

ALMSHOUSES OF ELIZABETH COUNTESS DE LA WARR

England & Wales · Charity number 234235

Details

Other names	THE ALMSHOUSES OF ELIZABETH COUNTESS DE LA WARR, THE ALMSHOUSES OF ELIZABETH COUNTESS DE LA WARR OR THE ST JOHN'S ALMSHOUSES
Status	Registered
Legal form	Other
Registered	1964-06-09
Register	View on the Charity Commission register

Contact

Address	Hillside Lye Green Crowborough TN6 1UU
Phone	01892661393

Activities

Objects: FOR THE BENEFIT OF THE ALMSPEOPLE OF THE SAID ALMSHOUSES OF ELIZABETH COUNTESS DE LA WARR, AND FOR THE MAINTENANCE AND REPAIR OF THE ALMSHOUSES. THE ALMSPEOPLE SHALL BE POOR PERSONS OF GOOD CHARACTER WHO ARE MEMBERS OF THE CHURCH OF ENGLAND AND WHO (EXCEPT IN SPECIAL CIRCUMSTANCES TO BE APPROVED BY THE COMMISSIONERS) ARE RESIDENT IN THE PARISH OF WITHYHAM. PREFERENCE SHALL BE GIVEN TO ALMSPEOPLE WHO ARE QUALIFIED AS AFORESAID AND WHO ARE NOT LESS THAN 50 YEARS OF AGE.

Activities: Provision of unsupervised accommodation

Classification

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

Geography

- **Area of benefit:** THE PARISH OF WITHYHAM
- East Sussex
- Kent

Finances

Period end	Income	Expenditure	Assets	Employees
2024-12-31	£37,217	£37,297	-	-
2023-12-31	£27,558	£28,109	-	-
2022-12-31	£24,162	£15,815	-	-
2021-12-31	£24,121	£15,219	-	-
2020-12-31	£22,042	£17,196	-	-

Trustees

Name	Role	Appointed
COUNTESS DE LA WARR	Chair	
Gillian Mary Halcrow		2022-01-01
MARK GRAHAM WEAVER		2018-01-01
Rev James CAMPBELL		2016-07-09

ALMSHOUSES OF ELIZABETH COUNTESS DE LA WARR

England & Wales - Charity number 234235

Accounts

**The Trustees of the
Almshouses of
Elizabeth, Countess De La Warr**

**ANNUAL REPORT
AND
FINANCIAL STATEMENTS**

for the year ended 31 December 2024

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Receipts and Payments Account	3
Statement of Assets and Liabilities	4
Report of the Independent Examiner	5

Chairman: Countess De La Warr
Secretary:
Hon Treasurer: Mrs Anne Barker, Hillside, Lye Green, Crowborough .East Sussex TN6 1UU
Independent
Examiner: Mr R H Jackson, 1 Wrothtyes Cottage, Upper Hartfield. East Sussex, TN7 4DY
Bankers: Weatherbys Private Bank, Sanders Road, Wellingborough, Northants, NN8 4BX

Registered Charity No. 234235

**REPORT OF THE TRUSTEES OF
ELIZABETH, COUNTESS DE LA WARR
ALMSHOUSES**

For the year ended 31 December 2023

Trustees

The following have held office during the year:

Countess De La Warr, Chairman
The Rev Canon J Campbell
Mrs Gillian Halcrow
Mr Mark Weaver

Hon Treasurer: Mrs Anne Barker

Statement of Trustees' Responsibilities

Charity law requires the Trustees to prepare financial statements for each financial year which give a true and fair view of the state of affairs of Elizabeth, Countess De La Warr Almshouses.

The Trustees are responsible for maintaining an adequate system of internal control and keeping proper accounting records which disclose with reasonable accuracy at any time the financial position of Elizabeth, Countess De La Warr Almshouses and to enable them to ensure that the financial statements comply with the Charities Acts. They are also responsible for safeguarding the assets of Elizabeth, Countess De La Warr Almshouses.

Principal Activities

Elizabeth, Countess De La Warr Almshouses has been set up to provide accommodation for the poor people of good character who are residents in the civil parish of Withyham.

Review of the year

The accounts have been prepared on a receipts and payments basis.
Receipts of £ 37,217 were exceeded payments made during the year of £ 27,297 giving rise to a deficit for the year of £80 giving a cumulative balance on general funds of £ 125,021.
There were no major items of extraordinary expenditure made during 2024.

No transfers to the Cyclical Repair and Maintenance Fund was made by the Trustees during the year.
The accumulated balance of this fund remains at £19,660.



On behalf of the Trustees

April 2024

The Trustees of the Almshouses of Elizabeth, Countess De La Warr

General Fund

Receipts and Payments for the year ended 31 December 2024

Receipts	2024	2023
Contributions	20,935	22,775
Investment Income	6,007	4,783
Sale of Investments	10,000	8,000
Donations and Sundry Income	275	0
Total Receipts	37,217	35,558
Payments		
Services		
Electricity	2,988	2,430
Gas	11,772	11,932
Water/Sewage	3,082	2,880
TV	22	8
Gardening	449	388
	18,313	17,638
Administration		
Management Expenses	290	205
Nat Ass of Almshouses	353	196
Other Subscriptions		343
	643	744
Maintenance & Improv		
Maintenance	14,322	3,471
Improvements	1,390	2,565
Sundries	1,345	2,278
Finance	17,057	8,314
Audit	96	0
Insurance	1,188	1,413
Cyclical Mtce		0
NAACIF Shares		0
	1,284	1,413
Total Payments	37,297	28,109
Net (Deficit)/Surplus for year	(80)	7,449
Brought forward	125,101	117,652
Carried forward	125,021	125,101

The Trustees of the Almshouses of Elizabeth, Countess De La Warr

Designated Funds

Receipts and Payments for the year ended 31 December 2024

	Cyclical Repair & Maintenance Fund	Extra Ordinary Repair Fund	Total Designated Funds	
			2024	2023
Receipts				
Transfer from General Fund	0	0	0	0
Total Receipts	£ 0	£ 0	£ 0	£ 0
Payments				
Repairs	0	0	0	0
Total Payments	£ 0	£ 0	£ 0	£ 0
Net surplus/(loss) for year	0	0	0	0
Balance brought forward	19,660	0	19,660	19,660
Balance carried forward	£ 19,660	£ 0	£ 19,660	£ 19,660

The Trustees of the Almshouses of Elizabeth, Countess De La Warr

Statement of Assets and Liabilities for year ended 31 December 2024

	General Fund (Unrestricted)	Cyclical Repair & Maintenance Fund	Extra Ordinary Repair Fund	Total Designated Funds	
	£			2024	2023
Assets					
Housing property (at cost)	108,203	0	0	108,203	108,203
less; Housing Corporation Grant	(91,960)	0	0	(91,960)	(91,960)
	<u>£ 16,243</u>	<u>£ 0</u>	<u>£ 0</u>	<u>£ 16,243</u>	<u>£ 16,243</u>
Investments at cost					
M&G Charity MultiAsset Income shares 3,444 units (20221- 3,444)	945	0	0	945	945
NM&G Charity Multi Asset Accumulation shares 1256 (2022 - 1331)	12,648	0	0	12,648	12,648
	<u>£ 13,593</u>	<u>£ 0</u>	<u>£ 0</u>	<u>£ 13,593</u>	<u>£ 13,593</u>
Cash Assets					
COIF Deposit	98,592	19,660	0	118,252	108,252
Weatherbys	26,429	0	0	26,429	29,060
	<u>£ 125,021</u>	<u>£ 19,660</u>	<u>£ 0</u>	<u>£ 144,681</u>	<u>£ 137,312</u>
Liabilities	<u>£ 0</u>	<u>£ 0</u>	<u>£ 0</u>	<u>£ 0</u>	<u>£ 0</u>

Notes

1 The market value of the investments at 31 December 2024 was £142,113 (2023 £143,889)

The Independent Examiner's Report

The Independent examiner's report to the Trustees of the Elizabeth, Countess de la Warr Almshouses

I report on the accounts for the year ended 31 December 2024.

Respective responsibilities of the Trustees and the examiner

As Trustees you are responsible for the preparation of the accounts; you consider that the audit requirements of section 144 of the Charities Act 2011 (*the 2011 Act*) do not apply.

It is my responsibility to:

- Examine the accounts under section 145 of the 2011 Act;
- To follow the procedures laid down in the general directions of the Charity Commission under section 145(5)(b) of the 2011 Act; and
- To state whether particular matters have come to my attention.

Basis of this report

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

Independent examiner's statement

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

1. which gives me reasonable cause to believe that in any material respect the requirements

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

have not been met; or

2. to which, in my opinion, attention should be drawn in order to enable a proper understanding of the accounts to be reached.



Signed

Robert H Jackson FCA
1 Wrothtyes Cottagepper Hartfield, East Sussex TN7 4DY

Date 19 April 2025

ALMSHOUSES OF ELIZABETH COUNTESS DE LA WARR

England & Wales - Charity number 234235

Accounts

**The Trustees of the
Almshouses of
Elizabeth, Countess De La Warr**

**ANNUAL REPORT
AND
FINANCIAL STATEMENTS**

for the year ended 31 December 2023

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Secretary:	
Hon Treasurer:	Mrs Anne Barker, Hillside, Lye Green, Crowborough .East SussexTN6 1UU
Independent	
Examiner:	Mr R H Jackson, 1 Wrothyes Cottage, Upper Hartfield. East Sussex, TN7 4DY
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Registered Charity No. 234235

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ALMSHOUSES**

For the year ended 31 December 2023

Trustees

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The Rev Canon J Campbell
Mrs Gillian Halcrow
Mr Mark Weaver

Hon Treasurer: Mrs Anne Barker

Statement of Trustees' Responsibilities

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The Trustees are responsible for maintaining an adequate system of internal control and keeping proper accounting records which disclose with reasonable accuracy at any time the financial position of Elizabeth, Countess De La Warr Almshouses and to enable them to ensure that the financial statements comply with the Charities Acts. They are also responsible for safeguarding the assets of Elizabeth, Countess De La Warr Almshouses.

Principal Activities

Elizabeth, Countess De La Warr Almshouses has been set up to provide accommodation for the poor people of good character who are residents in the civil parish of Withyham.

Review of the year

The accounts have been prepared on a receipts and payments basis.
Receipts of £ 35,558 exceeded payments made during the year of £ 28,109 giving rise to a surplus for the year of £7,449. There were no major items of extraordinary expenditure made during 2023.

No transfers to the Cyclical Repair and Maintenance Fund was made by the Trustees during the year.
The accumulated balance of this fund remains at £19,660.

Anne De La Warr

On behalf of the Trustees

February 1 2024

2 September 2024

The Trustees of the Almshouses of Elizabeth, Countess De La Warr

General Fund

Receipts and Payments for the year ended 31 December 2023

Receipts	2023	2022
Contributions	22,775	23,000
Investment Income	4,783	1,162
Sale of Investments	8,000	15,000
Donations and Sundry Income	0	0
Total Receipts	35,558	39,162
Payments		
Services		
Electricity	2,430	1,237
Gas	11,932	4,508
Water/Sewage	2,880	2,615
TV	8	0
Gardening	388	562
	17,638	8,922
Administration		
Management Expenses	205	0
Nat Ass of Almshouses	196	187
Other Subscriptions	343	
	744	187
Maintenance & Improv		
Maintenance	3,471	2,685
Improvements	2,565	2,470
Sundries	2,278	210
Finance	8,314	5,365
Audit	0	
Insurance	1,413	1,341
Cyclical Mtce	0	0
NAACIF Shares	0	0
	1,413	1,341
Total Payments	28,109	15,815
Net (Deficit)/Surplus for year	7,449	23,347
Brought forward	117,652	94,305
Carried forward	125,101	117,652

The Trustees of the Almshouses of Elizabeth, Countess De La Warr

Designated Funds

Receipts and Payments for the year ended 31 December 2023

	Cyclical Repair & Maintenance Fund	Extra Ordinary Repair Fund	Total Designated Funds	
			2023	2022
Receipts				
Transfer from General Fund	0	0	0	0
Total Receipts	£ 0	£ 0	£ 0	£ 0
Payments				
Repairs	0	0	0	0
Total Payments	£ 0	£ 0	£ 0	£ 0
Net surplus/(loss) for year	0	0	0	0
Balance brought forward	19,660	0	19,660	19,660
Balance carried forward	£ 19,660	£ 0	£ 19,660	£ 19,660

The Trustees of the Almshouses of Elizabeth, Countess De La Warr

Statement of Assets and Liabilities for year ended 31 December 2023

	General Fund (Unrestricted)	Cyclical Repair & Maintenance Fund	Extra Ordinary Repair Fund	Total Designated Funds	
	£			2023	2022
Assets					
Housing property (at cost)	108,203	0	0	108,203	108,203
less; Housing Corporation Grant	(91,960)	0	0	(91,960)	(91,960)
	£ 16,243	£ 0	£ 0	£ 16,243	£ 16,243
Investments at cost					
M&G Charity MultiAsset Income shares					
3,444 units (20221- 3,444)	945	0	0	945	945
NM&G Charity Multi Asset Accumulation shares					
1256 (2022 - 1331)	12,648	0	0	12,648	12,648
	£ 13,593	£ 0	£ 0	£ 13,593	£ 13,593
Cash Assets					
COIF Deposit	88,592	19,660	0	108,252	108,252
Weatherbys	36,509	0	0	36,509	29,060
	£ 125,101	£ 19,660	£ 0	£ 144,761	£ 137,312
Liabilities					
	£ 0	£ 0	£ 0	£ 0	£ 0

Notes

1 The market value of the investments at 31 December 2023 was £143,889 (2021 £143,527)

The Independent Examiner's Report

The Independent examiner's report to the Trustees of the Elizabeth, Countess de la Warr Almshouses

I report on the accounts for the year ended 31 December 2023.

Respective responsibilities of the Trustees and the examiner

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 - To prepare accounts which accord with the accounting records and comply with the requirements of the Act and Regulationshave not been met; or
2. to which, in my opinion, attention should be drawn in order to enable a proper understanding of the accounts to be reached.



Signed

Date 28 February 2024

Robert H Jackson FCA
1 Wrothtyes Cottagepper Hartfield, East Sussex TN7 4DY

Elizabeth Countess De La Warr Almshouses
Annual Report for 2023 Including Audited Accounts

1. Occupancy

Full until July, when Maria Bell went into a Care Home. Flat two remained empty for the rest of the year, when it was decorated and newly carpeted.

We were given a six-month Council Tax relief, but we paid for electricity used in the flat for the rest of the year.

We have a prospective tenant.

2. Income

We increased the contributions mid-year by £5 per month, this has not previously changed since COVID.

The cost of electricity has doubled and the gas almost trebled so we may have to increase the contributions in 2024/2025

3. Financial Report

Audited by Mr Robert Jackson and passed by Trustees

Dated 2nd September 2024