

LEAMINGTON HASTINGS CONSOLIDATED CHARITY

England & Wales · Charity number 235662

Details

Status Registered

Legal form Other

Registered 1980-02-06

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

Contact

Address Almshouses
Birdingbury Road
Leamington Hastings
Rugby
CV23 8DY

Phone 07962 169199

Email alexrigler@aol.com

Activities

Objects: UPKEEP AND MAINTENANCE OF ALMSHOUSES AND FOR THE RELIEF IN NEED EITHER GENERALLY OR INDIVIDUALLY OF PERSONS RESIDENT IN THE PARISH OF LEAMINGTON HASTINGS AND OTHER PARISHES AS DEFINED IN SCHEME. IN REPAIRING, MAINTAINING, INSURING AND IMPROVING THE FABRIC OF THE PARISH CHURCH OF THE ECCLESIASTICAL PARISH OF ALL SAINTS, LEAMINGTON HASTINGS.

Activities: To manage the Almshouses in Leamington Hastings for the accommodation of residents of the Parish and neighbourhood. To provide relief in need; support for the Parish Church and local charities - all within the Parish.

Classification

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

Geography

- **Area of benefit:** SEE OBJECTS.
- Warwickshire

Finances

Period end	Income	Expenditure	Assets	Employees
2024-12-31	£66,153	£125,204	-	-
2023-12-31	£63,145	£45,236	-	-
2022-12-31	£53,802	£41,470	-	-
2021-12-31	£50,730	£36,559	-	-
2020-12-31	£45,392	£33,089	-	-

Trustees

Name	Role	Appointed
JOHN NIGEL FISHER	Chair	
EUGENE JOSEPH DIXON		2012-05-30
IAN SEWELL		2017-05-17
Jonathan Wilson		2024-05-23
Joy Margaret Mitchell		2019-08-27
PAUL DONALD CRAWFORD		
SONYA FREDRICA SHIRLEY WEST		2021-02-10

Accounts

REGISTERED CHARITY NUMBER: 235662

Report of the Trustees and
Unaudited Financial Statements for the Year Ended 31 December 2024
for
Leamington Hastings Consolidated Charity

Leamington Hastings Consolidated Charity

Contents of the Financial Statements
for the Year Ended 31 December 2024

	Page
Report of the Trustees	1 to 4
Independent Examiner's Report	5
Statement of Financial Activities	6
Statement of Financial Position	7
Notes to the Financial Statements	8 to 11

Report of the Trustees
for the Year Ended 31 December 2024

Legal and Administrative Information

Registered number	235662
Administration	Alexandra Rigler Porthleven Marton Road Birdingbury Warwickshire CV23 8EH
Finance	Eugene Dixon Greenacres Leamington Hastings Rugby Warwickshire CV23 8DZ

Registered by a Scheme of the Charity Commissioners dated 6 February 1980, as varied by Schemes dated 9 September 1991 and 3 November 1995.

The purposes of the Charity reach back into the 17th Century - Humphrey Davies' Almshouses, Dame Dorothy Wheler's Almshouses and the Poor's Plot.

Trustees

A body of Trustees comprising: -

Trustees appointed by the Parish Council of Leamington Hastings, each appointment being for a four-year term.

Mrs Jane Cresswell	until 10 May 2024 (resigned on 13 May 2024)
Mr Eugene Dixon	until February 2029
Mr Jon Wilson	until May 2028 (replaced Mrs Jane Cresswell)

Trustees appointed by resolution at a Special Meeting of the Trustees, each appointment for a five-year term.

Mr John Fisher	until May 2030
Mr Paul Crawford	until May 2027
Mr Ian Sewell	until May 2027
Ms Sonya West	until August 2026
Mrs Joy Mitchell	until September 2029

Leamington Hastings Consolidated Charity

Report of the Trustees
for the Year Ended 31 December 2024

Bank	HSBC 126 The Parade Leamington Spa Warwickshire CV32 4AJ
Insurance Broker	Grout Insurance Brokers Woolwich House 2 nd Floor, 43 George Street Croydon Surrey CR0 1LB
Independent Examiner	Mr A Donaldson 17 Lake Walk Adderbury Banbury Oxfordshire OX17 3PF

Aims and Organisation

To manage the Almshouses in Leamington Hastings for the accommodation of residents in conformity with the provisions of the Scheme.

The Almshouses are intended for poor and needy persons. There is no age requirement but there is a geographical priority.

1. Persons who were born or live in the Parish of Leamington Hastings or have done so for a period of not less than two consecutive years.
2. Persons who were born or live in the defined area (see Scheme of Administration) or have done so for a period of not less than two consecutive years.
3. Other poor persons.

Application of Residuary Income

1. To provide relief in need either generally or individually to persons resident in the Parish of Leamington Hastings who are in conditions of need, hardship, or distress.
2. To repair, maintain, insure and improve the fabric of the Parish Church of the Ecclesiastical Parish of All Saints, Leamington Hastings.

If and insofar as income is not required for application as aforesaid, the Trustees may apply the same for such charitable purposes for the general benefit of the inhabitants of the Parish of Leamington Hastings as the Trustees think fit.

Report of the Trustees
for the Year Ended 31 December 2024

Organisation

Mr John Fisher agreed to continue as Chairman until the May 2025 Annual General Meeting.

The Trustees met on 4 occasions during 2024.

Mr A Donaldson has been appointed as Independent Examiner for the financial year ending 31 December 2024.

Review of Progress and Achievements

Record of Residents: -

Deaths	0
Departures	0
New residents	0
Voids	0
Residents as at 31 December 2024	8

Residents' Meetings

The Residents' Meetings provide a channel of communication for residents to Trustees and a forum for the Trustees to consult with the Residents supplemented by a newsletter produced and distributed by the Clerk.

The Almshouse Association - The Almshouse Association continues to hold local meetings in the Midlands. This national Association is an important source of guidance to Trustees; information about the significance of new legislation and practical help if difficulties arise. Trustees are therefore very keen to support the Almshouse Association and renewed its membership during 2024. The Charity holds a special distinction in that its membership number is one so it is the first listed member of the Association.

Relief in Need - The charity has provided financial assistance to a local resident in the Parish of Leamington Hastings during the year in order to help improve their quality of life.

Charitable Purposes for the General Benefit of the Inhabitants of the Parish of Leamington Hastings

The trustees were pleased to be able to make several charitable donations during 2024. The charities supported benefit the residents of the Parish of Leamington Hastings and surrounding villages which include Leamington Hastings, Broadwell, Stockton Station and Kites Hardwick.

A summary of the donations made during the year is given below:

Leamington Hastings Over 60's Club	£ 350.00
Leamington Hastings Silver Surfers	£ 750.00
Marton Cream Teas	£ 185.00
All Saints Church Leamington Hastings	£ 950.00
Broadwell Methodist Church	£ 600.00
Leamington Hastings Parish Hall	£3,000.00

Data Protection – The Trustees certify that LHCC fully complies with the requirements of the GDPR as they apply to the Charity.

Trustees Sherry Morning - The Trustees were pleased to be able once again to hold a Sherry Morning in December.

Review of the Financial Activities and Affairs

The Statement of Financial Activities summarises the incoming resources and resources expended and these are analysed between general funds and designated funds. Designated funds are unrestricted funds, which are expendable at the discretion of the Trustees, but which have been specifically earmarked as relating to the Almshouses. The income funds of the Charity include restricted funds for the purpose of providing extraordinary repair, improvement or rebuilding of the Almshouses belonging to the Consolidated Charity.

On a fund-by-fund basis, the Charity's assets are available and adequate to fulfil its obligations.

During the year all of the existing timber windows were replaced in the main building with new powder coated aluminium frames and double glazed sealed units. This upgrade was necessary to replace the existing rotting timber frames whilst also benefitting longer term with reduced heat loss and decorating costs. The total cost of the replacement windows was £71,120.00 including VAT.

Also this year the trustees completed the building work that had been identified as being necessary in the quinquennial report. This work amounted to a total of £13,434.00 incl VAT.

The Trustees thank all those who helped the Charity and its residents during the course of the year.

Signed on behalf of the Trustees



Mr J N Fisher
Chairman

Date: 19/06/2025

Independent Examiner's Report to the Trustees of
Leamington Hastings Consolidated Charity

I report on the accounts for the year ended 31 December 2024 set out on pages six to eleven.

Respective responsibilities of trustees and examiner

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

It is my responsibility to:

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

Basis of the independent examiner's report

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

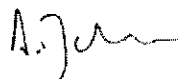
Independent examiner's statement

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 to comply with the accounting requirements of the 2011 Act

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.



Andrew Donaldson ACA
17 Lake Walk
Adderbury
Banbury
Oxfordshire
OX17 3PF

Date: 19/06/25

Leamington Hastings Consolidated Charity

Statement of Financial Activities
for the Year Ended 31 December 2024

	Notes	General fund £	Designated fund £	Restricted fund £	31.12.24 Total funds £	31.12.23 Total funds £
Incoming resources						
Maintenance contributions		-	55,551	-	55,551	53,668
Investment income & donations	2	9,143	873	586	10,602	9,477
Total incoming resources		<u>9,143</u>	<u>56,424</u>	<u>586</u>	<u>66,153</u>	<u>63,145</u>
Resources expended						
Direct charitable expenditure	3	6,784	113,611	-	120,395	38,486
Administration	4	64	4,745	-	4,809	6,750
Total resources expended		<u>6,848</u>	<u>118,356</u>	<u>-</u>	<u>125,204</u>	<u>45,236</u>
Net incoming resources before investment gains/(losses)		2,295	(61,932)	586	(59,051)	17,909
Unrealised gains/(losses) on investments		4,006	-	11,895	15,901	22,672
Net movement in funds		<u>6,301</u>	<u>(61,932)</u>	<u>12,481</u>	<u>(43,150)</u>	<u>40,581</u>
Reconciliation of funds						
Total funds brought forward		254,453	343,289	159,752	757,494	716,913
Total funds carried forward		<u>260,754</u>	<u>281,357</u>	<u>172,233</u>	<u>714,344</u>	<u>757,494</u>

Continuing operations

All incoming resources and resources expended arise from continuing activities.

Leamington Hastings Consolidated Charity

Statement of Financial Position
At 31 December 2024

		General fund	Designated fund	Restricted fund	31.12.24 Total funds	31.12.23 Total funds
	Notes	£	£	£	£	£
Fixed assets						
Tangible assets	6	-	246,249	-	246,249	246,249
Investments	7	<u>176,272</u>	<u>-</u>	<u>160,217</u>	<u>336,489</u>	<u>320,588</u>
		176,272	246,249	160,217	582,738	566,837
Current assets						
Debtors	8	-	775	-	775	1,453
Prepayments and accrued income		-	1,902	-	1,902	8,138
Cash at bank and in hand		<u>84,575</u>	<u>38,609</u>	<u>12,016</u>	<u>135,200</u>	<u>186,045</u>
		84,575	41,286	12,016	137,877	195,636
Creditors						
Amounts falling due within one year	9	<u>(93)</u>	<u>(6,178)</u>	<u>-</u>	<u>(6,271)</u>	<u>(4,979)</u>
Net current assets		<u>84,482</u>	<u>35,108</u>	<u>12,016</u>	<u>131,606</u>	<u>190,657</u>
Total assets less current liabilities		<u>260,754</u>	<u>281,357</u>	<u>172,233</u>	<u>714,344</u>	<u>757,494</u>
Net assets		<u>260,754</u>	<u>281,357</u>	<u>172,233</u>	<u>714,344</u>	<u>757,494</u>
Funds	10					
Unrestricted funds					542,111	597,742
Restricted funds					<u>172,233</u>	<u>159,752</u>
Total funds					<u>714,344</u>	<u>757,494</u>

The financial statements were approved by the Board of Trustees on 19/6/25
and were signed on its behalf by:


.....
Trustee

1. Accounting policies

Basis of accounting

The financial statements have been prepared in accordance with Accounting and Reporting by Charities: Statement of Recommended Practice applicable to charities preparing their accounts in accordance with the Financial Reporting Standard applicable in the UK and Republic of Ireland (FRS 102) (effective 1 January 2015) - (Charities SORP (FRS 102)).

The charity meets the definition of a public benefit entity under FRS 102. Assets and liabilities are initially recognised at historic cost or transaction value unless otherwise stated in the relevant accounting policy note.

Incoming resources

Donations, legacies and grants receivable are accounted for as soon as their amount and receipt are certain. In the case of unsolicited donations this is usually only when they are received, while fund raising results are accounted for when the commitment is made by the donor, subject to fulfilment. Maintenance contributions are recognised as they fall due.

Resources expended

All expenses are accounted for on an accruals basis. Expenditure incurred in connection with the specific objects of the charity is included on an item by item basis under the heading 'direct charitable expenditure'.

Management and administration costs relate almost entirely to the operation of the Almshouses and all such costs have therefore been allocated against designated funds. Expenditure includes irrecoverable VAT where incurred.

Tangible fixed assets

Freehold properties are included at historic cost. No depreciation is provided as the properties are maintained to such a standard that the estimated residual value is not less than cost.

Investments

Fixed asset investments are stated at market value in accordance with the Statement of Recommended Practice. The Statement of Financial Activities includes those unrealised gains and losses arising from the revaluation of the investment portfolio during the year. Investment income is accounted for on a receivable basis.

Taxation

The charity is exempt from tax on its charitable activities.

2. Investment income

	Unrestricted fund £	Restricted fund £	31.12.24 Total funds £	31.12.23 Total funds £
Deposit account interest	4,940	586	5,526	4,592
Dividends	4,976	-	4,976	4,885
Charitable donations	100	-	100	-
	<u>10,016</u>	<u>586</u>	<u>10,602</u>	<u>9,447</u>

3. Direct charitable expenditure

	General fund £	Designated fund £	31.12.24 Total funds £	31.12.23 Total funds £
Gas	-	6,815	6,815	7,328
Electricity	-	2,215	2,215	1,041
Water rates	-	1,609	1,609	1,681
Insurance	-	1,938	1,938	1,936
Maintenance	-	95,880	95,880	10,338
Gardening, cleaning & sundries	-	5,154	5,154	5,778
Charitable payments & relief in need	6,784	-	6,784	10,384
	<u>6,784</u>	<u>113,611</u>	<u>120,395</u>	<u>38,486</u>

4. Administration expenses

Administration expenses includes £3,073 (2023 - £3,000) for the clerk and £600 (2023 - £600) for the independent examination of the accounts.

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.

Notes to the Financial Statements - continued
for the Year Ended 31 December 2024

6. Tangible fixed assets

	Freehold property £
Cost	
At 1 January 2024 and 31 December 2024	<u>246,249</u>
Net book value	
At 31 December 2024	<u>246,249</u>
At 31 December 2023	<u>246,249</u>

7. Fixed asset investments

	Listed investments £
Market value	
At 1 January 2024	320,588
Revaluations	<u>15,901</u>
At 31 December 2024	<u>336,489</u>

	2024		2023	
	Cost £	Market value £	Cost £	Market value £
General fund				
NAACIF Income shares 11,663 shares (2023 11,663 shares)	2,953	10,827	2,953	10,476
COIF Income units 8,152 units (2023 8,152 units)	85,000	165,445	85,000	161,790
Restricted fund				
NAACIF Accumulation units 1,323 units (2023 1,323 units)	15,860	160,217	15,860	148,322
	<u>103,813</u>	<u>336,489</u>	<u>103,813</u>	<u>320,588</u>

There were no investment assets outside the UK.

Notes to the Financial Statements - continued
for the Year Ended 31 December 2024

8. Debtors: amounts falling due within one year

	31.12.24	31.12.23
	£	£
Trade debtors	<u>775</u>	<u>1,453</u>
	<u>775</u>	<u>1,453</u>

9. Creditors: amounts falling due within one year

	31.12.24	31.12.23
	£	£
Trade creditors	2,451	1,071
Other creditors	<u>3,820</u>	<u>3,908</u>
	<u>6,271</u>	<u>4,979</u>

10. Movement in funds

	At 1.1.24 £	Net movement in funds £	At 31.12.24 £
Unrestricted funds			
General fund	254,453	6,301	260,754
Designated fund	<u>343,289</u>	<u>(61,932)</u>	<u>281,357</u>
	597,742	(55,631)	542,111
Restricted funds			
Restricted fund	<u>159,752</u>	<u>12,481</u>	<u>172,233</u>
Total funds	<u>757,494</u>	<u>(43,150)</u>	<u>714,344</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	9,143	(6,848)	4,006	6,301
Designated fund	<u>56,424</u>	<u>(118,356)</u>	-	<u>(61,932)</u>
	65,567	(125,204)	4,006	(55,631)
Restricted funds				
Restricted fund	586	-	11,895	12,481
	<u>66,153</u>	<u>(125,204)</u>	<u>15,901</u>	<u>(43,150)</u>

Accounts

REGISTERED CHARITY NUMBER: 235662

Report of the Trustees and
Unaudited Financial Statements for the Year Ended 31 December 2023
for
Leamington Hastings Consolidated Charity

Leamington Hastings Consolidated Charity

Contents of the Financial Statements
for the Year Ended 31 December 2023

	Page
Report of the Trustees	1 to 4
Independent Examiner's Report	5
Statement of Financial Activities	6
Statement of Financial Position	7
Notes to the Financial Statements	8 to 11

Leamington Hastings Consolidated Charity

Report of the Trustees
for the Year Ended 31 December 2023

Legal and Administrative Information

Registered number	235662
Administration	Alexandra Rigler Porthleven Marton Road Birdingbury Warwickshire CV23 8EH
Finance	Eugene Dixon Greenacres Leamington Hastings Rugby Warwickshire CV23 8DZ

Registered by a Scheme of the Charity Commissioners dated 6 February 1980, as varied by Schemes dated 9 September 1991 and 3 November 1995.

The purposes of the Charity reach back into the 17th Century - Humphrey Davies' Almshouses, Dame Dorothy Wheler's Almshouses and the Poor's Plot.

Trustees

A body of seven persons comprising: -

Two nominative Trustees appointed by the Parish Council of Leamington Hastings, each appointment being for a four-year term.

Mrs Jane Cresswell	until 10 May 2024
Mr Eugene Dixon	until February 2025

Five co-optative Trustees appointed by resolution at a Special Meeting of the Trustees, each appointment for a five-year term.

Mr J N Fisher	until May 2025
Mr Paul Crawford	until January 2028
Mr Ian Sewell	Until May 2027
Ms S West	until August 2026
Mrs Joy Mitchell	until August 2024

Leamington Hastings Consolidated Charity

Report of the Trustees
for the Year Ended 31 December 2023

Bank	HSBC 126 The Parade Leamington Spa Warwickshire CV32 4AJ
Insurance Broker	Grout Insurance Brokers Woolwich House 2 nd Floor, 43 George Street Croydon Surrey CR0 1LB
Independent Examiner	Mr A Donaldson 17 Lake Walk Adderbury Banbury Oxfordshire OX17 3PF

Aims and Organisation

To manage the Almshouses in Leamington Hastings for the accommodation of residents in conformity with the provisions of the Scheme.

The Almshouses are intended for poor and needy persons. There is no age requirement but there is a geographical priority.

1. Persons who were born or live in the Parish of Leamington Hastings or have done so for a period of not less than two consecutive years.
2. Persons who were born or live in the defined area (see Scheme of Administration) or have done so for a period of not less than two consecutive years.
3. Other poor persons.

Application of Residuary Income

1. To provide relief in need either generally or individually to persons resident in the Parish of Leamington Hastings who are in conditions of need, hardship, or distress.
2. To repair, maintain, insure and improve the fabric of the Parish Church of the Ecclesiastical Parish of All Saints, Leamington Hastings.

If and insofar as income is not required for application as aforesaid, the Trustees may apply the same for such charitable purposes for the general benefit of the inhabitants of the Parish of Leamington Hastings as the Trustees think fit.

Leamington Hastings Consolidated Charity

Report of the Trustees for the Year Ended 31 December 2023

Organisation

Mr John Fisher agreed to continue as Chairman until the May 2024 Annual General Meeting.

The Trustees met on 4 occasions during 2023.

Mr A Donaldson has been appointed as Independent Examiner for the financial year ending 31 December 2023.

Review of Progress and Achievements

Record of Residents: -

Deaths	0
Departures	0
New residents	0
Voids	0
Residents as at 31 December 2023	8

Residents' Meetings

The Residents' Meetings provide a channel of communication for residents to Trustees and a forum for the Trustees to consult with the Residents supplemented by a newsletter produced and distributed by the Clerk.

The Almshouse Association - The Almshouse Association continues to hold local meetings in the Midlands. This national Association is an important source of guidance to Trustees; information about the significance of new legislation and practical help if difficulties arise. Trustees are therefore very keen to support the Almshouse Association and renewed its membership during 2023. The Charity holds a special distinction in that its membership number is one so it is the first listed member of the Association.

Relief in Need - The charity has provided financial assistance to a local resident in the Parish of Leamington Hastings during the year in order to help improve their quality of life.

Charitable Purposes for the General Benefit of the Inhabitants of the Parish of Leamington Hastings

The trustees were pleased to be able to make several charitable donations during 2023. The charities supported benefit the residents of the Parish of Leamington Hastings and surrounding villages which include Leamington Hastings, Broadwell, Stockton Station and Kites Hardwick.

A summary of the donations made during the year is given below:

Leamington Hastings Over 60's Club	£380.00
Leamington Hastings Silver Surfers	£750.00
Marton Cream Teas	£185.00
All Saints Church Leamington Hastings	£2,950.00
Broadwell Methodist Church	£3,000.00
Leamington Hastings C of E Academy	£2,000.00

Data Protection – The Trustees certify that LHCC fully complies with the requirements of the GDPR as they apply to the Charity.

Trustees Sherry Morning - The Trustees were pleased to be able once again to hold a Sherry Morning in December.

Review of the Financial Activities and Affairs

The Statement of Financial Activities summarises the incoming resources and resources expended and these are analysed between general funds and designated funds. Designated funds are unrestricted funds, which are expendable at the discretion of the Trustees, but which have been specifically earmarked as relating to the Almshouses. The income funds of the Charity include restricted funds for the purpose of providing extraordinary repair, improvement or rebuilding of the Almshouses belonging to the Consolidated Charity.

On a fund-by-fund basis, the Charity's assets are available and adequate to fulfil its obligations.

The Trustees thank all those who helped the Charity and its residents during the course of the year.

Signed on behalf of the Trustees



Mr J N Fisher
Chairman

Date: 23rd May 2024

Independent Examiner's Report to the Trustees of
Leamington Hastings Consolidated Charity

I report on the accounts for the year ended 31 December 2023 set out on pages six to eleven.

Respective responsibilities of trustees and examiner

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

It is my responsibility to:

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

Basis of the independent examiner's report

My examination was carried out in accordance with the General Directions given by the Charity Commission. An examination includes a review of the accounting records kept by the charity and a comparison of the accounts presented with those records. It also includes consideration of any unusual items or disclosures in the accounts, and seeking explanations from you as trustees concerning any such matters. The procedures undertaken do not provide all the evidence that would be required in an audit, and consequently no opinion is given as to whether the accounts present a 'true and fair view' and the report is limited to those matters set out in the statements 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 to comply with the accounting requirements of the 2011 Act

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.



Andrew Donaldson ACA
17 Lake Walk
Adderbury
Banbury
Oxfordshire
OX17 3PF

Date: 23 May 2024

Leamington Hastings Consolidated Charity

Statement of Financial Activities
for the Year Ended 31 December 2023

	Notes	General fund £	Designated fund £	Restricted fund £	31.12.23 Total funds £	31.12.22 Total funds £
Incoming resources						
Maintenance contributions		-	53,668	-	53,668	47,915
Investment income	2	8,281	716	480	9,477	5,887
Total incoming resources		8,281	54,384	480	63,145	53,802
Resources expended						
Direct charitable expenditure	3	10,384	28,102	-	38,486	35,328
Administration	4	36	6,714	-	6,750	6,142
Total resources expended		10,420	34,816	-	45,236	41,470
Net incoming resources before investment gains/(losses)		(2,139)	19,568	480	17,909	12,332
Unrealised gains/(losses) on investments		14,001	-	8,671	22,672	(18,701)
Net movement in funds		11,862	19,568	9,151	40,581	(6,369)
Reconciliation of funds						
Total funds brought forward		242,591	323,721	150,601	716,913	723,282
Total funds carried forward		254,453	343,289	159,752	757,494	716,913

Continuing operations

All incoming resources and resources expended arise from continuing activities.

Leamington Hastings Consolidated Charity

Statement of Financial Position
At 31 December 2023

					31.12.23	31.12.22
	Notes	General fund £	Designated fund £	Restricted fund £	Total funds £	Total funds £
Fixed assets						
Tangible assets	6	-	246,249	-	246,249	246,249
Investments	7	<u>172,266</u>	<u>-</u>	<u>148,322</u>	<u>320,588</u>	<u>297,916</u>
		172,266	246,249	148,322	566,837	544,165
Current assets						
Debtors	8	-	1,453	-	1,453	158
Prepayments and accrued income		-	8,138	-	8,138	7,264
Cash at bank and in hand		<u>82,426</u>	<u>92,189</u>	<u>11,430</u>	<u>186,045</u>	<u>169,767</u>
		82,426	101,780	11,430	195,636	177,189
Creditors						
Amounts falling due within one year	9	(239)	(4,740)	-	(4,979)	(4,441)
Net current assets		<u>82,187</u>	<u>97,040</u>	<u>11,430</u>	<u>190,657</u>	<u>172,748</u>
Total assets less current liabilities		<u>254,453</u>	<u>343,289</u>	<u>159,752</u>	<u>757,494</u>	<u>716,913</u>
Net assets		<u>254,453</u>	<u>343,289</u>	<u>159,752</u>	<u>757,494</u>	<u>716,913</u>
Funds	10					
Unrestricted funds					597,742	566,312
Restricted funds					<u>159,752</u>	<u>150,601</u>
Total funds					<u>757,494</u>	<u>716,913</u>

The financial statements were approved by the Board of Trustees on behalf by:

and were signed on its


.....
Trustee

23/8/2024

Notes to the Financial Statements
for the Year Ended 31 December 2023

1. Accounting policies

Basis of accounting

The financial statements have been prepared in accordance with Accounting and Reporting by Charities: Statement of Recommended Practice applicable to charities preparing their accounts in accordance with the Financial Reporting Standard applicable in the UK and Republic of Ireland (FRS 102) (effective 1 January 2015) - (Charities SORP (FRS 102)).

The charity meets the definition of a public benefit entity under FRS 102. Assets and liabilities are initially recognised at historic cost or transaction value unless otherwise stated in the relevant accounting policy note.

Incoming resources

Donations, legacies and grants receivable are accounted for as soon as their amount and receipt are certain. In the case of unsolicited donations this is usually only when they are received, while fund raising results are accounted for when the commitment is made by the donor, subject to fulfilment. Maintenance contributions are recognised as they fall due.

Resources expended

All expenses are accounted for on an accruals basis. Expenditure incurred in connection with the specific objects of the charity is included on an item by item basis under the heading 'direct charitable expenditure'.

Management and administration costs relate almost entirely to the operation of the Almshouses and all such costs have therefore been allocated against designated funds. Expenditure includes irrecoverable VAT where incurred.

Tangible fixed assets

Freehold properties are included at historic cost. No depreciation is provided as the properties are maintained to such a standard that the estimated residual value is not less than cost.

Investments

Fixed asset investments are stated at market value in accordance with the Statement of Recommended Practice. The Statement of Financial Activities includes those unrealised gains and losses arising from the revaluation of the investment portfolio during the year. Investment income is accounted for on a receivable basis.

Taxation

The charity is exempt from tax on its charitable activities.

Leamington Hastings Consolidated Charity

Notes to the Financial Statements - continued
for the Year Ended 31 December 2023

2. Investment income

	Unrestricted fund £	Restricted fund £	31.12.23 Total funds £	31.12.22 Total funds £
Deposit account interest	4,112	480	4,592	1,054
Dividends	<u>4,885</u>	<u>-</u>	<u>4,885</u>	<u>4,833</u>
	<u>8,997</u>	<u>480</u>	<u>9,477</u>	<u>5,887</u>

3. Direct charitable expenditure

	General fund £	Designated fund £	31.12.23 Total funds £	31.12.22 Total funds £
Gas	-	7,328	7,328	9,298
Electricity	-	1,041	1,041	1,088
Water rates	-	1,681	1,681	947
Insurance	-	1,936	1,936	1,872
Maintenance	-	10,338	10,338	13,712
Gardening, cleaning & sundries	-	5,778	5,778	5,023
Charitable payments & relief in need	10,384	-	10,384	3,388
	<u>10,384</u>	<u>28,102</u>	<u>38,486</u>	<u>35,328</u>

4. Administration expenses

Administration expenses includes £3,000 (2022 - £3,000) for the clerk and £600 (2022 - £600) for the independent examination of the accounts.

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.

Leamington Hastings Consolidated Charity

Notes to the Financial Statements - continued
for the Year Ended 31 December 2023

6. Tangible fixed assets

	Freehold property £
Cost	
At 1 January 2023 and 31 December 2023	<u>246,249</u>
Net book value	
At 31 December 2023	<u>246,249</u>
At 31 December 2022	<u>246,249</u>

7. Fixed asset investments

	Listed investments £
Market value	
At 1 January 2023	297,916
Revaluations	<u>22,672</u>
At 31 December 2023	<u>320,588</u>

	2023		2022	
	Cost £	Market value £	Cost £	Market value £
General fund				
NAACIF Income shares 11,663 shares (2022 11,663 shares)	2,953	10,476	2,953	10,300
COIF Income units 8,152 units (2022 8,152 units)	85,000	161,790	85,000	147,965
Restricted fund				
NAACIF Accumulation units 1,323 units (2022 1,323 units)	15,860	148,322	15,860	139,651
	<u>103,813</u>	<u>320,588</u>	<u>103,813</u>	<u>297,916</u>

There were no investment assets outside the UK.

Leamington Hastings Consolidated Charity

Notes to the Financial Statements - continued
for the Year Ended 31 December 2023

8. Debtors: amounts falling due within one year

	31.12.23	31.12.22
	£	£
Trade debtors	<u>1,453</u>	<u>158</u>
	<u>1,453</u>	<u>158</u>

9. Creditors: amounts falling due within one year

	31.12.23	31.12.22
	£	£
Trade creditors	1,071	1,502
Other creditors	<u>3,908</u>	<u>2,939</u>
	<u>4,979</u>	<u>4,441</u>

10. Movement in funds

	At 1.1.23 £	Net movement in funds £	At 31.12.23 £
Unrestricted funds			
General fund	242,591	11,862	254,453
Designated fund	<u>323,721</u>	<u>19,568</u>	<u>343,289</u>
	566,312	31,430	597,742
Restricted funds			
Restricted fund	150,601	9,151	159,752
	<u>716,913</u>	<u>40,581</u>	<u>757,494</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	8,281	(10,420)	14,001	11,862
Designated fund	<u>54,384</u>	<u>(34,816)</u>	-	<u>19,568</u>
	62,665	(45,236)	14,001	31,430
Restricted funds				
Restricted fund	480	-	8,671	9,151
	<u>63,145</u>	<u>(45,236)</u>	<u>22,672</u>	<u>40,581</u>

Accounts

REGISTERED CHARITY NUMBER: 235662

Report of the Trustees and
Unaudited Financial Statements for the Year Ended 31 December 2022
for
Leamington Hastings Consolidated Charity

Leamington Hastings Consolidated Charity

Contents of the Financial Statements
for the Year Ended 31 December 2022

	Page
Report of the Trustees	1 to 4
Independent Examiner's Report	5
Statement of Financial Activities	6
Statement of Financial Position	7
Notes to the Financial Statements	8 to 11

Leamington Hastings Consolidated Charity

Report of the Trustees for the Year Ended 31 December 2022

Legal and Administrative Information

Registered number	235662
Administration	Alexandra Rigler Porthleven Marton Road Birdingbury Warwickshire CV23 8EH
Finance	Eugene Dixon Greenacres Leamington Hastings Rugby Warwickshire CV23 8DZ

Registered by a Scheme of the Charity Commissioners dated 6 February 1980, as varied by Schemes dated 9 September 1991 and 3 November 1995.

The purposes of the Charity reach back into the 17th Century - Humphrey Davies' Almshouses, Dame Dorothy Wheler's Almshouses and the Pools Plot.

Trustees

A body of seven persons comprising:-

Two nominative Trustees appointed by the Parish Council of Leamington Hastings, each appointment being for a four year term.

Mrs Jane Cresswell	until 10 May 2024
Mr Eugene Dixon	until February 2024

Five co-optative Trustees appointed by resolution at a Special Meeting of the Trustees, each appointment for a five year term.

Mr J N Fisher	until May 2025
Mr Paul Crawford	until January 2023
Mr Ian Sewell	Until May 2027
Ms S West	until August 2026
Mrs Joy Mitchell	until August 2024

Leamington Hastings Consolidated Charity

Report of the Trustees
for the Year Ended 31 December 2022

Bank	HSBC 126 The Parade Leamington Spa Warwickshire CV32 4AJ
Insurance Broker	Grout Insurance Brokers Woolwich House 2 nd Floor, 43 George Street Croydon Surrey CR0 1LB
Independent Examiner	Mr A Donaldson 17 Lake Walk Adderbury Banbury Oxfordshire OX17 3PF

Aims and Organisation

To manage the Almshouses in Leamington Hastings for the accommodation of residents in conformity with the provisions of the Scheme.

The Almshouses are intended for poor and needy persons. There is no age requirement but there is a geographical priority.

1. Persons who were born or live in the Parish of Leamington Hastings or have done so for a period of not less than two consecutive years.
2. Persons who were born or live in the defined area (see Scheme of Administration) or have done so for a period of not less than two consecutive years.
3. Other poor persons.

Application of Residuary Income

1. To provide relief in need either generally or individually to persons resident in the Parish of Leamington Hastings who are in conditions of need, hardship, or distress.
2. To repair, maintain, insure and improve the fabric of the Parish Church of the Ecclesiastical Parish of All Saints, Leamington Hastings.

If and insofar as income is not required for application as aforesaid, the Trustees may apply the same for such charitable purposes for the general benefit of the inhabitants of the Parish of Leamington Hastings as the Trustees think fit.

Leamington Hastings Consolidated Charity

Report of the Trustees for the Year Ended 31 December 2022

Organisation

Mr John Fisher agreed to continue as Chairman until the May 2023 Annual General Meeting.

The Trustees met on 4 occasions during 2022.

Mr A Donaldson has been appointed as Independent Examiner for the financial year ending 31 December 2022.

Review of Progress and Achievements

Record of Residents:-

Deaths	0
Departures	2
New residents	2
Voids	0
Residents as at 31 December 2022	8

Residents' Meetings

The Residents' Meetings provide a channel of communication for residents to Trustees and a forum for the Trustees to consult with the Residents. Residents agreed to reduce the number of meetings to two per year supplemented by a quarterly newsletter produced and distributed by the Clerk.

The Almshouse Association - The Almshouse Association continues to hold local meetings in the Midlands. This national Association is an important source of guidance to Trustees; information about the significance of new legislation and practical help if difficulties arise. Trustees are therefore very keen to support the Almshouse Association and renewed its membership during 2022. The Charity holds a special distinction in that its membership number is one so it is the first listed member of the Association.

Relief in Need - The charity has provided financial assistance to a local resident in the Parish of Leamington Hastings during the year in order to help improve their quality of life.

The Parish Church of the Ecclesiastical Parish of All Saints, Leamington Hastings

The Trustees were very pleased to be able to offer the Community Room facility to the choir performing at the Christmas Carol Concert following the easing of covid restrictions.

Leamington Hastings Consolidated Charity

Report of the Trustees
for the Year Ended 31 December 2022

Charitable Purposes for the General Benefit of the Inhabitants of the Parish of Leamington Hastings

A donation of £350 was made to the Over 60's Club to assist the Club to undertake a range of activities supporting older people in the Village.

Trustees have continued the Charity's support of the Silver Surfers classes with a grant of £750 this year. This well supported service assists older members of the community to become computer "savvy" and reduces social exclusion. The charity also donated £950 to All Saints Church in respect of grass cutting costs and sundry maintenance costs.

A donation of £185 was made to support the Marton Pensioners' Cream Teas initiative.

The Trustees are pleased to have the chance to contribute to the development of new charities as well as the established charities for the benefit of residents of the Parish of Leamington Hastings. This area includes Leamington Hastings, Hill, Broadwell, Stockton Station and Kites Hardwick. Local residents are invited to bring ideas to the Trustees, as well as seeking help for continuing services in the Parish.

Data Protection – The Trustees certify that LHCC fully complies with the requirements of the GDPR as they apply to the Charity.

Trustees Sherry Morning - The Trustees were pleased to be able once again to hold a Sherry Morning in December.

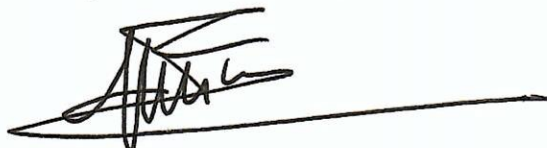
Review of the Financial Activities and Affairs

The Statement of Financial Activities summarises the incoming resources and resources expended and these are analysed between general funds and designated funds. Designated funds are unrestricted funds, which are expendable at the discretion of the Trustees, but which have been specifically earmarked as relating to the Almshouses. The income funds of the Charity include restricted funds for the purpose of providing extraordinary repair, improvement or rebuilding of the Almshouses belonging to the Consolidated Charity.

On a fund by fund basis, the Charity's assets are available and adequate to fulfil its obligations.

The Trustees thank all those who helped the Charity and its residents during the course of the year.

Signed on behalf of the Trustees



Mr J N Fisher
Chairman

Date: 1st June 2023

Independent Examiner's Report to the Trustees of
Leamington Hastings Consolidated Charity

I report on the accounts for the year ended 31 December 2022 set out on pages six to eleven.

Respective responsibilities of trustees and examiner

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

It is my responsibility to:

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

Basis of the independent examiner's report

My examination was carried out in accordance with the General Directions given by the Charity Commission. An examination includes a review of the accounting records kept by the charity and a comparison of the accounts presented with those records. It also includes consideration of any unusual items or disclosures in the accounts, and seeking explanations from you as trustees concerning any such matters. The procedures undertaken do not provide all the evidence that would be required in an audit, and consequently no opinion is given as to whether the accounts present a 'true and fair view' and the report is limited to those matters set out in the statements 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 to comply with the accounting requirements of the 2011 Act

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.



Andrew Donaldson ACA
17 Lake Walk
Adderbury
Banbury
Oxfordshire
OX17 3PF

Date: 01.06.23

Leamington Hastings Consolidated Charity

Statement of Financial Activities
for the Year Ended 31 December 2022

	Notes	General fund £	Designated fund £	Restricted fund £	31.12.22 Total funds £	31.12.21 Total funds £
Incoming resources						
Maintenance contributions		-	47,915	-	47,915	46,021
Investment income	2	5,623	158	106	5,887	4,709
Total incoming resources		<u>5,623</u>	<u>48,073</u>	<u>106</u>	<u>53,802</u>	<u>50,730</u>
Resources expended						
Direct charitable expenditure	3	3,388	31,940	-	35,328	29,671
Administration	4	338	5,804	-	6,142	6,888
Total resources expended		<u>3,726</u>	<u>37,744</u>	<u>-</u>	<u>41,470</u>	<u>36,559</u>
Net incoming resources before investment gains/(losses)		1,897	10,329	106	12,332	14,171
Unrealised gains/(losses) on investments		(19,796)	-	1,095	(18,701)	37,887
Net movement in funds		<u>(17,899)</u>	<u>10,329</u>	<u>1,201</u>	<u>(6,369)</u>	<u>52,058</u>
Reconciliation of funds						
Total funds brought forward		260,490	313,392	149,400	723,282	671,224
Total funds carried forward		<u>242,591</u>	<u>323,721</u>	<u>150,601</u>	<u>716,913</u>	<u>723,282</u>

Continuing operations

All incoming resources and resources expended arise from continuing activities.

Leamington Hastings Consolidated Charity

Statement of Financial Position
At 31 December 2022

					31.12.22	31.12.21
	Notes	General fund £	Designated fund £	Restricted fund £	Total funds £	Total funds £
Fixed assets						
Tangible assets	6	-	246,249	-	246,249	246,249
Investments	7	<u>158,265</u>	<u>-</u>	<u>139,651</u>	<u>297,916</u>	<u>316,617</u>
		158,265	246,249	139,651	544,165	562,866
Current assets						
Debtors	8	-	158	-	158	706
Prepayments and accrued income		-	7,264	-	7,264	896
Cash at bank and in hand		<u>84,326</u>	<u>74,491</u>	<u>10,950</u>	<u>169,767</u>	<u>163,166</u>
		84,326	81,913	10,950	177,189	164,768
Creditors						
Amounts falling due within one year	9	-	(4,441)	-	(4,441)	(4,352)
Net current assets		<u>84,326</u>	<u>77,472</u>	<u>10,950</u>	<u>172,748</u>	<u>160,416</u>
Total assets less current liabilities		<u>242,591</u>	<u>323,721</u>	<u>150,601</u>	<u>716,913</u>	<u>723,282</u>
Net assets		<u>242,591</u>	<u>323,721</u>	<u>150,601</u>	<u>716,913</u>	<u>723,282</u>
Funds	10					
Unrestricted funds					566,312	573,882
Restricted funds					<u>150,601</u>	<u>149,400</u>
Total funds					<u>716,913</u>	<u>723,282</u>

The financial statements were approved by the Board of Trustees on 01.06.23 and were signed on its behalf by:

.....
Trustee

Notes to the Financial Statements
for the Year Ended 31 December 2022

1. Accounting policies

Basis of accounting

The financial statements have been prepared in accordance with Accounting and Reporting by Charities: Statement of Recommended Practice applicable to charities preparing their accounts in accordance with the Financial Reporting Standard applicable in the UK and Republic of Ireland (FRS 102) (effective 1 January 2015) - (Charities SORP (FRS 102)).

The charity meets the definition of a public benefit entity under FRS 102. Assets and liabilities are initially recognised at historic cost or transaction value unless otherwise stated in the relevant accounting policy note.

Incoming resources

Donations, legacies and grants receivable are accounted for as soon as their amount and receipt are certain. In the case of unsolicited donations this is usually only when they are received, while fund raising results are accounted for when the commitment is made by the donor, subject to fulfilment. Maintenance contributions are recognised as they fall due.

Resources expended

All expenses are accounted for on an accruals basis. Expenditure incurred in connection with the specific objects of the charity is included on an item by item basis under the heading 'direct charitable expenditure'.

Management and administration costs relate almost entirely to the operation of the Almshouses and all such costs have therefore been allocated against designated funds. Expenditure includes irrecoverable VAT where incurred.

Tangible fixed assets

Freehold properties are included at historic cost. No depreciation is provided as the properties are maintained to such a standard that the estimated residual value is not less than cost.

Investments

Fixed asset investments are stated at market value in accordance with the Statement of Recommended Practice. The Statement of Financial Activities includes those unrealised gains and losses arising from the revaluation of the investment portfolio during the year. Investment income is accounted for on a receivable basis.

Taxation

The charity is exempt from tax on its charitable activities.

Notes to the Financial Statements - continued
for the Year Ended 31 December 2022

2. Investment income

	Unrestricted fund £	Restricted fund £	31.12.22 Total funds £	31.12.21 Total funds £
Deposit account interest	948	106	1,054	13
Dividends	<u>4,833</u>	<u>-</u>	<u>4,833</u>	<u>4,696</u>
	<u>5,781</u>	<u>106</u>	<u>5,887</u>	<u>4,709</u>

3. Direct charitable expenditure

	General fund £	Designated fund £	31.12.22 Total funds £	31.12.21 Total funds £
Gas	-	9,298	9,298	7,372
Electricity	-	1,088	1,088	1,022
Water rates	-	947	947	1,481
Insurance	-	1,872	1,872	1,811
Maintenance	-	13,712	13,712	7,912
Gardening, cleaning & sundries	-	5,023	5,023	4,801
Charitable payments & relief in need	3,388	-	3,388	5,272
	<u>3,388</u>	<u>31,940</u>	<u>35,328</u>	<u>29,671</u>

4. Administration expenses

Administration expenses includes £3,000 (2021 - £4,300) for the clerk and £600 (2021 - £600) for the independent examination of the accounts.

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.

Notes to the Financial Statements - continued
for the Year Ended 31 December 2022

6. Tangible fixed assets

	Freehold property £
Cost	
At 1 January 2022 and 31 December 2022	<u>246,249</u>
Net book value	
At 31 December 2022	<u>246,249</u>
At 31 December 2021	<u>246,249</u>

7. Fixed asset investments

	Listed investments £
Market value	
At 1 January 202	316,617
Revaluations	<u>(18,701)</u>
At 31 December 2022	<u>297,916</u>

	2022		2021	
	Cost £	Market value £	Cost £	Market value £
General fund				
NAACIF Income shares 11,663 shares (2021 11,663 shares)	2,953	10,300	2,953	10,631
COIF Income units 8,152 units (2021 8,152 units)	85,000	147,965	85,000	167,430
Restricted fund				
NAACIF Accumulation units 1,323 units (2021 1,323 units)	15,860	139,651	15,860	138,556
	<u>103,813</u>	<u>297,916</u>	<u>103,813</u>	<u>316,617</u>

There were no investment assets outside the UK.

Notes to the Financial Statements - continued
for the Year Ended 31 December 2022

8. Debtors: amounts falling due within one year

	31.12.22 £	31.12.21 £
Trade debtors	158	706
	<u>158</u>	<u>706</u>

9. Creditors: amounts falling due within one year

	31.12.22 £	31.12.21 £
Trade creditors	1,502	1,800
Other creditors	<u>2,939</u>	<u>2,552</u>
	<u>4,441</u>	<u>4,352</u>

10. Movement in funds

	At 1.1.22 £	Net movement in funds £	At 31.12.22 £
Unrestricted funds			
General fund	260,490	(17,899)	242,591
Designated fund	<u>313,392</u>	<u>10,329</u>	<u>323,721</u>
	573,882	(7,570)	566,312
Restricted funds			
Restricted fund	149,400	1,201	150,601
	<u>723,282</u>	<u>(6,369)</u>	<u>716,913</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	5,623	(3,726)	(19,796)	(17,899)
Designated fund	<u>48,073</u>	<u>(37,744)</u>	-	<u>10,329</u>
	53,696	(41,470)	(19,796)	(7,570)
Restricted funds				
Restricted fund	106	-	1,095	1,201
	<u>53,802</u>	<u>(41,470)</u>	<u>(18,701)</u>	<u>(6,369)</u>

Accounts

REGISTERED CHARITY NUMBER: 235662

Report of the Trustees and
Unaudited Financial Statements for the Year Ended 31 December 2021
for
Leamington Hastings Consolidated Charity

Leamington Hastings Consolidated Charity

Contents of the Financial Statements
for the Year Ended 31 December 2021

	Page
Report of the Trustees	1 to 4
Independent Examiner's Report	5
Statement of Financial Activities	6
Statement of Financial Position	7
Notes to the Financial Statements	8 to 11

Leamington Hastings Consolidated Charity

Report of the Trustees for the Year Ended 31 December 2021

Legal and Administrative Information

Registered number	235662
Administration	Alexandra Rigler Porthleven Marton Road Birdingbury Warwickshire CV23 8EH
Finance	Eugene Dixon Greenacres Leamington Hastings Rugby Warwickshire CV23 8DZ

Registered by a Scheme of the Charity Commissioners dated 6 February 1980, as varied by Schemes dated 9 September 1991 and 3 November 1995.

The purposes of the Charity reach back into the 17th Century - Humphrey Davies' Almshouses, Dame Dorothy Wheler's Almshouses and the Poores Plot.

Trustees

A body of seven persons comprising:-

Two nominative Trustees appointed by the Parish Council of Leamington Hastings, each appointment being for a four year term.

Mrs Jane Cresswell	until 10 May 2024
Mr Eugene Dixon	until February 2024

Five co-optative Trustees appointed by resolution at a Special Meeting of the Trustees, each appointment for a five year term.

Mr J N Fisher	until May 2025
Mr Paul Crawford	until January 2023
Mr Ian Sewell	Until May 2022
Ms S West	until August 2026
Mrs Joy Mitchell	until August 2024

Following the retirement of Mr M Stevens as clerk in February 2021 the trustees were pleased to welcome Alexandra Rigler who will take on the role in a remunerated capacity. The trustees wish to thank Mike Stevens for his hard work and dedication to the role which he had held for more than 10 years.

Report of the Trustees
for the Year Ended 31 December 2021

Bank	HSBC 126 The Parade Leamington Spa Warwickshire CV32 4AJ
Insurance Broker	Grout Insurance Brokers Woolwich House 2 nd Floor, 43 George Street Croydon Surrey CR0 1LB
Independent Examiner	Mr A Donaldson 17 Lake Walk Adderbury Banbury Oxfordshire OX17 3PF

Aims and Organisation

To manage the Almshouses in Leamington Hastings for the accommodation of residents in conformity with the provisions of the Scheme.

The Almshouses are intended for poor and needy persons. There is no age requirement but there is a geographical priority.

1. Persons who were born or live in the Parish of Leamington Hastings or have done so for a period of not less than two consecutive years.
2. Persons who were born or live in the defined area (see Scheme of Administration) or have done so for a period of not less than two consecutive years.
3. Other poor persons.

Application of Residuary Income

1. To provide relief in need either generally or individually to persons resident in the Parish of Leamington Hastings who are in conditions of need, hardship, or distress.
2. To repair, maintain, insure and improve the fabric of the Parish Church of the Ecclesiastical Parish of All Saints, Leamington Hastings.

If and insofar as income is not required for application as aforesaid, the Trustees may apply the same for such charitable purposes for the general benefit of the inhabitants of the Parish of Leamington Hastings as the Trustees think fit.

Organisation

Mr John Fisher agreed to continue as Chairman until the May 2022 Annual General Meeting.

The Trustees met on 4 occasions during 2021.

Mr A Donaldson has been appointed as Independent Examiner for the financial year ending 31 December 2021.

Review of Progress and Achievements

Record of Residents:-

Deaths	0
Departures	1
New residents	1
Voids	0
Residents as at 31 December 2021	8

Residents' Meetings

The Residents' Meetings provide a channel of communication for residents to Trustees and a forum for the Trustees to consult with the Residents. Residents agreed to reduce the number of meetings to two per year supplemented by a quarterly newsletter produced and distributed by the Clerk. Unfortunately due to Covid19 restrictions no residents meetings were held during the year.

The Almshouse Association - The Almshouse Association continues to hold local meetings in the Midlands. This national Association is an important source of guidance to Trustees; information about the significance of new legislation and practical help if difficulties arise. Trustees are therefore very keen to support the Almshouse Association and renewed its membership during 2021. The Charity holds a special distinction in that its membership number is one so it is the first listed member of the Association.

Relief in Need - The charity has provided financial assistance to a local resident in the Parish of Leamington Hastings during the year in order to help improve their quality of life.

The Parish Church of the Ecclesiastical Parish of All Saints, Leamington Hastings

The Trustees were very pleased to be able to offer the Community Room facility to the choir performing at the Christmas Carol Concert following the easing of covid restrictions.

Charitable Purposes for the General Benefit of the Inhabitants of the Parish of Leamington Hastings

A donation of £350 was made to the Over 60's Club to assist the Club to undertake a range of activities supporting older people in the Village.

Again due to Covid19 it was not possible to support armchair aerobics classes for Almshouse residents and older residents of the Parish, held weekly throughout the year. Normally the classes are held each week by Mrs Christine Slassor.

Trustees have continued the Charity's support of the Silver Surfers classes with a grant of £750 this year. This well supported service assists older members of the community to become computer "savvy" and reduces social exclusion. The charity also donated £950 to All Saints Church in respect of grass cutting costs and sundry maintenance costs.

A donation of £185 was made to support the Marton Pensioners' Cream Teas initiative.

A donation of £2500 was made to Leamington Hastings C of E Academy to assist with the costs of resurfacing the playground.

The Trustees are pleased to have the chance to contribute to the development of new charities as well as the established charities for the benefit of residents of the Parish of Leamington Hastings. This area includes Leamington Hastings, Hill, Broadwell, Stockton Station and Kites Hardwick. Local residents are invited to bring ideas to the Trustees, as well as seeking help for continuing services in the Parish.

Trustees – The trustees were pleased to welcome Sonya West as a new trustee in February.

Data Protection – The Trustees certify that LHCC fully complies with the requirements of the GDPR as they apply to the Charity.

Trustees Sherry Morning - The Trustees were pleased to be able once again to hold a Sherry Morning on 4 December following easing of covid restrictions.

Review of the Financial Activities and Affairs

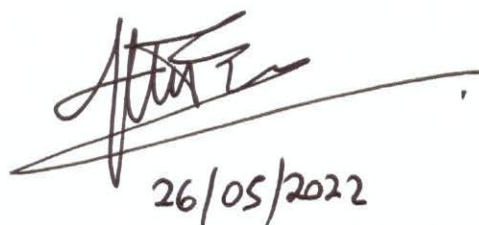
The Statement of Financial Activities summarises the incoming resources and resources expended and these are analysed between general funds and designated funds. Designated funds are unrestricted funds, which are expendable at the discretion of the Trustees, but which have been specifically earmarked as relating to the Almshouses. The income funds of the Charity include restricted funds for the purpose of providing extraordinary repair, improvement or rebuilding of the Almshouses belonging to the Consolidated Charity.

On a fund by fund basis, the Charity's assets are available and adequate to fulfil its obligations.

The Trustees thank all those who helped the Charity and its residents during the course of the year.

Signed on behalf of the Trustees

Mr J N Fisher
Chairman
Date:



26/05/2022

Independent Examiner's Report to the Trustees of
Leamington Hastings Consolidated Charity

I report on the accounts for the year ended 31 December 2021 set out on pages six to eleven.

Respective responsibilities of trustees and examiner

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

It is my responsibility to:

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

Basis of the independent examiner's report

My examination was carried out in accordance with the General Directions given by the Charity Commission. An examination includes a review of the accounting records kept by the charity and a comparison of the accounts presented with those records. It also includes consideration of any unusual items or disclosures in the accounts, and seeking explanations from you as trustees concerning any such matters. The procedures undertaken do not provide all the evidence that would be required in an audit, and consequently no opinion is given as to whether the accounts present a 'true and fair view' and the report is limited to those matters set out in the statements 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 to comply with the accounting requirements of the 2011 Act

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.



Andrew Donaldson ACA
17 Lake Walk
Adderbury
Banbury
Oxfordshire
OX17 3PF

Date: 26.05.22

Leamington Hastings Consolidated Charity

Statement of Financial Activities for the Year Ended 31 December 2021

	Notes	General fund £	Designated fund £	Restricted fund £	31.12.21 Total funds £	31.12.20 Total funds £
Incoming resources						
Maintenance contributions		-	46,021	-	46,021	40,482
Investment income	2	4,706	2	1	4,709	4,910
Total incoming resources		<u>4,706</u>	<u>46,023</u>	<u>1</u>	<u>50,730</u>	<u>45,392</u>
Resources expended						
Direct charitable expenditure	3	5,272	24,399	-	29,671	23,582
Administration	4	164	6,724	-	6,888	9,507
Total resources expended		<u>5,436</u>	<u>31,123</u>	<u>-</u>	<u>36,559</u>	<u>33,089</u>
Net incoming resources before investment gains/(losses)		(730)	14,900	1	14,171	12,303
Unrealised gains/(losses) on investments		21,759	-	16,128	37,887	3,725
Net movement in funds		<u>21,029</u>	<u>14,900</u>	<u>16,129</u>	<u>52,058</u>	<u>16,028</u>
Reconciliation of funds						
Total funds brought forward		239,461	298,492	133,271	671,224	655,916
Total funds carried forward		<u>260,490</u>	<u>313,392</u>	<u>149,400</u>	<u>723,282</u>	<u>671,224</u>

Continuing operations

All incoming resources and resources expended arise from continuing activities.

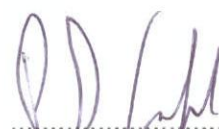
Leamington Hastings Consolidated Charity

Statement of Financial Position
At 31 December 2021

					31.12.21	31.12.20
		General	Designated	Restricted	Total funds	Total funds
	Notes	fund	fund	fund		
		£	£	£	£	£
Fixed assets						
Tangible assets	6	-	246,249	-	246,249	246,249
Investments	7	<u>178,061</u>	<u>-</u>	<u>138,556</u>	<u>316,617</u>	<u>278,730</u>
		178,061	246,249	138,556	562,866	524,979
Current assets						
Debtors	8	-	706	-	706	878
Prepayments and accrued income		-	896	-	896	2,199
Cash at bank and in hand		<u>82,504</u>	<u>69,818</u>	<u>10,844</u>	<u>163,166</u>	<u>145,363</u>
		82,504	71,420	10,844	164,768	148,440
Creditors						
Amounts falling due within one year	9	<u>(75)</u>	<u>(4,277)</u>	<u>-</u>	<u>(4,352)</u>	<u>(2,195)</u>
Net current assets		<u>82,429</u>	<u>67,143</u>	<u>10,844</u>	<u>160,416</u>	<u>146,245</u>
Total assets less current liabilities		<u>260,490</u>	<u>313,392</u>	<u>149,400</u>	<u>723,282</u>	<u>671,224</u>
Net assets		<u>260,490</u>	<u>313,392</u>	<u>149,400</u>	<u>723,282</u>	<u>671,224</u>
Funds	10					
Unrestricted funds					573,882	537,953
Restricted funds					<u>149,400</u>	<u>133,271</u>
Total funds					<u>723,282</u>	<u>671,224</u>

The financial statements were approved by the Board of Trustees on behalf by:

and were signed on its


Trustee
26/5/2022

1. Accounting policies

Basis of accounting

The financial statements have been prepared in accordance with Accounting and Reporting by Charities: Statement of Recommended Practice applicable to charities preparing their accounts in accordance with the Financial Reporting Standard applicable in the UK and Republic of Ireland (FRS 102) (effective 1 January 2015) - (Charities SORP (FRS 102)).

The charity meets the definition of a public benefit entity under FRS 102. Assets and liabilities are initially recognised at historic cost or transaction value unless otherwise stated in the relevant accounting policy note.

Incoming resources

Donations, legacies and grants receivable are accounted for as soon as their amount and receipt are certain. In the case of unsolicited donations this is usually only when they are received, while fund raising results are accounted for when the commitment is made by the donor, subject to fulfilment. Maintenance contributions are recognised as they fall due.

Resources expended

All expenses are accounted for on an accruals basis. Expenditure incurred in connection with the specific objects of the charity is included on an item by item basis under the heading 'direct charitable expenditure'.

Management and administration costs relate almost entirely to the operation of the Almshouses and all such costs have therefore been allocated against designated funds. Expenditure includes irrecoverable VAT where incurred.

Tangible fixed assets

Freehold properties are included at historic cost. No depreciation is provided as the properties are maintained to such a standard that the estimated residual value is not less than cost.

Investments

Fixed asset investments are stated at market value in accordance with the Statement of Recommended Practice. The Statement of Financial Activities includes those unrealised gains and losses arising from the revaluation of the investment portfolio during the year. Investment income is accounted for on a receivable basis.

Taxation

The charity is exempt from tax on its charitable activities.

Notes to the Financial Statements - continued
for the Year Ended 31 December 2021

2. Investment income

	Unrestricted fund £	Restricted fund £	31.12.21 Total funds £	31.12.20 Total funds £
Deposit account interest	12	1	13	275
Dividends	<u>4,696</u>	<u>-</u>	<u>4,696</u>	<u>4,635</u>
	<u>4,708</u>	<u>1</u>	<u>4,709</u>	<u>4,910</u>

3. Direct charitable expenditure

	General fund £	Designated fund £	31.12.21 Total funds £	31.12.20 Total funds £
Gas	-	7,372	7,372	3,276
Electricity	-	1,022	1,022	1,087
Water rates	-	1,481	1,481	1,256
Insurance	-	1,811	1,811	1,713
Maintenance	-	7,912	7,912	10,416
Gardening, cleaning & sundries	-	4,801	4,801	2,898
Charitable payments & relief in need	5,272	-	5,272	2,936
	<u>5,272</u>	<u>24,399</u>	<u>29,671</u>	<u>23,582</u>

4. Administration expenses

Administration expenses includes £4,300 (2020 - £5,884) for the clerk and £600 (2020 - £600) for the independent examination of the accounts.

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.

Notes to the Financial Statements - continued
for the Year Ended 31 December 2021

6. Tangible fixed assets

	Freehold property £
Cost	
At 1 January 2021 and 31 December 2021	<u>246,249</u>
Net book value	
At 31 December 2021	<u>246,249</u>
At 31 December 2020	<u>246,249</u>

7. Fixed asset investments

	Listed investments £
Market value	
At 1 January 2021	278,730
Revaluations	<u>37,887</u>
At 31 December 2021	<u>316,617</u>

	2021		2020	
	Cost £	Market value £	Cost £	Market value £
General fund				
NAACIF Income shares 11,663 shares (2020 11,663 shares)	2,953	10,631	2,953	9,752
COIF Income units 8,152 units (2020 8,152 units)	85,000	167,430	85,000	146,550
Restricted fund				
NAACIF Accumulation units 1,323 units (2020 1,323 units)	15,860	138,556	15,860	122,428
	<u>103,813</u>	<u>316,617</u>	<u>103,813</u>	<u>278,730</u>

There were no investment assets outside the UK.

Notes to the Financial Statements - continued
for the Year Ended 31 December 2021

8. Debtors: amounts falling due within one year

	31.12.21 £	31.12.20 £
Trade debtors	<u>706</u>	<u>878</u>
	<u>706</u>	<u>878</u>

9. Creditors: amounts falling due within one year

	31.12.21 £	31.12.20 £
Trade creditors	1,800	1,470
Other creditors	<u>2,552</u>	<u>725</u>
	<u>4,352</u>	<u>2,195</u>

10. Movement in funds

	At 1.1.21 £	Net movement in funds £	At 31.12.21 £
Unrestricted funds			
General fund	239,461	21,029	260,490
Designated fund	<u>298,492</u>	<u>14,900</u>	<u>313,392</u>
	537,953	35,929	573,882
Restricted funds			
Restricted fund	133,271	16,129	149,400
	<u>671,224</u>	<u>52,058</u>	<u>723,282</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	4,706	(5,436)	21,759	21,029
Designated fund	<u>46,023</u>	<u>(31,123)</u>	-	<u>14,900</u>
	50,729	(36,559)	21,759	35,929
Restricted funds				
Restricted fund	1	-	16,128	16,129
	<u>50,730</u>	<u>(36,559)</u>	<u>37,887</u>	<u>52,058</u>

Accounts

REGISTERED CHARITY NUMBER: 235662

Report of the Trustees and
Unaudited Financial Statements for the Year Ended 31 December 2020
for
Leamington Hastings Consolidated Charity

Notes to the Financial Statements
for the Year Ended 31 December 2020

1. Accounting policies

Basis of accounting

The financial statements have been prepared in accordance with Accounting and Reporting by Charities: Statement of Recommended Practice applicable to charities preparing their accounts in accordance with the Financial Reporting Standard applicable in the UK and Republic of Ireland (FRS 102) (effective 1 January 2015) - (Charities SORP (FRS 102)).

The charity meets the definition of a public benefit entity under FRS 102. Assets and liabilities are initially recognised at historic cost or transaction value unless otherwise stated in the relevant accounting policy note.

Incoming resources

Donations, legacies and grants receivable are accounted for as soon as their amount and receipt are certain. In the case of unsolicited donations this is usually only when they are received, while fund raising results are accounted for when the commitment is made by the donor, subject to fulfilment. Maintenance contributions are recognised as they fall due.

Resources expended

All expenses are accounted for on an accruals basis. Expenditure incurred in connection with the specific objects of the charity is included on an item by item basis under the heading 'direct charitable expenditure'.

Management and administration costs relate almost entirely to the operation of the Almshouses and all such costs have therefore been allocated against designated funds. Expenditure includes irrecoverable VAT where incurred.

Tangible fixed assets

Freehold properties are included at historic cost. No depreciation is provided as the properties are maintained to such a standard that the estimated residual value is not less than cost.

Investments

Fixed asset investments are stated at market value in accordance with the Statement of Recommended Practice. The Statement of Financial Activities includes those unrealised gains and losses arising from the revaluation of the investment portfolio during the year. Investment income is accounted for on a receivable basis.

Taxation

The charity is exempt from tax on its charitable activities.

Notes to the Financial Statements - continued
for the Year Ended 31 December 2020

2. Investment income

	Unrestricted fund £	Restricted fund £	31.12.20 Total funds £	31.12.19 Total funds £
Deposit account interest	247	28	275	740
Dividends	<u>4,635</u>	<u>-</u>	<u>4,635</u>	<u>4,551</u>
	<u>4,882</u>	<u>28</u>	<u>4,910</u>	<u>5,291</u>

3. Direct charitable expenditure

	General fund £	Designated fund £	31.12.20 Total funds £	31.12.19 Total funds £
Gas	-	3,276	3,276	3,735
Electricity	-	1,087	1,087	1,036
Water rates	-	1,256	1,256	2,045
Insurance	-	1,713	1,713	1,744
Maintenance	-	10,416	10,416	60,100
Gardening, cleaning & sundries	-	2,898	2,898	5,330
Charitable payments & relief in need	2,936	-	2,936	4,717
	<u>2,936</u>	<u>20,646</u>	<u>23,582</u>	<u>78,707</u>

4. Administration expenses

Administration expenses includes £5,884 (2019 - £5,880) for the clerk and £600 (2019 - £600) for the independent examination of the accounts.

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.

Leamington Hastings Consolidated Charity

Notes to the Financial Statements - continued
for the Year Ended 31 December 2020

6. Tangible fixed assets

	Freehold property £
Cost	
At 1 January 2020 and 31 December 2020	<u>246,249</u>
Net book value	
At 31 December 2020	<u>246,249</u>
At 31 December 2019	<u>246,249</u>

7. Fixed asset investments

	Listed investments £
Market value	
At 1 January 2020	275,005
Revaluations	<u>3,725</u>
At 31 December 2020	<u>278,730</u>

	2020		2019	
	Cost £	Market value £	Cost £	Market value £
General fund				
NAACIF Income shares 11,663 shares (2019 11,663 shares)	2,953	9,752	2,953	10,539
COIF Income units 8,152 units (2019 8,152 units)	85,000	146,550	85,000	138,014
Restricted fund				
NAACIF Accumulation units 1,323 units (2019 1,323 units)	15,860	122,428	15,860	126,452
	<u>103,813</u>	<u>278,730</u>	<u>103,813</u>	<u>275,005</u>

There were no investment assets outside the UK.

Notes to the Financial Statements - continued
for the Year Ended 31 December 2020

8. Debtors: amounts falling due within one year

	31.12.20	31.12.19
	£	£
Trade debtors	878	263
Other debtors	-	356
	<u>878</u>	<u>619</u>

9. Creditors: amounts falling due within one year

	31.12.20	31.12.19
	£	£
Trade creditors	1,470	1,476
Other creditors	<u>725</u>	<u>1,156</u>
	<u>2,195</u>	<u>2,632</u>

10. Movement in funds

	At 1.1.20	Net movement in funds	At 31.12.20
	£	£	£
Unrestricted funds			
General fund	229,812	9,649	239,461
Designated fund	<u>288,117</u>	<u>10,375</u>	<u>298,492</u>
	517,929	20,024	537,953
Restricted funds			
Restricted fund	<u>137,267</u>	<u>(3,996)</u>	<u>133,271</u>
Total funds	<u>655,196</u>	<u>16,028</u>	<u>671,224</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	4,840	(2,940)	7,749	9,649
Designated fund	<u>40,524</u>	<u>(30,149)</u>	-	<u>10,375</u>
	45,364	(33,089)	7,749	20,024
Restricted funds				
Restricted fund	28	-	(4,024)	(3,996)
	<u>45,392</u>	<u>(33,089)</u>	<u>3,725</u>	<u>16,028</u>

Leamington Hastings Consolidated Charity

Contents of the Financial Statements
for the Year Ended 31 December 2020

	Page
Report of the Trustees	1 to 4
Independent Examiner's Report	5
Statement of Financial Activities	6
Statement of Financial Position	7
Notes to the Financial Statements	8 to 11

Report of the Trustees
for the Year Ended 31 December 2020

Legal and Administrative Information

Registered number	235662
Administration	Mr Michael Charles Stevens 37 Freemans Close Leamington Spa Warwickshire CV32 6EZ
Finance	Mr Eugene Dixon Greenacres Leamington Hastings Rugby Warwickshire CV23 8DZ

Registered by a Scheme of the Charity Commissioners dated 6 February 1980, as varied by Schemes dated 9 September 1991 and 3 November 1995.

The purposes of the Charity reach back into the 17th Century - Humphrey Davies' Almshouses, Dame Dorothy Wheler's Almshouses and the Pools Plot.

Trustees

A body of seven persons comprising:-

Two nominative Trustees appointed by the Parish Council of Leamington Hastings, each appointment being for a four year term.

Mrs Jane Cresswell	until 10 May 2024
Mr Eugene Dixon	until February 2021

Five co-optative Trustees appointed by resolution at a Special Meeting of the Trustees, each appointment for a five year term.

Mr J N Fisher	until May 2025
Mr Paul Crawford	until December 2023
Mr Ian Sewell	Until May 2022
Rev. Canon Barbara Clutton	until November 2020 (Retired November 2020)
Mrs Joy Mitchell	until August 2024

The role of Clerk to be undertaken by Mr Michael Charles Stevens in a remunerated capacity.

Leamington Hastings Consolidated Charity

Report of the Trustees for the Year Ended 31 December 2020

Bank	HSBC 126 The Parade Leamington Spa Warwickshire CV32 4AJ
Insurance Broker	Grout Insurance Brokers Woolwich House 2 nd Floor, 43 George Street Croydon Surrey CR0 1LB
Independent Examiner	Mr A Donaldson 17 Lake Walk Adderbury Banbury Oxfordshire OX17 3PF

Aims and Organisation

To manage the Almshouses in Leamington Hastings for the accommodation of residents in conformity with the provisions of the Scheme.

The Almshouses are intended for poor and needy persons. There is no age requirement but there is a geographical priority.

1. Persons who were born or live in the Parish of Leamington Hastings or have done so for a period of not less than two consecutive years.
2. Persons who were born or live in the defined area (see Scheme of Administration) or have done so for a period of not less than two consecutive years.
3. Other poor persons.

Application of Residuary Income

1. To provide relief in need either generally or individually to persons resident in the Parish of Leamington Hastings who are in conditions of need, hardship, or distress.
2. To repair, maintain, insure and improve the fabric of the Parish Church of the Ecclesiastical Parish of All Saints, Leamington Hastings.

If and insofar as income is not required for application as aforesaid, the Trustees may apply the same for such charitable purposes for the general benefit of the inhabitants of the Parish of Leamington Hastings as the Trustees think fit.

Report of the Trustees
for the Year Ended 31 December 2020

Organisation

Mr John Fisher agreed to continue as Chairman until the May 2021 Annual General Meeting.

The Trustees met on 4 occasions during 2020.

Mr A Donaldson has been appointed as Independent Examiner for the financial year ending 31 December 2020.

Review of Progress and Achievements

Record of Residents:-

Deaths	0
Departures	0
New residents	2
Voids	0
Residents as at 31 December 2020	8

Covid 19

By March 2020, the country had been plunged into the Covid19 crisis. Nobody could have foreseen the implications and the consequences of this national emergency, not least the resulting mortality rate and financial impact. The government's restrictions on the freedom to come and go and on meeting family and friends affected our small Almshouses community.

Nevertheless Residents coped well with the situations whilst the administration and day to day running of the Charity and the Almshouses was maintained with some innovative ways of holding Trustees meetings being employed. We hope and pray that 2021 will be a much brighter year.

Residents' Meetings

The Residents' Meetings provide a channel of communication for residents to Trustees and a forum for the Trustees to consult with the Residents. Residents agreed to reduce the number of meetings to two per year supplemented by a quarterly newsletter produced and distributed by the Clerk. Unfortunately due to Covid19 restrictions no residents meetings were held during the year.

The Almshouse Association - The Almshouse Association continues to hold local meetings in the Midlands. This national Association is an important source of guidance to Trustees; information about the significance of new legislation and practical help if difficulties arise. Trustees are therefore very keen to support the Almshouse Association and renewed its membership during 2020. The Charity holds a special distinction in that its membership number is one so it is the first listed member of the Association.

Relief in Need - The charity has provided financial assistance to a number of persons in the Parish of Leamington Hastings during the year in order to help improve their quality of life.

The Parish Church of the Ecclesiastical Parish of All Saints, Leamington Hastings – Under normal circumstances the Trustees would have been very pleased to be able to offer the Community Room facility to the Music at Leamington Hastings series.

Charitable Purposes for the General Benefit of the Inhabitants of the Parish of Leamington Hastings

A donation of £350 was made to the Over 60's Club plus additional financial assistance to help cover the costs of hiring the Parish Hall and to assist the Club to undertake a range of activities supporting older people in the Village.

Again due to Covid19 it was not possible to support armchair aerobics classes for Almshouse residents and older residents of the Parish, held weekly throughout the year. Normally the classes are held each week by Mrs Christine Slassor.

Trustees have continued the Charity's support of the Silver Surfers classes with a grant of £750 this year. This well supported service assists older members of the community to become computer "savvy" and reduces social exclusion. The charity also donated £1100 to All Saints Church in respect of grass cutting costs and sundry maintenance costs.

A donation of £185 was made to support the Marton Pensioners' Cream Teas initiative.

The Trustees are pleased to have the chance to contribute to the development of new charities as well as the established charities for the benefit of residents of the Parish of Leamington Hastings. This area includes Leamington Hastings, Hill, Broadwell, Stockton Station and Kites Hardwick. Local residents are invited to bring ideas to the Trustees, as well as seeking help for continuing services in the Parish.

Trustees – On 11 November Rev Canon Barbara Clutton retired after four years of much appreciated service as a Trustee.

Data Protection – The Trustees certify that LHCC fully complies with the requirements of the GDPR as they apply to the Charity.

Trustees Sherry Morning - The Trustees were unable to hold this years Sherry Morning due again to the prevailing Covid19 restrictions.

Review of the Financial Activities and Affairs

The Statement of Financial Activities summarises the incoming resources and resources expended and these are analysed between general funds and designated funds. Designated funds are unrestricted funds, which are expendable at the discretion of the Trustees, but which have been specifically earmarked as relating to the Almshouses. The income funds of the Charity include restricted funds for the purpose of providing extraordinary repair, improvement or rebuilding of the Almshouses belonging to the Consolidated Charity.

On a fund by fund basis, the Charity's assets are available and adequate to fulfil its obligations.

The Trustees thank all those who helped the Charity and its residents during the course of the year.

Signed on behalf of the Trustees



Mr J N Fisher
Chairman

Date: 12.05.21

Independent Examiner's Report to the Trustees of
Leamington Hastings Consolidated Charity

I report on the accounts for the year ended 31 December 2020 set out on pages six to eleven.

Respective responsibilities of trustees and examiner

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

It is my responsibility to:

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

Basis of the independent examiner's report

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

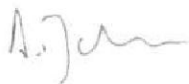
Independent examiner's statement

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 to comply with the accounting requirements of the 2011 Act

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.



Andrew Donaldson ACA
17 Lake Walk
Adderbury
Banbury
Oxfordshire
OX17 3PF

Date: 12.05.21

Leamington Hastings Consolidated Charity

Statement of Financial Activities
for the Year Ended 31 December 2020

	Notes	General fund £	Designated fund £	Restricted fund £	31.12.20 Total funds £	31.12.19 Total funds £
Incoming resources						
Maintenance contributions		-	40,482	-	40,482	45,528
Investment income	2	4,840	42	28	4,910	5,291
Total incoming resources		<u>4,840</u>	<u>40,524</u>	<u>28</u>	<u>45,392</u>	<u>50,819</u>
Resources expended						
Direct charitable expenditure	3	2,936	20,646	-	23,582	78,707
Administration	4	4	9,503	-	9,507	9,540
Total resources expended		<u>2,940</u>	<u>30,149</u>	<u>-</u>	<u>33,089</u>	<u>88,247</u>
Net incoming resources before investment gains/(losses)		1,900	10,375	28	12,303	(37,428)
Unrealised gains/(losses) on investments		7,749	-	(4,024)	3,725	41,696
Net movement in funds		<u>9,649</u>	<u>10,375</u>	<u>(3,996)</u>	<u>16,028</u>	<u>4,268</u>
Reconciliation of funds						
Total funds brought forward		229,812	288,117	137,267	655,196	650,928
Total funds carried forward		<u>239,461</u>	<u>298,492</u>	<u>133,271</u>	<u>671,224</u>	<u>655,196</u>

Continuing operations

All incoming resources and resources expended arise from continuing activities.

Leamington Hastings Consolidated Charity

Statement of Financial Position
At 31 December 2020

		General fund £	Designated fund £	Restricted fund £	31.12.20 Total funds £	31.12.19 Total funds £
	Notes					
Fixed assets						
Tangible assets	6	-	246,249	-	246,249	246,249
Investments	7	<u>156,302</u>	<u>-</u>	<u>122,428</u>	<u>278,730</u>	<u>275,005</u>
		156,302	246,249	122,428	524,979	521,254
Current assets						
Debtors	8	-	878	-	878	619
Prepayments and accrued income		1,285	914	-	2,199	887
Cash at bank and in hand		<u>81,874</u>	<u>52,646</u>	<u>10,843</u>	<u>145,363</u>	<u>135,068</u>
		83,159	54,438	10,843	148,440	136,574
Creditors						
Amounts falling due within one year	9	-	(2,195)	-	(2,195)	(2,632)
Net current assets		<u>83,159</u>	<u>52,243</u>	<u>10,843</u>	<u>146,245</u>	<u>133,942</u>
Total assets less current liabilities		<u>239,461</u>	<u>298,492</u>	<u>133,271</u>	<u>671,224</u>	<u>655,196</u>
Net assets		<u>239,461</u>	<u>298,492</u>	<u>133,271</u>	<u>671,224</u>	<u>655,196</u>
Funds	10					
Unrestricted funds					537,953	517,929
Restricted funds					<u>133,271</u>	<u>137,267</u>
Total funds					<u>671,224</u>	<u>655,196</u>

The financial statements were approved by the Board of Trustees on 12.05.21 and were signed on its behalf by:


.....
Trustee