

**PLATTEN AND BENSON
ALMSHOUSE CHARITY
ANNUAL REPORT AND
FINANCIAL STATEMENTS
FOR THE YEAR ENDED
31 DECEMBER 2024**

Xeinadin
Dalton House
9 Dalton Square
LANCASTER
LA1 1WD

PLATTEN AND BENSON ALMSHOUSE CHARITY

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FOR THE YEAR ENDED 31 DECEMBER 2024

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PLATTEN AND BENSON ALMSHOUSE CHARITY
LEGAL AND ADMINISTRATIVE INFORMATION
FOR THE YEAR ENDED 31 DECEMBER 2024

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, five 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 Dr P F Tynan – Appointed 06 March 2024 Mrs L Belcher – Appointed 26 September 2024

Appointed by Lancaster City Council	Councillor D Brookes Councillor R Redfern Councillor K Budden Councillor S McGregor – Resigned Councillor C Cozler – Resigned
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Bankers	Barclays Bank Plc 38 Market Street Lancaster LA1 1HR
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Independent Examiner	S W Hinnigan FCA CTA Xeinadin Dalton House 9 Dalton Square Lancaster LA1 1WD
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PLATTEN AND BENSON ALMSHOUSE CHARITY

ANNUAL REPORT

FOR THE YEAR ENDED 31 DECEMBER 2024

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 any maintenance costs. Free reserves as at the year-end were £113,434 (2023 – £94,790).

Review of development, activity and achievements

Occupancy was 100% over the year. Minor repairs and maintenance were carried out as required. No extraordinary repairs or large scale projects were necessary.

Following an attempted burglary on one of the properties, security and safety of the whole site was reviewed with local police. This resulted in the installation of motion sensor lighting and simulated cameras in strategic positions, which has helped to reassure residents.

Some slightly more significant, but non-urgent works were identified as being necessary to address in the next financial year, and will be undertaken accordingly.

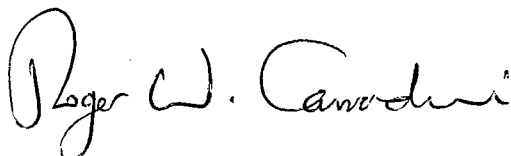
The charity has sufficient funds to meet its liabilities.

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 by 4.3% this year due to further improvement 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:

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 2024 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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9 Dalton Square
LANCASTER
LA1 1WD

Date:17/4/2025.....

PLATTEN AND BENSON ALMSHOUSE CHARITY

RECEIPTS AND PAYMENTS ACCOUNT

FOR THE YEAR ENDED 31 DECEMBER 2024

General Purposes Fund

	Notes	£	2024	£	£	2023	£
Income receipts							
Amounts collected from residents				39,876			35,712
Investment Income							
Bank interest receivable		796			232		
Income from investments	2	<u>3,418</u>			<u>3,351</u>		
				4,214			3,583
Total receipts				<u>44,090</u>			<u>39,295</u>
Total payments (See Page 6)				<u>25,446</u>			<u>21,428</u>
Net surplus/(deficit) for the year				18,644			17,867
Cash and bank balances as at 31 December 2023				<u>94,790</u>			<u>76,923</u>
Cash and bank balances as at 31 December 2024				<u>113,434</u>			<u>94,790</u>

PLATTEN AND BENSON ALMSHOUSE CHARITY

RECEIPTS AND PAYMENTS ACCOUNT

FOR THE YEAR ENDED 31 DECEMBER 2024

General Purposes Fund

	2024		2023	
	£	£	£	£
Direct charitable expenditure				
Property repairs	13,170		8,850	
Grass cutting and gardening	5,400		5,291	
Property insurance	1,357		1,324	
Water charges	3,659		2,293	
Council tax	-		967	
		23,585		18,725
Other expenditure				
Clerk to the trustees	-		1,340	
Management expenses	312		234	
Accountancy	1,019		720	
Subscriptions	353		343	
Sundry	89		-	
Motor and travel expenses	88		66	
		1,861		2,703
Total payments		25,446		21,428

PLATTEN AND BENSON ALMSHOUSE CHARITY

STATEMENT OF ASSETS AND LIABILITIES

AS AT 31 DECEMBER 2024

	2024	2023
	£	£
Monetary assets		
Barclays community account	42,812	68,382
Barclays high interest business account	<u>70,622</u>	<u>26,408</u>
Total for general purposes fund, as above	<u>113,434</u>	<u>94,790</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	814	775
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Approved by the Trustees and signed on their behalf by



Mr R W Carradice

Trustee

..... Date

PLATTEN AND BENSON ALMSHOUSE CHARITY

NOTES TO THE ACCOUNTS

FOR THE YEAR ENDED 31 DECEMBER 2024

1 List of residents

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

2 Investments

	Investment Income		Market Value	
	2024	2023	2024	2023
	£	£	£	£
Endowment funds				
3,651.09 COIF Income shares	2,017	1,989	74,093	72,456
10,341 M&G Charity Multi Asset	419	393	9,600	9,288
Extraordinary repair fund				
571 M&G Charity Multi Asset	-	-	69,022	63,898
General funds				
1,777.98 COIF Income shares	982	969	36,081	35,284
	<u>3,418</u>	<u>3,351</u>	<u>188,795</u>	<u>180,926</u>