

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

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for the Year Ended 31 December 2024

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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.

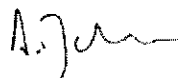
Independent examiner's statement

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>