

THE ELEEMOSYNARY CHARITY OF WILLIAM HOBBAINE

REPORT & ACCOUNTS

YEAR ENDED 30 SEPTEMBER 2020

Charity No : 211547

**THE ELEEMOSYNARY CHARITY OF WILLIAM HOBBAINE
FOR YEAR ENDED 30 SEPTEMBER 2020**

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THE ELEEMOSYNARY CHARITY OF WILLIAM HOBAYNE

CHARITY INFORMATION

FOR THE YEAR ENDED 30 SEPTEMBER 2020

Trustees

The Reverend Andrew Dand (Ex-Officio, Chair)

Mr Robert Coomber

Mr Mark Cosstick

Mrs Wendy Fazey

Ms Bridget Goodman

Ms Dee Higgins

Mr David Muir

Dr Nicholas Robinson

Mrs Allison Rockley

Mr John Sawyer

Mrs Angela Wallis

Independent Examiner

Edmund Cartwright

Johnsons, Chartered Accountants

Ground Floor

1-2 Craven Road

London W5 2UA

Bankers

CAF Bank Ltd

25 Kings Hill Avenue

Kings Hill

West Malling

Kent ME19 4JQ

Investment Advisers

Walker Crips Stockbrokers Ltd.

Finsbury Tower

103-105 Burnhill Row

London EC1Y 8LZ

THE ELEEMOSYNARY CHARITY OF WILLIAM HOBAYNE

TRUSTEES ANNUAL REPORT

FOR THE YEAR ENDED 30 SEPTEMBER 2020

1. Reference and Administrative Details of the Charity, its Trustees and Advisers

The Eleemosynary Charity of William Hobbayne (Charity Number 211547) is also known as the Charity of William Hobbayne.

The principal and administrative address of the charity is The William Hobbayne Centre, St. Dunstan's Road, London W7 2HB.

The Trustees of the charity during the year ended 30 September 2020 were :-

The Reverend Andrew Dand (Ex-Officio Trustee)

Mr Robert Coomber

Mr Mark Cosstick

Mrs Wendy Fazey

Ms Bridget Goodman

Mr David Muir

Ms Dee Higgins

Dr Nicholas Robinson

Mrs Allison Rockley

Mr John Sawyer

Mrs Angela Wallis

The Ex-Officio Trustee is the Rector of the Parish of St Mary's, Hanwell. The other Trustees are all Co-Opted and are appointed for a period of 4 years. They are eligible for re-appointment.

2. Structure, Governance and Management

The charity is a Relief in Need Charity and was founded in 1484. It is governed by a Charity Commission Scheme dated 24 June 1991 and resolution dated 31 August 1989 as amended by a further scheme dated 17 November 1999 and resolutions dated 10 January 2000 and 31 July 2006.

The Trustees are a body corporate under a Certificate of Incorporation dated 4 February 1994. The board of trustees, when complete, consists of:

One Ex-officio Trustee who is the Rector of the Parish of St. Mary's, Hanwell.

No fewer than 10 and no more than 12 Co-opted Trustees who are appointed for a term of 4 years by a resolution of the Trustees passed at a special meeting.

The major risks to which the charity is exposed, as identified by the Trustees, are regularly reviewed and systems and procedures have been established to manage those risks.

3. Objectives and Activities

After paying for the cost of maintaining the property of the charity and expenses incidental to the administration and management of the charity, the charity's objects are:-

1. To pay the following specific sums, or other amounts as the Charity Commissioners shall from time to time approve, annually :-
 - a) £7,500 to the Churchwardens and Deputy Churchwardens for the time being of the District served by the parish church of St. Mary's Church, Hanwell for the maintenance of the bells and bell ropes and subject thereto towards the repair of the parish church.
 - b) A sum of £25 to the Rector of St. Mary's Church, Hanwell for preaching a sermon on the Sunday before Easter.
 - c) A sum of up to £8,000 to the Trustees for the time being of the Education Charity of William Hobbayne for the purposes of that Charity.
2. Subject to the payments above, to apply the income of the charity in two branches to be called the Relief in Need Branch and the Almshouse branch.
3. The Relief in Need Branch. To apply the income in relieving either generally or individually persons resident in the area of the Civil parish of Hanwell who are in conditions of need, hardship or distress. Subject thereto to apply the income in relieving either generally or individually persons resident in the London Borough of Ealing who are in conditions of need, hardship or distress. If and so far as the income cannot be applied in the manner aforesaid, the income may be applied for such charitable purposes for the general benefit of the inhabitants of the said Borough as the Trustees think fit.
4. The Almshouse Branch. The scheme of the charity has been amended to show that almshouse accommodation may be provided by the charity if there is local need.

The assets of the charity comprise a fund of investments, the property at 25 Golden Manor, Hanwell, the property known as The William Hobbayne Centre, St. Dunstan's Road, Hanwell and three pieces of land being the Billets Hart allotments (including severed land on the other side of the River Brent), William Hobbayne Community Gardens, St Margarets Road W7 and land North West of Connolly Road, known as William Hobbayne Half Acre Field.

4. Achievements and Performance

4.1 Relief in Need Branch

During the financial year ended 30 September 2020 the charity continued to dispense grants to individuals and local organisations via the Relief in Need Branch, according to the terms of the Scheme. The Charity of William Hobbayne has continued to support the local community through its grant giving, centre activities, networking, enabling and facilitating a variety of greening projects.

The start of the year allowed the charity to work with residents and successfully deliver projects. In March the work of the Charity was adapted to support the need of the community during the Covid 19 pandemic. Networks closed down rapidly and the charity opened up its resources and finances to ensure it could reach as many people as possible. The flexibility and support of the Charity's volunteers were key in allowing the charity to diversify and respond to the needs of the community. The Hall was also closed to groups and employees worked from home along with the rest of the country.

The Charity continued to support those in need, hardship and distress and organisations that support the community. This support was given in a number of ways through advice, connecting via our networks and partners or through grants. Here are some examples of our support:-

Ealing Wildlife Group received funding to run educational sessions at Hanwell Schools allowing children to gain a greater awareness of the outdoor spaces and the habitat and species around them.

Bat boxes were placed around Hanwell from monies raised by the charity last year and they have been successful in attracting bats.

EACH a local organisation offer support for those effected by drugs and alcohol misuse, mental health, sexual and domestic violence. The charity was able to provide the team with gifts and toiletries to support their quiz fundraising efforts.

The Charity was invited to deliver a presentation to the Ealing Women's Forum. There were 80 people in attendance who learnt about the past, what the Charity is doing today and how they can help with the charity's work in the future.

We continue to support both financially and through our networks Hanwell 2nd Brownies and some families who struggle to pay for uniform, trips and memberships.

In December the Charity supported and gave advice to the Youth Engagement Project on their successful application to run the café at Hanwell Community Centre. The team supports young people with learning difficulties into employment. The charity also funded the community fridge in the new café.

In July 2020, the charity delivered the annual William Hobbayne Awards via internet Zoom to St Mark's School. The school was provided with framed certificates and a £10 book voucher for each child in advance of the meeting. There were two awards per category one for a boy and one for a girl. The awards were for Progress, Sport and the overall Charity of William Hobbayne Award.

St Marks School PTA suffered from a lack of fundraising particularly as they have been unable to run their annual summer fair due to Covid restrictions. The charity offered use of the community suite as a drop off point for clothes which were taken away by a company that weighs clothes and pays by the kilo. The St Mark's PTA raised £912 for the school.

The charity organised another successful Christmas Toy Appeal with the help of local residents, businesses and eleven Sainsburys locals, Argos Ealing, Oaklands Primary School, Avenue House and the Foodbank. Distributing over 500 toys to local schools, refuges, charities organisations and individual families right across Ealing including Homestart, Hestia, Mayfield School, EASE Copley Close and Hanwell Children Centre. Several Christmas parties were supplied with toys for local groups for families in need. A number of toys were held back to distribute to families over the year during the pandemic with children at home and schools closed.

The jigsaw library at the centre was also utilised during the pandemic and was successful with elderly residents.

The Charity's Annual Carol Singing took place on Katherine Buchan Meadow on 15th December 2019 at 5pm. This year's theme was light up the meadow and the charity provided lights, batteries, and equipment. Residents created a little winter wonderland and shared juice, mulled wine and mince pies.

The Annual Fundraising Quiz Night was held at The William Hobbayne Centre on January 18th, 2020. The event was a great success and all tables were fully booked. There was a lovely community atmosphere. £704.85 was raised to support the Charity's greening projects.

Ealing Law Centre approached the charity for guidance and advice on their application to run Hanwell Library. The management of the site allows the team the office space they need alongside the ability to run the community library. The team were successful in their application and brings them to the heart of Hanwell community. Ealing Law Centre have been part of the charity's work for many years

referring clients and offering grants to individuals and the advisory service. We are pleased that the support has enabled them to move forward effectively.

The Charity has teamed up with Ealing Goodgym to deliver many projects this year across Hanwell. Goodgym are a running group who run to a task. We have given them tasks for residents, green spaces, groups and individuals including elderly residents' gardens; weeding, cleaning cupboards, sorting and assisting with our events.

Our work with the Ealing foodbank continued right through the year and accelerated as the pandemic, job loss and furlough staff increased the demand for food. We worked closely with the foodbank delivering food to residents and schools. It was clear that with the requests for food to the charity, it needed to extend the way it supported food distribution. In late March 2020 the charity converted the Hobbayne Centre into a food hub working with The Felix Project food charity, Ealing Foodbank and charity funds fed up to 500 people per week including families from Ealing Alternative Provision and Mandeville School for children with special needs. The Charity recruited 40 volunteers who sorted and delivered to local families and schools.

In addition to the food hub, the Charity joined Ealing Together, an Ealing Council initiative to connect vulnerable people in the community to the charity. Most were shielding or vulnerable and at serious risk if they caught the covid 19 virus. The Charity set up a small task force to arrange weekly telephone calls to residents. The team also did supermarket shopping and medicine pick up and deliveries for residents and in some cases the charity funded the shopping for low-income families. As lockdown eased the charity delivered masks, gloves and sanitiser for extra protection during their initial first outings. The team contributed to weekly calls with Ealing Together to keep abreast of ongoing public health information and logistical support for residents. The Charity received a letter of thanks from the Mayor of Ealing for its work.

The lead teams were given food training and received a City and Guild Level 2 in Food Safety and Hygiene so that they could have a better understanding of food and how it is handled. Covid Risk Assessments and policies were put in place to protect volunteers.

Notting Hill and Ealing High School donated food from their kitchen and the remainder of their tuck shop as they needed to lockdown very quickly. The food was a welcome boost to the food hub.

Clementina Support Services provided quiz and activity pack for the elderly. They were distributed to residents and also a local NHS mental health nurse working with elderly in the community.

The Charity was able to supply volunteers and the most vulnerable clients with washable masks. Local residents donated fabric, pipe cleaners and this enabled the charity volunteers to produce handmade masks when they were scarce and expensive.

The 400 trees planted with the help of local residents and Trees for Cities a couple of years ago on the Severed Land (now known as Billets Hart Copse) are doing extremely well with almost two thirds surviving. The success of this planting has been down to the annual clearing of weeds from the base of the trees allowing them to grow. We would expect the trees to survive independently in the next few years as they will have grown higher than the weeds that could engulf them.

We have purchased a good selection of gardening equipment and a shed. The equipment is being shared with local green spaces, environmental groups and residents unable to manage their gardens.

This year the Charity has updated the website and have been able to include blogs on activities in the community. The Charity hopes that residents and partners will gain a greater understanding of the variety and depth of the Charity's activities across the community. The Charity has also updated their

IT systems which enabled remote working during the pandemic. Most Trustees and employees were able to communicate remotely via virtual platforms enabling the Charity to continue to function and delivery grants throughout lockdown.

Applications from local bodies have been considered by the Trustees within the terms of the Scheme. Local bodies supported include St Marys Church, Homestart Ealing, Ealing Winter Churches Night Shelter, Ealing Mediation Services, St Marys Panto, Café, Mama & Me, Ealing Wildlife Group, Samaritans, 2nd Hanwell Brownies, The Log Cabin and Befriend.

The Relief In Need Branch also continues to consider applications for grants for items such as clothing, beds and other furniture, washing machines, cookers and other domestic appliances, to benefit individuals who qualify under the terms of the charity scheme.

Applications for individual grants are made by sponsoring organisations such as Social Services, schools and local charities. Grants are paid directly to sponsors or to the stores supplying the goods. No grants are made direct to the beneficiary or in cash. Applications are considered and action agreed by the Trustees at their monthly meetings. A panel of Duty Trustees is available to deal with urgent cases arising between meetings.

In accordance with the scheme of the charity, the Trustees give priority to residents of the Civil Parish of Hanwell (see section 3 paragraph 3) and only consider applications from outside Hanwell under exceptional circumstances.

4.2 Almshouse Branch

The property, 25 Golden Manor, is now primarily used as a source of income to the Relief in Need branch rather than as an almshouse. The Charity have invested in the refurbishment of two flats. There are no plans to provide further almshouse accommodation, based on the charity's understanding of local needs.

4.3 William Hobbayne Centre

Until March 2020 the Centre continued to be a popular venue with local residents. Its well attended activities include T'ai Chi, Line Dancing, Zumba, Exercise Groups, Cardio fit, a variety of yoga classes, games and quizzes. Hanwell Neighbourly Care run a "Pop-in" at the Centre on Wednesdays and the Centre is used by a number of local organisations and charities for meetings. These include the Irish Advice Social Group, the support groups of Dementia Concern Ealing, The Parkinson's Disease Society and a number of local residents' associations. The centre is also used by the local authority for councillors' surgeries and general and local elections. In this way shutting the local school has been avoided.

The Community Suite, hosts a number of different advice sessions for groups including Middlesex Association for the Blind, Age UK and Dementia Concern along with other Community Groups. This space is also used for art classes and workshops, The Women's Institute and is a popular venue for meetings.

When the Government announced the lockdown of the country due to the Covid 19 pandemic the hall was closed to all users and was turned into a food hub.

Subsidence within the structure of the main hall was identified in the previous year and action is still to be taken towards remedial work. An insurance claim was made.

4.4 Allotments and Growing Spaces

The Charity owns land in Green Lane, Hanwell which is leased as allotments to members of the Billets Hart Allotments Association.

The Charity also owns the William Hobbayne Community Gardens. This is leased as 3m x 3m growing spaces to members of the William Hobbayne Community Gardens Association. In addition two pieces of land are leased to householders in St Margaret's Road.

The Allotment Associations are responsible for the day to day management of the sites, with the charity taking responsibility for wider issues in relation to the maintenance of the sites.

The policy of the charity is to set rents at a level that are affordable for local residents whilst enabling some surplus income to be generated for charitable purposes.

Both Allotment sites continue to be managed by well organised and enthusiastic volunteering committees. The Charity supports both groups ensuring that they can thrive. The charity collaborates with the committees ensuring best practice, equipment, environmental support and opportunities are shared.

When restrictions eased during 2020 the allotment holders were able to use their plots, keeping socially distanced.

4.5 Investment Land

Land to North of the Billets Hart Allotments (known as the Billets Hart Copse)

The legal status of the footpath through the land has been established as a "Permissive Footpath"; that is to say it is used only with the permission of the Trustees and it is not a public footpath or right of way.

Land to North West of Conolly Road (known as Hobbayne Acre Field)

This year the Haven Woods Forest School CIC have taken over the licence for the site from Grassroots Forest School CIC for the use of the Hobbayne Half Acre Field. They continued to offer forest school activities for children and families throughout the weekend and school holiday day camps. The team have invited other forest school leaders to create a hub for West London. Grassroots Forest School CIC will continue to work on the site independently and in collaboration with the Haven Wood team. There have been weekly yoga and gong bath wellbeing sessions throughout the year, 'Men only' wellbeing sessions to bring local men together and they have been working on maintenance of the site and group talks. There were drum lessons for local families. The team have worked closely with Ealing Council Rangers taking advice on improving the land ensuring that the area is maintained and environmental ecology flourishes. This has allowed the team to provide educational sessions to users. Corporate teams provided larger groups for maintenance of the new trees and areas along the River Brent improving sightlines, flora and fauna. The active use of the site is deterring anti social behaviour on the site.

There is a public footpath which follows the line of the boundary Railway fence. Secondary paths across charity land are "permissive" only.

5. Financial Review

5.1 General

The charity made a surplus of £32,267 (2019: £63,822) for year to be used for general charitable purposes.

5.2 Investment Policy

The investments of the charity in the Permanent Endowment Fund and in the Expendable Endowment Fund have decreased in market value over the year, in line with the general performance of the stock market.

5.3 Reserves Policy

The charity has set aside funds to meet any emergency maintenance needs at its properties, with reserve funds held for each of 25 Golden Manor, The William Hobbayne Centre, Billets Hart allotments and the William Hobbayne Community Gardens.

Any regular or planned maintenance will be met out of income.

6. Plans for the Future

It is hoped that the outreach work of the Charity will continue to identify new ways in which the charity can work with local charities, organisations and individuals to meet the growing local need for assistance to combat need, hardship and distress.

Approved by the Trustees on24/07/21.....and signed on their behalf by

.....M. G..... Name :MARK COSTICK.....

Independent examiner's report to the Trustees of the Eleemosynary Charity of William Hobbayne

I report to the trustees on my examination of the accounts of the Eleemosynary Charity of William Hobbayne (the Trust) for the year ended 30 September 2020, which are set out on pages 12 to 22.

Responsibilities and basis of report

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

I report in respect of my examination of the Trustee's accounts carried out under section 145 of the 2011 Act and in carrying out my examination I have followed all the applicable Directions given by the Charity Commissioner under section 145(5)(b) of the 2011 Act.

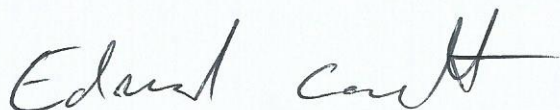
Independent examiner's statement

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

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

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

Signed:



Edmund Cartwright ACCA MAAT
Johnsons Chartered Accountants
Ground floor, 1-2 Craven Road
London W5 2UA

Date: 27/07/2021

THE ELEEMOSYNARY CHARITY OF WILLIAM HOBBAINE

STATEMENT OF FINANCIAL ACTIVITIES

FOR THE YEAR ENDED 30 SEPTEMBER 2020

	Notes	Unrestricted funds £	Restricted funds	Endowment funds £	Total 2020 £	Total 2019 £
<u>Incoming Resources</u>						
Incoming resources from generated funds :						
Investment income		-		228,753	228,753	224,089
Other		-	410	-	410	117
Total incoming resources		-	410	228,753	229,163	224,206
<u>Resources Expended</u>						
Raising funds	Note 4.1	-		73,040	73,040	50,691
Charitable activities	Note 4.2	-	-	123,201	123,201	109,211
Other	Note 4.3	-		244	244	481
Total resources expended		-	-	196,486	196,486	160,384
Net income before investment gains		-	410	32,267	32,677	63,822
Net (losses)/gains on investments				(142,817)	(142,817)	(67,737)
Net income		-	410	(110,550)	(110,140)	(3,915)
Transfers between funds					-	-
Gains on revaluation						-
Other gains/losses						-
Net movement		-	410	(110,550)	(110,140)	(3,915)
Total funds brought forward		81,000	2,483	6,895,220	6,978,703	6,982,619
Total funds carried forward		81,000	2,893	6,784,671	6,868,564	6,978,704

THE ELEEMOSYNARY CHARITY OF WILLIAM HOBBAINE

BALANCE SHEET AS AT 30 SEPTEMBER 2020

	Notes	Income funds £	Endowment funds £	Total 2020 £	Total 2019 £
Fixed Assets					
Tangible assets	Note 8	-	1,227,614	1,227,614	1,227,614
Investments	Note 9.1	-	1,447,889	1,447,889	1,565,733
Investment land and property	Note 9.2	-	4,001,615	4,001,615	4,001,615
Total fixed assets		-	6,677,119	6,677,119	6,794,963
Current Assets					
Debtors	Note 10	-	21,822	21,822	21,135
Cash at bank and in hand		83,893	134,336	218,229	207,700
Total current assets		83,893	156,158	240,052	228,835
Creditors : amounts falling due within one year	Note 11	-	48,607	48,607	45,094
Net current assets		83,893	107,552	191,445	183,741
NET ASSETS		83,893	6,784,670	6,868,564	6,978,704
Represented by :					
	Notes	Income funds £	Endowment funds £	Total £	Total 2,020 £
Capital Funds					
Permanent endowment funds	Note 13.1	-	1,360,624	1,360,624	1,480,820
Expendable endowment funds	Note 13.1	-	5,424,046	5,424,046	5,414,400
Total capital funds		-	6,784,670	6,784,670	6,895,220
Income Funds					
Restricted Funds	Note 13.3	2,893	-	2,893	2,483
Unrestricted funds	Note 13.4	81,000	-	81,000	81,000
Total income funds	Note 13.1	83,893	-	83,893	83,483
TOTAL FUNDS		83,893	6,784,670	6,868,564	6,978,704

Signed by two trustees on behalf of all the trustees on

John P. Sawyer

Name: John Sawyer

M. Cosstick

Name: Mark Cosstick

THE ELEEMOSYNARY CHARITY OF WILLIAM HOBAYNE

NOTES TO THE FINANCIAL STATEMENT FOR THE YEAR ENDED 30 SEPTEMBER 2020

1 Basis of accounting

These accounts have been prepared under the historical cost convention with items recognised at cost or transaction value unless otherwise stated in the relevant note(s) to the accounts.

The accounts have been prepared in accordance with the Statement of Recommended Practice : Accounting and Reporting by charities preparing accounts in accordance with the Financial Reporting Standard applicable in the UK and Republic of Ireland (FRS 102) and with the Charities Act 2011.

2 Accounting policies

2.1 Income and Expenditure

Investment income comprises income from investments, 1 flat at the William Hobbayne Centre, 9 flats at 25 Golden Manor, from leases granted on alloments land, hire of the William Hobbayne Centre and bank interest received.

Other incoming resources comprise donations and grants for specific projects or purposes.

Expenditure is classified based on the requirements of the charity's principal sourcing of funding and is detailed in note 4.

There has been no offsetting on income and expenses unless required or permitted by the FRS 102 SORP or FRS102.

2.2 Fixed Assets

2.2.1 Tangible fixed assets comprise the following freehold land & buildings

- the William Hobbayne Centre
- the land known as Hobbayne Half Acre Field

The value of the William Hobbayne Centre is stated at cost, including all improvement works and extensions.

The Hobbayne Half Acre Field site comprises historic land held by the charity with no known cost.

Freehold buildings are not depreciated as they have an estimated economic life exceeding 50 years and are kept in a good state of repair.

Depreciation to fixtures & fittings at the William Hobbayne Centre is provided at an annual rate of 25% on a straight line basis in order to write-off the costs over their estimated useful life.

2.2.2 Investments

Investments have been stated at market value. Surpluses or deficits arising on the revaluation of these investments are credited to or charged against the respective funds to which they belong.

THE ELEEMOSYNARY CHARITY OF WILLIAM HOBAYNE

NOTES TO THE FINANCIAL STATEMENT FOR THE YEAR ENDED 30 SEPTEMBER 2020

2.2.3 Investment property and land

The property 25 Golden Manor has been valued based on the estimated market value of the 9 flats supplied by Sinton Andrews in June 2018.

The allotment land is valued pro rata on acreage in line with the price paid to secure the William Hobbayne Community Gardens site in 2013 which was, in itself, based on a land valuations by Dunphys in October 2013.

2.3 Taxation

As a non-profit making body, the charity believes that it is exempt from all forms of taxation other than VAT. The charity does not make taxable supplies of goods or services and is therefore not required to be registered for VAT. The charity is unable to recover input tax, where this is charged, and this tax is included within relevant items of expenditure.

3 Income

All income in the year was unrestricted except for donations received specifically for the Community Suite, as covered in note 13.3.

THE ELEEMOSYNARY CHARITY OF WILLIAM HOBAYNE

NOTES TO THE FINANCIAL STATEMENT FOR THE YEAR ENDED 30 SEPTEMBER 2020

4 Expenditure

The charity has analysed its resources on the basis provided by the SORP
The main items of expenditure are summarised below

	2020 £	2019 £
4.1 Cost of generating funds		
Maintenance/refurbishment of 25 Golden Manor	38,114	22,608
Maintenance of William Hobbayne Centre	32,015	22,802
Maintenance of Billets Hart allotments	2,910	5,282
Maintenance of WH Community Gardens	-	-
	<u>73,040</u>	<u>50,691</u>
4.2 Charitable Activities		
I. Activities in furtherance of the charity's objectives		
Outreach worker costs	26,362	21,839
Activities at William Hobbayne Centre	3,852	4,685
	<u>30,214</u>	<u>26,524</u>
II. Support costs		
Salary for Clerk/Assistant Clerk	16,746	13,067
Less Clerk's services to trustees	(1,100)	(1,100)
Accounting services	2,076	3,792
Stockbroker fees	1,442	1,045
Other Office costs	<u>5,493</u>	<u>5,807</u>
	<u>24,657</u>	<u>22,611</u>
III. Governance		
Independent examination of accounts	2,160	2,160
Clerk's services to trustees	<u>1,100</u>	<u>1,100</u>
	<u>3,260</u>	<u>3,260</u>
IV. Grants Made	<u>65,070</u>	<u>56,816</u>
Total expenditure on Charitable Activities	<u>123,201</u>	<u>109,211</u>

4.3 Miscellaneous costs re other land		
Community Gardens and Half Acre Field	<u>244</u>	<u>481</u>

5 Fees for examining the accounts

A sum of £2,160 has been allowed for in the accounts for the year ended 30th September 2020

6 Staff costs

	2020 £	2019 £
Salaries	20,521	17,562

There were 3 part-time employees during the year.

THE ELEEMOSYNARY CHARITY OF WILLIAM HOBAYNE

NOTES TO THE FINANCIAL STATEMENT FOR THE YEAR ENDED 30 SEPTEMBER 2020

7	Grants Made	2020	2019
	48 (2019:57) grants made to institutions	33,874	44,032
	59 (2019:35) grants made to individuals	30,340	12,784
	2 (2019:0) grants from Hanwell Community Centre funds	855	-
		<u>65,070</u>	<u>56,816</u>

Grants to Institutions

Name	Number of grants	Total paid £
St Mary's Church, Hanwell	1	7,500
Educational Charity of William Hobbayne	3	9,540
COVID-19 grants	1	3,970
St Mary's Church (Panto)	1	30
Befriend	1	511
Ealing Wildlife Group Outreach	1	460
Ealing Aid In Sickness	1	4,000
Log Cabin Adventure Playground	1	750
Samaritans	1	2,000
Ealing Mediation Services	1	500
Ealing Churches Night Shelter	1	575
Café, Mama & Me	1	1,050
2nd Hanwell Brownies	1	109
Homestart	1	180
Grants towards use of Hall/Community Suite	31	2,675
Hobbayne Sermon	1	25
	<u>48</u>	<u>33,874</u>

8 Tangible Fixed Assets

	Freehold Land Improvements & Buildings	to property	Fixtures, Fittings & Equipment	Total
Cost	£	£	£	£
At 1 October 2019	742,368	485,246	17,266	1,244,880
Additions	-	-	-	-
At 30 September 2020	<u>742,368</u>	<u>485,246</u>	<u>17,266</u>	<u>1,244,880</u>
Depreciation				
At 1 October 2019	-	-	17,266	17,266
Charge for year	-	-	-	-
At 30 September 2020	<u>-</u>	<u>-</u>	<u>17,266</u>	<u>17,266</u>
Net Book Value				
At 30 September 2019	742,368	485,246	-	1,227,614
At 30 September 2020	<u>742,368</u>	<u>485,246</u>	<u>-</u>	<u>1,227,614</u>

Freehold land & buildings comprise the William Hobbayne Centre and the land known as William Hobbayne Half Acre Field.

Depreciation is provided at 25% on cost on fixtures, fittings & equipment at the William Hobbayne Centre.

THE ELEEMOSYNARY CHARITY OF WILLIAM HOBBAINE

NOTES TO THE FINANCIAL STATEMENT FOR THE YEAR ENDED 30 SEPTEMBER 2020

9.1 Fixed Asset Investments

Movement in fixed asset investments	Listed	Investment	Total
Market value brought forward at 1 October 2019	1,565,732	4,001,615	5,567,348
Add : Additions to investments at cost	24,973	-	24,973
Less : Decreased cash in hand	3,080	-	3,080
Less : Disposals at carrying value	-	-	-
Less : Unrealised loss on revaluation	-145,896	-	-145,896
Market value carried forward at 30 September 2020	<u>1,447,889</u>	<u>4,001,615</u>	<u>5,449,505</u>

9.2 Investments

All investment assets were held in the UK and comprise:

9.2.1 Permanent Endowment fund

Listed investments		Historic cost	Market value at 30.09.20	Market value at 30.09.19
Number of units		£	£	£
34,353	Blackrock Fund Managers LTDBLK Charities UK Equity Charishare Income Fund	89,679	199,520	220,011
20,328	COIF Charity Fund Income Units	89,965	349,591	330,960
15,460	Dunedin Income Growth Investment Trust 25p ordinary shares	18,645	37,877	40,505
30,000	Edinburgh Investment Trust 1p ordinary shares 5p	24,350	87,600	53,700
8,000	Invesco Income Growth Trust ordinary shares 25p	23,676	17,840	21,760
4,000	JPMorgan Claverhouse IT PLC ordinary shares 25p	24,591	21,280	27,280
6,000	Monks Investment Trust ordinary shares 5p	23,076	67,440	53,400
118,838	Invesco Fund Managers Invesco Income UK	20,184	160,158	217,961
10,000	M&G Securities Charifund Income Units	21,891	120,373	153,767
3,253	Royal Dutch Shell	16,609	30,585	75,128
950	Unilever Ordinary	16,538	45,372	45,614
1,100	BHP Billiton	15,953	18,192	18,515
1,100	South32 Ltd	1,177	1,257	1,454
1,200	GlaxoSmithKline	15,506	17,424	20,388
8,200	Vodafone Group USD 0.2095	16,320	8,420	12,945
1,232	Daily Mail & General Trust-DMGT	10,862	8,008	10,238
458	Euromoney Institutional Investor 0.25p	5,954	3,678	6,650
6,038	Blackrock Fund Managers LTD Charities UK Bond	9,137	11,899	11,899
6,000	Merchants Trust Ord 25p	24,677	20,340	28,320
18,500	Tritax Big Box REIT plc 1p	25,120	28,675	27,325
	Cash held on deposit		2,095	
	Total Permanent Endowment Fund	493,910	1,257,624	1,377,820

THE ELEEMOSYNARY CHARITY OF WILLIAM HOBBAyne

NOTES TO THE FINANCIAL STATEMENT FOR THE YEAR ENDED 30 SEPTEMBER 2019

9.2.2 Expendable Endowments

Number of units	Listed Investments	Historic cost	Market value at 30.09.20	Market value at 30.09.19
		£	£	£
25,673	Liontrust Fund Partners LLP Macro Equity Income	32,195	37,371	46,826
18,000	Aberdeen Diversified (formerly Black Rock) ordinary shares 25p	24,315	16,470	19,170
2,200	Temple Bar Investment Trust ordinary shares 25p	25,767	14,388	27,016
14,400	Laird plc Ord 28.125p			
15,000	International Public Partnership Ord 1p	23,440	24,210	23,250
15,000	HICL Infrastructure Co Ord 1p	24,924	24,870	24,930
2,000	Murray International Trust 25p	24,639	19,000	23,680
4,000	Edinburgh Investment Trust 25p	24,527	17,720	23,040
10,000	IMPAX Environmental Markets	24,973	35,250	
		<u>204,780</u>	<u>189,279</u>	<u>187,912</u>
	Cash held within Investment portfolio		985.00	
	Total Expendable Endowments		<u>190,264</u>	<u>187,912</u>
	TOTAL INVESTMENT FUNDS		<u>1,447,888</u>	<u>1,565,732</u>

9.3 Investment land and property

	Historic cost	Market value at 30.09.20	Market value at 30.09.19
	£	£	£
25 Golden Manor	561,185	3,323,625	3,323,625
Billets Hart Allotments	7,300	580,000	580,000
Community Gardens	97,990	97,990	97,990
	<u>666,475</u>	<u>4,001,615</u>	<u>4,001,615</u>

Golden Manor has been valued as the sum of the market value of each of the 9 flats, based on indicative figures supplied by Sinton Andrews in June 2018 and the size/decorative state of each unit. There has been little net movement in property sale values in Hanwell since September 2016. During the year refurbishment works were carried out for 2 flats.

The value of the Allotment Land is based on a valuation of the William Hobbayne Community Gardens by Dunphys in September 2013 prior to the purchase of the land. The Billets Hart figure has been scaled up pro rata by area.

THE ELEMOSYNARY CHARITY OF WILLIAM HOBAYNE

NOTES TO THE FINANCIAL STATEMENT FOR THE YEAR ENDED 30 SEPTEMBER 2020

10 Debtors

	2020	2019
	£	£
Trade debtors	7,239	10,207
Sundry debtors	1,640	1,860
Prepayments	12,943	9,068
	<u>21,822</u>	<u>21,135</u>

11 Creditors amounts falling due within one year

	2020	2019
	£	£
Trade creditors	3,291	2,508
Tenants' deposits	13,003	13,586
Rents received in advance	15,849	17,463
Other creditors	1,136	1,032
Wages & social security	944	21
Grants payable	7,012	2,285
Accruals	4,500	5,555
Allotments Maintenance Fund	2,872	2,644
	<u>48,607</u>	<u>45,094</u>

12 Cash at bank and in hand

	2020	2019
	£	£
Short term deposits	94,097	93,718
Cash at bank	119,255	111,268
Cash in hand	572	884
Matalan vouchers	4,305	1,830
	<u>218,229</u>	<u>207,700</u>

13 Funds

13.1 Analysis of charitable funds - current year

	Permanent Endowment Funds	Expendable Endowment Funds	Restricted Income Funds	Unrestricted Income Funds	Total Funds
	£	£	£	£	£
Balance brought forward	1,480,820	5,414,400	2,483	81,000	6,978,703
Incoming resources	-	228,753	410	-	229,163
Resources expended	-	(196,486)	-	-	(196,486)
Transfers between funds	-	-	-	-	-
Loss on investment assets	(120,196)	(22,621)	-	-	(142,817)
Fund carried forward	<u>1,360,624</u>	<u>5,424,046</u>	<u>2,893</u>	<u>81,000</u>	<u>6,868,563</u>

THE ELEEMOSYNARY CHARITY OF WILLIAM HOBAYNE

NOTES TO THE FINANCIAL STATEMENT FOR THE YEAR ENDED 30 SEPTEMBER 2020

13.1 Net assets by fund

	Permanent Endowment Funds £	Expendable Endowment Funds £	Restricted Income Funds £	Unrestricted Income Funds £	Total Funds £
Tangible fixed assets	-	1,227,614	-	-	1,227,614
Fixed asset investments	1,257,624	190,264	-	-	1,447,888
Investment land & property	-	4,001,615	-	-	4,001,615
Net current assets	103,000	4,552	2,893	81,000	191,446
Total funds	1,360,624	5,424,046	2,893	81,000	6,868,564

13.3 Restricted income funds

Funds for Community Space (formally known as the Lobby Extension)

This fund comprises restricted donations for the charitable purposes of the lobby extension at the William Hobayne Centre extension. It includes the residual funds donated in memory of Rollo Watts, a former trustee.

Funds are to be spent on additional fitting out of the lobby area and a tea dance for local older people.

Total fund at 30 September 2020

£
2,893

13.4 Unrestricted income funds/designated funds

The funds contain monies set aside for emergency repairs and maintenance of the land and property assets of the charity, namely 25 Golden Manor, The William Hobayne Centre, the Billets Hart allotments and the William Hobayne Community Gardens.

The balances in the individual funds as at 30th September 2020 are as follows :

	£
Emergency repair fund for 25 Golden Manor	30,000
Emergency repair fund for The William Hobayne Centre	40,000
Maintenance fund for Billets Hart Allotments	8,000
Maintenance fund for Community Gardens	3,000
Total funds	81,000

THE ELEEMOSYNARY CHARITY OF WILLIAM HOBAYNE

NOTES TO THE FINANCIAL STATEMENT FOR THE YEAR ENDED 30 SEPTEMBER 2020

14 Trustees and other Related Parties

	2020	2019
	£	£
Trustees reimbursed for expenses	<u>648</u>	<u>4,055</u>

One trustee was reimbursed during the year for expenses paid on behalf of the charity.

Items purchased included office equipment and supplies, allotment keys and refreshments for activities at the William Hobbayne Centre.

Trustees submit expense forms and receipts and the expenses are signed off by the Clerk and another trustee.

No trustees were paid expenses for travel or subsistence.