meet its obligations to the Charity Commission to deliver accommodation to the poor of Lewisham.

ACHIEVEMENT AND PERFORMANCE

Charitable activities

The almshouse is too small by Housing Corporation standards to warrant the appointment of a resident warden. The House Manager is the only full-time member of staff, with the Finance and Administration Manager and Premises Manager both being part-time. The cleaning is carried out through an agency cleaning company.

During the course of the year, sadly, a resident passed away and the flat became vacant. The newly vacant flat will be redecorated ready for the appointment of a new resident.

The process of an application to the local authority for planning permission for the redevelopment of the building, which is situated in a Conservation Area, commenced in January 2016 was concluded with the granting of planning consent in May 2021. The aim for the future is to increase capacity and upgrade the standard of accommodation on offer.

The process of changing to Incorporated status which commenced in 2019 was concluded in May 2021 with the transfer of the property and update to the Land Registry. Womble Bond Dickinson LLP were appointed to manage the process.

As a result of the pandemic and the lockdown from March 2020, the usual social activities were suspended to comply with the governments social distancing rules. It is hoped that these activities will recommence in the near future now that the global Covid 19 threat is somewhat abated.

Social events have gradually returned to the almshouse. Since the end of the pandemic and the removal of all restrictions, residents felt able to gather in small numbers and resumed the use of communal facilities. In December 2022, trustees were able to meet with residents at a Carol Service held in the lounge followed by a Xmas drinks event.

Investment performance

It is the Trustees' policy to maximise the total return on investments whilst holding them in suitable accounts relating their purpose.

**LEWISHAM ALMSHOUSE CHARITIES OF
WILLIAM HATCLIFFE AND ABRAHAM COLFE**

**REPORT OF THE TRUSTEES
for the year ended 31 December 2022**

ACHIEVEMENT AND PERFORMANCE

Risk Management

A Risk Assessment document was approved by the Trustees in 2004 covering four main areas of risk: Hazard Risks, Financial Risks, Operational Risks and Compliance with the law. In 2005 a complete review of the Trustees' investments was carried out. A brief review of investments was undertaken in 2008; the Finance and Administration Manager and Mr Geoffrey Coulson carried on with the reassessment of the charity's investments and their management in 2012. Trustees continue the review exercise once a year with the Finance and Administration Manager.

Reporting Serious Incidents

The Trustees confirm that by signing below they have declared that there were no serious incidents or other matters relating to this charity over the financial period 2022 that should have been brought to the attention of the Charity Commission but that have not.

They also confirm that in line with the Vetting and Barring Scheme, launched in October 2010, all staff and Trustees are subject to DBS checks.

FINANCIAL REVIEW

Reserves policy

The Trustees' Financial Policies and Procedures document includes the following statement relating to the reserves policy:-

"It is the Trustees policy to provide reserves in accordance with guidance from the Almshouse Association. These currently include the building maintenance funds (see below) and free reserves (i.e. excluding all monies tied up in fixed assets or endowment funds) sufficient to cover 6 months running costs. This would enable the Charity to continue to function should there be a sudden drop or loss of income.

Building Maintenance Funds - An extraordinary repair fund is to be maintained for infrequent or major repairs such as roof repairs or re-pointing and major long term improvements. A cyclical maintenance fund is also maintained to cover the cost of items such as internal and external redecorations. Annual contributions are to be made to these funds in accordance with guidelines issued by the Almshouse Association."

Going concern

The trustees consider the charity a going concern and the accounts have been prepared on that basis.

The Charity's incoming resources were £234,402 for the year ended 31 December 2022. A grant of £125,000 was received from The Estate Charity of William Hatcliffe during the year.

Expenditure directly related to the objects of the charity during the year was £76,239. £4,000 was transferred to the designated repair and maintenance funds as detailed in the financial statements on page 15.

The Trustees agreed an average 5% rise to the Weekly Maintenance Contribution for each flat, as of 1st January 2022, which is due to rises in building maintenance costs and costs of goods generally.

FUTURE PLANS

The charity is currently in progress of redeveloping the land, rebuilding a modern almshouse. The preliminary costs are being capitalised.

STRUCTURE, GOVERNANCE AND MANAGEMENT

Governing document

The charity is controlled by its governing document, a deed of trust and constitutes an unincorporated charity.

The Charity was established under a scheme, sealed by the Charity Commissioners on 25 November 1958 (Ref. 7432/58), for the purpose of providing sheltered accommodation in Colfe and Hatcliffe Glebe, 347 Lewisham High Street, London SE13 6NY. The Almshouse was constructed in 1962 and the Charities' Registration No. is 228514.

**LEWISHAM ALMSHOUSE CHARITIES OF
WILLIAM HATCLIFFE AND ABRAHAM COLFE**

**REPORT OF THE TRUSTEES
for the year ended 31 December 2022**

STRUCTURE, GOVERNANCE AND MANAGEMENT

Recruitment and appointment of new trustees

The Trustees number eight in total of whom two are appointed by the Leathersellers Company. The Trustees serving during the year were:-

Lewisham Colfe & Hatcliffe Glebe Almshouse Trustee Ltd

The Trustees receive no remuneration and, in the year under review, did not claim any expenses.

Organisational structure

The day to day running of the Almshouse was carried out by the Finance and Administration Manager, Ms Joy Segun. The Clerk's office, serving both the Lewisham Parochial Charities and the Lewisham Almshouse Charities of William Hatcliffe and Abraham Colfe, is based in Lloyd Court Almshouse approximately 1/4 mile away in Slagrove Place, Ladywell, London SE13 7LP. The Trustees pay a proportion of the Clerk's salary and contribute towards the costs of running the office.

The Trustees of the Almshouse Charity met on four occasions in the year.

Freehold Property

The Almshouse was held in trust for the charity by The Official Trustee of Charity Lands. This was transferred to The Lewisham Colfe & Hatcliffe Glebe almshouse Trustee Ltd on 22 April 2021 and is held in Trust by them.

STATEMENT OF TRUSTEES' RESPONSIBILITIES

The trustees are responsible for preparing the Report of the trustees and the financial statements in accordance with applicable law and United Kingdom Accounting Standards (United Kingdom Generally Accepted Accounting Practice).

The law applicable to charities in England and Wales, the Charities Act 2011, Charity (Accounts and Reports) Regulations 2008 and the provisions of the trust deed requires the trustees to prepare financial statements for each financial year which 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 those financial statements, the trustees are required to

- select suitable accounting policies and then apply them consistently;
- observe the methods and principles in the Charity SORP;
- make judgements and estimates that are reasonable and prudent;
- prepare the financial statements on the going concern basis unless it is inappropriate to presume that the charity will continue in business.

The trustees are responsible for keeping proper accounting records which 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 Charity (Accounts and Reports) Regulations 2008 and the provisions of the trust deed. They are 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.

Approved by order of the board of trustees on 21 June 2023 and signed on its behalf by:

Ms J Pring

**REPORT OF THE INDEPENDENT AUDITORS TO THE TRUSTEES OF
LEWISHAM ALMSHOUSE CHARITIES OF
WILLIAM HATCLIFFE AND ABRAHAM COLFE**

Opinion

We have audited the financial statements of Lewisham Almshouse Charities of William Hatcliffe and Abraham Colfe (the 'charity') for the year ended 31 December 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 (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 December 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 Auditors' 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 Annual report, other than the financial statements and our Report of the independent auditors 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 where the Charities (Accounts and Reports) Regulations 2008 requires us to report to you if, in our opinion:

- the information given in the Report of the trustees 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.

**REPORT OF THE INDEPENDENT AUDITORS TO THE TRUSTEES OF
LEWISHAM ALMSHOUSE CHARITIES OF
WILLIAM HATCLIFFE AND ABRAHAM COLFE**

Responsibilities of trustees

As explained more fully in the Statement of trustees' responsibilities, the trustees are responsible for the preparation of the financial statements which 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.

Our responsibilities for the audit of the financial statements

We have been appointed as auditors under Section 144 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 a Report of the independent auditors 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.

The extent to which our procedures are capable of detecting irregularities, including fraud is detailed below:

In identifying and assessing risks of material misstatement in respect of irregularities, including fraud and error, we considered the following:

- the nature of the industry, control environment and business performance;
- results of our enquiries to management about their own assessment of the risks of fraud and error;
- the matters discussed among the audit engagement team regarding how and where fraud may occur in the financial statements and any potential indicators of fraud.

Our procedures to respond to risk include the following:

- reviewing the financial statement disclosures and testing to supporting documentation;
- performing analytical procedures to identify any unusual or unexpected areas that may indicate risks of material misstatement due to fraud or error;
- addressing the risk of fraud and error through management override of controls, testing the appropriateness of journals, assessing whether the judgements made in making accounting estimates are indicative of a potential bias; and evaluating the business rationale of any significant transactions that are unusual or outside the normal course of business.

A further description of our responsibilities for the audit of the financial statements is located on the Financial Reporting Council's website at www.frc.org.uk/auditorsresponsibilities. This description forms part of our Report of the Independent Auditors.

**REPORT OF THE INDEPENDENT AUDITORS TO THE TRUSTEES OF
LEWISHAM ALMSHOUSE CHARITIES OF
WILLIAM HATCLIFFE AND ABRAHAM COLFE**

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 auditors' 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.

Berringers LLP
Lygon House
50 London Road
Bromley
Kent
BR1 3RA

21 June 2023

**LEWISHAM ALMSHOUSE CHARITIES OF
WILLIAM HATCLIFFE AND ABRAHAM COLFE**

**STATEMENT OF FINANCIAL ACTIVITIES
for the year ended 31 December 2022**

	Notes	Unrestricted funds £	Endowment fund £	2022 Total funds £	2021 Total funds £
INCOME AND ENDOWMENTS FROM					
Donations and legacies		125,000	-	125,000	125,000
Other trading activities	2	72,749	-	72,749	70,054
Investment income	3	36,653	-	36,653	28,832
Total		<u>234,402</u>	<u>-</u>	<u>234,402</u>	<u>223,886</u>
 EXPENDITURE ON					
Charitable activities	4				
Maintenance		20,897	-	20,897	21,889
Services		17,673	-	17,673	17,950
Support costs		22,648	-	22,648	14,704
Staffing		15,021	-	15,021	14,892
Total		<u>76,239</u>	<u>-</u>	<u>76,239</u>	<u>69,435</u>
Net gains/(losses) on investments		<u>(61,287)</u>	<u>(13,684)</u>	<u>(74,971)</u>	<u>115,562</u>
NET INCOME/(EXPENDITURE)		96,876	(13,684)	83,192	270,013
 RECONCILIATION OF FUNDS					
Total funds brought forward		2,340,681	172,178	2,512,859	2,242,846
TOTAL FUNDS CARRIED FORWARD		<u><u>2,437,557</u></u>	<u><u>158,494</u></u>	<u><u>2,596,051</u></u>	<u><u>2,512,859</u></u>

The notes form part of these financial statements

**LEWISHAM ALMSHOUSE CHARITIES OF
WILLIAM HATCLIFFE AND ABRAHAM COLFE**

**BALANCE SHEET
31 December 2022**

	Notes	Unrestricted funds £	Endowment fund £	2022 Total funds £	2021 Total funds £
FIXED ASSETS					
Tangible assets	6	614,090	43,395	657,485	657,557
Investments	7	<u>-</u>	<u>110,819</u>	<u>110,819</u>	<u>124,503</u>
		614,090	154,214	768,304	782,060
CURRENT ASSETS					
Debtors	8	8,354	-	8,354	6,764
Investments	9	1,053,801	4,280	1,058,081	1,089,383
Cash at bank and in hand		<u>781,491</u>	<u>-</u>	<u>781,491</u>	<u>649,852</u>
		1,843,646	4,280	1,847,926	1,745,999
CREDITORS					
Amounts falling due within one year	10	(20,179)	-	(20,179)	(15,200)
		<u>-</u>	<u>-</u>	<u>-</u>	<u>-</u>
NET CURRENT ASSETS		<u>1,823,467</u>	<u>4,280</u>	<u>1,827,747</u>	<u>1,730,799</u>
TOTAL ASSETS LESS CURRENT LIABILITIES					
		<u>2,437,557</u>	<u>158,494</u>	<u>2,596,051</u>	<u>2,512,859</u>
NET ASSETS		<u><u>2,437,557</u></u>	<u><u>158,494</u></u>	<u><u>2,596,051</u></u>	<u><u>2,512,859</u></u>
FUNDS					
Unrestricted funds	11			2,437,557	2,340,681
Endowment funds				<u>158,494</u>	<u>172,178</u>
TOTAL FUNDS				<u><u>2,596,051</u></u>	<u><u>2,512,859</u></u>

The financial statements were approved by the Board of Trustees and authorised for issue on 21 June 2023 and were signed on its behalf by:

Ms J Pring

Mr J Watson

The notes form part of these financial statements

**LEWISHAM ALMSHOUSE CHARITIES OF
WILLIAM HATCLIFFE AND ABRAHAM COLFE**

**NOTES TO THE FINANCIAL STATEMENTS
for the year ended 31 December 2022**

1. ACCOUNTING POLICIES

Basis of preparing the financial statements

The financial statements of the charity, which is a public benefit entity under FRS 102, have been prepared in accordance with 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 1 January 2019)', Financial Reporting Standard 102 'The Financial Reporting Standard applicable in the UK and Republic of Ireland' and the Charities Act 2011. The financial statements have been prepared under the historical cost convention, with the exception of investments which are included at market value, as modified by the revaluation of certain assets.

The charity has taken advantage of the following disclosure exemptions in preparing these financial statements, as permitted by FRS 102 'The Financial Reporting Standard applicable in the UK and Republic of Ireland':

- the requirements of Section 7 Statement of Cash Flows;
- the requirement of paragraph 3.17(d);
- the requirements of paragraphs 11.42, 11.44, 11.45, 11.47, 11.48(a)(iii), 11.48(a)(iv), 11.48(b) and 11.48(c);
- the requirements of paragraphs 12.26, 12.27, 12.29(a), 12.29(b) and 12.29A;
- the requirement of paragraph 33.7.

Income from lettings

Income from lettings represents maintenance contributions receivable from the residents in occupation at the almshouse.

Investment income

Investment income is accounted for in the period in which the charity is entitled to receipt.

Social housing grant

A social housing grant was paid by the Housing Corporation to reduce the cost of the development and is shown as a deduction from the cost of the Housing Properties in the balance Sheet. The Grant is repayable under certain circumstances, primarily following the sale of the property but will be restricted to the net proceeds of the sale.

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 cost 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.

Tangible fixed assets

Depreciation is provided at the following annual rates in order to write off each asset over its estimated useful life.

Freehold property	- not provided
Fixtures and fittings	- 20% on reducing balance

As the property is maintained in a state of repair such that its estimated residual value is not less than its improvement cost no annual charge for depreciation is made on the building.

Taxation

The charity is exempt from tax on its charitable activities.

Fund and reserves

Unrestricted funds can be used in accordance with the charitable objectives at the discretion of the trustees.

**LEWISHAM ALMSHOUSE CHARITIES OF
WILLIAM HATCLIFFE AND ABRAHAM COLFE**

**NOTES TO THE FINANCIAL STATEMENTS - continued
for the year ended 31 December 2022**

1. ACCOUNTING POLICIES - continued

Fund and reserves

Designated funds

- i Cyclical Repairs and Maintenance: This fund is retained by the trustees to meet maintenance costs arising at regular intervals, e.g. internal and external redecoration and the cost of professional fees in respect of quinquennial inspections.
- ii Extraordinary Repairs: This is a reserve fund for future major expenditure. Provision is made in accordance with the recommendations of the Almshouse Association and the fund may be drawn upon without prior consent of the Charity Commissioners.
- iii Repairs and Maintenance Fund: Represents funds held for normal ongoing repairs.
- iv Charitable Fund Property Reserve: Represents that proportion of the cost of properties and improvements which was financed by charitable donations and the Trustee's own resources.
- v Lift Maintenance Fund: Represents funds held to meet the maintenance and replacement of the lift.

Endowment Fund

The Endowment Fund represents assets which must be held permanently by the charity by way of investments. Income arising on the endowment fund can be used in accordance with the objects of the charity and is included as unrestricted income. Any capital gains or losses arising on the investments form part of the fund.

Value added tax

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

2. OTHER TRADING ACTIVITIES

	2022	2021
	£	£
Residents Contributions	<u>72,749</u>	<u>70,054</u>

3. INVESTMENT INCOME

	2022	2021
	£	£
Fixed asset investment income	3,401	3,303
Deposit account interest	2,792	55
Current asset investment income	<u>30,460</u>	<u>25,474</u>
	<u>36,653</u>	<u>28,832</u>

**LEWISHAM ALMSHOUSE CHARITIES OF
WILLIAM HATCLIFFE AND ABRAHAM COLFE**

**NOTES TO THE FINANCIAL STATEMENTS - continued
for the year ended 31 December 2022**

4. CHARITABLE ACTIVITIES COSTS

	2022	2021
Maintenance		
Cleaning	2,674	2,464
Linkline alarm system	3,010	2,799
General repairs	3,734	3,693
Gardening	2,088	5,457
Lift maintenance	701	864
Routine repairs	4,690	2,612
General repairs	4,000	4,000
	<u>20,897</u>	<u>21,889</u>
Services		
Light & heat	10,677	11,143
Water & council tax	3,638	3,594
Telephone	1,211	1,155
Insurance	2,147	2,058
	<u>17,673</u>	<u>17,950</u>
Support		
Printing, postage & stationery	45	163
Subscriptions	601	665
Professional fees	10,077	2,568
Sundry expenses	994	1,092
Accountancy charge	2,580	2,400
Depreciation	72	92
Clerk's salary	962	976
Trustees' meeting expenses	-	16
Auditor's remuneration	1,860	1,200
	<u>17,191</u>	<u>9,172</u>
Staffing		
Warden and premises manager	15,021	14,892
Clerk's salary	5,457	5,532
	<u>20,478</u>	<u>20,424</u>

5. TRUSTEES' REMUNERATION AND BENEFITS

There were no trustees' remuneration or other benefits for the year ended 31 December 2022 nor for the year ended 31 December 2021.

Trustees' expenses

There were no trustees' expenses paid for the year ended 31 December 2022 nor for the year ended 31 December 2021.

**LEWISHAM ALMSHOUSE CHARITIES OF
WILLIAM HATCLIFFE AND ABRAHAM COLFE**

**NOTES TO THE FINANCIAL STATEMENTS - continued
for the year ended 31 December 2022**

6. TANGIBLE FIXED ASSETS

	Freehold property £	Fixtures and fittings £	Computer equipment £	Totals £
COST				
At 1 January 2022 and 31 December 2022	<u>657,197</u>	<u>14,634</u>	<u>453</u>	<u>672,284</u>
DEPRECIATION				
At 1 January 2022	-	14,274	453	14,727
Charge for year	<u>-</u>	<u>72</u>	<u>-</u>	<u>72</u>
At 31 December 2022	<u>-</u>	<u>14,346</u>	<u>453</u>	<u>14,799</u>
NET BOOK VALUE				
At 31 December 2022	<u>657,197</u>	<u>288</u>	<u>-</u>	<u>657,485</u>
At 31 December 2021	<u>657,197</u>	<u>360</u>	<u>-</u>	<u>657,557</u>

The original cost of the freehold was £848,264, and the additions are the preliminary costs for redevelopment, but the total is reduced by a Housing Grant of £381,816 from the London Borough of Lewisham. Upon disposal, this amount may be repaid from any excess.

The building is not depreciated due to the standards required for social housing that is maintained to a high standard.

7. FIXED ASSET INVESTMENTS

The investments held at market value are as follows:

	Market Value at 01/01/22 £	Market Value at 31/12/22 £	Unrealised Gain/(Loss) £
10190 M&G Income shares (2021 - 10190)	9,288	8,999	(289)
5610 COIF Income shares (2021 - 5610)	<u>115,215</u>	<u>101,820</u>	<u>(13,395)</u>
	<u>124,503</u>	<u>110,819</u>	<u>(13,684)</u>

8. DEBTORS: AMOUNTS FALLING DUE WITHIN ONE YEAR

	2022 £	2021 £
Prepayments and accrued income	<u>8,354</u>	<u>6,764</u>

**LEWISHAM ALMSHOUSE CHARITIES OF
WILLIAM HATCLIFFE AND ABRAHAM COLFE**

**NOTES TO THE FINANCIAL STATEMENTS - continued
for the year ended 31 December 2022**

9. CURRENT ASSET INVESTMENTS

	Market Value at 01/01/22 £	Market Value at 31/12/22 £	Reinvested Dividends £	Unrealised Gain (Loss) £
13569 M&G Income shares (2021 - 13569)	12,368	11,983	-	(385)
5244 M&G Accum shares (2021 - 5244)	549,028	553,366	20,413	(16,075)
1682 COIF Accum shares (2021 - 1682)	407,427	370,776	8,176	(44,827)
COIF Charities Deposit Accounts	<u>120,560</u>	<u>121,956</u>	<u>1,396</u>	<u>-</u>
	<u>1,089,383</u>	<u>1,058,081</u>	<u>29,985</u>	<u>(61,287)</u>

10. CREDITORS: AMOUNTS FALLING DUE WITHIN ONE YEAR

	2022 £	2021 £
Other creditors	19,987	14,811
Residents Contributions	<u>192</u>	<u>389</u>
	<u>20,179</u>	<u>15,200</u>

11. MOVEMENT IN FUNDS

	At 1.1.22 £	Net movement in funds £	Transfers between funds £	At 31.12.22 £
Unrestricted funds				
General fund	1,194,730	106,267	(4,000)	1,296,997
Repairs & Maintenance	1,450	(4,000)	4,000	1,450
Cyclical Maintenance	40,097	(4,690)	-	35,407
Extraordinary Repairs	984,349	-	-	984,349
Charity Fund Property	107,412	-	-	107,412
Lift Maintenance	<u>12,643</u>	<u>(701)</u>	-	<u>11,942</u>
	2,340,681	96,876	-	2,437,557
Endowment funds				
Endowment Fund	172,178	(13,684)	-	158,494
	<u>2,512,859</u>	<u>83,192</u>	<u>-</u>	<u>2,596,051</u>
TOTAL FUNDS	<u>2,512,859</u>	<u>83,192</u>	<u>-</u>	<u>2,596,051</u>

**LEWISHAM ALMSHOUSE CHARITIES OF
WILLIAM HATCLIFFE AND ABRAHAM COLFE**

**NOTES TO THE FINANCIAL STATEMENTS - continued
for the year ended 31 December 2022**

11. MOVEMENT IN FUNDS - continued

Net movement in funds, included in the above are as follows:

	Incoming resources £	Resources expended £	Gains and losses £	Movement in funds £
Unrestricted funds				
General fund	234,402	(66,848)	(61,287)	106,267
Repairs & Maintenance	-	(4,000)	-	(4,000)
Cyclical Maintenance	-	(4,690)	-	(4,690)
Lift Maintenance	-	(701)	-	(701)
	<u>234,402</u>	<u>(76,239)</u>	<u>(61,287)</u>	<u>96,876</u>
Endowment funds				
Endowment Fund	-	-	(13,684)	(13,684)
	<u>-</u>	<u>-</u>	<u>(13,684)</u>	<u>(13,684)</u>
TOTAL FUNDS	<u>234,402</u>	<u>(76,239)</u>	<u>(74,971)</u>	<u>83,192</u>

Comparatives for movement in funds

	At 1.1.21 £	Net movement in funds £	Transfers between funds £	At 31.12.21 £
Unrestricted funds				
General fund	937,577	261,153	(4,000)	1,194,730
Repairs & Maintenance	1,450	(4,000)	4,000	1,450
Cyclical Maintenance	42,350	(2,253)	-	40,097
Extraordinary Repairs	984,349	-	-	984,349
Charity Fund Property	107,412	-	-	107,412
Lift Maintenance	12,643	-	-	12,643
	<u>2,085,781</u>	<u>254,900</u>	<u>-</u>	<u>2,340,681</u>
Endowment funds				
Endowment Fund	157,065	15,113	-	172,178
	<u>157,065</u>	<u>15,113</u>	<u>-</u>	<u>172,178</u>
TOTAL FUNDS	<u>2,242,846</u>	<u>270,013</u>	<u>-</u>	<u>2,512,859</u>

**LEWISHAM ALMSHOUSE CHARITIES OF
WILLIAM HATCLIFFE AND ABRAHAM COLFE**

**NOTES TO THE FINANCIAL STATEMENTS - continued
for the year ended 31 December 2022**

11. MOVEMENT IN FUNDS - continued

Comparative net movement in funds, included in the above are as follows:

	Incoming resources £	Resources expended £	Gains and losses £	Movement in funds £
Unrestricted funds				
General fund	223,886	(63,182)	100,449	261,153
Repairs & Maintenance	-	(4,000)	-	(4,000)
Cyclical Maintenance	-	(2,253)	-	(2,253)
	<u>223,886</u>	<u>(69,435)</u>	<u>100,449</u>	<u>254,900</u>
Endowment funds				
Endowment Fund	-	-	15,113	15,113
	<u>-</u>	<u>-</u>	<u>15,113</u>	<u>15,113</u>
TOTAL FUNDS	<u>223,886</u>	<u>(69,435)</u>	<u>115,562</u>	<u>270,013</u>

12. RELATED PARTY DISCLOSURES

There were no related party transactions for the year ended 31 December 2022.

THE LEWISHAM ALMSHOUSE CHARITIES OF WILLIAM HATCLIFFE AND ABRAHAM COLFE

England & Wales - Charity number 228514

Accounts

**REPORT OF THE TRUSTEES AND
AUDITED FINANCIAL STATEMENTS
FOR THE YEAR ENDED
31 DECEMBER 2021**

FOR

**LEWISHAM ALMSHOUSE CHARITIES OF
WILLIAM HATCLIFFE AND ABRAHAM COLFE**

Berringers LLP
Lygon House
50 London Road
Bromley
Kent
BR1 3RA

**LEWISHAM ALMSHOUSE CHARITIES OF
WILLIAM HATCLIFFE AND ABRAHAM COLFE**

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for the year ended 31 December 2021**

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**LEWISHAM ALMSHOUSE CHARITIES OF
WILLIAM HATCLIFFE AND ABRAHAM COLFE**

**REFERENCE AND ADMINISTRATIVE DETAILS
for the year ended 31 December 2021**

TRUSTEES	Father S Hall (resigned 18.2.2021) Mrs G Phillips MBE - Vice Chair (resigned 22.1.2021) Mr A Till (resigned 18.2.2021) Mr G A Coulson (resigned 14.3.2022) Mr J Watson (resigned 18.2.2021) Ms J Pring – Chair (resigned 18.2.2021) Ms R Pretorius (resigned 18.2.2021) Lewisham Colfe & Hatcliffe Glebe Almshouse Trustee Ltd (appointed 18.2.2021)
DIRECTORS	Mr A Till Mr J Watson Ms R Pretorius Ms J Pring Mr A Walker Mr J Nicholson Father S Hall
PRINCIPAL ADDRESS	Lloyd Court Slagrove Place Ladywell London SE13 7LP
REGISTERED CHARITY NUMBER	228514
AUDITORS	Berringers LLP Lygon House 50 London Road Bromley Kent BR1 3RA
CLERK	Ms J Segun

**LEWISHAM ALMSHOUSE CHARITIES OF
WILLIAM HATCLIFFE AND ABRAHAM COLFE**

**REPORT OF THE TRUSTEES
for the year ended 31 December 2021**

The trustees present their report with the financial statements of the charity for the year ended 31 December 2021. The trustees have adopted the provisions of 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 1 January 2019).

OBJECTIVES AND ACTIVITIES

Objectives and aims

Under the definition of the Scheme (Ref. 7432/58) sealed by the Charity Commissioners on 25 November 1958, the charity was required to 'erect almshouses which are to be used for the residence of almspeople'. The qualifications of the almspeople are: 'shall be poor persons who [are] resident in the Metropolitan Borough of Lewisham and shall be not less than 60 years of age.'

We receive many applications from residents in the London Borough of Lewisham requesting a license to live in one of the 11 flats in our Colfe & Hatcliffe Glebe almshouse and once a vacancy has arisen we endeavour to appoint a new resident as a beneficiary as soon as possible. Residents often then stay with us for the rest of their lives.

Applications are welcome for the Colfe & Hatcliffe Glebe from residents of the London Borough of Lewisham and the Trustees of the Lewisham Parochial Charities then appoint a resident of each flat on an 'in need' basis.

At each Board meeting the Trustees consider matters arising from the administration of the Almshouse. It is the Trustees clear intention to maintain the property in first class condition and to provide a safe and attractive home for the elderly residents. To this end the Trustees regularly consider improvements that could be made to the almshouses and ensure that regular repair and maintenance is carried out as required.

Public benefit

The trustees consider that the objectives and aims of the charity described above, enable it to meet its obligations to the Charity Commission to deliver accommodation to the poor of Lewisham.

ACHIEVEMENT AND PERFORMANCE

Charitable activities

The almshouse is too small by Housing Corporation standards to warrant the appointment of a resident warden. The Warden is the only full-time member of staff, with the Finance and Administration Manager and Premises Manager both being part-time. The cleaning is carried out through an agency cleaning company.

No new resident appointment was made as the building was at full capacity.

The process of an application to the local authority for planning permission for the redevelopment of the building, which is situated in a Conservation Area, commenced in January 2016 was concluded with the granting of planning consent in May 2021. The aim for the future is to increase capacity and upgrade the standard of accommodation on offer.

The process of changing to Incorporated status which commenced in 2019 was concluded in May 2021 with the transfer of the property and update to the Land Registry. Womble Bond Dickinson LLP were appointed to manage the process.

As a result of the pandemic and the lockdown from March 2020, the usual social activities were suspended to comply with the governments social distancing rules. It is hoped that these activities will recommence in the near future now that the global Covid 19 threat is somewhat abated.

Social events could not take place and residents were encouraged to comply with government guidelines. Family visits were curtailed as advised by the government. As a result the annual trustees visitations were cancelled but residents were offered the possibility of a phone call with a trustee should they wish.

Investment performance

It is the Trustees' policy to maximise the total return on investments whilst holding them in suitable accounts relating their purpose.

**LEWISHAM ALMSHOUSE CHARITIES OF
WILLIAM HATCLIFFE AND ABRAHAM COLFE**

**REPORT OF THE TRUSTEES
for the year ended 31 December 2021**

ACHIEVEMENT AND PERFORMANCE

Risk Management

A Risk Assessment document was approved by the Trustees in 2004 covering four main areas of risk: Hazard Risks, Financial Risks, Operational Risks and Compliance with the law. In 2005 a complete review of the Trustees' investments was carried out. A brief review of investments was undertaken in 2008; the Finance and Administration Manager and Mr Geoffrey Coulson carried on with the reassessment of the charities investments and their management in 2012. Trustees continue the review exercise once a year with the Finance and Administration Manager.

Reporting Serious Incidents

The Trustees confirm that by signing below they have declared that there were no serious incidents or other matters relating to this charity over the financial period 2020 that should have been brought to the attention of the Charity Commission but that have not.

They also confirm that in line with the Vetting and Barring Scheme, launched in October 2010, all staff and Trustees are subject to DBS checks.

FINANCIAL REVIEW

Reserves policy

The Trustees' Financial Policies and Procedures document includes the following statement relating to the reserves policy:-

"It is the Trustees policy to provide reserves in accordance with guidance from the Almshouse Association. These currently include the building maintenance funds (see below) and free reserves (i.e. excluding all monies tied up in fixed assets or endowment funds) sufficient to cover 6 months running costs. This would enable the Charity to continue to function should there be a sudden drop or loss of income.

Building Maintenance Funds - An extraordinary repair fund is to be maintained for infrequent or major repairs such as roof repairs or re-pointing and major long term improvements. A cyclical maintenance fund is also maintained to cover the cost of items such as internal and external redecorations. Annual contributions are to be made to these funds in accordance with guidelines issued by the Almshouse Association."

Going concern

The trustees consider the charity a going concern and the accounts have been prepared on that basis.

The Charity's incoming resources were £223,886 for the year ended 31 December 2021. A grant of £125,000 was received from The Estate Charity of William Hatcliffe during the year.

Expenditure directly related to the objects of the charity during the year was £69,435. £4,000 was transferred to the designated repair and maintenance funds as detailed in the financial statements on page 14.

The Trustees agreed an average 5% rise to the Weekly Maintenance Contribution for each flat, as of 1st January 2021, which is due to rises in building maintenance costs and costs of goods generally.

FUTURE PLANS

The charity is currently in progress of redeveloping the land, rebuilding a modern almshouse. The preliminary costs are being capitalised.

STRUCTURE, GOVERNANCE AND MANAGEMENT

Governing document

The charity is controlled by its governing document, a deed of trust and constitutes an unincorporated charity.

The Charity was established under a scheme, sealed by the Charity Commissioners on 25 November 1958 (Ref. 7432/58), for the purpose of providing sheltered accommodation in Colfe and Hatcliffe Glebe, 347 Lewisham High Street, London SE13 6NY. The Almshouse was constructed in 1962 and the Charities' Registration No. is 228514.

**LEWISHAM ALMSHOUSE CHARITIES OF
WILLIAM HATCLIFFE AND ABRAHAM COLFE**

**REPORT OF THE TRUSTEES
for the year ended 31 December 2021**

STRUCTURE, GOVERNANCE AND MANAGEMENT

Recruitment and appointment of new trustees

The Trustees number eight in total of whom two are appointed by the Leathersellers Company. The Trustees serving during the year were:-

Appointed by the Lewisham Parochial Charities:-

Mr J Watson

Mrs G Phillips (Vice Chair) - resigned 22 January 2021

Mr A Till

Ms J Pring (Chair)

Father Steve Hall

Mr A Walker - appointed 18 February 2021

Lewisham Colfe & Hatcliffe Glebe Almshouse Trustee Ltd - appointed 18 February 2021

Appointed by the Leathersellers' Company:-

Mr G A Coulson - resigned 14 March 2022

Ms R Pretorius

Mr J Nicholson - appointed 17 November 2021

The Trustees receive no remuneration and, in the year under review, did not claim any expenses.

Organisational structure

The day to day running of the Almshouse was carried out by the Finance and Administration Manager, Ms Joy Segun. The Clerk's office, serving both the Lewisham Parochial Charities and the Lewisham Almshouse Charities of William Hatcliffe and Abraham Colfe, is based in Lloyd Court Almshouse approximately 1/4 mile away in Slagrove Place, Ladywell, London SE13 7LP. The Trustees pay a proportion of the Clerk's salary and contribute towards the costs of running the office.

The Trustees of the Almshouse Charity met on six occasions earlier in the year. This is two more than the usual four times a year. The Trustees annual visitation to meet the residents and discuss matters of mutual concern and interest was cancelled but some residents were able to speak to a trustee by telephone. Mrs Pring and Mr Watson were appointed to the Finance and General Purposes Committee for the year. This subcommittee did not meet in 2021.

Freehold Property

The Almshouse was held in trust for the charity by The Official Trustee of Charity Lands. This was transferred to The Lewisham Colfe & Hatcliffe Glebe almshouse Trustee Ltd on 22 April 2021 and is held in Trust by them.

STATEMENT OF TRUSTEES' RESPONSIBILITIES

The trustees are responsible for preparing the Report of the trustees and the financial statements in accordance with applicable law and United Kingdom Accounting Standards (United Kingdom Generally Accepted Accounting Practice).

The law applicable to charities in England and Wales, the Charities Act 2011, Charity (Accounts and Reports) Regulations 2008 and the provisions of the trust deed requires the trustees to prepare financial statements for each financial year which 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 those financial statements, the trustees are required to

- select suitable accounting policies and then apply them consistently;
- observe the methods and principles in the Charity SORP;
- make judgements and estimates that are reasonable and prudent;
- prepare the financial statements on the going concern basis unless it is inappropriate to presume that the charity will continue in business.

**LEWISHAM ALMSHOUSE CHARITIES OF
WILLIAM HATCLIFFE AND ABRAHAM COLFE**

**REPORT OF THE TRUSTEES
for the year ended 31 December 2021**

STATEMENT OF TRUSTEES' RESPONSIBILITIES - continued

The trustees are responsible for keeping proper accounting records which 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 Charity (Accounts and Reports) Regulations 2008 and the provisions of the trust deed. They are 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.

Approved by order of the board of trustees on 22 June 2022 and signed on its behalf by:

Ms J Pring - Trustee

**REPORT OF THE INDEPENDENT AUDITORS TO THE TRUSTEES OF
LEWISHAM ALMSHOUSE CHARITIES OF
WILLIAM HATCLIFFE AND ABRAHAM COLFE**

Opinion

We have audited the financial statements of Lewisham Almshouse Charities of William Hatcliffe and Abraham Colfe (the 'charity') for the year ended 31 December 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 (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 December 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 Auditors' 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 Annual report, other than the financial statements and our Report of the independent auditors 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 where the Charities (Accounts and Reports) Regulations 2008 requires us to report to you if, in our opinion:

- the information given in the Report of the trustees 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.

**REPORT OF THE INDEPENDENT AUDITORS TO THE TRUSTEES OF
LEWISHAM ALMSHOUSE CHARITIES OF
WILLIAM HATCLIFFE AND ABRAHAM COLFE**

Responsibilities of trustees

As explained more fully in the Statement of trustees' responsibilities, the trustees are responsible for the preparation of the financial statements which 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.

Our responsibilities for the audit of the financial statements

We have been appointed as auditors under Section 144 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 a Report of the independent auditors 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.

The extent to which our procedures are capable of detecting irregularities, including fraud is detailed below:

In identifying and assessing risks of material misstatement in respect of irregularities, including fraud and error, we considered the following:

- the nature of the industry, control environment and business performance;
- results of our enquiries to management about their own assessment of the risks of fraud and error;
- the matters discussed among the audit engagement team regarding how and where fraud may occur in the financial statements and any potential indicators of fraud.

Our procedures to respond to risk include the following:

- reviewing the financial statement disclosures and testing to supporting documentation;
- performing analytical procedures to identify any unusual or unexpected areas that may indicate risks of material misstatement due to fraud or error;
- addressing the risk of fraud and error through management override of controls, testing the appropriateness of journals, assessing whether the judgements made in making accounting estimates are indicative of a potential bias; and evaluating the business rationale of any significant transactions that are unusual or outside the normal course of business.

A further description of our responsibilities for the audit of the financial statements is located on the Financial Reporting Council's website at www.frc.org.uk/auditorsresponsibilities. This description forms part of our Report of the Independent Auditors.

**REPORT OF THE INDEPENDENT AUDITORS TO THE TRUSTEES OF
LEWISHAM ALMSHOUSE CHARITIES OF
WILLIAM HATCLIFFE AND ABRAHAM COLFE**

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 auditors' 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.

Berringers LLP
Lygon House
50 London Road
Bromley
Kent
BR1 3RA

22 June 2022

**LEWISHAM ALMSHOUSE CHARITIES OF
WILLIAM HATCLIFFE AND ABRAHAM COLFE**

**STATEMENT OF FINANCIAL ACTIVITIES
for the year ended 31 December 2021**

	Notes	Unrestricted funds £	Endowment fund £	2021 Total funds £	2020 Total funds £
INCOME AND ENDOWMENTS FROM					
Donations and legacies		125,000	-	125,000	132,500
Other trading activities	2	70,054	-	70,054	69,693
Investment income	3	28,832	-	28,832	27,238
Total		223,886	-	223,886	229,431
 EXPENDITURE ON					
Charitable activities	4				
Maintenance		21,889	-	21,889	14,940
Services		17,950	-	17,950	17,705
Support costs		14,704	-	14,704	18,037
Staffing		14,892	-	14,892	14,707
Total		69,435	-	69,435	65,389
Net gains/(losses) on investments		100,449	15,113	115,562	(4,222)
NET INCOME		254,900	15,113	270,013	159,820
 RECONCILIATION OF FUNDS					
Total funds brought forward		2,085,781	157,065	2,242,846	2,083,026
TOTAL FUNDS CARRIED FORWARD		2,340,681	172,178	2,512,859	2,242,846

The notes form part of these financial statements

**LEWISHAM ALMSHOUSE CHARITIES OF
WILLIAM HATCLIFFE AND ABRAHAM COLFE**

**BALANCE SHEET
31 December 2021**

	Notes	Unrestricted funds £	Endowment fund £	2021 Total funds £	2020 Total funds £
FIXED ASSETS					
Tangible assets	6	614,162	43,395	657,557	647,883
Investments	7	-	124,503	124,503	109,390
		<u>614,162</u>	<u>167,898</u>	<u>782,060</u>	<u>757,273</u>
CURRENT ASSETS					
Debtors	8	6,764	-	6,764	6,006
Investments	9	1,085,103	4,280	1,089,383	963,908
Cash at bank and in hand		649,852	-	649,852	532,224
		<u>1,741,719</u>	<u>4,280</u>	<u>1,745,999</u>	<u>1,502,138</u>
CREDITORS					
Amounts falling due within one year	10	(15,200)	-	(15,200)	(16,565)
		<u>1,726,519</u>	<u>4,280</u>	<u>1,730,799</u>	<u>1,485,573</u>
NET CURRENT ASSETS					
		<u>1,726,519</u>	<u>4,280</u>	<u>1,730,799</u>	<u>1,485,573</u>
TOTAL ASSETS LESS CURRENT LIABILITIES					
		<u>2,340,681</u>	<u>172,178</u>	<u>2,512,859</u>	<u>2,242,846</u>
NET ASSETS					
		<u>2,340,681</u>	<u>172,178</u>	<u>2,512,859</u>	<u>2,242,846</u>
FUNDS					
	11			2,340,681	2,085,781
Unrestricted funds				172,178	157,065
Endowment funds				<u>2,512,859</u>	<u>2,242,846</u>
TOTAL FUNDS					
				<u>2,512,859</u>	<u>2,242,846</u>

The financial statements were approved by the Board of Trustees and authorised for issue on 22 June 2022 and were signed on its behalf by:

Ms J Pring - Trustee

Mr J Watson - Trustee

The notes form part of these financial statements

**LEWISHAM ALMSHOUSE CHARITIES OF
WILLIAM HATCLIFFE AND ABRAHAM COLFE**

**NOTES TO THE FINANCIAL STATEMENTS
for the year ended 31 December 2021**

1. ACCOUNTING POLICIES

Basis of preparing the financial statements

The financial statements of the charity, which is a public benefit entity under FRS 102, have been prepared in accordance with 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 1 January 2019)', Financial Reporting Standard 102 'The Financial Reporting Standard applicable in the UK and Republic of Ireland' and the Charities Act 2011. The financial statements have been prepared under the historical cost convention, with the exception of investments which are included at market value, as modified by the revaluation of certain assets.

The charity has taken advantage of the following disclosure exemptions in preparing these financial statements, as permitted by FRS 102 'The Financial Reporting Standard applicable in the UK and Republic of Ireland':

- the requirements of Section 7 Statement of Cash Flows;
- the requirement of paragraph 3.17(d);
- the requirements of paragraphs 11.42, 11.44, 11.45, 11.47, 11.48(a)(iii), 11.48(a)(iv), 11.48(b) and 11.48(c);
- the requirements of paragraphs 12.26, 12.27, 12.29(a), 12.29(b) and 12.29A;
- the requirement of paragraph 33.7.

Income from lettings

Income from lettings represents maintenance contributions receivable from the residents in occupation at the almshouse.

Investment income

Investment income is accounted for in the period in which the charity is entitled to receipt.

Social housing grant

A social housing grant was paid by the Housing Corporation to reduce the cost of the development and is shown as a deduction from the cost of the Housing Properties in the balance Sheet. The Grant is repayable under certain circumstances, primarily following the sale of the property but will be restricted to the net proceeds of the sale.

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 cost 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.

Tangible fixed assets

Depreciation is provided at the following annual rates in order to write off each asset over its estimated useful life.

Freehold property	- not provided
Fixtures and fittings	- 20% on reducing balance

As the property is maintained in a state of repair such that its estimated residual value is not less than its improvement cost no annual charge for depreciation is made on the building.

Taxation

The charity is exempt from tax on its charitable activities.

Fund and reserves

Unrestricted funds can be used in accordance with the charitable objectives at the discretion of the trustees.

**LEWISHAM ALMSHOUSE CHARITIES OF
WILLIAM HATCLIFFE AND ABRAHAM COLFE**

**NOTES TO THE FINANCIAL STATEMENTS - continued
for the year ended 31 December 2021**

1. ACCOUNTING POLICIES - continued

Fund and reserves

Designated funds

- i Cyclical Repairs and Maintenance: This fund is retained by the trustees to meet maintenance costs arising at regular intervals, e.g. internal and external redecoration and the cost of professional fees in respect of quinquennial inspections.
- ii Extraordinary Repairs: This is a reserve fund for future major expenditure. Provision is made in accordance with the recommendations of the Almshouse Association and the fund may be drawn upon without prior consent of the Charity Commissioners.
- iii Repairs and Maintenance Fund: Represents funds held for normal ongoing repairs.
- iv Charitable Fund Property Reserve: Represents that proportion of the cost of properties and improvements which was financed by charitable donations and the Trustee's own resources.
- v Lift Maintenance Fund: Represents funds held to meet the maintenance and replacement of the lift.

Endowment Fund

The Endowment Fund represents assets which must be held permanently by the charity by way of investments. Income arising on the endowment fund can be used in accordance with the objects of the charity and is included as unrestricted income. Any capital gains or losses arising on the investments form part of the fund.

Value added tax

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

2. OTHER TRADING ACTIVITIES

	2021	2020
	£	£
Residents Contributions	70,054	69,693
	<u><u>70,054</u></u>	<u><u>69,693</u></u>

3. INVESTMENT INCOME

	2021	2020
	£	£
Fixed asset investment income	3,303	3,266
Deposit account interest	55	316
Current asset investment income	25,474	23,656
	<u><u>28,832</u></u>	<u><u>27,238</u></u>

**LEWISHAM ALMSHOUSE CHARITIES OF
WILLIAM HATCLIFFE AND ABRAHAM COLFE**

**NOTES TO THE FINANCIAL STATEMENTS - continued
for the year ended 31 December 2021**

4. CHARITABLE ACTIVITIES COSTS

	2021	2020
Maintenance		
Cleaning	2,464	2,846
Linkline alarm system	2,799	2,276
General repairs	3,693	1,542
Gardening	5,457	2,511
Lift maintenance	864	422
Routine repairs	2,612	959
General repairs	4,000	4,000
	21,889	14,556
	21,889	14,556
Services		
Light & heat	11,143	10,846
Water & council tax	3,594	3,404
Telephone	1,155	1,306
Insurance	2,058	2,149
	17,950	17,705
	17,950	17,705
Support		
Printing, postage & stationery	163	155
Subscriptions	665	412
Professional fees	2,568	6,068
Sundry expenses	1,092	1,046
Accountancy charge	2,400	2,240
Depreciation	92	202
Clerk's salary	976	1,077
Trustees' meeting expenses	16	-
Auditor's remuneration	1,200	1,120
	9,172	12,320
	9,172	12,320
Staffing		
Warden and premises manager	14,892	14,707
Clerk's salary	5,532	6,101
	20,424	20,808
	20,424	20,808

5. TRUSTEES' REMUNERATION AND BENEFITS

There were no trustees' remuneration or other benefits for the year ended 31 December 2021 nor for the year ended 31 December 2020.

Trustees' expenses

There were no trustees' expenses paid for the year ended 31 December 2021 nor for the year ended 31 December 2020.

**LEWISHAM ALMSHOUSE CHARITIES OF
WILLIAM HATCLIFFE AND ABRAHAM COLFE**

**NOTES TO THE FINANCIAL STATEMENTS - continued
for the year ended 31 December 2021**

6. TANGIBLE FIXED ASSETS

	Freehold property £	Fixtures and fittings £	Computer equipment £	Totals £
COST				
At 1 January 2021	647,431	14,634	453	662,518
Additions	9,766	-	-	9,766
At 31 December 2021	<u>657,197</u>	<u>14,634</u>	<u>453</u>	<u>672,284</u>
DEPRECIATION				
At 1 January 2021	-	14,184	451	14,635
Charge for year	-	90	2	92
At 31 December 2021	<u>-</u>	<u>14,274</u>	<u>453</u>	<u>14,727</u>
NET BOOK VALUE				
At 31 December 2021	<u>657,197</u>	<u>360</u>	<u>-</u>	<u>657,557</u>
At 31 December 2020	<u>647,431</u>	<u>450</u>	<u>2</u>	<u>647,883</u>

The original cost of the freehold was £848,264, and the additions are the preliminary costs for redevelopment, but the total is reduced by a Housing Grant of £381,816 from the London Borough of Lewisham. Upon disposal, this amount may be repaid from any excess.

The building is not depreciated due to the standards required for social housing that is maintained to a high standard.

7. FIXED ASSET INVESTMENTS

The investments held at market value are as follows:

	Market Value at 01/01/21 £	Market Value at 31/12/21 £	Unrealised Gain/(Loss) £
10190 M&G Income shares (2020 - 10190)	8,521	9,288	767
5610 COIF Income shares (2020 - 5610)	100,869	115,215	14,346
	<u>109,390</u>	<u>124,503</u>	<u>15,113</u>

**LEWISHAM ALMSHOUSE CHARITIES OF
WILLIAM HATCLIFFE AND ABRAHAM COLFE**

**NOTES TO THE FINANCIAL STATEMENTS - continued
for the year ended 31 December 2021**

8. DEBTORS: AMOUNTS FALLING DUE WITHIN ONE YEAR

	2021	2020
	£	£
Prepayments and accrued income	6,764	6,006
	<u> </u>	<u> </u>

9. CURRENT ASSET INVESTMENTS

	Market Value at 01/01/21 £	Market Value at 31/12/21 £	Reinvested Dividends £	Unrealised Gain (Loss) £
13569 M&G Income shares (2020 - 13569)	11,346	12,368	-	1,022
5244 M&G Accum shares (2020 - 5244)	485,119	549,028	15,973	47,935
1682 COIF Accum shares (2020 - 1682)	346,896	407,427	9,039	51,492
COIF Charities Deposit Accounts	120,546	120,560	14	-
	<u>963,908</u>	<u>1,089,383</u>	<u>25,026</u>	<u>100,449</u>

10. CREDITORS: AMOUNTS FALLING DUE WITHIN ONE YEAR

	2021	2020
	£	£
Other creditors	14,811	16,385
Residents Contributions	389	180
	<u>15,200</u>	<u>16,565</u>

11. MOVEMENT IN FUNDS

	At 1.1.21 £	Net movement in funds £	Transfers between funds £	At 31.12.21 £
Unrestricted funds				
General fund	937,577	261,153	(4,000)	1,194,730
Repairs & Maintenance	1,450	(4,000)	4,000	1,450
Cyclical Maintenance	42,350	(2,253)	-	40,097
Extraordinary Repairs	984,349	-	-	984,349
Charity Fund Property	107,412	-	-	107,412
Lift Maintenance	12,643	-	-	12,643
	<u>2,085,781</u>	<u>254,900</u>	-	<u>2,340,681</u>
Endowment funds				
Endowment Fund	157,065	15,113	-	172,178
	<u>2,242,846</u>	<u>270,013</u>	<u>-</u>	<u>2,512,859</u>

**LEWISHAM ALMSHOUSE CHARITIES OF
WILLIAM HATCLIFFE AND ABRAHAM COLFE**

**NOTES TO THE FINANCIAL STATEMENTS - continued
for the year ended 31 December 2021**

11. MOVEMENT IN FUNDS - continued

Net movement in funds, included in the above are as follows:

	Incoming resources £	Resources expended £	Gains and losses £	Movement in funds £
Unrestricted funds				
General fund	223,886	(63,182)	100,449	261,153
Repairs & Maintenance	-	(4,000)	-	(4,000)
Cyclical Maintenance	-	(2,253)	-	(2,253)
	<u>223,886</u>	<u>(69,435)</u>	<u>100,449</u>	<u>254,900</u>
Endowment funds				
Endowment Fund	-	-	15,113	15,113
	<u>223,886</u>	<u>(69,435)</u>	<u>115,562</u>	<u>270,013</u>

Comparatives for movement in funds

	At 1.1.20 £	Net movement in funds £	Transfers between funds £	At 31.12.20 £
Unrestricted funds				
General fund	782,006	159,571	(4,000)	937,577
Repairs & Maintenance	1,450	(4,000)	4,000	1,450
Cyclical Maintenance	43,309	(959)	-	42,350
Extraordinary Repairs	984,349	-	-	984,349
Charity Fund Property	107,412	-	-	107,412
Lift Maintenance	12,643	-	-	12,643
	<u>1,931,169</u>	<u>154,612</u>	<u>-</u>	<u>2,085,781</u>
Endowment funds				
Endowment Fund	151,857	5,208	-	157,065
	<u>2,083,026</u>	<u>159,820</u>	<u>-</u>	<u>2,242,846</u>

**LEWISHAM ALMSHOUSE CHARITIES OF
WILLIAM HATCLIFFE AND ABRAHAM COLFE**

**NOTES TO THE FINANCIAL STATEMENTS - continued
for the year ended 31 December 2021**

11. MOVEMENT IN FUNDS - continued

Comparative net movement in funds, included in the above are as follows:

	Incoming resources £	Resources expended £	Gains and losses £	Movement in funds £
Unrestricted funds				
General fund	229,431	(60,430)	(9,430)	159,571
Repairs & Maintenance	-	(4,000)	-	(4,000)
Cyclical Maintenance	-	(959)	-	(959)
	<u>229,431</u>	<u>(65,389)</u>	<u>(9,430)</u>	<u>154,612</u>
Endowment funds				
Endowment Fund	-	-	5,208	5,208
	<u>229,431</u>	<u>(65,389)</u>	<u>(4,222)</u>	<u>159,820</u>

12. RELATED PARTY DISCLOSURES

There were no related party transactions for the year ended 31 December 2021.

THE LEWISHAM ALMSHOUSE CHARITIES OF WILLIAM HATCLIFFE AND ABRAHAM COLFE

England & Wales - Charity number 228514

Accounts

**REPORT OF THE TRUSTEES AND
AUDITED FINANCIAL STATEMENTS
FOR THE YEAR ENDED
31 DECEMBER 2020**

FOR

**LEWISHAM ALMSHOUSE CHARITIES OF
WILLIAM HATCLIFFE AND ABRAHAM COLFE**

Berringers LLP
Lygon House
50 London Road
Bromley
Kent
BR1 3RA

**LEWISHAM ALMSHOUSE CHARITIES OF
WILLIAM HATCLIFFE AND ABRAHAM COLFE**

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for the year ended 31 December 2020**

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**LEWISHAM ALMSHOUSE CHARITIES OF
WILLIAM HATCLIFFE AND ABRAHAM COLFE**

**REFERENCE AND ADMINISTRATIVE DETAILS
for the year ended 31 December 2020**

TRUSTEES	Father S Hall Mrs G Phillips MBE Vice Chair (resigned 22.1.2021) Mr A Till Mr G A Coulson Mr J Watson Chair Ms J Pring Ms R Pretorius Lewisham Colfe & Hatcliffe Glebe Almshouse Trustee Ltd (appointed 18.2.2021)
PRINCIPAL ADDRESS	Lloyd Court Slagrove Place Ladywell London SE13 7LP
REGISTERED CHARITY NUMBER	228514
AUDITORS	Berringers LLP Lygon House 50 London Road Bromley Kent BR1 3RA
CLERK	Ms J Segun

**LEWISHAM ALMSHOUSE CHARITIES OF
WILLIAM HATCLIFFE AND ABRAHAM COLFE**

**REPORT OF THE TRUSTEES
for the year ended 31 December 2020**

The trustees present their report with the financial statements of the charity for the year ended 31 December 2020. The trustees have adopted the provisions of 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 1 January 2019).

OBJECTIVES AND ACTIVITIES

Objectives and aims

Under the definition of the Scheme (Ref. 7432/58) sealed by the Charity Commissioners on 25 November 1958, the charity was required to 'erect almshouses which are to be used for the residence of almspeople'. The qualifications of the almspeople are: 'shall be poor persons who [are] resident in the Metropolitan Borough of Lewisham and shall be not less than 60 years of age.'

We receive many applications from residents in the London Borough of Lewisham requesting a license to live in one of the 11 flats in our Colfe & Hatcliffe Glebe almshouse and once a vacancy has arisen we endeavour to appoint a new resident as a beneficiary as soon as possible. Residents often then stay with us for the rest of their lives. Applications are welcome for the Colfe & Hatcliffe Glebe from residents of the London Borough of Lewisham and the Trustees of the Lewisham Parochial Charities then appoint a resident of each flat on an 'in need' basis.

At each Board meeting the Trustees consider matters arising from the administration of the Almshouse. It is the Trustees clear intention to maintain the property in first class condition and to provide a safe and attractive home for the elderly residents. To this end the Trustees regularly consider improvements that could be made to the almshouses and ensure that regular repair and maintenance is carried out as required.

Public benefit

The trustees consider that the objectives and aims of the charity described above, enable it to meet its obligations to the Charity Commission to deliver accommodation to the poor of Lewisham.

ACHIEVEMENT AND PERFORMANCE

Charitable activities

The almshouse is too small by Housing Corporation standards to warrant the appointment of a resident warden. The Warden is the only full-time member of staff, with the Finance and Administration Manager and Premises Manager both being part-time. The cleaning is carried out through an agency cleaning company.

No new resident appointment was made as the building was at full capacity.

The Trustees continue to make progress towards an application to the local authority for planning permission for the redevelopment of the building which is situated in a Conservation Area. Architects Martin Arnold Associates, James Sharp, Town Planning Consultant and Martin Sumner of MJS Consulting continue worked with Joy Segun, Finance & administration Manager in the development of a design acceptable to Lewisham planners. During the year trustees engaged the services of Brachers LLP to assist in the s106 negotiations with Lewisham Council to reach a conclusion of successful planning consent by the spring of 2021. The aim for the future is to try and increase capacity and upgrade the standard of accommodation on offer.

The process of changing to Incorporated status which commenced in 2019 is ongoing and will hopefully be concluded by spring 2021. Womble Bond Dickinson LLP were appointed to manage the process.

As a result of the pandemic and the lockdown from March 2020, all of the usual social activities were suspended to comply with the governments social distancing rules. The charity took steps to ensure the safety of all residents by undertaking regular cleaning of communal areas.

Social events could not take place and residents were encouraged to comply with government guidelines. Family visits were curtailed as advised by the government. As a result the annual trustees visitations were cancelled but residents were offered the possibility of a phone call with a trustee should they wish.

Investment performance

It is the Trustees' policy to maximise the total return on investments whilst holding them in suitable accounts relating their purpose.

**LEWISHAM ALMSHOUSE CHARITIES OF
WILLIAM HATCLIFFE AND ABRAHAM COLFE**

**REPORT OF THE TRUSTEES
for the year ended 31 December 2020**

ACHIEVEMENT AND PERFORMANCE

Risk Management

A Risk Assessment document was approved by the Trustees in 2004 covering four main areas of risk: Hazard Risks, Financial Risks, Operational Risks and Compliance with the law. In 2005 a complete review of the Trustees' investments was carried out. A brief review of investments was undertaken in 2008; the Finance and Administration Manager and Mr Geoffrey Coulson carried on with the reassessment of the charities investments and their management in 2012. Trustees continue the review exercise once a year with the Finance and Administration Manager.

Reporting Serious Incidents

The Trustees confirm that by signing below they have declared that there were no serious incidents or other matters relating to this charity over the financial period 2020 that should have been brought to the attention of the Charity Commission but that have not.

They also confirm that in line with the Vetting and Barring Scheme, launched in October 2010, all staff and Trustees are subject to DBS checks.

FINANCIAL REVIEW

Reserves policy

The Trustees' Financial Policies and Procedures document includes the following statement relating to the reserves policy:-

"It is the Trustees policy to provide reserves in accordance with guidance from the Almshouse Association. These currently include the building maintenance funds (see below) and free reserves (i.e. excluding all monies tied up in fixed assets or endowment funds) sufficient to cover 6 months running costs. This would enable the Charity to continue to function should there be a sudden drop or loss of income.

Building Maintenance Funds - An extraordinary repair fund is to be maintained for infrequent or major repairs such as roof repairs or re-pointing and major long term improvements. A cyclical maintenance fund is also maintained to cover the cost of items such as internal and external redecorations. Annual contributions are to be made to these funds in accordance with guidelines issued by the Almshouse Association."

Going concern

The trustees consider the charity a going concern and the accounts have been prepared on that basis.

The Charity's incoming resources were £229,431 for the year ended 31 December 2020. A grant of £132,500 was received from The Estate Charity of William Hatcliffe during the year.

Expenditure directly related to the objects of the charity during the year was £65,389. £4,000 was transferred to the designated repair and maintenance funds as detailed in the financial statements on page 14.

The Trustees agreed an average 5% rise to the Weekly Maintenance Contribution for each flat, as of 1st January 2020, which is due to rises in building maintenance costs and costs of goods generally.

FUTURE PLANS

The charity is currently in progress of redeveloping the land, rebuilding a modern almshouse. The preliminary costs are being capitalised.

STRUCTURE, GOVERNANCE AND MANAGEMENT

Governing document

The charity is controlled by its governing document, a deed of trust and constitutes an unincorporated charity.

The Charity was established under a scheme, sealed by the Charity Commissioners on 25 November 1958 (Ref. 7432/58), for the purpose of providing sheltered accommodation in Colfe and Hatcliffe Glebe, 347 Lewisham High Street, London SE13 6NY. The Almshouse was constructed in 1962 and the Charities' Registration No. is 228514.

**LEWISHAM ALMSHOUSE CHARITIES OF
WILLIAM HATCLIFFE AND ABRAHAM COLFE**

**REPORT OF THE TRUSTEES
for the year ended 31 December 2020**

STRUCTURE, GOVERNANCE AND MANAGEMENT

Recruitment and appointment of new trustees

The Trustees number seven in total of whom five are appointed by the Lewisham Parochial Charities and two by the Leathersellers' Company. The Trustees serving during the year were:-

Appointed by the Lewisham Parochial Charities:-

Mr J Watson (Chair)
Mrs G Phillips (Vice Chair)
Mr A Till
Ms J Pring
Father Steve Hall

Lewisham Colfe & Hatcliffe Glebe Almshouse Trustee Ltd was appointed as a trustee after 31 December 2020 but prior to the date of this report.

Mrs G Phillips resigned as a trustee after 31 December 2020 but prior to the date of this report.

Appointed by the Leathersellers' Company:-

Mr G A Coulson
Ms R Pretorius

The Trustees receive no remuneration and, in the year under review, did not claim any expenses.

Organisational structure

The day to day running of the Almshouse was carried out by the Finance and Administration Manager, Ms Joy Segun. The Clerk's office, serving both the Lewisham Parochial Charities and the Lewisham Almshouse Charities of William Hatcliffe and Abraham Colfe, is based in Lloyd Court Almshouse approximately 1/4 mile away in Slagrove Place, Ladywell, London SE13 7LP. The Trustees pay a proportion of the Clerk's salary and contribute towards the costs of running the office.

The Trustees of the Almshouse Charity met on two occasions earlier in the year. No further meeting took place due to the pandemic and lockdown. The Trustees annual visitation to meet the residents and discuss matters of mutual concern and interest was cancelled but some residents were able to speak to a trustee by telephone. Mrs Phillips and Mr Watson were appointed to the Finance and General Purposes Committee for the year. This subcommittee did not meet in 2020 due to the pandemic.

Freehold Property

The Almshouse is held in trust for the charity by The Official Trustee of Charity Lands.

STATEMENT OF TRUSTEES' RESPONSIBILITIES

The trustees are responsible for preparing the Report of the trustees and the financial statements in accordance with applicable law and United Kingdom Accounting Standards (United Kingdom Generally Accepted Accounting Practice).

The law applicable to charities in England and Wales, the Charities Act 2011, Charity (Accounts and Reports) Regulations 2008 and the provisions of the trust deed requires the trustees to prepare financial statements for each financial year which 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 those financial statements, the trustees are required to

- select suitable accounting policies and then apply them consistently;
- observe the methods and principles in the Charity SORP;
- make judgements and estimates that are reasonable and prudent;
- prepare the financial statements on the going concern basis unless it is inappropriate to presume that the charity will continue in business.

**LEWISHAM ALMSHOUSE CHARITIES OF
WILLIAM HATCLIFFE AND ABRAHAM COLFE**

**REPORT OF THE TRUSTEES
for the year ended 31 December 2020**

The trustees are responsible for keeping proper accounting records which 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 Charity (Accounts and Reports) Regulations 2008 and the provisions of the trust deed. They are 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.

Approved by order of the board of trustees on and signed on its behalf by:

.....
Mr J Watson - Trustee

**REPORT OF THE INDEPENDENT AUDITORS TO THE TRUSTEES OF
LEWISHAM ALMSHOUSE CHARITIES OF
WILLIAM HATCLIFFE AND ABRAHAM COLFE**

Opinion

We have audited the financial statements of Lewisham Almshouse Charities of William Hatcliffe and Abraham Colfe (the 'charity') for the year ended 31 December 2020 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 (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 December 2020 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 Auditors' 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 Annual report, other than the financial statements and our Report of the independent auditors 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 where the Charities (Accounts and Reports) Regulations 2008 requires us to report to you if, in our opinion:

- the information given in the Report of the trustees 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.

**REPORT OF THE INDEPENDENT AUDITORS TO THE TRUSTEES OF
LEWISHAM ALMSHOUSE CHARITIES OF
WILLIAM HATCLIFFE AND ABRAHAM COLFE**

Responsibilities of trustees

As explained more fully in the Statement of trustees' responsibilities, the trustees are responsible for the preparation of the financial statements which 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.

Our responsibilities for the audit of the financial statements

We have been appointed as auditors under Section 144 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 a Report of the independent auditors 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. The extent to which our procedures are capable of detecting irregularities, including fraud is detailed below:

In identifying and assessing risks of material misstatement in respect of irregularities, including fraud and error, we considered the following:

- the nature of the industry, control environment and business performance;
- results of our enquiries to management about their own assessment of the risks of fraud and error;
- the matters discussed among the audit engagement team regarding how and where fraud may occur in the financial statements and any potential indicators of fraud.

Our procedures to respond to risk include the following:

- reviewing the financial statement disclosures and testing to supporting documentation;
- performing analytical procedures to identify any unusual or unexpected areas that may indicate risks of material misstatement due to fraud or error;
- addressing the risk of fraud and error through management override of controls, testing the appropriateness of journals, assessing whether the judgements made in making accounting estimates are indicative of a potential bias; and evaluating the business rationale of any significant transactions that are unusual or outside the normal course of business.

A further description of our responsibilities for the audit of the financial statements is located on the Financial Reporting Council's website at www.frc.org.uk/auditorsresponsibilities. This description forms part of our Report of the Independent Auditors.

**REPORT OF THE INDEPENDENT AUDITORS TO THE TRUSTEES OF
LEWISHAM ALMSHOUSE CHARITIES OF
WILLIAM HATCLIFFE AND ABRAHAM COLFE**

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 auditors' 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.

Berringers LLP
Eligible to act as an auditor in terms of Section 1212 of the Companies Act 2006
Lygon House
50 London Road
Bromley
Kent
BR1 3RA

Date:

**LEWISHAM ALMSHOUSE CHARITIES OF
WILLIAM HATCLIFFE AND ABRAHAM COLFE**

**STATEMENT OF FINANCIAL ACTIVITIES
for the year ended 31 December 2020**

	Notes	Unrestricted funds £	Endowment fund £	2020 Total funds £	2019 Total funds £
INCOME AND ENDOWMENTS FROM					
Donations and legacies		132,500	-	132,500	125,000
Other trading activities	2	69,693	-	69,693	61,070
Investment income	3	27,238	-	27,238	31,065
Total		229,431	-	229,431	217,135
EXPENDITURE ON					
Charitable activities	4				
Maintenance		14,940	-	14,940	21,047
Services		17,705	-	17,705	16,783
Support costs		18,037	-	18,037	15,771
Staffing		14,707	-	14,707	14,309
Total		65,389	-	65,389	67,910
Net gains/(losses) on investments		(9,430)	5,208	(4,222)	125,214
NET INCOME		154,612	5,208	159,820	274,439
RECONCILIATION OF FUNDS					
Total funds brought forward		1,931,169	151,857	2,083,026	1,808,587
TOTAL FUNDS CARRIED FORWARD		2,085,781	157,065	2,242,846	2,083,026

The notes form part of these financial statements

**LEWISHAM ALMSHOUSE CHARITIES OF
WILLIAM HATCLIFFE AND ABRAHAM COLFE**

**BALANCE SHEET
31 December 2020**

	Notes	Unrestricted funds £	Endowment fund £	2020 Total funds £	2019 Total funds £
FIXED ASSETS					
Tangible assets	6	604,488	43,395	647,883	624,420
Investments	7	<u>-</u>	<u>109,390</u>	<u>109,390</u>	<u>104,182</u>
		604,488	152,785	757,273	728,602
CURRENT ASSETS					
Debtors	8	6,006	-	6,006	6,187
Investments	9	959,628	4,280	963,908	950,157
Cash at bank and in hand		<u>532,224</u>	<u>-</u>	<u>532,224</u>	<u>415,288</u>
		1,497,858	4,280	1,502,138	1,371,632
CREDITORS					
Amounts falling due within one year	10	<u>(16,565)</u>	<u>-</u>	<u>(16,565)</u>	<u>(17,208)</u>
NET CURRENT ASSETS		<u>1,481,293</u>	<u>4,280</u>	<u>1,485,573</u>	<u>1,354,424</u>
TOTAL ASSETS LESS CURRENT LIABILITIES		<u>2,085,781</u>	<u>157,065</u>	<u>2,242,846</u>	<u>2,083,026</u>
NET ASSETS		<u>2,085,781</u>	<u>157,065</u>	<u>2,242,846</u>	<u>2,083,026</u>
FUNDS					
Unrestricted funds	11			2,085,781	1,931,169
Endowment funds				<u>157,065</u>	<u>151,857</u>
TOTAL FUNDS				<u>2,242,846</u>	<u>2,083,026</u>

The financial statements were approved by the Board of Trustees and authorised for issue on and were signed on its behalf by:

.....
Ms J Pring - Trustee

.....
Mr J Watson - Trustee

The notes form part of these financial statements

**LEWISHAM ALMSHOUSE CHARITIES OF
WILLIAM HATCLIFFE AND ABRAHAM COLFE**

**NOTES TO THE FINANCIAL STATEMENTS
for the year ended 31 December 2020**

1. ACCOUNTING POLICIES

Basis of preparing the financial statements

The financial statements of the charity, which is a public benefit entity under FRS 102, have been prepared in accordance with 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 1 January 2019)', Financial Reporting Standard 102 'The Financial Reporting Standard applicable in the UK and Republic of Ireland' and the Charities Act 2011. The financial statements have been prepared under the historical cost convention, with the exception of investments which are included at market value, as modified by the revaluation of certain assets.

The charity has taken advantage of the following disclosure exemptions in preparing these financial statements, as permitted by FRS 102 'The Financial Reporting Standard applicable in the UK and Republic of Ireland':

- the requirements of Section 7 Statement of Cash Flows;
- the requirement of paragraph 3.17(d);
- the requirements of paragraphs 11.42, 11.44, 11.45, 11.47, 11.48(a)(iii), 11.48(a)(iv), 11.48(b) and 11.48(c);
- the requirements of paragraphs 12.26, 12.27, 12.29(a), 12.29(b) and 12.29A;
- the requirement of paragraph 33.7.

Income from lettings

Income from lettings represents maintenance contributions receivable from the residents in occupation at the almshouse.

Investment income

Investment income is accounted for in the period in which the charity is entitled to receipt.

Social housing grant

A social housing grant was paid by the Housing Corporation to reduce the cost of the development and is shown as a deduction from the cost of the Housing Properties in the balance Sheet. The Grant is repayable under certain circumstances, primarily following the sale of the property but will be restricted to the net proceeds of the sale.

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 cost 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.

Tangible fixed assets

Depreciation is provided at the following annual rates in order to write off each asset over its estimated useful life.

Freehold property	- not provided
Fixtures and fittings	- 20% on reducing balance

As the property is maintained in a state of repair such that its estimated residual value is not less than its improvement cost no annual charge for depreciation is made on the building.

Taxation

The charity is exempt from tax on its charitable activities.

Fund and reserves

Unrestricted funds can be used in accordance with the charitable objectives at the discretion of the trustees.

**LEWISHAM ALMSHOUSE CHARITIES OF
WILLIAM HATCLIFFE AND ABRAHAM COLFE**

**NOTES TO THE FINANCIAL STATEMENTS - continued
for the year ended 31 December 2020**

1. ACCOUNTING POLICIES - continued

Fund and reserves

Designated funds

- i Cyclical Repairs and Maintenance: This fund is retained by the trustees to meet maintenance costs arising at regular intervals, e.g. internal and external redecoration and the cost of professional fees in respect of quinquennial inspections.
- ii Extraordinary Repairs: This is a reserve fund for future major expenditure. Provision is made in accordance with the recommendations of the Almshouse Association and the fund may be drawn upon without prior consent of the Charity Commissioners.
- iii Repairs and Maintenance Fund: Represents funds held for normal ongoing repairs.
- iv Charitable Fund Property Reserve: Represents that proportion of the cost of properties and improvements which was financed by charitable donations and the Trustee's own resources.
- v Lift Maintenance Fund: Represents funds held to meet the maintenance and replacement of the lift.

Endowment Fund

The Endowment Fund represents assets which must be held permanently by the charity by way of investments. Income arising on the endowment fund can be used in accordance with the objects of the charity and is included as unrestricted income. Any capital gains or losses arising on the investments form part of the fund.

Value added tax

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

2. OTHER TRADING ACTIVITIES

	2020	2019
	£	£
Residents Contributions	<u>69,693</u>	<u>61,070</u>

3. INVESTMENT INCOME

	2020	2019
	£	£
Fixed asset investment income	3,266	3,208
Deposit account interest	316	504
Current asset investment income	<u>23,656</u>	<u>27,353</u>
	<u>27,238</u>	<u>31,065</u>

**LEWISHAM ALMSHOUSE CHARITIES OF
WILLIAM HATCLIFFE AND ABRAHAM COLFE**

**NOTES TO THE FINANCIAL STATEMENTS - continued
for the year ended 31 December 2020**

4. CHARITABLE ACTIVITIES COSTS

	2020	2019
Maintenance		
Cleaning	2,846	2,773
Linkline alarm system	2,276	1,623
General repairs	1,542	3,123
Gardening	2,511	5,500
Lift maintenance	422	402
Routine repairs	959	3,626
General repairs	4,000	4,000
	<u>14,556</u>	<u>21,047</u>
Services		
Light & heat	10,846	7,952
Water & council tax	3,404	5,384
Telephone	1,306	1,269
Insurance	2,149	2,178
	<u>17,705</u>	<u>16,783</u>
Support		
Printing, postage & stationery	155	498
Subscriptions	412	1,459
Professional fees	6,068	2,595
Sundry expenses	1,046	691
Accountancy charge	2,240	2,160
Depreciation	202	230
Clerk's salary	1,077	1,045
Trustees' meeting expenses	-	94
Auditor's remuneration	1,120	1,080
	<u>12,320</u>	<u>9,852</u>
Staffing		
Warden and premises manager	14,707	14,309
Clerk's salary	6,101	5,919
	<u>20,808</u>	<u>20,228</u>

5. TRUSTEES' REMUNERATION AND BENEFITS

There were no trustees' remuneration or other benefits for the year ended 31 December 2020 nor for the year ended 31 December 2019.

Trustees' expenses

There were no trustees' expenses paid for the year ended 31 December 2020 nor for the year ended 31 December 2019.

**LEWISHAM ALMSHOUSE CHARITIES OF
WILLIAM HATCLIFFE AND ABRAHAM COLFE**

**NOTES TO THE FINANCIAL STATEMENTS - continued
for the year ended 31 December 2020**

6. TANGIBLE FIXED ASSETS

	Freehold property £	Fixtures and fittings £	Computer equipment £	Totals £
COST				
At 1 January 2020	623,766	14,634	453	638,853
Additions	<u>23,665</u>	<u>-</u>	<u>-</u>	<u>23,665</u>
At 31 December 2020	<u>647,431</u>	<u>14,634</u>	<u>453</u>	<u>662,518</u>
DEPRECIATION				
At 1 January 2020	-	14,072	361	14,433
Charge for year	<u>-</u>	<u>112</u>	<u>90</u>	<u>202</u>
At 31 December 2020	<u>-</u>	<u>14,184</u>	<u>451</u>	<u>14,635</u>
NET BOOK VALUE				
At 31 December 2020	<u>647,431</u>	<u>450</u>	<u>2</u>	<u>647,883</u>
At 31 December 2019	<u>623,766</u>	<u>562</u>	<u>92</u>	<u>624,420</u>

The original cost of the freehold was £848,264, and the additions are the preliminary costs for redevelopment, but the total is reduced by a Housing Grant of £381,816 from the London Borough of Lewisham. Upon disposal, this amount may be repaid from any excess.

The building is not depreciated due to the standards required for social housing that is maintained to a high standard.

7. FIXED ASSET INVESTMENTS

The investments held at market value are as follows:

	Market Value at 01/01/20 £	Market Value at 31/12/20 £	Unrealised Gain/(Loss) £
10190 M&G Income shares (2019 - 10190)	9,209	8,521	(688)
5610 COIF Income shares (2019 - 5610)	<u>94,973</u>	<u>100,869</u>	<u>5,896</u>
	<u>104,182</u>	<u>109,390</u>	<u>5,208</u>

**LEWISHAM ALMSHOUSE CHARITIES OF
WILLIAM HATCLIFFE AND ABRAHAM COLFE**

**NOTES TO THE FINANCIAL STATEMENTS - continued
for the year ended 31 December 2020**

8.	DEBTORS: AMOUNTS FALLING DUE WITHIN ONE YEAR	2020	2019
		£	£
	Prepayments and accrued income	<u>6,006</u>	<u>6,187</u>

9. CURRENT ASSET INVESTMENTS

	Market Value at 01/01/20 £	Market Value at 31/12/20 £	Reinvested Dividends £	Unrealised Gain (Loss) £
13569 M&G Income shares (2019 - 13569)	12,262	11,346	-	(916)
5244 M&G Accum shares (2019 - 5244)	501,065	485,119	19,491	(35,437)
1682 COIF Accum shares (2019 - 1682)	316,600	346,896	3,374	26,922
COIF Charities Deposit Accounts	<u>120,230</u>	<u>120,546</u>	<u>316</u>	<u>-</u>
	<u>950,157</u>	<u>963,908</u>	<u>23,181</u>	<u>(9,431)</u>

10.	CREDITORS: AMOUNTS FALLING DUE WITHIN ONE YEAR	2020	2019
		£	£
	Other creditors	16,385	16,371
	Residents Contributions	<u>180</u>	<u>837</u>
		<u>16,565</u>	<u>17,208</u>

**LEWISHAM ALMSHOUSE CHARITIES OF
WILLIAM HATCLIFFE AND ABRAHAM COLFE**

**NOTES TO THE FINANCIAL STATEMENTS - continued
for the year ended 31 December 2020**

11. MOVEMENT IN FUNDS

	At 1.1.20 £	Net movement in funds £	Transfers between funds £	At 31.12.20 £
Unrestricted funds				
General fund	782,006	159,571	(4,000)	937,577
Repairs & Maintenance	1,450	(4,000)	4,000	1,450
Cyclical Maintenance	43,309	(959)	-	42,350
Extraordinary Repairs	984,349	-	-	984,349
Charity Fund Property	107,412	-	-	107,412
Lift Maintenance	12,643	-	-	12,643
	<u>1,931,169</u>	<u>154,612</u>	-	<u>2,085,781</u>
Endowment funds				
Endowment Fund	151,857	5,208	-	157,065
	<u>151,857</u>	<u>5,208</u>	-	<u>157,065</u>
TOTAL FUNDS	<u><u>2,083,026</u></u>	<u><u>159,820</u></u>	<u><u>-</u></u>	<u><u>2,242,846</u></u>

Net movement in funds, included in the above are as follows:

	Incoming resources £	Resources expended £	Gains and losses £	Movement in funds £
Unrestricted funds				
General fund	229,431	(60,430)	(9,430)	159,571
Repairs & Maintenance	-	(4,000)	-	(4,000)
Cyclical Maintenance	-	(959)	-	(959)
	<u>229,431</u>	<u>(65,389)</u>	<u>(9,430)</u>	<u>154,612</u>
Endowment funds				
Endowment Fund	-	-	5,208	5,208
	<u>-</u>	<u>-</u>	<u>5,208</u>	<u>5,208</u>
TOTAL FUNDS	<u><u>229,431</u></u>	<u><u>(65,389)</u></u>	<u><u>(4,222)</u></u>	<u><u>159,820</u></u>

**LEWISHAM ALMSHOUSE CHARITIES OF
WILLIAM HATCLIFFE AND ABRAHAM COLFE**

**NOTES TO THE FINANCIAL STATEMENTS - continued
for the year ended 31 December 2020**

11. MOVEMENT IN FUNDS - continued

Comparatives for movement in funds

	At 1.1.19 £	Net movement in funds £	Transfers between funds £	At 31.12.19 £
Unrestricted funds				
General fund	619,639	266,367	(104,000)	782,006
Repairs & Maintenance	1,450	(4,000)	4,000	1,450
Cyclical Maintenance	46,935	(3,626)	-	43,309
Extraordinary Repairs	884,349	-	100,000	984,349
Charity Fund Property	107,412	-	-	107,412
Lift Maintenance	12,643	-	-	12,643
	<u>1,672,428</u>	<u>258,741</u>	-	<u>1,931,169</u>
Endowment funds				
Endowment Fund	136,159	15,698	-	151,857
	<u>1,808,587</u>	<u>274,439</u>	<u>-</u>	<u>2,083,026</u>

Comparative net movement in funds, included in the above are as follows:

	Incoming resources £	Resources expended £	Gains and losses £	Movement in funds £
Unrestricted funds				
General fund	217,135	(60,284)	109,516	266,367
Repairs & Maintenance	-	(4,000)	-	(4,000)
Cyclical Maintenance	-	(3,626)	-	(3,626)
	<u>217,135</u>	<u>(67,910)</u>	<u>109,516</u>	<u>258,741</u>
Endowment funds				
Endowment Fund	-	-	15,698	15,698
	<u>217,135</u>	<u>(67,910)</u>	<u>125,214</u>	<u>274,439</u>

12. RELATED PARTY DISCLOSURES

There were no related party transactions for the year ended 31 December 2020.