

Charity number: 1116355

Walthamstow and Chingford Almshouse Charity

Trustees' report and financial statements

For the year ended 31 March 2020

Walthamstow and Chingford Almshouse Charity

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Walthamstow and Chingford Almshouse Charity

**Reference and administrative details of the charity, its trustees and advisers.
For the year ended 31 March 2020**

Directors of the Trustee (The Walthamstow & Chingford Almshouse Trustee Company Limited)

V Conant
J Kearns
S MacNulty
J J C Moss (Chairman)
I Moyes (Vice Chairman)
A J Moore (appointed 23 October 2019)
J Renshaw
A Rich
S Smith Pryor
H Tredoux
K Wenden
P Williams
L Wilson
W Belam (resigned 16 March 2020)

Charity registered number

1116355

Principal office

Monoux Hall
Church End
Walthamstow
London
E17 9RL

Clerk to the Directors

E Abbott

Independent auditor

Kreston Reeves LLP
Chartered Accountants
Montague Place
Quayside
Chatham Maritime
Chatham
Kent
ME4 4QU

Bankers

Co-operative Bank
151-155 Hoe Street
Walthamstow
London
E17 3AN

Walthamstow and Chingford Almshouse Charity

Reference and administrative details of the charity, its trustees and advisers (continued)
For the year ended 31 March 2020

Solicitors

Stone King
16 St. John's Lane
London
EC1M 4BS

Solicitors

Hunt & Hunt
22 - 26 Eastern Road
Romford
RM1 3LT

Investment managers

Investec Wealth & Investment
2 Gresham Street
London
EC22 7QP

Chartered Surveyors

Strettons
Central House
189-203 Hoe Street
London
E17 3SZ

Walthamstow and Chingford Almshouse Charity

Trustees' report For the year ended 31 March 2020

The Trustees present their annual report together with the audited financial statements of the Charity for the year ended 31 March 2020.

Objectives and activities

a. Objectives

The objects of the Walthamstow and Chingford Almshouse Charity are the provision and continuing maintenance of the almshouses for the benefit of persons in conditions of financial need, who have been resident for one year within Walthamstow or Chingford, or for five consecutive years at any time prior to appointment. Residue income must be applied for the relief of persons in financial need residing within the area of benefit.

b. Grant-making policies

The objects of the Charity include the relief of persons in conditions of financial need in the area of benefit in such manner as the trustees see fit. Directors are focusing on the direct relief of poverty and in respect to other organisations working with beneficiaries in the area of benefit, to support those which alleviate the effects of poverty or which have an impact on preventing poverty.

The London Borough of Waltham Forest runs a financial support scheme known as Local Welfare Assistance (LWA).

Since April 2016, Local Welfare Assistance and the Charity have collaborated to assist local people in need more effectively. The LWA undertake rigorous financial & associated checks of applicants to the fund and will make referrals to the charity of families and individuals considered to require further assistance beyond the limited items the Social Fund is able to provide. In these cases, the Charity may provide additional household items that the Social Fund is unable to supply, and importantly, seek to provide support to local people who may not be eligible for relief from the LWA, which usually means those with no recourse to public funds.

Referrals are also made by the local CAB, a single homeless Charity, council temporary housing section, health and social workers. Directors will visit a number of applicants to independently assess need. Applicants may also refer themselves.

Overall grants to individuals and organisations totalled £59,642. Although this is significantly lower than last year's total of £88,656, grants to individuals and families has increased from £39,482 in 2018.19 awarded to 68 applicants, to £50,692 awarded to 68 applicants this year. Grants to organisations accounted for the balance of £8,950 compared to £49,174 in 2018.19. Applications have been received from five organisations over the course of the year, three have been awarded a grant. Additional information is awaited from two of the organisations.

There had been a total of 89 applications from individuals and families over the course of the year compared to 87 grant applications in 2018.19, last year 68 were eligible and the grant awarded. Of the 89 applications received, during 2019.20, 68 were awarded, of the 21 applications that were not included – 10 had insufficient information provided on the form and the information requested was not forthcoming, 6 were ineligible, usually for being out of the area of benefit, 1 did not take up the grant, 2 were not approved for a grant, and 2 were carried forward to the financial year 2020.21 and will be accounted for next year.

Many of these grants help applicants that are moving into housing having been living in temporary accommodation, including hostels and supported housing.

Grants to other Charities and organisations amounted to a total of £8,950 (£49,174 2018.19) to three organisations which work to alleviate the effects of poverty.

Christian Kitchen provides hot meals for homeless and destitute people every night of the year from a van in Walthamstow, it assists clients with signposting to other services such as housing providers, homeless Charities and drug and alcohol support services. Also helping clients' access emergency overnight accommodation during severely cold weather.

Walthamstow and Chingford Almshouse Charity

Trustees' report (continued) For the year ended 31 March 2020

Objectives and activities (continued)

Childrens Holidays and Other Specialities - CHAOS was established in 1976 in Waltham Forest by a small group of friends who recognised their lack of growing up in stable, comfortable family environments was not shared by many children in the local community. The sole objective is to provide holidays for children who would not otherwise have one. All of the families worked with struggle financially, this is the only selection criteria when assessing their child referrals – that the child will not be having a holiday that year.

In 2019, holidays were provided for 71 children, 10 of which were from Walthamstow and Chingford and funded by WCAC. CHAOS provides all transport, camping equipment, food & drink, activities and entertainment for the week, making the holiday completely free of cost for the local families. They camp in Norfolk, and a typical week would include: going to the beach & swimming in the sea, which is often a first for some of the children. Nature walks, scavenger hunts, Olympics, water slides, fruit picking, bouncy castles, trips to the roller disco, circus & theme parks. As many activities as possible are incorporated with the emphasis on offering new opportunities and experiences the children would otherwise not have the chance to have.

Bags of Taste (BoTT)

Their purpose is to change the everyday diets of people who are either in, or who face food poverty, away from being dependent on highly processed and takeaway foods, to regularly cooking good, tasty, home-cooked food for themselves and their families.

Cooking lessons alone have a limited impact on long-term diets. Their 4-stage cooking and behavioural change programme will motivate participants long term to regularly cook their own homemade meals, costing just £1 a head. The programme is evidence based and has proven outcomes. Bags of Taste work with local people and organisations to establish and run Bags of Taste courses in their area, training and supporting local staff and volunteers.

Two recipes are taught each week, eight in total. The recipes include takeaway favourites like Singapore Noodles and Fajitas, recreated to reflect familiar tastes, be quick and easy to make and use as little equipment and as few ingredients as possible. Afterwards everybody sits down to enjoy eating their meal together. At the end of the cooking sessions £3 bags of ingredients, sourced locally, at cost, are available to participants who want to practise at home. The bags contain enough to feed a family of four; 90% of participants part with their own money to buy a take-home "Bag of Taste". This is the critical element of the programme that leads to the long-term change in people's cooking and eating habits.

Two of the Bags of Taste courses were delivered in the Garden Room at Colby Lodge and attracted a good turnout of attendees from the local area, including two of the Charity's residents.

Grant Application Process

There is a two-stage process for Charities or organisations to make an application for a grant. Charities/organisations are requested to provide a brief outline of their activities and what they require a grant for. The outline proposal is considered by the Grants' Committee, which decides whether a full submission on the Charities application form should be requested. Before a decision is made as to whether or not to award a grant, directors usually visit the applicant Charity/organisation before recommendations to the Grants and Accommodation Committee are made. Charities and organisations receiving grant are required to provide a written report of the use and impact of the grant after 12 months.

Walthamstow and Chingford Almshouse Charity

Trustees' report (continued)
For the year ended 31 March 2020

Objectives and activities (continued)

c. Spade Husbandry Allotments Charity

There are 78 full plots and 35 half plots on the Spade site, there is a site committee which collects the monies for water rates and key deposits. Allotment rents are paid to the Spade Husbandry bank account. During the year income of £4,756 was generated by the plots.

There are three plots that have Bee hives on them, although at the end of the year one of the beekeepers notified the Charity he was vacating his plot, which would allow the Charity to see if another beekeeper can be found to take that plot on.

There are various levels of cultivation of plots on the site, which is to be expected and a problem on all allotment sites. The site has had full occupancy for most of the year.

The major work carried out by the Charity last year was the replacement of the gate to the forest entrance. The allotment manager is pleased to report that the effects of the Coronavirus crisis has not had a detrimental impact on the working of the site.

d. Public benefit

In setting objectives and planning for activities, the Trustees have given due consideration to general guidance published by the Charity Commission relating to public benefit, including the guidance 'Public benefit: running a charity (PB2)'.

The Directors consider that the procedures in place to advertise almshouse vacancies reach as wide a section of the local community as possible, given the restrictions imposed by the Charity Scheme and the area of benefit. In addition to local advertising, details of the almshouses are posted on the Elderly Accommodation Counsel website, a national database of housing for older people. All qualifying applications for accommodation are given careful consideration and when a vacancy arises those with sufficient priority are visited to assess their needs; the applicant's situation is assessed in respect of financial and housing need, social need and as to whether the applicant would benefit from living in supported housing. Accommodation is offered to those applicants with the greatest need. Almshouse accommodation charges are set to cover running costs, however certain costs are subsidised by the Charity, such as the support element of warden costs, water rates and TV licences amongst others.

Achievements and performance

a. Financial review

Total income was £993,816 compared to £1,010,382 in 2018.19, the decrease is largely due to a reduction in government grants of £75,909 which is to be expected following the completion of the Colby Lodge construction in the prior year. This was offset by an increase in income received from charitable activities of £52,643. This was due to our weekly maintenance charge annual increase and the fact that Colby Lodge was not fully occupied for the entirety of the 2018.19 financial year but was for this financial year.

Total expenditure has decreased over the last year by 18%, (£164,209) with the main reason being the reduction of repair costs by £132,884 and a reduction of grants paid of £29,014.

The fixed asset investments value (investment properties and listed investments) decreased from £12,907,341 to £11,408,280, a reduction of £1,499,061.

Walthamstow and Chingford Almshouse Charity

Trustees' report (continued)
For the year ended 31 March 2020

Achievements and performance (continued)

b. Review of activities

Colby Lodge, 1C The Drive E17

Construction work commenced January 2016, and the Charity took handover of Colby Lodge on 29th March 2018, and the last two residents, nominated by LB Waltham Forest moved in late September and early October 2018.

The Charity and the development had benefited from a £2.1m grant from the LB Waltham Forest, which had been granted from council house right to buy receipts, which if not spent would have had to be returned to central government.

Since opening in March 2018, Colby Lodge has received more than its '15 minutes of fame'. In July 2018 two of its residents featured in a report on the BBC national news by the BBC Science Correspondent David Shukman and an engineer from CIBSE on the use of building design to mitigate the effects of overheating. These design features include dual aspect apartments to aid through ventilation, deep walkways and the William Morris inspired decorative screening to reduce solar gain, with a Passivhaus approach for a highly insulated building. The summer of 2018 went on to become the hottest since records began.

During the course of 2018 and 2019, the building was shortlisted for a number of awards, the National Association of Almshouses' Patrons Award, Inside Housing Magazine, New London Architecture Health & Care award and the prestigious national Housing Design Awards. Staff and Trustees are delighted to have had Colby Lodge recognised by the Housing Design Awards event on 11th July 2019, where Colby Lodge was awarded the GLA (Mayor of London) Award. The Housing Design Awards are 'The longest running Awards programme in the country (since 1948) and the only one that sends a multidisciplinary set of judges to see shortlisted developments. Established and still controlled by government, this is the awards programme which all the others pretend to be'. Colby Lodge is "A fitting addition to a suburban street and shows how the modern almshouse can be reorganised to add specialist homes in great demand".

"Colby Lodge, designed by PTEa and developed in north east London by the Walthamstow and Chingford Almshouse Charity won for The Mayor of London's award for its 20 social rented apartments slipped considerably into a suburban street." Housing LIN.

In September 2019, the Charity received the Sunday Times British Homes Awards for exceptional design, Best Community Living. The Judges presentation of the award noted 'The contemporary design uses a simple palette of fine materials to express the Walthamstow and Chingford Almshouse Charity's commitment to giving residents beautiful, robust homes that support them in the full range of activities they want to pursue as they get older. Design details have been carefully considered from the William Morris rose pattern abstracted for the design of the screens, to the breakfast table niche beside the full height glazing onto the open access deck. Colby Lodge replaces an inward-looking children's home that turned its back on the street and develops this traditional almshouse into a bright, inviting and now outward-looking social hub.'

The development of Colby Lodge has expanded the Charity's almshouse provision by nearly 50% with 62 almshouse properties over five buildings now in the Charity's management. Colby Lodge is the second new almshouse development for the charity in 9 years, the 'new' Ridgers' Almshouse was opened in April 2009.

All of the Charity's almshouses are accessible for people with limited mobility as far as practicably possible. The newer almshouses are fitted with lifts or stair lifts to tackle different floor levels and have showers or wet rooms fitted as built. The listed Sir George Monoux Almshouses and Mrs Mary Squires Almshouses have had baths removed and showers installed over the years usually as almshouses became vacant. All but one property now have accessible showers and level access showers. These adaptations enable residents to remain in their homes comfortably and safely, which means they do not need to move unless their needs change substantially, such as they require nursing care. Such works, whilst relatively costly also ensure that the properties continue to offer attractive homes and to reduce the risk of difficult to let properties and the escalating problems that such bring, such a security risk and property deterioration.

Walthamstow and Chingford Almshouse Charity

Trustees' report (continued) For the year ended 31 March 2020

Achievements and performance (continued)

The Charity employs scheme manager/housing staff who support residents for example to assist residents to obtain care packages, and equally important, to monitor the support being given to ensure it is meeting the residents needs as intended. This monitoring goes a long way to enable residents to remain safely in their own home within the almshouses, thereby slowing the inevitable decline of health ultimately requiring a move to residential or nursing care. By assisting residents to continue in their homes, the Charity eases the pressure on the state and the NHS whilst also providing residents with their preferred choice; to be able to live in their familiar home, with their familiar belongings and the neighbours they may have known for many years.

Safeguarding comprises a significant part of staff work, and is a reflection of the oversight of care packages but also of residents' deteriorating health, cognitive ability, and general vulnerability and the increasing time it takes before thorough assessments can be made by social services and appropriate care and support is put in place. Staff get to know residents well and are trusted, staff are well placed to encourage residents, for example to seek some support in the home or to get a GP appointment, helping them at a practical level as well if necessary, for example by making contact with GPs, Social Services on the resident's behalf if required.

Almshouse Vacancies

Across the five almshouses there were two vacancies over the course of the year, compared with five the previous year. There were no vacancies within the new build Colby Lodge. Flats tend to be occupied by our residents for many years consequently the Charity usually carries out quite extensive refurbishment on voids including full redecorations and new floor coverings. Increasingly as the properties age, new kitchens and bathrooms may be fitted, along with heating and hot water improvements. The void loss of income for the year was less than 1.5%. The recommended minimum void loss provision is 5%, the maximum is 12.5%. In July 2019, the resident scheme manager at Collard Court moved out, and trustees were pleased that she was able to carry on working for the Charity until her planned retirement in 2021. Trustees decided to let the 2 bedroom house to a local family who were housed in temporary accommodation, on an assured shorthold tenancy, the tenants are not beneficiaries of the Charity, but are charged an affordable rent, set at the local housing allowance rate.

The Charity's selection process for almshouse residents is applicants with sufficient priority first view the property to confirm whether they wish to be considered and each are then interviewed in their own homes, to assess priority. The selection and approval process is finalised via the Grants and Accommodation Committee. The Charity's process for the appointment of almshouse residents inevitably means that the whole process takes longer than that of most housing associations for example, where applicants generally have one offer only and are required to confirm immediately that they will accept a property, and then required to move in within a week or two. Other social housing providers do not generally undertake non-essential works to voids, such as redecorating and replacing floor coverings.

Resident Activities

A party at Colby Lodge with live music and fish and chips was well attended in July 2019, weekly bingo sessions have been hosted at Colby Lodge by Shopmobility – residents from across all the almshouses have attended.

A Mums, Dads baby and toddler group has been regularly visiting Collard Court, which has been delighting adults and children alike. There was the annual Christmas meal with staff and trustees, a carol concert performed by children from a local primary school named after Sir Henry Maynard, a 17th century Charity benefactor, whose charity comprises part of WCAC. The Emmanuel Primary School performed a carol concert at Colby Lodge. Unfortunately, the arrangement with Henry Maynard Infants School, for five or six children to visit Collard Court to have reading support from five or six residents was not able to continue into the new school year in September 2019. Residents and the school were unable to find a mutually convenient day. Teachers accompanying the children have said that the children loved the afternoon sessions with residents, and the children's reading ability had noticeably improved. It is hoped that when we come out of the Coronavirus crisis that the sessions could start up again.

Walthamstow and Chingford Almshouse Charity

Trustees' report (continued) For the year ended 31 March 2020

Achievements and performance (continued)

Collard Court runs a popular keep-fit class especially designed for older people; this provides gentle exercise to improve the fitness and balance of participants, helping to prevent falls. There have been a number of members joining the sessions from Shopmobility, a local Charity, when their premises were damaged by a major fire in Walthamstow's shopping Mall in July 2019. Participants pay a contribution to the classes with the balance funded by the Charity. The social events and activities give residents the chance to socialise, get out of their flats and meet new people. Each event and activity eases the possibility of any resident being lonely, it has emerged over recent years that loneliness seriously affects peoples' wellbeing and health.

Many of the other social events taking place at the almshouses are organised by residents themselves, such as a firework night with BBQ and an Easter egg hunt, all of which make good use of the communal facilities including the almshouse gardens.

As is customary, all the almshouses and many individual residents entered the London Almshouse Gardens competition. To top off a great year of awards for the Charity, we were very pleased to receive two bronze certificates for the Small Community Garden category for both The Ridgers Almshouse and Mrs Mary Squires' Almshouse. In addition, the Monoux Almshouses received the London In Bloom Certificate of Excellence for Best Hanging Baskets.

Website

The Charity launched a new website during the year, and housing and grant application forms were redesigned and updated to be available for downloading and inputting information electronically or for printing off to be manually completed. The website has an enquiry facility included which is being used.

Open House

Staff and directors volunteered to open up the Monoux Hall and Colby Lodge to the public for the 2019 Open House London weekend. Approximately 60 people came to view each of the buildings and displays of photographs and the history of the almshouses, it is clear from the feedback in the visitors book that this is a very much appreciated by visitors to Waltham Forest as well as those living locally, with comments such as "Brilliant work in the community" "An interesting history and future" "Very interesting – a good chance to see inside, thank you" "Fab, really well presented".

Waltham Forest became the first London Borough of Culture in 2019, which may have had some impact on the numbers of people attending the Open House event at the almshouses.

c. Fixed assets

The movements in tangible fixed assets during the year are set out in note 13 to the financial statements. The Trustee believes that the fixed asset Almshouse properties are worth considerably in excess of the net book value disclosed in these accounts; however, it is unable to quantify the excess without incurring significant unnecessary professional valuation fees.

Walthamstow and Chingford Almshouse Charity

Trustees' report (continued)
For the year ended 31 March 2020

Achievements and performance (continued)

d. Investment policy and performance

Listed investments

The Charity Commission Scheme regulating the Charity places no restrictions on the Directors' power to invest. The objectives of the Charity's Investment Policy are to ensure the creation of sufficient income and capital growth to enable the Charity to carry out its purposes year by year, with due and proper consideration for future needs and the maintenance of and, if possible, enhancement of the value of the invested funds. The policy is reviewed annually.

As at 31 March 2020, Investec Wealth and Investment Limited manage approximately 50% of the Charity's total investment portfolio on a discretionary basis. The directors preclude investment in companies involved in home collected credit; directors consider such investments to conflict with the Charity's objective of relief in need. No initial investment should exceed 7.5% of the total value of the funds under management. Trustees' objectives are to seek a balanced return from income and capital growth within moderate risk parameters. The performance of each asset class will be measured against relevant market indices. The overall performance is compared to a bespoke benchmark based on the midpoint of each asset class, measured against the underlying indices for each asset class.

M&G

Of the other 50% of the Charities' portfolio, the majority was invested with the National Association of Almshouses Common Investment Fund (NAACIF) managed by M&G Securities Limited.

On 15 November 2019, this common investment fund was converted to the M&G Charity Multi-Asset Fund. The fund managers expect to continue the long-term performance achieved by NAACIF with income of between 3.5% - 4% to be maintained (based on pre-Coronavirus valuations) M&G are optimistic that income will be maintained for the coming year at the rate of 3.5 pence per income share. Over the year the fund had a total return of -14.46% compared to the FTSE All Share of -18.45%, with the fall caused by the Coronavirus pandemic.

Investec

Over the financial year 2019/20 the Investec portfolio produced a total return of -8.3% gross and -8.7% net of charges. This is slightly behind the benchmark return of -6.7%, which is the weighted average of the movement in the indices that correspond to the strategic asset allocation. However, this should be seen in the context of the sharp fall in the UK equity market of -18.5%, caused by the outbreak of the Coronavirus in the last quarter of the financial year. At an asset class level, the portfolio outperformed in UK equities, but underperformed in bonds as the higher yielding corporate bonds held underperformed Government Securities following the outbreak.

However, since the initial shock has passed and governments worldwide have increased spending to try to contain the impact of lockdowns, both the Investec and M&G portfolios have currently regained 9.7% and 11.2% so far this year financial year. The majority of the income produced by the investments is paid away from the portfolios and during the financial year total income of £337,501 was received. Over the current year this income is expected to fall as companies cut dividends and properties see falls in rents due to the lockdown. However, the income from the bonds and infrastructure funds held will hopefully prove more resilient. At the moment, increased fiscal spending and signs that economies are starting to open up again are helping stock markets to recover, but the chance that this might induce an increase in infection rates provides a note of caution. Government support like furlough schemes are helping to contain the economic impact, but as this reduces the real impact will become more visible. The UK is also trying to negotiate Brexit this year and there is a Presidential election in November. But markets for the time being have overcome some of the initial angst about the outbreak and some sectors are actually benefitting from an increase in the speed of societal changes, like the use of the internet.

Walthamstow and Chingford Almshouse Charity

Trustees' report (continued) For the year ended 31 March 2020

Achievements and performance (continued)

Investment properties

A valuation of the investment properties was undertaken by Strettons Chartered Surveyors in 2017 and revalued to £1,848,000. The valuation was increased in 2018 by £136,000 to account for 26 Brierley Road, an investment property which came to the end of its long lease in March 2019, with the same property increasing by an additional amount of £85,000 during the 2018.2019 financial year. The property has been let to a local family on an assured shorthold tenancy at an affordable rent, set at the local housing allowance rate, the tenants are not beneficiaries of the Charity. The total for all the properties is now £2,069,000.

Financial review

a. Going concern

At the time of signing the accounts the Trustees are aware of the potential economic and social effects of the COVID-19 virus outbreak. The full impact of the pandemic on the UK economy is yet to be seen, but the Charity will continue to seek to mitigate this risk by following the UK Government's guidelines and adapting/developing its own internal strategy.

After making appropriate enquiries, the Trustees have a reasonable expectation that the Charity has adequate resources to continue in operational existence for the foreseeable future. For this reason, they continue to adopt the going concern basis in preparing the financial statements. Further details regarding the adoption of the going concern basis can be found in the accounting policies.

b. Reserves policy

The Trustee has reviewed the reserves policy and has concluded that free reserves of £900,000 should be retained, which equates to approximately one year's income.

c. Risk management

The directors have assessed the major risks to which the Charity is exposed, in particular those related to the operations and finances of the Charity and are satisfied that systems and procedures are in place to mitigate our exposure to the major risks. The charity's senior staff report directly to a relevant committee or to the Chair and Vice Chair of the Board and to the Chair of the Finance and General Purposes Committee on risk management issues as appropriate. For example safeguarding concerns in respect of residents are reported to the Grants and Accommodation Committee as a matter of course, along with detail of action taken. The committee structure ultimately informs the board of risk arising and mitigation measures. Directors/Trustees are supportive of all employees and staff are encouraged to be open and honest about problems and errors so that incidents can be dealt with promptly with the aim of minimising any potential detriment to our beneficiaries, the Charity, its staff and directors/trustees.

Structure, governance and management

a. Constitution and governance

Walthamstow and Chingford Almshouse Charity is a registered Charity, number 1116355, and is constituted under a Memorandum of Association.

The Charity is an amalgam of many Charities, the first being endowed by Sir George Monoux upon the purchase of land from the Convent of the Holy Trinity Priory in Aldgate, London, in 1527, for building thirteen almshouses, a school and a feast room. In 1895 the numerous charities were regulated by a Scheme of the Charity Commission and were collectively called the Walthamstow Parochial Charities. There followed four varying Schemes of the Charity Commission and in 1957 a Charity Commission Scheme governed the thirty-three charities under the title of The Walthamstow Almshouse and General Charities. In June 2006 a Scheme was ordered to govern all the charities and amalgamate the Chingford Almshouse Charities with the Walthamstow Charities under the present-day title of the Walthamstow and Chingford Almshouse Charity.

Walthamstow and Chingford Almshouse Charity

Trustees' report (continued)

For the year ended 31 March 2020

Structure, governance and management (continued)

A limited company, the Walthamstow and Chingford Almshouse Trustee Company was incorporated on 18th September 2007 and appointed by a Charity Commission Scheme of 28th September 2007 to administer the Charity.

The Charity Trustee is sole shareholder of the Walthamstow Almshouse Development Company Ltd. The Development Company was established to undertake the development of 20 new almshouses at the site acquired by the charity in 2012, 1C The Drive, E17.

b. Methods of appointment or election of Trustees

The management of the Charity is the responsibility of the Trustees who are elected and co-opted under the terms of the Memorandum of Association.

c. Policies adopted for the induction and training of Trustees

New Directors are provided with a copy of the latest set of audited accounts, the Schemes dated 14th June 2006 and 28th September 2007, the Memorandum and Articles of Association of the Trustee Company, the latest minutes of meetings, a brief history of the Charity, the Charity's book "The Walthamstow Charities" and the Charity Commissions Publication "The Essential Trustee". The Director will be offered a subscription to relevant publications and Trustee training and seminars. The Clerk to the Directors will meet with the new Director regarding finances including investments, almshouse management and grant making. The Director will be given a tour of the almshouses and a number of the investment properties. The new Director may attend one or two Committee meetings as a guest before deciding which committee(s) to serve on.

Directors' meetings are held quarterly, the board is supported by five active Committees, which meet regularly. The Committees are:

- Finance and General Purposes' committee, whose responsibilities include preparing and monitoring annual budgets, recommending pay awards and weekly maintenance charges.
- Grants and Accommodation, which deals with grant and housing applications.
- Personnel, which deals with staffing matters including policy and procedure, remuneration and disciplinary and grievance matters.
- Development, which progresses Almshouse development and refurbishment projects.
- Allotment, which deals with matters pertaining to the Charity's four allotment sites.

d. Pay policy for key management personnel

In 2008, Directors appointed a Human Resources consultant to undertake salary benchmarking research for all staff employed by the Charity and to set up a job evaluation scheme. The research included salary data from other London almshouse Charities and data on smaller housing associations from two independent salary data providers. The job evaluation scheme was used by the consultant to recommend the salary ranges of senior and all other staff, and which were approved by the Board.

Walthamstow and Chingford Almshouse Charity

Trustees' report (continued) For the year ended 31 March 2020

Plans for future periods

At the time of writing, late June 2020, the impact of the Covid-19 pandemic, and the subsequent lockdown has been huge for every one of us associated with the Charity, along with the rest of the UK and indeed the world. The majority of staff continue to work from home which has proved surprisingly productive and the day-to-day running of the almshouses continues. Some members of staff are attending the almshouses regularly to undertake essential cleaning of communal areas, to let contractors onto site to undertake essential work, to check post and carry out periodic fire panel tests. Other than this, assistive technology enables staff to communicate daily with residents, give remote access to trusted contractors to carry out repairs, servicing and inspections within the communal areas, and to undertake gardening. Board and committee meetings have been held via video conferencing software, whilst not without its drawbacks, it does enable discussion and decision making to take place. Grant applications are being dealt with and directors' decision-making in respect of them is via email with staff also being on the end of a phone to providing additional information if required. Very few grant applications were received by the Charity from March 2020 onwards, although these numbers appear to be picking up again now, as at June 2020.

In February 2020, directors and senior staff held an away-day strategy review. The broad outcomes being a plan to develop more almshouses, ideally on the Charity's own land and to maintain grant funding at current levels at least. The Charity will look at the feasibility of providing care and domiciliary support direct to its residents and seek to extend the range of activities being undertaken at the almshouses.

There will be a reduction in the Charity's investment income in the coming year, of around 23% compared to 2019/20. The fall of income is not considered a serious risk to the Charity and directors anticipate that the usual level of grant funding will be maintained along with the anticipated larger items of expenditure planned. The Charity holds free reserves of £900,000 and repairs reserves that can be called upon if income falls short of that budgeted, or there are additional, as yet unplanned demands on the Charity.

Planned almshouse improvements include the installation of CCTV at Collard Court, Sir George Monoux, Mrs Mary Squires and the Ridgers Almshouses.

The communal heating system at the Ridgers Almshouse is to be assessed for replacement or possibly an adaptation. This renewable system utilises solar energy, temperature variations between the air and the energy collector, and heat pumps. The system sometimes struggles to achieve temperatures in excess of 21C which some residents wish to achieve. There has also been an ongoing issue with adequate maintenance and support from the manufacturer, which is an ongoing concern, particularly if there should be a major breakdown.

The main entrance doors at Collard Court are planned to be replaced with disability compliant automated doors controlled by individual fob access. This will make life easier for most residents who may struggle with the manual doors, which are now past their best and subject to maintenance problems.

The implementation of planned work is inexorably linked to the Coronavirus pandemic. Whilst social distancing is still required, it may prove tricky to undertake all the works required. However, both Collard Court and George Monoux Almshouse have already had the CCTV installed as this only involves work in the communal areas. Any replacement to the heating system at Ridgers will require access to residents' flats, but with the recent easing of the lockdown measures, and with the availability of the coffee room, this will not be impossible to deal with.

Grantmaking

The first Charity Health Check has shown most Charities are facing significant deterioration in their financial health while they fight to protect delivery of front-line services.

Recent research by ACEVO (Association of Chief Executives of Voluntary Organisations) surveyed 174 charities across England and Wales about changes seen in April 2020 across five key markers of financial health.

The result is a worrying set of results for the Charity sector with the majority seeing reserves, cash-flow, donations and new business income falling in April 2020.

Walthamstow and Chingford Almshouse Charity

Trustees' report (continued)

For the year ended 31 March 2020

Plans for future periods (continued)

The score for May was 30.8 out of a maximum 100. This low score shows charities had an extremely bad April and face an enormous financial squeeze. Charities are predicted to lose £4bn of income this year. The June figures may show some easing of this score given the Government funding of £750m to charities providing essential services during the Coronavirus crisis.

Whilst endowed grant-making foundations such as WCAC should not face such extreme challenges, it is to be expected that most will experience a significant drop in income with which to provide funding to a Charity sector that was already struggling after years of austerity. The future is going to be very uncertain for charities that rely on fundraising for a large proportion of their income streams. Most at risk are the smaller, local, often 'specialised' Charities, which work for the most vulnerable and marginalised in society - many of their beneficiaries fall between the cracks of national programmes and funding regimes.

Directors have committed to a budget for grants to individuals/families and organisations of £80,000 for 2020.2021 and will review grant-making as the country slowly emerges from the effects of the pandemic.

Statement of Trustees' responsibilities

The Trustees are responsible for preparing the Trustees' report and the financial statements in accordance with applicable law and United Kingdom Accounting Standards (United Kingdom Generally Accepted Accounting Practice).

The law applicable to charities in England & Wales requires the Trustees to prepare financial statements for each financial year which give a true and fair view of the state of affairs of the Charity and of its incoming resources and application of resources, including its income and expenditure, for that period. In preparing these financial statements, the Trustees are required to:

- select suitable accounting policies and then apply them consistently;
- observe the methods and principles of the Charities SORP (FRS 102);
- make judgements and accounting estimates that are reasonable and prudent;
- state whether applicable UK Accounting Standards (FRS 102) have been followed, subject to any material departures disclosed and explained in the financial statements;
- prepare the financial statements on the going concern basis unless it is inappropriate to presume that the Charity will continue in business.

The Trustees are responsible for keeping adequate accounting records that are sufficient to show and explain the Charity's transactions and disclose with reasonable accuracy at any time the financial position of the Charity and enable them to ensure that the financial statements comply with the Charities Act 2011, the Charity (Accounts and Reports) Regulations 2008 and the provisions of the Memorandum of Association. They are also responsible for safeguarding the assets of the Charity and hence for taking reasonable steps for the prevention and detection of fraud and other irregularities.

Walthamstow and Chingford Almshouse Charity

Trustees' report (continued) For the year ended 31 March 2020

Disclosure of information to auditor

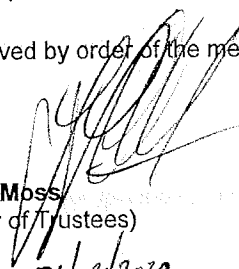
Each of the persons who are Trustees at the time when this Trustees' report is approved has confirmed that:

- so far as that Trustee is aware, there is no relevant audit information of which the charity's auditor is unaware, and
- that Trustee has taken all the steps that ought to have been taken as a Trustee in order to be aware of any relevant audit information and to establish that the charity's auditor is aware of that information.

Auditor

The auditor, Kreston Reeves LLP, has indicated his willingness to continue in office. The designated Trustees will propose a motion reappointing the auditor at a meeting of the Trustees.

Approved by order of the members of the board of Trustees and signed on their behalf by:


J J C Moss
(Chair of Trustees)

Date: 31/03/2020

Walthamstow and Chingford Almshouse Charity

Independent auditor's report to the Members of Walthamstow and Chingford Almshouse Charity

Opinion

We have audited the financial statements of Walthamstow and Chingford Almshouse Charity (the 'charity') for the year ended 31 March 2020 which comprise the Statement of financial activities, the Balance sheet, the Statement of cash flows and the related notes, including a summary of significant accounting policies. The financial reporting framework that has been applied in their preparation is applicable law and United Kingdom Accounting Standards, including Financial Reporting Standard 102 'The Financial Reporting Standard applicable in the UK and Republic of Ireland' (United Kingdom Generally Accepted Accounting Practice).

The financial statements have been prepared in accordance with Accounting and Reporting by Charities preparing their accounts in accordance with the Financial Reporting Standards applicable in the UK and Republic of Ireland (FRS 102) in preference to the Accounting and Reporting by Charities: Statement of Recommended Practice issued on 1 April 2005 which is referred to in the extant regulations but has been withdrawn.

This has been done in order for the accounts to provide a true and fair view in accordance with the Generally Accepted Accounting Practice effective for reporting periods beginning on or after 1 January 2015.

In our opinion the financial statements:

- give a true and fair view of the state of the charity's affairs as at 31 March 2020 and of its incoming resources and application of resources for the year then ended;
- have been properly prepared in accordance with United Kingdom Generally Accepted Accounting Practice; and
- have been prepared in accordance with the requirements of the Charities Act 2011.

Basis for opinion

We conducted our audit in accordance with International Standards on Auditing (UK) (ISAs (UK)) and applicable law. Our responsibilities under those standards are further described in the Auditor's responsibilities for the audit of the financial statements section of our report. We are independent of the charity in accordance with the ethical requirements that are relevant to our audit of the financial statements in the United Kingdom, including the Financial Reporting Council's Ethical Standard, and we have fulfilled our other ethical responsibilities in accordance with these requirements. We believe that the audit evidence we have obtained is sufficient and appropriate to provide a basis for our opinion.

Conclusions relating to going concern

We have nothing to report in respect of the following matters in relation to which the ISAs (UK) require us to report to you where:

- the Trustees' use of the going concern basis of accounting in the preparation of the financial statements is not appropriate; or
- the Trustees have not disclosed in the financial statements any identified material uncertainties that may cast significant doubt about the charity's ability to continue to adopt the going concern basis of accounting for a period of at least twelve months from the date when the financial statements are authorised for issue.

Walthamstow and Chingford Almshouse Charity

Independent auditor's report to the Members of Walthamstow and Chingford Almshouse Charity (continued)

Other information

The Trustees are responsible for the other information. The other information comprises the information included in the Annual report, other than the financial statements and our Auditor's report thereon. Our opinion on the financial statements does not cover the other information and we do not express any form of assurance conclusion thereon.

In connection with our audit of the financial statements, our responsibility is to read the other information and, in doing so, consider whether the other information is materially inconsistent with the financial statements or our knowledge obtained in the audit or otherwise appears to be materially misstated. If we identify such material inconsistencies or apparent material misstatements, we are required to determine whether there is a material misstatement in the financial statements or a material misstatement of the other information. If, based on the work we have performed, we conclude that there is a material misstatement of this other information, we are required to report that fact.

We have nothing to report in this regard.

Matters on which we are required to report by exception

We have nothing to report in respect of the following matters where the Charities (Accounts and Reports) Regulations 2008 requires us to report to you if, in our opinion:

- the information given in the Trustees' report is inconsistent in any material respect with the financial statements; or
- sufficient accounting records have not been kept; or
- the financial statements are not in agreement with the accounting records and returns; or
- we have not received all the information and explanations we require for our audit.

Responsibilities of trustees

As explained more fully in the Trustees' responsibilities statement, the Trustees are responsible for the preparation of the financial statements which give a true and fair view, and for such internal control as the Trustees determine is necessary to enable the preparation of financial statements that are free from material misstatement, whether due to fraud or error.

In preparing the financial statements, the Trustees are responsible for assessing the charity's ability to continue as a going concern, disclosing, as applicable, matters related to going concern and using the going concern basis of accounting unless the Trustees either intend to liquidate the charity or to cease operations, or have no realistic alternative but to do so.

Walthamstow and Chingford Almshouse Charity

Independent auditor's report to the Members of Walthamstow and Chingford Almshouse Charity (continued)

Auditor's responsibilities for the audit of the financial statements

We have been appointed as auditor under section 144 of the Charities Act 2011 and report in accordance with the Act and relevant regulations made or having effect thereunder.

Our objectives are to obtain reasonable assurance about whether the financial statements as a whole are free from material misstatement, whether due to fraud or error, and to issue an Auditor's report that includes our opinion. Reasonable assurance is a high level of assurance, but is not a guarantee that an audit conducted in accordance with ISAs (UK) will always detect a material misstatement when it exists. Misstatements can arise from fraud or error and are considered material if, individually or in the aggregate, they could reasonably be expected to influence the economic decisions of users taken on the basis of these financial statements.

As part of an audit in accordance with ISAs (UK), we exercise professional judgement and maintain professional scepticism throughout the audit. We also:

- Identify and assess the risks of material misstatement of the financial statements, whether due to fraud or error, design and perform audit procedures responsive to those risks, and obtain audit evidence that is sufficient and appropriate to provide a basis for our opinion. The risk of not detecting a material misstatement resulting from fraud is higher than for one resulting from error, as fraud may involve collusion, forgery, intentional omissions, misrepresentations, or the override of internal control.
- Obtain an understanding of internal control relevant to the audit in order to design audit procedures that are appropriate in the circumstances, but not for the purpose of expressing an opinion of the effectiveness of the charity's internal control.
- Evaluate the appropriateness of accounting policies used and the reasonableness of accounting estimates and related disclosures made by the Trustees.
- Conclude on the appropriateness of the Trustees' use of the going concern basis of accounting and, based on the audit evidence obtained, whether a material uncertainty exists related to events or conditions that may cast significant doubt on the charity's ability to continue as a going concern. If we conclude that a material uncertainty exists, we are required to draw attention in my Auditor's report to the related disclosures in the financial statements or, if such disclosures are inadequate, to modify our opinion. Our conclusions are based on the audit evidence obtained up to the date of my Auditor's report. However, future events or conditions may cause the charity to cease to continue as a going concern.
- Evaluate the overall presentation, structure and content of the financial statements, including the disclosures, and whether the financial statements represent the underlying transactions and events in a manner that achieves fair presentation.

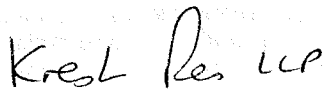
We communicate with those charged with governance regarding, among other matters, the planned scope and timing of the audit and significant audit findings, including any significant deficiencies in internal control that we identify during our audit.

Walthamstow and Chingford Almshouse Charity

Independent auditor's report to the Members of Walthamstow and Chingford Almshouse Charity (continued)

Use of our report

This report is made solely to the charity's trustees, as a body, in accordance with Part 4 of the Charities (Accounts and Reports) Regulations 2008. Our audit work has been undertaken so that we might state to the charity's trustees those matters we are required to state to them in an Auditor's report and for no other purpose. To the fullest extent permitted by law, we do not accept or assume responsibility to anyone other than the charity and its trustees, as a body, for our audit work, for this report, or for the opinions we have formed.



Kreston Reeves LLP
Chartered Accountants
Chatham Maritime

Date: 2 September 2020

Kreston Reeves LLP are eligible to act as auditors in terms of section 1212 of the Companies Act 2006.

Walthamstow and Chingford Almshouse Charity

Statement of financial activities
For the year ended 31 March 2020

	Note	Unrestricted funds 2020 £	Restricted funds 2020 £	Endowment funds 2020 £	Total funds 2020 £	Total funds 2019 £
Income and endowments from:						
Donations and legacies	4	9,341	-	-	9,341	85,250
Charitable activities	5	542,853	4,756	-	547,609	494,966
Investments	6	436,563	303	-	436,866	430,166
Total income and endowments		988,757	5,059	-	993,816	1,010,382
Expenditure on:						
Raising funds	7	35,270	2,973	18,640	56,883	55,324
Charitable activities	9	545,593	651	141,992	688,236	854,004
Total expenditure		580,863	3,624	160,632	745,119	909,328
Net (losses)/gains on investments		(580,584)	-	(948,552)	(1,529,136)	462,924
Net movement in funds		(172,690)	1,435	(1,109,184)	(1,280,439)	563,978
Reconciliation of funds:						
Total funds brought forward		11,776,321	12,638	11,150,477	22,939,436	22,375,458
Net movement in funds		(172,690)	1,435	(1,109,184)	(1,280,439)	563,978
Total funds carried forward		11,603,631	14,073	10,041,293	21,658,997	22,939,436

The Statement of financial activities includes all gains and losses recognised in the year.

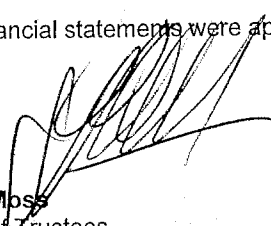
The notes on pages 22 to 44 form part of these financial statements.

Walthamstow and Chingford Almshouse Charity

Balance sheet As at 31 March 2020

	Note	2020 £	2019 £
Fixed assets			
Tangible assets	13	9,106,512	9,250,291
Investments	15	9,339,280	10,838,341
Investment property	14	2,069,000	2,069,000
		<u>20,514,792</u>	<u>22,157,632</u>
Current assets			
Debtors	16	112,942	100,868
Investments	17	1,081,059	700,214
Cash at bank and in hand		87,679	149,352
		<u>1,281,680</u>	<u>950,434</u>
Creditors: amounts falling due within one year	18	(137,475)	(168,630)
Net current assets		<u>1,144,205</u>	<u>781,804</u>
Net assets		<u>21,658,997</u>	<u>22,939,436</u>
Charity funds			
Endowment funds	20	10,041,293	11,150,477
Restricted funds	20	14,073	12,638
Unrestricted funds	20	11,603,631	11,776,321
Total funds		<u>21,658,997</u>	<u>22,939,436</u>

The financial statements were approved and authorised for issue by the Trustees and signed on their behalf by:


J J C Moss
Chair of Trustees

Date: 31/03/2020

The notes on pages 22 to 44 form part of these financial statements.

Walthamstow and Chingford Almshouse Charity

Statement of cash flows
For the year ended 31 March 2020

	Note	2020 £	2019 £
Cash flows from operating activities			
Net cash used in operating activities	23	<u>(468,464)</u>	<u>(70,382)</u>
Cash flows from investing activities			
Dividends, interests and rents from investments		436,866	430,166
Purchase of tangible fixed assets		-	(341,329)
Proceeds from sale of investments		906,959	823,752
Purchase of investments		<u>(937,034)</u>	<u>(850,559)</u>
Net cash provided by investing activities		<u>406,791</u>	<u>62,030</u>
Change in cash and cash equivalents in the year		(61,673)	(8,352)
Cash and cash equivalents at the beginning of the year		<u>149,352</u>	<u>157,704</u>
Cash and cash equivalents at the end of the year	24	<u>87,679</u>	<u>149,352</u>

The notes on pages 22 to 44 form part of these financial statements

Walthamstow and Chingford Almshouse Charity

Notes to the financial statements For the year ended 31 March 2020

1. General information

Walthamstow and Chingford Almshouse Charity is a charity registered in England. The charity's registered address is Monoux Hall, Church End, Walthamstow, London, E17 9RL.

2. Accounting policies

2.1 Basis of preparation of financial statements

The charity constitutes a public benefit entity as defined by FRS 102. 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 issued in October 2019, the Financial Reporting Standard applicable in the United Kingdom and Republic of Ireland (FRS 102), the Charities Act 2011 and UK Generally Accepted Accounting Practice.

The financial statements have been prepared to give a 'true and fair' view and have departed from the Charities (Accounts and Reports) Regulations 2008 only to the extent required to provide a 'true and fair view'. This departure has involved following the 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 issued in October 2019 rather than the Accounting and Reporting by Charities: Statement of Recommended Practice effective from 1 April 2005 which has since been withdrawn.

Walthamstow and Chingford Almshouse Charity meets the definition of a public benefit entity under FRS 102. Assets and liabilities are initially recognised at historical cost or transaction value unless otherwise stated in the relevant accounting policy.

2.2 Going concern

Whilst the impact of the COVID-19 pandemic has been assessed by the Trustees, so far as is reasonably possible, due to its unprecedented impact on the worldwide economy it is difficult to evaluate with any certainty the potential outcomes on the Charity's future activities. However, taking into consideration the Charity's level of reserves, the Trustees believe that the Charity will be able to continue in operational existence for the foreseeable future.

2.3 Income

All income is recognised once the Charity has entitlement to the income, it is probable that the income will be received and the amount of income receivable can be measured reliably.

Grants are included in the Statement of financial activities on a receivable basis. The balance of income received for specific purposes but not expended during the period is shown in the relevant funds on the Balance sheet. Where income is received in advance of entitlement of receipt, its recognition is deferred and included in creditors as deferred income. Where entitlement occurs before income is received, the income is accrued.

Income tax recoverable in relation to investment income is recognised at the time the investment income is receivable.

Other income is recognised in the period in which it is receivable and to the extent the goods have been provided or on completion of the service.

Walthamstow and Chingford Almshouse Charity

Notes to the financial statements For the year ended 31 March 2020

2. Accounting policies (continued)

2.4 Expenditure

Expenditure is recognised once there is a legal or constructive obligation to transfer economic benefit to a third party, it is probable that a transfer of economic benefits will be required in settlement and the amount of the obligation can be measured reliably.

Expenditure on raising funds includes all expenditure incurred by the Charity to raise funds for its charitable purposes and includes costs of all fundraising activities events and non-charitable trading.

Expenditure on charitable activities is incurred on directly undertaking the activities which further the Charity's objectives, as well as any associated support costs.

Grants payable are charged in the year when the offer is made except in those cases where the offer is conditional, such grants being recognised as expenditure when the conditions attaching are fulfilled. Grants offered subject to conditions which have not been met at the year end are noted as a commitment, but not accrued as expenditure.

All expenditure is inclusive of irrecoverable VAT.

2.5 Government grants

Government grants relating to tangible fixed assets are treated as deferred income and released to the Statement of financial activities over the expected useful lives of the assets concerned. Other grants are credited to the Statement of financial activities as the related expenditure is incurred.

2.6 Interest receivable

Interest on funds held on deposit is included when receivable and the amount can be measured reliably by the Charity; this is normally upon notification of the interest paid or payable by the institution with whom the funds are deposited.

2.7 Tangible fixed assets and depreciation

Tangible fixed assets costing £500 or more are capitalised and recognised when future economic benefits are probable and the cost or value of the asset can be measured reliably.

Tangible fixed assets are initially recognised at cost. After recognition, under the cost model, tangible fixed assets are measured at cost less accumulated depreciation and any accumulated impairment losses. All costs incurred to bring a tangible fixed asset into its intended working condition should be included in the measurement of cost.

Depreciation is charged so as to allocate the cost of tangible fixed assets less their residual value over their estimated useful lives, using the straight-line method.

Depreciation is provided on the following bases:

Freehold property	- 50 or 80 years straight line
Freehold land	- Not depreciated
Almshouse equipment	- 20 years straight line
Computer and office equipment	- 5 years straight line

**Notes to the financial statements
For the year ended 31 March 2020**

2. Accounting policies (continued)

2.8 Investments

Listed investments are a form of financial instrument and are initially recognised at their transaction cost and subsequently measured at fair value at the Balance sheet date, unless fair value cannot be measured reliably in which case it is measured at cost less impairment. Investment gains and losses, whether realised or unrealised, are combined and shown in the heading 'Gains/(losses) on investments' in the Statement of financial activities.

Investment properties are measured at fair value at each reporting date. Changes in fair value are recognised in 'Gains/(losses) on investments' in the Statement of financial activities.

2.9 Debtors

Trade and other debtors are recognised at the settlement amount after any trade discount offered. Prepayments are valued at the amount prepaid net of any trade discounts due.

2.10 Cash at bank and in hand

Cash at bank and in hand includes cash and short-term highly liquid investments with a short maturity of three months or less from the date of acquisition or opening of the deposit or similar account.

2.11 Liabilities and provisions

Liabilities are recognised when there is an obligation at the Balance sheet date as a result of a past event, it is probable that a transfer of economic benefit will be required in settlement, and the amount of the settlement can be estimated reliably.

Liabilities are recognised at the amount that the Charity anticipates it will pay to settle the debt or the amount it has received as advanced payments for the goods or services it must provide.

Provisions are measured at the best estimate of the amounts required to settle the obligation. Where the effect of the time value of money is material, the provision is based on the present value of those amounts, discounted at the pre-tax discount rate that reflects the risks specific to the liability. The unwinding of the discount is recognised in the Statement of financial activities as a finance cost.

2.12 Financial instruments

The Charity only has financial assets and financial liabilities of a kind that qualify as basic financial instruments. Basic financial instruments are initially recognised at transaction value and subsequently measured at their settlement value with the exception of bank loans which are subsequently measured at amortised cost using the effective interest method.

2.13 Pensions

The Charity operates a defined contribution pension scheme and the pension charge represents the amounts payable by the Charity to the fund in respect of the year.

Walthamstow and Chingford Almshouse Charity

Notes to the financial statements For the year ended 31 March 2020

2. Accounting policies (continued)

2.14 Fund accounting

General funds are unrestricted funds which are available for use at the discretion of the Trustees in furtherance of the general objectives of the Charity and which have not been designated for other purposes.

Designated funds comprise unrestricted funds that have been set aside by the Trustees for particular purposes. The aim and use of each designated fund is set out in the notes to the financial statements.

Restricted funds are funds which are to be used in accordance with specific restrictions imposed by donors or which have been raised by the Charity for particular purposes. The costs of raising and administering such funds are charged against the specific fund. The aim and use of each restricted fund is set out in the notes to the financial statements.

Investment income, gains and losses are allocated to the appropriate fund.

3. Critical accounting estimates and areas of judgement

Estimates and judgements are continually evaluated and are based on historical experience and other factors, including expectations of future events that are believed to be reasonable under the circumstances.

The Charity makes estimates and assumptions concerning the future. The resulting accounting estimates and assumptions will, by definition, seldom equal the related actual results. The estimates and assumptions that have a significant risk of causing a material adjustment to the carrying amounts of assets and liabilities within the next financial year are discussed below:

- depreciation rates for tangible fixed assets
- basis of valuation of investment properties and financial instruments
- useful economic lives of assets

4. Income from donations and legacies

	Unrestricted funds 2020 £	Total funds 2020 £
Government grants	9,341	9,341
	<hr/>	<hr/>
	Unrestricted funds 2019 £	Total funds 2019 £
Government grants	85,250	85,250
	<hr/>	<hr/>

Walthamstow and Chingford Almshouse Charity

Notes to the financial statements For the year ended 31 March 2020

5. Income from charitable activities

	Unrestricted funds 2020 £	Restricted funds 2020 £	Total funds 2020 £
Almshouses - weekly maintenance contributions	541,738	-	541,738
Sundry income	1,115	-	1,115
Spade Husbandry	-	4,756	4,756
Management charge from development company	-	-	-
	<u>542,853</u>	<u>4,756</u>	<u>547,609</u>

	Unrestricted funds 2019 £	Restricted funds 2019 £	Total funds 2019 £
Almshouses - weekly maintenance contributions	481,836	-	481,836
Sundry income	1,605	-	1,605
Spade Husbandry	-	5,141	5,141
Management charge from development company	6,384	-	6,384
	<u>489,825</u>	<u>5,141</u>	<u>494,966</u>

6. Investment income

	Unrestricted funds 2020 £	Restricted funds 2020 £	Total funds 2020 £
Income from investment properties	35,757	-	35,757
Dividends receivable	394,967	297	395,264
Deposit interest	5,839	6	5,845
	<u>436,563</u>	<u>303</u>	<u>436,866</u>

Walthamstow and Chingford Almshouse Charity

**Notes to the financial statements
For the year ended 31 March 2020**

6. Investment income (continued)

	Unrestricted funds 2019 £	Restricted funds 2019 £	Total funds 2019 £
Income from investment properties	19,505	-	19,505
Dividends receivable	400,019	288	400,307
Interest on loan to subsidiary	7,721	-	7,721
Deposit interest	2,615	18	2,633
	<u>429,860</u>	<u>306</u>	<u>430,166</u>

7. Expenditure on raising funds

	Unrestricted funds 2020 £	Restricted funds 2020 £	Endowment funds 2020 £	Total funds 2020 £
Allotment expenses	4,161	-	-	4,161
Telephone	648	-	-	648
Staff training and travel	336	-	-	336
Printing, postage and stationery	280	-	-	280
Computer costs	1,239	-	-	1,239
Subscriptions	228	-	-	228
Sundry costs	90	-	-	90
Investment managers' fees	9,320	-	18,640	27,960
Staff costs - gross salary	18,017	2,735	-	20,752
Staff costs - NI	951	238	-	1,189
	<u>35,270</u>	<u>2,973</u>	<u>18,640</u>	<u>56,883</u>

Walthamstow and Chingford Almshouse Charity

Notes to the financial statements For the year ended 31 March 2020

7. Expenditure on raising funds (continued)

	Unrestricted funds 2019 £	Restricted funds 2019 £	Endowment funds 2019 £	Total funds 2019 £
Allotment expenses	4,720	-	-	4,720
Telephone	462	-	-	462
Staff training and travel	83	-	-	83
Printing, postage and stationery	298	-	-	298
Computer costs	644	-	-	644
Subscriptions	209	-	-	209
Sundry costs	825	-	-	825
Investment managers' fees	8,931	-	17,861	26,792
Staff costs - gross salary	16,813	2,994	-	19,807
Staff costs - NI	1,224	260	-	1,484
	<u>34,209</u>	<u>3,254</u>	<u>17,861</u>	<u>55,324</u>

8. Analysis of grants

	Grants to Institutions 2020 £	Grants to Individuals 2020 £	Total funds 2020 £
Grants payable	<u>8,950</u>	<u>50,692</u>	<u>59,642</u>

In both the current and previous financial year the total grants payable were all from unrestricted funds. The charity made 68 grants to individuals this year (2019: 68). Details of grants made to institutions can be found below.

	Grants to Institutions 2019 £	Grants to Individuals 2019 £	Total funds 2019 £
Grants payable	<u>49,174</u>	<u>39,482</u>	<u>88,656</u>

Walthamstow and Chingford Almshouse Charity

Notes to the financial statements For the year ended 31 March 2020

8. Analysis of grants (continued)

The Charity has made the following material grants to institutions during the year:

	2020 £	2019 £
Name of institution		
St Mary's	-	7,500
Christian Kitchen	-	13,500
Waltham Forest Community Transport	-	11,360
Hearing Voices	-	5,000
	<u>-</u>	<u>37,360</u>
Other grants less than £5,000 to institutions	8,950	11,814
	<u>8,950</u>	<u>49,174</u>

Recipients of grants must reside or operate within Walthamstow or Chingford. Applications are submitted on a standard form and checked for eligibility before usually passing to two Directors of the Trustee Company who will visit the applicant. The visiting Directors report back to the Grants and Accommodation Committee and make a recommendation as to whether the grant should be approved and then agree upon the amount to be awarded.

More details of grant giving are provided within the Trustee's Report.

9. Analysis of expenditure on charitable activities

Summary by fund type

	Unrestricted funds 2020 £	Restricted funds 2020 £	Endowment funds 2020 £	Total funds 2020 £
Charitable activities	<u>545,593</u>	<u>651</u>	<u>141,992</u>	<u>688,236</u>
	Unrestricted funds 2019 £	Restricted funds 2019 £	Endowment funds 2019 £	Total funds 2019 £
Charitable activities	<u>711,159</u>	<u>853</u>	<u>141,992</u>	<u>854,004</u>

Walthamstow and Chingford Almshouse Charity

Notes to the financial statements For the year ended 31 March 2020

10. Analysis of expenditure by activities

	Activities undertaken directly 2020 £	Grant funding of activities 2020 £	Support costs 2020 £	Total funds 2020 £
Charitable activities	553,116	59,642	75,478	688,236

	Activities undertaken directly 2019 £	Grant funding of activities 2019 £	Support costs 2019 £	Total funds 2019 £
Charitable activities	700,358	88,656	64,990	854,004

Analysis of direct costs

	Total funds 2020 £	Total funds 2019 £
Staff costs	142,825	137,077
Depreciation	143,779	143,779
Legal and professional fees	10,626	33,518
Routine repairs	118,454	251,338
Computer costs	600	850
Light and heat	58,504	53,184
Water rates	18,391	16,506
Council tax for empty flats	204	282
Security	12,153	8,408
Residents outings and parties	5,000	14,133
Residents TV licences	787	884
Insurance	16,737	15,028
Cleaning	10,833	11,176
Garden maintenance	14,223	14,195
	553,116	700,358

Walthamstow and Chingford Almshouse Charity

**Notes to the financial statements
For the year ended 31 March 2020**

10. Analysis of expenditure by activities (continued)

Analysis of support costs

	Total funds 2020 £	Total funds 2019 £
Staff costs	28,680	26,019
Telephone	6,543	4,665
Staff training and travel	3,368	833
Printing, postage and stationery	2,510	2,667
Computer costs	12,535	6,518
Subscriptions	2,313	2,123
Sundry costs	908	8,363
Trustee meetings and expenses	3,592	1,160
Audit fee and statutory accounts production	11,520	12,240
Legal and professional fees	3,509	402
	75,478	64,990

11. Staff costs

	2020 £	2019 £
Wages and salaries	170,854	163,448
Social security costs	12,747	12,276
Other pension costs	9,845	8,663
	193,446	184,387

The average number of persons employed by the Charity during the year was as follows:

	2020 No.	2019 No.
Office staff	4	3
Operational staff	4	4
	8	7

Walthamstow and Chingford Almshouse Charity

Notes to the financial statements For the year ended 31 March 2020

11. Staff costs (continued)

The average headcount expressed as full-time equivalents was:

	2020	2019
Office staff	2	2
Operational staff	3	3
	<u>5</u>	<u>5</u>

No employee received remuneration amounting to more than £60,000 in either year.

The total amount of remuneration and benefits received by the charity's key management personnel during the financial year was £81,571, including employer's national insurance contributions of £3,533 (2019: £80,958, including employer's national insurance contributions of £3,514).

12. Trustees' remuneration and expenses

During the year, no Trustees received any remuneration or other benefits (2019 - £NIL).

During the year ended 31 March 2020, no Trustee expenses have been incurred (2019 - £NIL).

Walthamstow and Chingford Almshouse Charity

Notes to the financial statements For the year ended 31 March 2020

13. Tangible fixed assets

	Freehold property £	Fixtures and fittings £	Office equipment £	Total £
Cost or valuation				
At 1 April 2019	10,408,325	35,743	7,805	10,451,873
At 31 March 2020	10,408,325	35,743	7,805	10,451,873
Depreciation				
At 1 April 2019	1,180,403	13,375	7,804	1,201,582
Charge for the year	141,992	1,787	-	143,779
At 31 March 2020	1,322,395	15,162	7,804	1,345,361
Net book value				
At 31 March 2020	9,085,930	20,581	1	9,106,512
At 31 March 2019	9,227,922	22,368	1	9,250,291

The Charity's freehold land, with the exception of the freehold almshouse at 1C The Drive, was all donated and was not capitalised; given that the gifts were made many years ago the Directors of the Trustee Company believe the value when given was not material. Hence no land value is included above for the original properties and the full cost of the buildings is being depreciated.

Original cost of freehold property

	2020 £
The Ridgers Almshouses	955,748
Monoux Almshouses	647,819
Squires Almshouses	133,830
Collard Almshouses	1,506,825
1C The Drive (see below)	7,164,103
	<u>10,408,325</u>

Most of the above cost (other than 1C The Drive) represents rehabilitation and renovation work carried out over the last 23 years.

In 2012/13 the Charity purchased a freehold property at 1C The Drive, Walthamstow for £900,000. As the building on the land was to be demolished, all that cost has been treated as being in relation to the land. This and all related costs have been capitalised above under 'Freehold property'.

The Directors of the Trustee Company do not consider it practical or helpful (given that the properties are all held for the long-term) to quantify the difference between the net book value of freehold buildings and their market values at the year end.

Walthamstow and Chingford Almshouse Charity

Notes to the financial statements For the year ended 31 March 2020

14. Investment property

Freehold
investment
property
£

Valuation

At 1 April 2019

2,069,000

At 31 March 2020

2,069,000

The 2020 valuation remains the same as that of 2019. In 2019 the valuation of investment property was determined by the Trustees. Given the current stagnant position of the housing market as a result of the COVID-19 pandemic the Trustees believe it is reasonable that the properties are not materially different in value from 2019. Investment properties consist of:

Land used as allotments:

Hale End Road (8.0 Acres)
Honeybone Lane (3.2 Acres)
Trencherfield (3.8 Acres)

Other Land:

South Side of Shernhall Street, London E17 (0.2 Acres).

Properties:

880 Forest Road, London, E17
882 - 884 Forest Road, London, E17
886 - 888 Forest Road, London, E17
William E. Whittingham School
Flats at Dennis Court, London, E17
85 Albert Road, London, E17
26 Brierley Road, London, E11

Walthamstow and Chingford Almshouse Charity

Notes to the financial statements
For the year ended 31 March 2020

15. Fixed asset investments

	Unlisted securities £	Listed securities £	Total £
Cost or valuation			
At 1 April 2019	1	10,838,340	10,838,341
Additions	-	937,034	937,034
Disposals	-	(1,019,130)	(1,019,130)
Revaluations	-	(1,416,965)	(1,416,965)
At 31 March 2020	1	9,339,279	9,339,280
Net book value			
At 31 March 2020	1	9,339,279	9,339,280
<i>At 31 March 2019</i>	<i>1</i>	<i>10,838,340</i>	<i>10,838,341</i>

Material investments

	2020 £	2019 £
Charities Prop Fd Property Fund Income	249,624	256,604
M&G Investment Charibond Inc	286,303	286,629
M&G Investment Charity Multi Asset Dis	3,060,637	3,723,141
M&G Investment Charity Multi Asset Acc	1,173,909	1,372,331
	4,770,473	5,638,705

Walthamstow and Chingford Almshouse Charity

Notes to the financial statements For the year ended 31 March 2020

15. Fixed asset investments (continued)

Principal subsidiaries

The following was a subsidiary undertaking of the Charity:

Name	Company number	Registered office or principal place of business	Principal activity	Class of shares	Holding
Walthamstow Almshouse Development Company Limited	08393301	C/o Walthamstow & Chingford Almshouse Charity, Monoux Hall, Church End, London, E17 9RL	For the development of a new almshouse at 1C, The Drive, Walthamstow.	Ordinary	100%

The financial results of the subsidiary for the period were:

Name	Expenditure £	Profit/(Loss) for the period £	Net assets £
Walthamstow Almshouse Development Company Limited	(103)	(103)	11,277

The turnover has historically been incorporated in the financial statements of the charity as the largest part of the capital expenditure on 1C The Drive and is very close to the historic trading expenditure. Other income and expenditure is not considered to be material to the charity. Similarly balance sheet amounts are not considered to be material to the charity. Accordingly consolidated financial statements would not vary materially from the Charity financial statements and hence have not been prepared.

16. Debtors

	2020 £	2019 £
Due within one year		
Trade debtors	17,200	6,204
Amounts owed by group undertakings	9,203	-
Other debtors	25,470	24,120
Prepayments and accrued income	61,069	70,544
	112,942	100,868

Walthamstow and Chingford Almshouse Charity

**Notes to the financial statements
For the year ended 31 March 2020**

17. Current asset investments

	2020 £	2019 £
Investment deposit funds	<u>1,081,059</u>	<u>700,214</u>

18. Creditors: Amounts falling due within one year

	2020 £	2019 £
Trade creditors	18,060	23,277
Amounts owed to group undertakings	-	73,885
Other creditors	82,168	160
Accruals and deferred income	37,247	71,308
	<u>137,475</u>	<u>168,630</u>

	2020 £	2019 £
Deferred income at 1 April 2019	12,880	13,296
Resources deferred during the year	10,625	12,880
Amounts released from previous periods	(12,880)	(13,296)
	<u>10,625</u>	<u>12,880</u>

19. Financial instruments

	2020 £	2019 £
Financial assets		
Financial assets measured at fair value through income and expenditure	<u>10,571,039</u>	<u>849,566</u>
	2020 £	2019 £
Financial liabilities		
Financial liabilities measured at fair value through income and expenditure	<u>44,842</u>	<u>81,865</u>

Financial assets measured at fair value through income and expenditure comprise fixed asset investments, current asset investments, aged debtors, other debtors, accrued income and cash at bank.

Financial liabilities measured at fair value through income and expenditure comprise aged creditors, other creditors and accruals.

Walthamstow and Chingford Almshouse Charity

Notes to the financial statements For the year ended 31 March 2020

20. Statement of funds

Statement of funds - current year

	Balance at 1 April 2019 £	Income £	Expenditure £	Transfers in/out £	Gains/ (Losses) £	Balance at 31 March 2020 £
Unrestricted funds						
Designated funds						
Almshouse building	9,112,883	-	-	264,121	(309,752)	9,067,252
Extraordinary repairs	1,363,653	-	(12,220)	28,257	(176,475)	1,203,215
Cyclical maintenance	399,785	-	(13,138)	46,517	-	433,164
	<u>10,876,321</u>	<u>-</u>	<u>(25,358)</u>	<u>338,895</u>	<u>(486,227)</u>	<u>10,703,631</u>
General funds						
General funds	<u>900,000</u>	<u>988,757</u>	<u>(555,505)</u>	<u>(338,895)</u>	<u>(94,357)</u>	<u>900,000</u>
Total Unrestricted funds	<u>11,776,321</u>	<u>988,757</u>	<u>(580,863)</u>	<u>-</u>	<u>(580,584)</u>	<u>11,603,631</u>
Endowment funds						
Capital fund	11,143,263	-	(160,632)	-	(947,268)	10,035,363
Spade Husbandry	7,214	-	-	-	(1,284)	5,930
	<u>11,150,477</u>	<u>-</u>	<u>(160,632)</u>	<u>-</u>	<u>(948,552)</u>	<u>10,041,293</u>

A designated fund is held for the newly completed construction of a new almshouse project and future almshouse development. Directors of the Trustee Company have decided to move funds in the general fund in excess of around one year's income (2020: £900,000) to designated funds. The fund at the end of the year is principally represented by investment deposit funds, with the balance represented by fixed asset investments and the capitalised costs of the new almshouse.

The Charity also holds designated funds for extraordinary repairs to its almshouses (represented by investments) and cyclical maintenance carried out every 5 years on the almshouses (represented by investment deposits).

Endowment funds

Capital fund	11,143,263	-	(160,632)	-	(947,268)	10,035,363
Spade Husbandry	7,214	-	-	-	(1,284)	5,930
	<u>11,150,477</u>	<u>-</u>	<u>(160,632)</u>	<u>-</u>	<u>(948,552)</u>	<u>10,041,293</u>

The Capital fund represents the Charity's endowments from the various different charities that have been amalgamated to create it. It comprises all freehold properties (except 1C The Drive) and all investment properties, together with a balance of non-property investments. The percentage of non-property investments held within the fund at the year end was 62.0% which is applied to investment gains and losses and investment management costs in order to apportion these to the fund.

Please see the note below on the Spade income fund for details of the Spade Husbandry Allotments endowment fund, which is mainly represented by investments with the balance in the bank (the associated land is owned by the Corporation of London who allow its use as allotments in accordance with Act of Parliament).

Walthamstow and Chingford Almshouse Charity

Notes to the financial statements
For the year ended 31 March 2020

20. Statement of funds (continued)

Statement of funds - current year (continued)

	Balance at 1 April 2019 £	Income £	Expenditure £	Transfers in/out £	Gains/ (Losses) £	Balance at 31 March 2020 £
Restricted funds						
Spade income	12,638	5,059	(3,624)	-	-	14,073

The Spade income fund represents money held for the Spade Husbandry Allotments Charity. The Charity acts as Trustee of Spade Husbandry Allotments and in particular holds its endowment fund (see above). Income from the endowment fund, along with rent from the charity's allotments (which are included in land owned by the Corporation of London, with the charity having statutory rights to the land), is used to manage the allotments. The income and expenditure for the year is as shown for the restricted fund above.

Total of funds	22,939,436	993,816	(745,119)	-	(1,529,136)	21,658,997
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Walthamstow and Chingford Almshouse Charity

Notes to the financial statements
For the year ended 31 March 2020

20. Statement of funds (continued)

Statement of funds - prior year

	Balance at 1 April 2018 £	Income £	Expenditure £	Transfers in/out £	Gains/ (Losses) £	Balance at 31 March 2019 £
Unrestricted funds						
Designated funds						
Almshouse building	7,231,074	-	-	1,787,994	93,815	9,112,883
Extraordinary repairs	1,208,406	-	(86,911)	188,709	53,449	1,363,653
Cyclical maintenance	208,341	-	(119,212)	310,656	-	399,785
	<u>8,647,821</u>	<u>-</u>	<u>(206,123)</u>	<u>2,287,359</u>	<u>147,264</u>	<u>10,876,321</u>
General funds						
General funds	700,000	919,685	(539,245)	(209,017)	28,577	900,000
Total Unrestricted funds	<u>9,347,821</u>	<u>919,685</u>	<u>(745,368)</u>	<u>2,078,342</u>	<u>175,841</u>	<u>11,776,321</u>
Endowment funds						
Capital fund	11,016,218	-	(159,853)	-	286,898	11,143,263
Spade Husbandry	7,029	-	-	-	185	7,214
	<u>11,023,247</u>	<u>-</u>	<u>(159,853)</u>	<u>-</u>	<u>287,083</u>	<u>11,150,477</u>
Restricted funds						
Spade income	11,584	5,447	(4,107)	(286)	-	12,638
New build grants	1,992,806	85,250	-	(2,078,056)	-	-
	<u>2,004,390</u>	<u>90,697</u>	<u>(4,107)</u>	<u>(2,078,342)</u>	<u>-</u>	<u>12,638</u>
Total of funds	<u><u>22,375,458</u></u>	<u><u>1,010,382</u></u>	<u><u>(909,328)</u></u>	<u><u>-</u></u>	<u><u>462,924</u></u>	<u><u>22,939,436</u></u>

Walthamstow and Chingford Almshouse Charity

**Notes to the financial statements
For the year ended 31 March 2020**

21. Summary of funds

Summary of funds - current year

	Balance at 1 April 2019 £	Income £	Expenditure £	Transfers in/out £	Gains/ (Losses) £	Balance at 31 March 2020 £
Designated funds	10,876,321	-	(25,358)	338,895	(486,227)	10,703,631
General funds	900,000	988,757	(555,505)	(338,895)	(94,357)	900,000
Endowment funds	11,150,477	-	(160,632)	-	(948,552)	10,041,293
Restricted funds	12,638	5,059	(3,624)	-	-	14,073
	<u>22,939,436</u>	<u>993,816</u>	<u>(745,119)</u>	<u>-</u>	<u>(1,529,136)</u>	<u>21,658,997</u>

Summary of funds - prior year

	Balance at 1 April 2018 £	Income £	Expenditure £	Transfers in/out £	Gains/ (Losses) £	Balance at 31 March 2019 £
Designated funds	8,647,821	-	(206,123)	2,287,359	147,264	10,876,321
General funds	700,000	919,685	(539,245)	(209,017)	28,577	900,000
Endowment funds	11,023,247	-	(159,853)	-	287,083	11,150,477
Restricted funds	2,004,390	90,697	(4,107)	(2,078,342)	-	12,638
	<u>22,375,458</u>	<u>1,010,382</u>	<u>(909,328)</u>	<u>-</u>	<u>462,924</u>	<u>22,939,436</u>

22. Analysis of net assets between funds

Analysis of net assets between funds - current period

	Unrestricted funds 2020 £	Restricted funds 2020 £	Endowment funds 2020 £	Total funds 2020 £
Tangible fixed assets	7,030,134	-	2,076,378	9,106,512
Fixed asset investments	3,443,365	-	5,895,915	9,339,280
Investment property	-	-	2,069,000	2,069,000
Current assets	1,267,607	14,073	-	1,281,680
Creditors due within one year	(137,475)	-	-	(137,475)
Total	<u>11,603,631</u>	<u>14,073</u>	<u>10,041,293</u>	<u>21,658,997</u>

Walthamstow and Chingford Almshouse Charity

**Notes to the financial statements
For the year ended 31 March 2020**

22. Analysis of net assets between funds (continued)

Analysis of net assets between funds - prior period

	Unrestricted funds 2019 £	Restricted funds 2019 £	Endowment funds 2019 £	Total funds 2019 £
Tangible fixed assets	7,109,196	-	2,141,095	9,250,291
Fixed asset investments	3,897,959	-	6,940,382	10,838,341
Investment property	-	-	2,069,000	2,069,000
Current assets	937,796	12,638	-	950,434
Creditors due within one year	(168,630)	-	-	(168,630)
Total	11,776,321	12,638	11,150,477	22,939,436

23. Reconciliation of net movement in funds to net cash flow from operating activities

	2020 £	2019 £
Net income/expenditure for the period (as per Statement of Financial Activities)	(1,280,439)	563,978
Adjustments for:		
Depreciation charges	143,779	143,779
Gains/(losses) on investments	1,529,136	(462,924)
Dividends, interests and rents from investments	(436,866)	(430,166)
Decrease/(increase) in debtors	(12,074)	319,763
Decrease in creditors	(31,155)	(194,679)
Decrease/(increase) in current asset investments	(380,845)	(10,133)
Net cash used in operating activities	(468,464)	(70,382)

24. Analysis of cash and cash equivalents

	2020 £	2019 £
Cash in hand	87,679	149,352

Walthamstow and Chingford Almshouse Charity

Notes to the financial statements For the year ended 31 March 2020

25. Analysis of changes in net debt

	At 1 April 2019	Cash flows	At 31 March 2020
	£	£	£
Cash at bank and in hand	149,352	(61,673)	87,679
Liquid investments	700,214	380,845	1,081,059
	<u>849,566</u>	<u>319,172</u>	<u>1,168,738</u>

26. Capital commitments

	2020 £	2019 £
Contracted for but not provided in these financial statements		
Acquisition of tangible fixed assets	<u>9,273</u>	<u>25,273</u>

The capital commitment comprises amounts in respect of installing CCTV across the property portfolio.

27. Pension commitments

The charity operates a defined contributions pension scheme. The assets of the scheme are held separately from those of the charity in an independently administered fund. The pension cost charge represents contributions payable by the charity to the fund and amounted to £9,845 (2019: £8,663). No contributions were payable to the fund at the balance sheet date in either year.

28. Related party transactions

J J C Moss, a Director of the Trustee Company, is an elected official of LB Waltham Forest. During the year the Charity received from LB Waltham Forest a grant of £9,342 (2019: £102,959) in respect of the construction of the new almshouses. Other income was generated of £950 (2019: £Nil). The Charity also made purchases from LB Waltham Forest of £8,073 (2019: £497). In addition to the above figures, debtors include a further £24,250 that will be receivable when the retention on Colby Lodge is paid (2019: £24,250). There are other debtors of £950 (2019: £Nil).

Rev V Conant, is the Team Rector of St Mary's Church which paid the Charity £100 for the hire of a room during the year. In 2019 the Charity provided a grant of £7,500. At year end £20 was owed by St Mary's Church (2019: £Nil).

R Belam, the husband of W Belam (resigned 16 March 2020), is the Chair and H Tredoux, Trustee, is the CEO of Waltham Forest Community Transport, which did not receive any grants in the year (2019: £11,360). No balances exist at the year end (2019: £Nil).

S Kearns, the husband of J Kearns, is a Board Member of Christian Kitchen which received a grant of £950 for standard transactions. In 2019 the Charity paid a grant in the year of £13,500. At the balance sheet date no balances were outstanding (2019: £13,227).

The Directors concerned in the above transactions were not involved in the decision making process relating to these awards.

Walthamstow and Chingford Almshouse Charity

Notes to the financial statements For the year ended 31 March 2020

29. Controlling party

The Walthamstow and Chingford Almshouse Trustee Company Limited, a company limited by guarantee, is the charity's Trustee and therefore controls the charity. The company is dormant and has never had any assets or liabilities. The members and directors of the company are as shown on page 1.