

**PLATTEN AND BENSON
ALMSHOUSE CHARITY
ANNUAL REPORT AND
FINANCIAL STATEMENTS
FOR THE YEAR ENDED
31 DECEMBER 2022**

Scott & Wilkinson
Dalton House
9 Dalton Square
LANCASTER
LA1 1WD

PLATTEN AND BENSON ALMSHOUSE CHARITY

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FOR THE YEAR ENDED 31 DECEMBER 2022

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PLATTEN AND BENSON ALMSHOUSE CHARITY

LEGAL AND ADMINISTRATIVE INFORMATION

FOR THE YEAR ENDED 31 DECEMBER 2022

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 Mr C Hanna Mr A Sandham Mrs P Barker Rev L Vasey-Saunders Ms N Combe – appointed 11 October 2022
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 2022

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 were £76,924 (2021 – £66,169).

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 decreased slightly this year due to a downturn 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: 11th April 2023

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 2022 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
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Dalton House
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LANCASTER
LA1 1WD

Date: 17/4/23

PLATTEN AND BENSON ALMSHOUSE CHARITY

RECEIPTS AND PAYMENTS ACCOUNT

FOR THE YEAR ENDED 31 DECEMBER 2022

General Purposes Fund

	Notes	£	2022	£	£	2021	£
Income receipts							
Amounts collected from residents				35,731			36,583
Investment Income							
Bank interest receivable			21			2	
Income from investments	2	3,308				3,212	
Resident contribution to repairs		350				-	
				3,679			3,214
Total receipts				39,410			39,797
Total payments (See Page 6)				28,656			16,890
Net surplus/(deficit) for the year				10,754			22,907
Cash and bank balances as at 31 December 2021				<u>66,169</u>			<u>43,262</u>
Cash and bank balances as at 31 December 2022				<u>76,923</u>			<u>66,169</u>

PLATTEN AND BENSON ALMSHOUSE CHARITY

RECEIPTS AND PAYMENTS ACCOUNT

FOR THE YEAR ENDED 31 DECEMBER 2022

General Purposes Fund

	2022		2021	
	£	£	£	£
Direct charitable expenditure				
Property repairs	16,795		5,445	
Grass cutting and gardening	4,854		4,837	
Property insurance	1,194		1,111	
Water charges	3,027		2,991	
Council tax	<u>284</u>			
		26,154		14,384
Other expenditure				
Clerk to the trustees	1,280		1,215	
Management expenses	234		312	
Accountancy	678		660	
Subscriptions	196		187	
Sundry	48		44	
Motor and travel expenses	<u>66</u>		<u>88</u>	
		<u>2,502</u>		<u>2,506</u>
Total payments		<u>28,656</u>		<u>16,890</u>

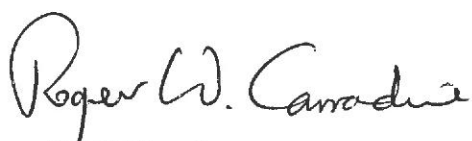
PLATTEN AND BENSON ALMSHOUSE CHARITY

STATEMENT OF ASSETS AND LIABILITIES

AS AT 31 DECEMBER 2022

	2022	2021
	£	£
Monetary assets		
Barclays community account	54,098	46,673
Barclays high interest business account	<u>22,825</u>	<u>19,496</u>
Total for general purposes fund, as above	<u>76,923</u>	<u>66,169</u>
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	725	690

Approved by the Trustees and signed on their behalf by



Mr R W Carradice

Trustee

11th April 2023..... Date

PLATTEN AND BENSON ALMSHOUSE CHARITY

NOTES TO THE ACCOUNTS

FOR THE YEAR ENDED 31 DECEMBER 2022

1 List of residents

No. 1	Ms Yvonne Hutton
No. 2	Vacant
No. 3	Mr Brian McCamley
No. 4	Mrs Audrey Stalker
No. 5	Mrs Sylvia Dewar
No. 6	Mrs Carolyn Fell
No. 7	Mrs Susan Dye
No. 8	Mr John McCamley
No. 9	Mr Andy Ford
No. 10	Mr Howard Harrison

2 Investments

	Investment Income		Market Value	
	2022	2021	2022	2021
	£	£	£	£
Endowment funds				
3,651.09 COIF Income shares	1,981	1,931	66,358	75,090
10,341 M&G Charity Multi Asset	362	341	9,132	9,425
Extraordinary repair fund				
571 M&G Charity Multi Asset	-	-	60,163	59,691
General funds				
1,777.98 COIF Income shares	965	940	32,315	36,567
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	3,308	3,212	167,968	180,772
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