

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

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for the Year Ended 31 December 2020

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Leamington Hastings Consolidated Charity

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.

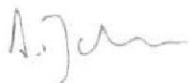
Independent examiner's statement

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