

**PLATTEN AND BENSON  
ALMSHOUSE CHARITY  
ANNUAL REPORT AND  
FINANCIAL STATEMENTS  
FOR THE YEAR ENDED  
31 DECEMBER 2020**

Scott & Wilkinson LLP  
Chartered Accountants  
Dalton House  
9 Dalton Square  
LANCASTER  
LA1 1WD

**PLATTEN AND BENSON ALMSHOUSE CHARITY**

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**FOR THE YEAR ENDED 31 DECEMBER 2020**

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## **PLATTEN AND BENSON ALMSHOUSE CHARITY**

### **LEGAL AND ADMINISTRATIVE INFORMATION**

#### **FOR THE YEAR ENDED 31 DECEMBER 2020**

**Charity Registration Number**      500574

#### **Governing Document**

The Platten and Benson Almshouse Charity is registered with the Charity Commissioners (No. 500574) and constituted by a scheme of the Charity Commission dated 4 January 1974.

The Charity is administered and managed by the Trustees of Lancaster Charity (No. 213461) under a variation of the scheme dated 10 December 1981.

#### **Trustees**

The Trustees, six of which are appointed by Lancaster City Council, are as follows:-

##### **Chairman**

Mr R W Carradice

##### **Other Members**

Dame P Fielding  
Mrs S E Hodgson  
Rev C Newlands  
Mr J Gilbert – deceased March 2020  
Mr C Hanna  
Mr A Sandham  
Mrs P Barker

##### **Appointed by Lancaster City Council**

Councillor D Brookes  
Councillor R Redfern  
Councillor A Biddulph  
Councillor K Frea  
Councillor J Pritchard  
Councillor K Budden

#### **Bankers**

Barclays Bank Plc  
38 Market Street  
Lancaster  
LA1 1HR

##### **Clerk to the Trustees and Principal Address**

Mr P E M Oglethorpe TD  
William Penny's  
Regent Street  
Lancaster  
LA1 1SG

#### **Independent Examiner**

S W Hinnigan FCA CTA  
Scott & Wilkinson LLP  
Dalton House  
9 Dalton Square  
Lancaster  
LA1 1WD

## **PLATTEN AND BENSON ALMSHOUSE CHARITY**

### **ANNUAL REPORT**

#### **FOR THE YEAR ENDED 31 DECEMBER 2020**

##### **Objects, organisation and policies**

The Charity was founded for the benefit of the people of Morecambe. Councillor Benson and Councillor Platten gifted the money which built the first almshouses known as 1-8, Platten Grove, Morecambe. Since then the Charity has built two further properties - Nos. 9 and 10, Platten Grove.

The object of the Charity, for the public benefit, is to provide housing for "poor aged persons residing in the Borough of Morecambe and Heysham" and to apply any surplus income for the benefit of the almspeople in such a manner as the Trustees think fit.

The residents are expected to contribute towards the cost of maintaining the almshouses and essential services.

The day to day running of the Charity is done through the Clerk to the Trustees.

##### **Reserves policy**

The charity maintains sufficient free reserves to enable them to cover one year's fixed and administrative expenses and also any maintenance costs. Free reserves as at the year end £43,262 (2019 – £33,339).

##### **Review of development, activity and achievements**

The almshouses were occupied for the whole of the year. The Charity is not planning on expanding operations in the near future. Upgrading and repairs were undertaken in the year.

The charity has sufficient funds to meet its liabilities.

The trustees consider that they have complied with the duty in section 4 of the Charities Act 2011 to have due regard to the public benefit guidance published by the Charity Commission.

##### **Financial review**

The market value of funds held in investments increased slightly this year due to an upturn in the market generally.

There are still sufficient amounts held in the funds to comply with the requirement in the Governing Document for an Extraordinary Repair Fund for the purpose of providing for the extraordinary repair, improvement or rebuilding of almshouses belonging to the Charity.

Mr R W Carradice  
Trustee



Date: ...12<sup>th</sup> March 2021

**INDEPENDENT EXAMINERS' REPORT TO THE TRUSTEES OF THE PLATTEN AND BENSON  
ALMSHOUSE CHARITY**

I report to the charity trustees on my examination of the accounts of the charity for the for the year ended 31 December 2020 set out on pages 5 to 8.

**Responsibilities and basis of report**

As the charity's trustees you are responsible for the preparation of the accounts in accordance with the requirements of the Charities Act 2011 ('the Act').

I report in respect of my examination of the charity's accounts carried out under section 145 of the Act and in carrying out my examination I have followed all the applicable Directions given by the Charity Commission under section 145(5)(b) of the Act.

**Independent examiner's statement**

I have completed my examination. I confirm that no material matters have come to my attention in connection with the examination giving me cause to believe that in any material respect:

1. accounting records were not kept in respect of the charity as required by section 130 of the Act; or
2. the accounts do not accord with those records; or
3. the accounts do not comply with the applicable requirements concerning the form and content of accounts set out in the Charities (Accounts and Reports) Regulations 2008 other than any requirement that the accounts give a 'true and fair view' which is not a matter considered as part of an independent examination.

I have no concerns and have come across no other matters in connection with the examination to which attention should be drawn in this report in order to enable a proper understanding of the accounts to be reached.



S W Hinnigan FCA CTA  
Scott & Wilkinson LLP  
Dalton House  
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LANCASTER  
LA1 1WD

Date: 13/03/21.....

**PLATTEN AND BENSON ALMSHOUSE CHARITY**  
**RECEIPTS AND PAYMENTS ACCOUNT**

**FOR THE YEAR ENDED 31 DECEMBER 2020**

| <b>General Purposes Fund</b>                                     |              |          | <b>2020</b> |          | <b>2019</b> |          |
|--|--------------|----------|-------------|----------|-------------|----------|
|  | <b>Notes</b> | <b>£</b> | <b>£</b>    | <b>£</b> |             | <b>£</b> |
| <b>Income receipts</b>   |              |          |             |          |             |          |
| Amounts collected from residents                                 |              | 38,651   |             |          |             | 35,831   |
| <b>Investment Income</b>   |              |          |             |          |             |          |
| Bank interest receivable   |              | 11       |             | 22       |             |          |
| Income from investments  | 2            | 3,177    |             | 3,121    |             |          |
|  |              |          | 3,188       |          |             | 3,143    |
| Proceeds from disposal of investment (Extraordinary repair fund) |              | -        |             |          |             | -        |
| <b>Total receipts</b>  |              |          |             |          |             |          |
|  |              |          | 41,838      |          |             | 38,974   |
| <b>Total payments (See Page 6)</b>                               |              |          |             |          |             |          |
|  |              |          | 32,565      |          |             | 29,472   |
| <b>Net surplus/(deficit) for the year</b>                        |              |          |             |          |             |          |
|  |              |          | 9,273       |          |             | 9,502    |
| Cash and bank balances as at<br>31 December 2019                 |              |          | 33,989      |          |             | 24,487   |
| <b>Cash and bank balances as at<br/>31 December 2020</b>         |              |          |             |          |             |          |
|  |              |          | 43,262      |          |             | 33,989   |

**PLATTEN AND BENSON ALMSHOUSE CHARITY**

**RECEIPTS AND PAYMENTS ACCOUNT**

**FOR THE YEAR ENDED 31 DECEMBER 2020**

| <b>General Purposes Fund</b>         | <b>2020</b> |               | <b>2019</b> |               |
|--------------------------------------|-------------|---------------|-------------|---------------|
|                                      | <b>£</b>    | <b>£</b>      | <b>£</b>    | <b>£</b>      |
| <b>Direct charitable expenditure</b> |             |               |             |               |
| Property repairs                     | 21,241      |               | 18,304      |               |
| Grass cutting and gardening          | 5,040       |               | 4,680       |               |
| Property insurance                   | 1,080       |               | 1,142       |               |
| Water charges                        | 2,980       |               | 3,102       |               |
|                                      |             | 30,340        |             | 27,228        |
| <b>Other expenditure</b>             |             |               |             |               |
| Telephone                            | 60          |               | 60          |               |
| Clerk to the trustees                | 1,200       |               | 1,175       |               |
| Accountancy                          | 648         |               | 630         |               |
| Subscriptions                        | 182         |               | 179         |               |
| Motor and travel expenses            | 135         |               | 200         |               |
|                                      |             | 2,225         |             | 2,244         |
| <b>Total payments</b>                |             | <b>32,565</b> |             | <b>29,472</b> |

# PLATTEN AND BENSON ALMSHOUSE CHARITY

## STATEMENT OF ASSETS AND LIABILITIES

AS AT 31 DECEMBER 2020

|   | 2020<br>£ | 2019<br>£ |
|---|-----------|-----------|
| <b>Monetary assets</b>                    |           |           |
| Barclays community account                | 26,980    | 20,895    |
| Barclays high interest business account   | 16,282    | 13,094    |
| Total for general purposes fund, as above | 43,262    | 33,989    |

## Non-monetary assets

### Permanent endowment

Land and buildings used by the charity: 1-10, Platten Grove, Morecambe  
Market value at 4th May 1995: £200,000 (Freehold title vested in the Official Custodian for Charities)  
3,651.09 Charities Official Investment Fund (COIF) income shares (cost £11,872)  
10,341 M&G Investments Charity Multi Asset income shares (cost £6,101)

### Designated extraordinary repair fund

571 M&G Investments Charity Multi Asset accumulation shares (cost £3,276)

### General Purposes Fund

1,777.98 Charities Official Investment Fund (COIF) income shares (cost £5,561)

### Current Liabilities

|                           |     |     |
|---------------------------|-----|-----|
| Accountancy               | 670 | 650 |
| Total current liabilities | 670 | 650 |

Approved by the Trustees and signed on their behalf by

  
Mr R W Carradice  
12<sup>th</sup> March 2021  
Date

Trustee



**PLATTEN AND BENSON ALMSHOUSE CHARITY**

**NOTES TO THE ACCOUNTS**

**FOR THE YEAR ENDED 31 DECEMBER 2020**

**1 List of residents**

|        |                                  |
|--------|----------------------------------|
| No. 1  | Mr Robert Wallace                |
| No. 2  | Mrs Joan Wallace                 |
| No. 3  | Mr Brian McCamley                |
| No. 4  | Mrs Audrey Stalker               |
| No. 5  | Mrs Sylvia Dewar                 |
| No. 6  | Mr and Mrs Tony and Carolyn Fell |
| No. 7  | Mrs Susan Dye                    |
| No. 8  | Mr John McCamley                 |
| No. 9  | Mr Andy Ford                     |
| No. 10 | Mr William Harwood               |

**2 Investments**

|                                  | <b>Investment Income</b> |              | <b>Market Value</b> |                |
|----------------------------------|--------------------------|--------------|---------------------|----------------|
|                                  | <b>2020</b>              | <b>2019</b>  | <b>2020</b>         | <b>2019</b>    |
|                                  | <b>£</b>                 | <b>£</b>     | <b>£</b>            | <b>£</b>       |
| <b>Endowment funds</b>           |                          |              |                     |                |
| 3,651.09 COIF Income shares      | 1,893                    | 1,855        | 65,761              | 61,808         |
| 10,341 M&G Charity Multi Asset   | 362                      | 362          | 8,647               | 9,345          |
| <b>Extraordinary repair fund</b> |                          |              |                     |                |
| 571 M&G Charity Multi Asset      | -                        | -            | 52,743              | 54,476         |
| <b>General funds</b>             |                          |              |                     |                |
| 1,777.98 COIF Income shares      | 922                      | 904          | 32,024              | 30,099         |
|                                  | <u>3,177</u>             | <u>3,121</u> | <u>159,175</u>      | <u>155,728</u> |