

Registered charity number  
204716

Parson Latham's Hospital in Oundle

Report and Accounts

28 February 2021

**Parson Latham's Hospital in Oundle**  
**Report and accounts**  
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## **Parson Latham's Hospital in Oundle Trustees' Annual Report**

The trustees present their report and accounts for the year ended 28 February 2021.

### **Charity's principal address**

24 North Street  
Oundle  
Peterborough  
PE8 4AL

### **Charity's financial summary and review of the past year** ***Financial summary***

Our shareholdings have improved on the previous year and the results per fund are summarised below:

	<b>General fund</b> (page 5)	<b>Repair fund</b> (page 6)	<b>Endowment fund</b> (page 7)
Surplus on funds	51,390	-	10,385
Transfers between funds (net)	137,058	(50,000)	(87,058)
Increase in value of investments	16,600	6,958	20,513
<b>Total increase/(decrease) in value of fund</b>	<b>205,048</b>	<b>(43,042)</b>	<b>(56,160)</b>

### ***Review of the year***

Due to the Covid 19 pandemic, and government restrictions on meetings and social gatherings, the Christmas celebrations had to be abandoned and replaced by "virtual meetings. In order to replace the Christmas party the trustees arranged for each resident to receive a festive hamper which was very gratefully received by the ladies.

The Annual General meeting arranged for April 21st was cancelled and re-scheduled to 28th July when it was electronically conducted as a zoom meeting.

Due to the financial pressures being suffered by the retail sector, the trustees agreed to make a 50% reduction, for six months, in the rent of the Charity's one retail tenant in Oundle.

VE Day was celebrated by decorating the front of the old house with flags and banners and by the ladies holding a socially distanced tea party on the lawn. Mrs Mary Ormston gave a lovely talk about her experiences of the actual day in London. The ladies joined the other residents in North Street with the weekly clap in support of the NHS.

It became obvious that following a number of applications for the vacant flat in the old house that there was a real need to increase the number of available apartments. The trustees therefore agreed to have plans drawn up by the Trust's architect to build two additional bungalows, to adjoin the existing ones, on a piece of spare land facing East Road.

Following a successful planning application four contractors were approached to tender for the work and PGR Construction, having submitted the lowest tender, was appointed as the successful contractor. Building work was begun in January 2021 and is planned to be completed by the end of July. The fabric of the old house is regularly inspected and repairs carried out as required.

## **Parson Latham's Hospital in Oundle Trustees' Annual Report (continued)**

### **Charity's summary and report of the past year (cont)**

The agricultural tenants continue to maintain the trust's land in good order and although the biannual visit to Kirton had to be abandoned, it is hoped to arrange a visit in 2021.

### **Trustees**

The trustees of the charity at the end of the year, or who served for any part of the year, were as follows:

<b>Name</b>	<b>Office</b>	<b>Dates acted, if not for whole year</b>	<b>Name of body entitled to appoint trustee (if applicable)</b>
Paul Adrian Goldsmith	Chairman		Co-optative Trustee
Mrs June Round	Vice Chairman		Oundle Town Council
Joseph John Richardson			Co-optative Trustee
Mr David C. Wills			Oundle Town Council
Mrs Andrea Lieber			Oundle Town Council
Mrs Gwendolene Audrey Radcliffe			Oundle Town Council
Philip Stearn			Co-optative Trustee
The Reverend Stephen Webster			Oundle Parish Church Council
Mr Peter Peel			Oundle Town Council

Approved by the Trustees

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Paul Adrian Goldsmith  
Chairman

20 April 2021

**Parson Latham's Hospital in Oundle**  
**Independent Examiner's Report to the members of the charity**

**Report of the Independent Examiner to the trustees**  
**on the accounts of the Charity for the year ended 28 February 2021**

I report on the financial statements of the Charity for the year ended 28 February 2021 which are set out on pages 4 to 8.

**Respective responsibilities of trustees and examiner**

The charity's trustees are responsible for the preparation of the accounts. The charity's trustees consider that an audit is not required for this year under section 144(2) of the Charities Act 2011 (the 2011 Act) and that an independent examination is needed.

It is my responsibility to:

- examine the accounts under section 145 of the 2011 Act;
- follow the procedures laid down in the general Directions given by the Charity Commission under section 145(5)(b) of the 2011 Act; and
- state whether particular matters have come to my attention.

**Basis of independent examiner's report**

My examination was carried out in accordance with the general Directions given by the Charity Commission. An examination includes a review of the accounting records kept by the charity and a comparison of the accounts presented with those records. It also includes consideration of any unusual items or disclosures in the accounts, and seeking explanations from you as trustees concerning any such matters. The procedures undertaken do not provide all the evidence that would be required in an audit and consequently no opinion is given as to whether the accounts present a "true and fair view" and the report is limited to those matters set out in the statement below.

**Independent examiner's statement**

In connection with my examination, no matter has come to my attention:

1 which gives me reasonable cause to believe that, in any material respect, the requirements:

- to keep accounting records in accordance with section 130 of the 2011 Act; and
- to prepare accounts which accord with the accounting records and comply with the accounting requirements of the 2011 Act

have not been met; or

2 to which, in my opinion, attention should be drawn in order to enable a proper understanding of the accounts to be reached.

Jonathan Essam  
Chartered Accountant

The date upon which my opinion is expressed is :-  
20 April 2021

23 Cottingham Way  
Thrapston  
Northants  
NN14 4PL

**Parson Latham's Hospital in Oundle**  
**Receipts and Payments Accounts - Unrestricted Funds**  
**for the year ended 28 February 2021**

	<u>2021</u> £	<u>2020</u> £
<b>Receipts</b>		
<b>Rent Received</b>		
Mr and Mrs J Willis - The Weir Paddock	450	450
Mrs McSpayden - Nominal Rent Half Ditch	5	5
Mr A.E. Cheer - Plants Farm	14,582	18,808
C Horrell Limited - Thorney	11,000	11,000
Mr P. Holmes - Oundle Farm	11,563	12,500
Mr B Leggott - Kirton Fen	32,481	33,516
Mr A Dickens - Thorney (Lot 3)	5,150	1,590
Wayleave rental	175	638
36 Market Place: Stupots	9,375	12,500
36 Market Place: Flat 1	6,840	6,840
36b Market Place	5,940	5,940
36 Market Place: Flat 2	6,082	7,200
Residents maintenance payments	24,883	23,543
	<hr/> 128,526	<hr/> 134,530
<b>Investment Income</b>		
Nat. Assoc. of Almhouses Common Investment Fund		
110,757.92 Income Shares Accumulation of Income	7,647	6,770
Charities Official Investment Fund		
Income Shares Accumulation of Income	725	711
C.O.I.F. Charities Deposit Account Income	11	57
	<hr/> 8,383	<hr/> 7,538
<b>Other Receipts</b>		
The Latham Story sales	5	55
Transfers from Endowment and Repair Funds	137,058	8,890
	<hr/> 137,063	<hr/> 8,945
<b>TOTAL RECEIPTS</b>	273,972	151,013
<b>Increase/(decrease) in Value of Investments</b>		
National Association of Almhouses		
Common Investment Fund - Income Shares	1,585	(30,406)
C.O.I.F. Income Shares Account (No. 191590001T)	1,778	1,920
C.O.I.F. Charities Property Fund (No. 960400002V)	(405)	(145)
C.O.I.F. Accumulated Shares Account (No. 191590001R)	13,642	13,667
<b>Total increase/(decrease)</b>	<hr/> 16,600	<hr/> (14,964)
<b>TOTAL INCOME</b>	<hr/> <hr/> 290,572	<hr/> <hr/> 136,049

**Parson Latham's Hospital in Oundle**  
**Receipts and Payments Accounts - Unrestricted Funds**  
**for the year ended 28 February 2021**

	<u>2021</u> £	<u>2020</u> £
<b>Payments</b>		
<b>General Expenses</b>		
Warden's Salary	8,886	7,868
Cleaner	1,126	1,160
Gardener and garden expenses	5,667	4,654
Doles and donations - Oundle, Polebrook and Kirton	990	1,080
Gas and electricity	12,524	12,631
Water Rates	2,302	2,223
Repairs and Insurance Account	20,604	28,958
<b>Management Expenses</b>		
National Association of Almhouses Subscription	216	210
Parson Latham's Educational Foundation	10,997	4,035
Television Licences	170	166
Christmas and New Year expenses	452	778
Telephone and broadband	1,527	1,380
Clerk's Salary (inc reimbursed expenses)	11,060	9,910
Postage, stationery and office expenses	887	612
Window cleaner	855	600
Accountancy fees (including payroll)	979	1,036
Northampton Borough Council Call Care	699	699
Fire Risk Assessment and fire safety	2,209	564
East Northants District Council tax (net of rebate)	985	1,355
Professional fees	2,389	-
	<hr/> 85,524	<hr/> 79,919
<b>Other</b>		
Transfer to Restricted Funds	-	-
<b>Total Payments</b>	<hr/> <u>85,524</u>	<hr/> <u>79,919</u>
<b>Net Receipts/(Payments)</b>	205,048	56,130
Cash funds/Investment assets at 29 February 2020	2,371,651	2,315,521
Cash funds/Investment assets at 28 February 2021	<hr/> <u>2,576,699</u>	<hr/> <u>2,371,651</u>

**Parson Latham's Hospital in Oundle**  
**Receipts and Payments Accounts - Extraordinary Repair Fund (Designated)**  
**for the year ended 28 February 2021**

	<u><b>2021</b></u> £	<u><b>2020</b></u> £
<b>Increase/(decrease) in Value of Investments</b>		
National Association of Almhouses		
Common Investment Fund - Accumulated Shares	6,958	26,355
<b>Other</b>		
Transfer to Unrestricted Funds	(50,000)	-
<b>Net movement</b>	<u>(43,042)</u>	<u>26,355</u>
Investment assets at 29 February 2020	156,384	130,029
Investment assets at 28 February 2021	<u>113,342</u>	<u>156,384</u>



**Parson Latham's Hospital in Oundle**  
**Receipts and Payments Accounts - Endowment Funds (Unrestricted)**  
**for the year ended 28 February 2021**

	<u><b>2021</b></u> £	<u><b>2020</b></u> £
<b>Receipts</b>		
<b>Investment Income</b>		
Nat. Assoc. of Almhouses Common Investment Fund		
1,772 Income Shares Permanent Endowment	62	62
Charities Official Investment Fund		
Income Shares Permanent Endowment	8,636	8,828
C.O.I.F. Charities Property Fund (No. 960400002V)	1,687	2,220
<b>Increase/(decrease) in Value of Investments</b>		
National Association of Almhouses		
Common Investment Fund - Income Shares	21	(27)
C.O.I.F. Income Shares Account (No. 191590002T)	22,163	23,851
C.O.I.F. Charities Property Fund (No. 960400001V)	(1,671)	(600)
<b>Movement</b>	<u><u>30,898</u></u>	<u><u>34,334</u></u>
<b>Payments</b>		
Transfers to Unrestricted Funds	87,058	8,890
<b>Total Payments</b>	<u><u>87,058</u></u>	<u><u>8,890</u></u>
<b>Net Receipts/(Payments)</b>	(56,160)	25,444
Cash funds/Investment assets at 29 February 2020	343,886	318,442
Cash funds/Investment assets at 28 February 2021	<u><u>287,726</u></u>	<u><u>343,886</u></u>

**Parson Latham's Hospital in Oundle**  
**Statement of Assets and Liabilities**  
**as at 28 February 2021**

	<u>Unrestricted</u> <u>Funds</u> £	<u>Designated</u> <u>Funds</u> £	<u>Endowment</u> <u>Funds</u> £
<b>Fixed Assets</b>			
Extension to Almshouse (prior years)	386,523		
Shower installations (eight to date)	17,202		
Entrance doors and wall rebuild	32,208		
Gas boilers	23,731		
Fire alarm system (2005)	5,748		
Flat 5 improvements	13,516		
Stone wall improvements	12,448		
Boiler: flat 3	3,200		
Flat 6 improvements	10,640		
Flat 2 improvements	15,120		
New gas supply	6,774		
36 Market Place	536,655		
Flat 1 improvements	4,750		
Path improvements	5,496		
Door entry system	10,708		
Land at Thorney	584,997		
Land purchases at Thorney 2016-2017	318,756		
Extension to Almshouse (2021)	6,231		
<b>Cash Funds</b>			
Barclays Current Account	271,966		
C.O.I.F. Deposit Account (No. 807840001C)	9,431		
Cash in Hand	35		
C.O.I.F. Charities Deposit Account (No. 960400001C)			34,027
	<u>2,276,135</u>	<u>-</u>	<u>34,027</u>
<b>Investment Assets</b>			
<u>Permanent Endowment</u>			
National Association of Almshouses			
Common Investment Fund - Income Shares	1772.00	83.36	1,477
C.O.I.F. Income Shares Account (No. 191590002T)	14356.34	1756.87	252,222
C.O.I.F. Charities Property Fund (No. 960400001V) - closed 23/02/2021			-
<u>Extraordinary Repair Fund</u>			
National Association of Almshouses			
Common Investment Fund - Accumulated Shares	1228.89	9223.26	113,342
<u>Accumulation of Income</u>			
National Association of Almshouses			
Common Investment Fund - Income Shares	171089.35	83.36	142,620
C.O.I.F. Income Shares Account (No. 191590001T)	1384.35	1726.87	24,321
C.O.I.F. Accumulated Shares			
Account (No. 191590001R)	665.30	20152.51	134,075
C.O.I.F. Charities Property Fund (No. 960400002V) - closed 23/02/2021			-
<b>Total Investment Assets</b>	<u>301,016</u>	<u>113,342</u>	<u>253,699</u>
<b>Less: Accruals - Christmas expenditure</b>	(452)	-	-
<b>Total Assets less Liabilities</b>	<u>2,576,699</u>	<u>113,342</u>	<u>287,726</u>

Approved on behalf of the Board by:

Paul Adrian Goldsmith

20 April 2021

Registered charity number  
204716

Parson Latham's Hospital in Oundle

Report and Accounts

28 February 2021

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### ***Review of the year***

Due to the Covid 19 pandemic, and government restrictions on meetings and social gatherings, the Christmas celebrations had to be abandoned and replaced by "virtual meetings. In order to replace the Christmas party the trustees arranged for each resident to receive a festive hamper which was very gratefully received by the ladies.

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## **Parson Latham's Hospital in Oundle Trustees' Annual Report (continued)**

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Joseph John Richardson			Co-optative Trustee
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Philip Stearn			Co-optative Trustee
The Reverend Stephen Webster			Oundle Parish Church Council
Mr Peter Peel			Oundle Town Council

Approved by the Trustees

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Paul Adrian Goldsmith  
Chairman

20 April 2021

**Parson Latham's Hospital in Oundle**  
**Independent Examiner's Report to the members of the charity**

**Report of the Independent Examiner to the trustees**  
**on the accounts of the Charity for the year ended 28 February 2021**

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**Respective responsibilities of trustees and examiner**

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**Basis of independent examiner's report**

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In connection with my examination, no matter has come to my attention:

1 which gives me reasonable cause to believe that, in any material respect, the requirements:

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- to prepare accounts which accord with the accounting records and comply with the accounting requirements of the 2011 Act

have not been met; or

2 to which, in my opinion, attention should be drawn in order to enable a proper understanding of the accounts to be reached.

Jonathan Essam  
Chartered Accountant

The date upon which my opinion is expressed is :-  
20 April 2021

23 Cottingham Way  
Thrapston  
Northants  
NN14 4PL

**Parson Latham's Hospital in Oundle**  
**Receipts and Payments Accounts - Unrestricted Funds**  
**for the year ended 28 February 2021**

	<u>2021</u> £	<u>2020</u> £
<b>Receipts</b>		
<b>Rent Received</b>		
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<b>Other Receipts</b>		
The Latham Story sales	5	55
Transfers from Endowment and Repair Funds	137,058	8,890
	<hr/> 137,063	<hr/> 8,945
<b>TOTAL RECEIPTS</b>	273,972	151,013
<b>Increase/(decrease) in Value of Investments</b>		
National Association of Almhouses		
Common Investment Fund - Income Shares	1,585	(30,406)
C.O.I.F. Income Shares Account (No. 191590001T)	1,778	1,920
C.O.I.F. Charities Property Fund (No. 960400002V)	(405)	(145)
C.O.I.F. Accumulated Shares Account (No. 191590001R)	13,642	13,667
<b>Total increase/(decrease)</b>	<hr/> 16,600	<hr/> (14,964)
<b>TOTAL INCOME</b>	<hr/> <hr/> 290,572	<hr/> <hr/> 136,049



**Parson Latham's Hospital in Oundle**  
**Receipts and Payments Accounts - Unrestricted Funds**  
**for the year ended 28 February 2021**

	<u>2021</u> £	<u>2020</u> £
<b>Payments</b>		
<b>General Expenses</b>		
Warden's Salary	8,886	7,868
Cleaner	1,126	1,160
Gardener and garden expenses	5,667	4,654
Doles and donations - Oundle, Polebrook and Kirton	990	1,080
Gas and electricity	12,524	12,631
Water Rates	2,302	2,223
Repairs and Insurance Account	20,604	28,958
<b>Management Expenses</b>		
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Parson Latham's Educational Foundation	10,997	4,035
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Northampton Borough Council Call Care	699	699
Fire Risk Assessment and fire safety	2,209	564
East Northants District Council tax (net of rebate)	985	1,355
Professional fees	2,389	-
	<hr/> 85,524	<hr/> 79,919
<b>Other</b>		
Transfer to Restricted Funds	-	-
<b>Total Payments</b>	<hr/> <u>85,524</u>	<hr/> <u>79,919</u>
<b>Net Receipts/(Payments)</b>	205,048	56,130
Cash funds/Investment assets at 29 February 2020	2,371,651	2,315,521
Cash funds/Investment assets at 28 February 2021	<hr/> <u>2,576,699</u>	<hr/> <u>2,371,651</u>

**Parson Latham's Hospital in Oundle**  
**Receipts and Payments Accounts - Extraordinary Repair Fund (Designated)**  
**for the year ended 28 February 2021**

	<u><b>2021</b></u> £	<u><b>2020</b></u> £
<b>Increase/(decrease) in Value of Investments</b>		
National Association of Almhouses		
Common Investment Fund - Accumulated Shares	6,958	26,355
<b>Other</b>		
Transfer to Unrestricted Funds	(50,000)	-
<b>Net movement</b>	<u><u>(43,042)</u></u>	<u><u>26,355</u></u>
Investment assets at 29 February 2020	156,384	130,029
Investment assets at 28 February 2021	<u><u>113,342</u></u>	<u><u>156,384</u></u>

**Parson Latham's Hospital in Oundle**  
**Receipts and Payments Accounts - Endowment Funds (Unrestricted)**  
**for the year ended 28 February 2021**

	<u><b>2021</b></u> £	<u><b>2020</b></u> £
<b>Receipts</b>		
<b>Investment Income</b>		
Nat. Assoc. of Almhouses Common Investment Fund		
1,772 Income Shares Permanent Endowment	62	62
Charities Official Investment Fund		
Income Shares Permanent Endowment	8,636	8,828
C.O.I.F. Charities Property Fund (No. 960400002V)	1,687	2,220
<b>Increase/(decrease) in Value of Investments</b>		
National Association of Almhouses		
Common Investment Fund - Income Shares	21	(27)
C.O.I.F. Income Shares Account (No. 191590002T)	22,163	23,851
C.O.I.F. Charities Property Fund (No. 960400001V)	(1,671)	(600)
<b>Movement</b>	<u><u>30,898</u></u>	<u><u>34,334</u></u>
<b>Payments</b>		
Transfers to Unrestricted Funds	87,058	8,890
<b>Total Payments</b>	<u><u>87,058</u></u>	<u><u>8,890</u></u>
<b>Net Receipts/(Payments)</b>	(56,160)	25,444
Cash funds/Investment assets at 29 February 2020	343,886	318,442
Cash funds/Investment assets at 28 February 2021	<u><u>287,726</u></u>	<u><u>343,886</u></u>

**Parson Latham's Hospital in Oundle**  
**Statement of Assets and Liabilities**  
**as at 28 February 2021**

	<u>Unrestricted</u> <u>Funds</u> £	<u>Designated</u> <u>Funds</u> £	<u>Endowment</u> <u>Funds</u> £
<b>Fixed Assets</b>			
Extension to Almshouse (prior years)	386,523		
Shower installations (eight to date)	17,202		
Entrance doors and wall rebuild	32,208		
Gas boilers	23,731		
Fire alarm system (2005)	5,748		
Flat 5 improvements	13,516		
Stone wall improvements	12,448		
Boiler: flat 3	3,200		
Flat 6 improvements	10,640		
Flat 2 improvements	15,120		
New gas supply	6,774		
36 Market Place	536,655		
Flat 1 improvements	4,750		
Path improvements	5,496		
Door entry system	10,708		
Land at Thorney	584,997		
Land purchases at Thorney 2016-2017	318,756		
Extension to Almshouse (2021)	6,231		
<b>Cash Funds</b>			
Barclays Current Account	271,966		
C.O.I.F. Deposit Account (No. 807840001C)	9,431		
Cash in Hand	35		
C.O.I.F. Charities Deposit Account (No. 960400001C)			34,027
	<u>2,276,135</u>	<u>-</u>	<u>34,027</u>
<b>Investment Assets</b>			
<u>Permanent Endowment</u>	Holding	Quotation	
National Association of Almshouses			
Common Investment Fund - Income Shares	1772.00	83.36	1,477
C.O.I.F. Income Shares Account (No. 191590002T)	14356.34	1756.87	252,222
C.O.I.F. Charities Property Fund (No. 960400001V) - closed 23/02/2021			-
<u>Extraordinary Repair Fund</u>			
National Association of Almshouses			
Common Investment Fund - Accumulated Shares	1228.89	9223.26	113,342
<u>Accumulation of Income</u>			
National Association of Almshouses			
Common Investment Fund - Income Shares	171089.35	83.36	142,620
C.O.I.F. Income Shares Account (No. 191590001T)	1384.35	1726.87	24,321
C.O.I.F. Accumulated Shares			
Account (No. 191590001R)	665.30	20152.51	134,075
C.O.I.F. Charities Property Fund (No. 960400002V) - closed 23/02/2021			-
<b>Total Investment Assets</b>	<u>301,016</u>	<u>113,342</u>	<u>253,699</u>
<b>Less: Accruals - Christmas expenditure</b>	(452)	-	-
<b><u>Total Assets less Liabilities</u></b>	<u><u>2,576,699</u></u>	<u><u>113,342</u></u>	<u><u>287,726</u></u>

Approved on behalf of the Board by:

Paul Adrian Goldsmith

20 April 2021

Registered charity number  
204716

Parson Latham's Hospital in Oundle

Report and Accounts

28 February 2021

**Parson Latham's Hospital in Oundle**  
**Report and accounts**  
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## **Parson Latham's Hospital in Oundle Trustees' Annual Report**

The trustees present their report and accounts for the year ended 28 February 2021.

### **Charity's principal address**

24 North Street  
Oundle  
Peterborough  
PE8 4AL

### **Charity's financial summary and review of the past year** ***Financial summary***

Our shareholdings have improved on the previous year and the results per fund are summarised below:

	<b>General fund</b> (page 5)	<b>Repair fund</b> (page 6)	<b>Endowment fund</b> (page 7)
Surplus on funds	51,390	-	10,385
Transfers between funds (net)	137,058	(50,000)	(87,058)
Increase in value of investments	16,600	6,958	20,513
<b>Total increase/(decrease) in value of fund</b>	<b>205,048</b>	<b>(43,042)</b>	<b>(56,160)</b>

### ***Review of the year***

Due to the Covid 19 pandemic, and government restrictions on meetings and social gatherings, the Christmas celebrations had to be abandoned and replaced by "virtual meetings. In order to replace the Christmas party the trustees arranged for each resident to receive a festive hamper which was very gratefully received by the ladies.

The Annual General meeting arranged for April 21st was cancelled and re-scheduled to 28th July when it was electronically conducted as a zoom meeting.

Due to the financial pressures being suffered by the retail sector, the trustees agreed to make a 50% reduction, for six months, in the rent of the Charity's one retail tenant in Oundle.

VE Day was celebrated by decorating the front of the old house with flags and banners and by the ladies holding a socially distanced tea party on the lawn. Mrs Mary Ormston gave a lovely talk about her experiences of the actual day in London. The ladies joined the other residents in North Street with the weekly clap in support of the NHS.

It became obvious that following a number of applications for the vacant flat in the old house that there was a real need to increase the number of available apartments. The trustees therefore agreed to have plans drawn up by the Trust's architect to build two additional bungalows, to adjoin the existing ones, on a piece of spare land facing East Road.

Following a successful planning application four contractors were approached to tender for the work and PGR Construction, having submitted the lowest tender, was appointed as the successful contractor. Building work was begun in January 2021 and is planned to be completed by the end of July. The fabric of the old house is regularly inspected and repairs carried out as required.

## **Parson Latham's Hospital in Oundle Trustees' Annual Report (continued)**

### **Charity's summary and report of the past year (cont)**

The agricultural tenants continue to maintain the trust's land in good order and although the biannual visit to Kirton had to be abandoned, it is hoped to arrange a visit in 2021.

### **Trustees**

The trustees of the charity at the end of the year, or who served for any part of the year, were as follows:

<b>Name</b>	<b>Office</b>	<b>Dates acted, if not for whole year</b>	<b>Name of body entitled to appoint trustee (if applicable)</b>
Paul Adrian Goldsmith	Chairman		Co-optative Trustee
Mrs June Round	Vice Chairman		Oundle Town Council
Joseph John Richardson			Co-optative Trustee
Mr David C. Wills			Oundle Town Council
Mrs Andrea Lieber			Oundle Town Council
Mrs Gwendolene Audrey Radcliffe			Oundle Town Council
Philip Stearn			Co-optative Trustee
The Reverend Stephen Webster			Oundle Parish Church Council
Mr Peter Peel			Oundle Town Council

Approved by the Trustees

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Paul Adrian Goldsmith  
Chairman

20 April 2021



**Parson Latham's Hospital in Oundle**  
**Independent Examiner's Report to the members of the charity**

**Report of the Independent Examiner to the trustees**  
**on the accounts of the Charity for the year ended 28 February 2021**

I report on the financial statements of the Charity for the year ended 28 February 2021 which are set out on pages 4 to 8.

**Respective responsibilities of trustees and examiner**

The charity's trustees are responsible for the preparation of the accounts. The charity's trustees consider that an audit is not required for this year under section 144(2) of the Charities Act 2011 (the 2011 Act) and that an independent examination is needed.

It is my responsibility to:

- examine the accounts under section 145 of the 2011 Act;
- follow the procedures laid down in the general Directions given by the Charity Commission under section 145(5)(b) of the 2011 Act; and
- state whether particular matters have come to my attention.

**Basis of independent examiner's report**

My examination was carried out in accordance with the general Directions given by the Charity Commission. An examination includes a review of the accounting records kept by the charity and a comparison of the accounts presented with those records. It also includes consideration of any unusual items or disclosures in the accounts, and seeking explanations from you as trustees concerning any such matters. The procedures undertaken do not provide all the evidence that would be required in an audit and consequently no opinion is given as to whether the accounts present a "true and fair view" and the report is limited to those matters set out in the statement below.

**Independent examiner's statement**

In connection with my examination, no matter has come to my attention:

1 which gives me reasonable cause to believe that, in any material respect, the requirements:

- to keep accounting records in accordance with section 130 of the 2011 Act; and
- to prepare accounts which accord with the accounting records and comply with the accounting requirements of the 2011 Act

have not been met; or

2 to which, in my opinion, attention should be drawn in order to enable a proper understanding of the accounts to be reached.

Jonathan Essam  
Chartered Accountant

The date upon which my opinion is expressed is :-  
20 April 2021

23 Cottingham Way  
Thrapston  
Northants  
NN14 4PL

**Parson Latham's Hospital in Oundle**  
**Receipts and Payments Accounts - Unrestricted Funds**  
**for the year ended 28 February 2021**

	<u>2021</u> £	<u>2020</u> £
<b>Receipts</b>		
<b>Rent Received</b>		
Mr and Mrs J Willis - The Weir Paddock	450	450
Mrs McSpayden - Nominal Rent Half Ditch	5	5
Mr A.E. Cheer - Plants Farm	14,582	18,808
C Horrell Limited - Thorney	11,000	11,000
Mr P. Holmes - Oundle Farm	11,563	12,500
Mr B Leggott - Kirton Fen	32,481	33,516
Mr A Dickens - Thorney (Lot 3)	5,150	1,590
Wayleave rental	175	638
36 Market Place: Stupots	9,375	12,500
36 Market Place: Flat 1	6,840	6,840
36b Market Place	5,940	5,940
36 Market Place: Flat 2	6,082	7,200
Residents maintenance payments	24,883	23,543
	<hr/> 128,526	<hr/> 134,530
<b>Investment Income</b>		
Nat. Assoc. of Almhouses Common Investment Fund		
110,757.92 Income Shares Accumulation of Income	7,647	6,770
Charities Official Investment Fund		
Income Shares Accumulation of Income	725	711
C.O.I.F. Charities Deposit Account Income	11	57
	<hr/> 8,383	<hr/> 7,538
<b>Other Receipts</b>		
The Latham Story sales	5	55
Transfers from Endowment and Repair Funds	137,058	8,890
	<hr/> 137,063	<hr/> 8,945
<b>TOTAL RECEIPTS</b>	273,972	151,013
<b>Increase/(decrease) in Value of Investments</b>		
National Association of Almhouses		
Common Investment Fund - Income Shares	1,585	(30,406)
C.O.I.F. Income Shares Account (No. 191590001T)	1,778	1,920
C.O.I.F. Charities Property Fund (No. 960400002V)	(405)	(145)
C.O.I.F. Accumulated Shares Account (No. 191590001R)	13,642	13,667
<b>Total increase/(decrease)</b>	<hr/> 16,600	<hr/> (14,964)
<b>TOTAL INCOME</b>	<hr/> <hr/> 290,572	<hr/> <hr/> 136,049

**Parson Latham's Hospital in Oundle**  
**Receipts and Payments Accounts - Unrestricted Funds**  
**for the year ended 28 February 2021**

	<u>2021</u> £	<u>2020</u> £
<b>Payments</b>		
<b>General Expenses</b>		
Warden's Salary	8,886	7,868
Cleaner	1,126	1,160
Gardener and garden expenses	5,667	4,654
Doles and donations - Oundle, Polebrook and Kirton	990	1,080
Gas and electricity	12,524	12,631
Water Rates	2,302	2,223
Repairs and Insurance Account	20,604	28,958
<b>Management Expenses</b>		
National Association of Almhouses Subscription	216	210
Parson Latham's Educational Foundation	10,997	4,035
Television Licences	170	166
Christmas and New Year expenses	452	778
Telephone and broadband	1,527	1,380
Clerk's Salary (inc reimbursed expenses)	11,060	9,910
Postage, stationery and office expenses	887	612
Window cleaner	855	600
Accountancy fees (including payroll)	979	1,036
Northampton Borough Council Call Care	699	699
Fire Risk Assessment and fire safety	2,209	564
East Northants District Council tax (net of rebate)	985	1,355
Professional fees	2,389	-
	<hr/> 85,524	<hr/> 79,919
<b>Other</b>		
Transfer to Restricted Funds	-	-
<b>Total Payments</b>	<hr/> <u>85,524</u>	<hr/> <u>79,919</u>
<b>Net Receipts/(Payments)</b>	205,048	56,130
Cash funds/Investment assets at 29 February 2020	2,371,651	2,315,521
Cash funds/Investment assets at 28 February 2021	<hr/> <u>2,576,699</u>	<hr/> <u>2,371,651</u>

**Parson Latham's Hospital in Oundle**  
**Receipts and Payments Accounts - Extraordinary Repair Fund (Designated)**  
**for the year ended 28 February 2021**

	<u><b>2021</b></u> £	<u><b>2020</b></u> £
<b>Increase/(decrease) in Value of Investments</b>		
National Association of Almhouses		
Common Investment Fund - Accumulated Shares	6,958	26,355
<b>Other</b>		
Transfer to Unrestricted Funds	(50,000)	-
<b>Net movement</b>	<u>(43,042)</u>	<u>26,355</u>
Investment assets at 29 February 2020	156,384	130,029
Investment assets at 28 February 2021	<u>113,342</u>	<u>156,384</u>

**Parson Latham's Hospital in Oundle**  
**Receipts and Payments Accounts - Endowment Funds (Unrestricted)**  
**for the year ended 28 February 2021**

	<u><b>2021</b></u> £	<u><b>2020</b></u> £
<b>Receipts</b>		
<b>Investment Income</b>		
Nat. Assoc. of Almhouses Common Investment Fund		
1,772 Income Shares Permanent Endowment	62	62
Charities Official Investment Fund		
Income Shares Permanent Endowment	8,636	8,828
C.O.I.F. Charities Property Fund (No. 960400002V)	1,687	2,220
<b>Increase/(decrease) in Value of Investments</b>		
National Association of Almhouses		
Common Investment Fund - Income Shares	21	(27)
C.O.I.F. Income Shares Account (No. 191590002T)	22,163	23,851
C.O.I.F. Charities Property Fund (No. 960400001V)	(1,671)	(600)
<b>Movement</b>	<u><u>30,898</u></u>	<u><u>34,334</u></u>
<b>Payments</b>		
Transfers to Unrestricted Funds	87,058	8,890
<b>Total Payments</b>	<u><u>87,058</u></u>	<u><u>8,890</u></u>
<b>Net Receipts/(Payments)</b>	(56,160)	25,444
Cash funds/Investment assets at 29 February 2020	343,886	318,442
Cash funds/Investment assets at 28 February 2021	<u><u>287,726</u></u>	<u><u>343,886</u></u>

**Parson Latham's Hospital in Oundle**  
**Statement of Assets and Liabilities**  
**as at 28 February 2021**

	<u>Unrestricted</u> <u>Funds</u> £	<u>Designated</u> <u>Funds</u> £	<u>Endowment</u> <u>Funds</u> £
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<b>Less: Accruals - Christmas expenditure</b>	(452)	-	-
<b>Total Assets less Liabilities</b>	<u>2,576,699</u>	<u>113,342</u>	<u>287,726</u>

Approved on behalf of the Board by:

Paul Adrian Goldsmith

20 April 2021