

**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**

<b>Registered number</b>	235662
<b>Administration</b>	Alexandra Rigler Porthleven Marton Road Birdingbury Warwickshire CV23 8EH
<b>Finance</b>	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

<b>Bank</b>	HSBC 126 The Parade Leamington Spa Warwickshire CV32 4AJ
<b>Insurance Broker</b>	Grout Insurance Brokers Woolwich House 2 <sup>nd</sup> Floor, 43 George Street Croydon Surrey CR0 1LB
<b>Independent Examiner</b>	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.

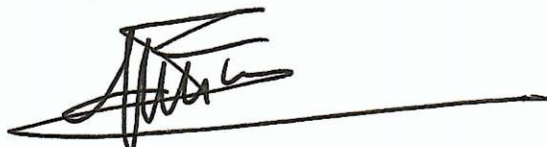
**Review of the Financial Activities and Affairs**

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

A handwritten signature in black ink, appearing to be 'J N Fisher', written over a horizontal line.

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 £
<b>Incoming resources</b>						
Maintenance contributions		-	47,915	-	47,915	46,021
Investment income	2	5,623	158	106	5,887	4,709
<b>Total incoming resources</b>		<u>5,623</u>	<u>48,073</u>	<u>106</u>	<u>53,802</u>	<u>50,730</u>
<b>Resources expended</b>						
Direct charitable expenditure	3	3,388	31,940	-	35,328	29,671
Administration	4	338	5,804	-	6,142	6,888
<b>Total resources expended</b>		<u>3,726</u>	<u>37,744</u>	<u>-</u>	<u>41,470</u>	<u>36,559</u>
<b>Net incoming resources before investment gains/(losses)</b>		1,897	10,329	106	12,332	14,171
<b>Unrealised gains/(losses) on investments</b>		(19,796)	-	1,095	(18,701)	37,887
<b>Net movement in funds</b>		<u>(17,899)</u>	<u>10,329</u>	<u>1,201</u>	<u>(6,369)</u>	<u>52,058</u>
<b>Reconciliation of funds</b>						
Total funds brought forward		260,490	313,392	149,400	723,282	671,224
<b>Total funds carried forward</b>		<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 £
<b>Fixed assets</b>						
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
<b>Current assets</b>						
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
<b>Creditors</b>						
Amounts falling due within one year	9	-	(4,441)	-	(4,441)	(4,352)
<b>Net current assets</b>		<u>84,326</u>	<u>77,472</u>	<u>10,950</u>	<u>172,748</u>	<u>160,416</u>
<b>Total assets less current liabilities</b>		<u>242,591</u>	<u>323,721</u>	<u>150,601</u>	<u>716,913</u>	<u>723,282</u>
<b>Net assets</b>		<u>242,591</u>	<u>323,721</u>	<u>150,601</u>	<u>716,913</u>	<u>723,282</u>
<b>Funds</b>	10					
Unrestricted funds					566,312	573,882
Restricted funds					<u>150,601</u>	<u>149,400</u>
<b>Total funds</b>					<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 £
<b>Cost</b>	
At 1 January 2022 and 31 December 2022	<u>246,249</u>
<b>Net book value</b>	
At 31 December 2022	<u>246,249</u>
At 31 December 2021	<u>246,249</u>

7. Fixed asset investments

	Listed investments £
<b>Market value</b>	
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 £
<b>General fund</b>				
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
<b>Restricted fund</b>				
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 £
<b>Unrestricted funds</b>			
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
<b>Restricted funds</b>			
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 £
<b>Unrestricted funds</b>				
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)
<b>Restricted funds</b>				
Restricted fund	106	-	1,095	1,201
	<u>53,802</u>	<u>(41,470)</u>	<u>(18,701)</u>	<u>(6,369)</u>