

THE ELEEMOSYNARY CHARITY OF WILLIAM HOBAYNE

REPORT & ACCOUNTS

YEAR ENDED 30 SEPTEMBER 2022

Charity No : 211547

**THE ELEEMOSYNARY CHARITY OF WILLIAM HOBAYNE
FOR YEAR ENDED 30 SEPTEMBER 2022**

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THE ELEEMOSYNARY CHARITY OF WILLIAM HOBAYNE

CHARITY INFORMATION

FOR THE YEAR ENDED 30 SEPTEMBER 2022

Trustees

The Reverend Andrew Dand (Ex-Officio, Chair)
Mr Robert Coomber
Mr Mark Cosstick
Mrs Wendy Fazey
Ms Bridget Goodman
Ms Deidre Higgins
Mr David Muir
Dr Nicholas Robinson
Mrs Allison Rockley
Mr John Sawyer
Mrs Angela Wallis

Independent Examiner

Edmund Cartwright FCCA MAAT
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.
Old Change House,
128 Queen Victoria Street,
London, EC4V 4BJ

THE ELEEMOSYNARY CHARITY OF WILLIAM HOBAYNE

TRUSTEES ANNUAL REPORT

FOR THE YEAR ENDED 30 SEPTEMBER 2022

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 2022 were :-

The Reverend Andrew Dand (Ex-Officio Trustee)

Mr Robert Coomber

Mr Mark Cosstick

Mrs Wendy Fazey

Ms Bridget Goodman

Mr David Muir

Ms Deidre 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 amended by a further scheme dated 17 November 1999 and resolutions dated 31 July 2006 and 14 March 2012.

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.

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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 life of William Hobbayne and the work of the Charity.
 - 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 Hobbayne Half Acre Field.

4. Achievements and Performance

4.1 Organizational and Individual Grants

Our Community and Grant team are continuing to arrange meetings with local groups supporting those in need. They discuss grant applications in detail and explain our administrative process. They guide through and support applications prior to Trustee approval for individual and organisational grants. An important part of their role is to connect groups together who in turn can support each other.

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During the year the Charity provided individual grants following sponsor assessments. Examples of items given to individuals and families include beds, cookers, fridges, clothing and items needed in the home.

This year the Charity facilitated indemnity insurance through the expansion of our insurance for a variety of local groups and events thereby reducing their costs. Old Hanwell Residents Association, Hanwell Neighbourly Care and the annual Burns Night event took advantage of this.

Over the past year the Charity has given grants to a variety of organisations and groups including the upkeep of the bells at St Mary's Church Hanwell.

The After School Youth Club with EASE at the Hanwell Community Centre received a grant.

A Trustee has provided refurbished computers to those in need and a grant was given for the purchase of essential parts.

In the Spring of 2022 the Charity gave a grant to Fielding Primary School towards the setting up of a second hand uniform shop.

North Hanwell Baptist Church received a grant for their annual Fun Day for the local community.

In early Summer a grant was given to The Log Cabin for their Summer Holiday Club which provides needed respite for the carers of children with additional needs.

The Charity also granted Ealing families cinema vouchers to be utilised over the long summer break.

A grant was given for a 5-day camping holiday in the New Forest for families from the Gurnell Grove Estate. Families enjoyed forest walks, played games, visited local towns and took a trip to the seaside and enjoyed a fish and chips dinner. The holiday was a much needed respite for those attending after a couple of difficult years. For some this was their first holiday in a long time.

A meeting was held with Ealing Soup Kitchen and their new Co-ordinator to establish a continued working relationship. Alongside individual support and grants they wanted the Charity to support a year long project to fund a Friday lunch for the homeless and those in need. The Charity has agreed to fund a year long programme.

The Charity has continued to support the Befriend Service a local group supporting residents who are isolated or lonely and without visitors. The Charity funded volunteering training and use of the Hobbayne Centre. The service continues to use the centre for meetings and group sessions.

The Charity also gave a grant to the Gurnell Grove Community contributing towards a Community Café providing a safe space where the residents can socialise.

In the Autumn a Hanwell and Well Being event was given a grant to help connect with the community to publicise their event.

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Brentford FC Community Sports Trust was granted funds for holiday activities including workshops and activity days.

The Charity annually funds school trips for premium pupil children, school projects supporting the work of the school both Primary and High Schools applied for grants. The Charity also funded a school chicken project to enable children to protect their chickens from local foxes. Children are gaining a sense of responsibility; this particularly helps children without routine in their day who now have responsibility for bedding the chickens at the end of the day in return for some eggs. School Awards were presented in July with the Charity honouring three students with a certificate and book token.

Uniform grant applications remain extremely important for local schools and the Charity continually alerts local schools to ensure as many children in need as possible receive support.

4.2 Community Support

Our Outreach Worker and Volunteer Social Worker continue to actively work on the ground in the community. They distribute donations of clothes, equipment and food to local families. The Charity receives many small donations of food and clothes and we can pass them on to families in need or some of the groups in our network. This year working with Ealing Council Neighbourhood Governance we were able to deliver festive hampers to residents in need. Post the Omicron variety of Covid in January, lack of food continued to be challenging particularly for those who had lost their jobs, financial and emotional support was needed. We liaised with our groups and we were able to continue to provide food and referrals. Many other organisations on the ground liaised with the Charity to reach those most in need in our community and the Charity supported some of them with grants, access to community spaces and networking.

The Charity worked with the Ealing Together team throughout the pandemic and contacted them to see what support they could offer Ukrainian families arriving in the borough. We have offered to use our network in the community. Our Social Worker was in contact with families and the Charity was able to provide grants of food and clothing.

The team met with a Social Prescribing which is a project led by NHS in local partnership with A2 Dominion housing. The aim of the project is to work with people in the community and prescribe local activities which they may benefit from. The Charity was able to offer access to the Centre and a wide variety of groups.

The Charity supported EASE with networking for the Hanwell Big Local fun day on 11th June and the team ran a very successful event.

Youth Engagement Project continues to do a fantastic job running the Community Café at Hanwell Community Centre supporting young people with learning difficulties. They are utilising the community fridge sponsored by the Charity and are also distributing food on other days in the week.

The Charity supported two families in the clearance of their houses following the death of family members. This allowed families to keep their important possessions and enable donations to local organisations.

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The Charity attended the DIG project open day on Green Lane to view the site and see if more support could be offered in addition to a previous grant by the Charity or any further networking support. The team were given a list of local organisations and community groups who may be able to help or utilise the site.

The Charity met with local Councillors from Hobbayne and Elthorne wards to update them on the work of the charity and our projects. New Councillors were given a tour of the Centre and the green spaces and were given the history of the Charity. Councillors can also act as sponsors for grants for those in need in the Community. They can refer individuals and organisations they meet as part of their visits and surgeries who may benefit from contacting the Charity.

We were able to lend lots of our bunting from storage and some of the tables from the Hobbayne Centre to many of the roads in Hanwell who participated in the street parties for the Queen's Platinum Jubilee. Residents passed bunting between roads over the weekend and donated bunting and cake stands to add to our collection for future events.

A local graphic designer created some banners for the Charity to use on the Centre and spare ones for community events. This will help redirect interested parties to the website and allow for a wider understanding of the Charity's work.

4.3 Hall Usage

This William Hobbayne Community Centre is used by a variety of groups.

The Middlesex Association for the Blind use the Centre for their Job club which includes a dedicated room for specially adapted computers and for their monthly coffee mornings.

Weekly Maths, English and Art tuition classes take place.

Mosaic weekend courses.

Community Events including a Quiz Night, Burns Night and other ad hoc events.

Weekly groups include Dementia Concern, NHS, Irish Group, Hanwell Neighbourly Care, Line dancing, board games, yoga, Taekwondo, Pilates, Zumba, Aerobis and Tai Chi.

In addition, meetings take place for the Women's Institute, Olde Hanwell Residents Association and Councillor's surgeries.

This year a local school utilised the hall for pumpkin carving sessions. The sessions were very successful and attended by 55 families across four sessions with Halloween cakes on sale raising £250 for the school fund.

A local theatre and a local ukulele band have used the Hall for rehearsal space.

The local Rotary Club have used the Centre with subsidised rates for their fundraising quiz nights.

The Centre was used as a polling station for the local Elections.

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AGM meetings took place for Hanwell's Allotment groups and the Woodcraft Folk.

Bunnies Nursery used the hall for a fundraising quiz for their Charity and raised £700 to help with their running costs and equipment.

Hanwell Carnival used the Centre for their volunteer recruitment. The Charity assisted with the event helping to decorate, providing refreshments and generally were on hand to support them.

New additional security cameras were installed around the Centre along the Lower Boston Road and a good wide span around the corner right up to the office door. This is providing Centre goers and office staff with more security through the week.

4.4 Queen's Award for Voluntary Service

During the previous year the Charity received notification that it was nominated for the Queen's Award for Voluntary Service. The Charity liaised with the Deputy Lieutenant for Greater London to provide a detailed background on the day to day activities of volunteers and the Charity's networking with other voluntary organisations.

The Deputy Lieutenant visited the Charity and toured the Centre and the green spaces overseen by the Charity and run by volunteers. The Deputy Lieutenant was met by 20 volunteers, Council Officers, local Councillors and Trustees involved in all aspects of the Charity's day to day work. He heard first hand from volunteers about their work, how the charity supports and facilitates volunteering opportunities and the impact on our community.

Throughout the year information and documentation went to the Queen's office and the Charity was notified at the end of April that it would officially receive the Queen's Award for Voluntary Service on 2nd June, 2022. The Charity was pleased to accept the award on behalf of the large number of volunteers who support the work of the Charity. The response and comments of support for the Charity's work from residents and volunteering groups will assist the team in continuing to reach to the community. The Charity received some positive local press and social media comments highlighting its work and its volunteers.

The Charity completed a survey for the Queen's Award office so that they could gain a better understanding of our volunteers and of the successful groups which will help them understand why certain groups fall through the net but are doing an amazing job in their communities.

Two dedicated volunteers were given the opportunity to attend the Queen's Pageant, a special historical event at Buckingham Place on 5th June.

The Mayor of Ealing invited volunteers to a civil service at St Christ the Saviour Church in Ealing on 5th June and the Charity sent some volunteers to this event.

The Charity will be organising a celebratory afternoon tea at the Centre in October for volunteers, and it will be attended by the Deputy Lieutenant, Councillors and local residents. Volunteers will be presented with a special pin recognising their contribution to voluntary service.

Two representatives will officially accept the award on behalf of the Charity from the Queen's Lieutenant at a presentation in the Tower of London on November 18th.

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FOR THE YEAR ENDED 30 SEPTEMBER 2022

4.5 Allotments and growing spaces

The Charity's growing spaces continue to thrive with active committees on both the Hobbayne Billets Hart allotments and also on the Hobbayne Community Gardens. Both sites have long waiting list to join.

In the next year there are plans to develop small children's gardens at the Hobbayne Community Garden site. Trustees and the committee feel that creating children's gardens will not only allow children to work independently but it will also allow them to begin their growing experiences and benefit from the fruits of their labour. Children will have some tutored experiences and will also be encouraged by more experienced growers on the main site. Trustees hope this will allow children the opportunity to develop an interest in growing their own food and educate them about food through experience. Locally some children do not have gardens and the gardens will not only allow them access to their own green space but also an opportunity to learn and play in a safe environment.

Throughout the year the Children's gardens were designed, measured, equipment was purchased and a local carpenter created the raised beds. With help from local scouts and the Goodgym the beds were filled with soil and are now ready for the next growing season. They were officially opened with 12 mini beds available to children. It was thought that it would be nice to give the gardens names and three names were given Doreen's Garden, Doreen was a wonderful volunteer at the centre who sadly passed away. Muriel's Garden to honour a local lady who for many years supported local activities and groups making a real difference and the Queen's Platinum Jubilee Garden.

Throughout the year Hobbayne's Billets Hart Allotments holders continued to support each other. There were educational sessions, community and fundraising days to support the site. In August the Royal Horticulture Society came to visit the site and were impressed with the thriving and well used space. The Charity provided the committee with a vintage tea set to enable them to create an extra special tea party. The area to the front of the allotments which previously housed ponies is now being revamped for additional allotments and growing spaces.

The Charity completed the Middlesex University Urban Review supported by the British Council with the help of Chair of the Committee at Billet's Hart Allotments.

4.6 Green spaces

Hobbayne Half Acre Field

The Hobbayne Half Acre Field continues to flourish and be utilised for a variety of activities and educational programmes.

The area along the River Brent received its second cut this year with the support of Ealing Park Rangers. This enables activities close to the river and also allows local residents to enjoy sitting by the water. The Charity has encouraged use of the area for picnics and general outdoor enjoyment.

Throughout the year Haven Wood Forest School (a small local group) delivered activities through the school holidays for local children. They also delivered several activities for "premium pupil" children from local schools.

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FOR THE YEAR ENDED 30 SEPTEMBER 2022

Haven Wood in collaboration with the John Lyons Charity have been delivering forest school workshops for children with special needs in the Easter, May half term and summer breaks. The team were contacted by a group of local Japanese families who are keen to integrate in the community and enjoy some activities on the site.

There were summer sessions for menopausal women, healing and sound therapy drumming.

Men shed activities also took place on the site throughout the year.

The Haven Wood team are now member of the Young Ealing Foundation working together they support each other and other members of the group helping to expand access to our green spaces.

A navigation course for young adults from Ealing Alternative Provision took place. Pupils have been excluded from school for a variety of reasons and this course allows them to gain a certificate and enjoy learning outdoors.

Regular volunteering litter picking days on the site have ensured the space is clean and safe for users.

We continue to liaise with Ealing Council for repair of the fence at the top of the field as this is the main access for rough sleepers and dumping.

This year the Charity offered seed funding for a project to introduce a Hedgehog Highway pilot project on the site in collaboration with Ealing Wildlife Group. The funding allowed Ealing Wildlife Group to purchase equipment for the project. The aim is to allow hedgehogs a pathway through local gardens and create habitats for the hedgehogs on the site. If successful, the project will be rolled out through Ealing. This will be a very important project helping to increase the dwindling population of hedgehogs across the country. We discussed the potential for future projects on Hobbayne Community Gardens which will expand the project in Hanwell.

Thank you to The Artemis Charitable Trust managed by a local family. Last year they supported our children's outdoor activities and they were so pleased with the work of the Charity that they have decided to support us again in the coming year.

Billets Hart Copse

Our corporate groups and local organisations visits have continued throughout the year at the Billets Hart Copse on Fitzherbert Walk. Goodgym team members have been particularly proactive throughout the year across all our green spaces. In addition, they have introduced other corporate teams including Brompton Bikes to assist with the copse.

The Goodgym also assisted the Charity with weeding around the Hobbayne Centre which had become quite overgrown during the pandemic.

Teams continue to actively work with Ealing Council Rangers to support each other in improving our green spaces and take guidance from them to help improve all our green spaces.

THE ELEEMOSYNARY CHARITY OF WILLIAM HOBAYNE

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FOR THE YEAR ENDED 30 SEPTEMBER 2022

4.7 Care leavers' Christmas party

The Charity was extremely disappointed when our Carer's Christmas Day event was cancelled on Christmas Day at the centre. The whole team were involved with Social Services and local volunteers to enable a special day for young adults who have been in care and would be alone on Christmas Day. Although we could not facilitate the event at the centre because of the Omicron covid variant, all the young people received gifts, a visit/telephone call and a Christmas lunch (courtesy of the Fox Pub in Hanwell). We have agreed and plan to host next year's event.

4.8 Christmas Toy Appeal

This year we reintroduced our Toy Appeal following the height of the pandemic. The Charity was contacted by several organisations in need of toys. A callout to local businesses and residents ensured a gush of toys just before the festival period. Volunteers delivered the toys, and we were able to ensure that local children in need we were contacted to help did receive a gift from the Charity this year.

4.9 Website Blogs

The Charity continues to write blogs for its website to update on its activities and the projects it supports in the community. The blogs give updates on individual projects, gives an insight into some of the organisations the Charity works with and how it supports them.

5. Financial Review

5.1 General

The charity has recorded a deficit of £416 for the current financial year. However, the charity generated a surplus of £26,379 in 2021.

5.2 Investment Policy

The investment of the charity in the Permanent Endowment fund have decreased in the market value during this year, in line with the general performance of the stock market.

5.3 Reserves Policy

The charity maintained the unrestricted reserves amounting to £88,735 (2021: £88,735) which the Trustees deem are sufficient. 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 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 on 28-7-2023.....and signed on their behalf by

MARK COSSICK Name: M.C.

THE ELEEMOSYNARY CHARITY OF WILLIAM HOBAYNE

INDEPENDENT EXAMINER'S REPORT

FOR THE YEAR ENDED 30 SEPTEMBER 2022

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 2022, which are set out on pages 12 to 21.

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.



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

Date: 28th July 2023

THE ELEEMOSYNARY CHARITY OF WILLIAM HOBAYNE

STATEMENT OF FINANCIAL ACTIVITIES

FOR THE YEAR ENDED 30 SEPTEMBER 2022

	Notes	Unrestricted funds £	Endowment funds £	Total 2022 £	Total 2021 £
<u>Incoming Resources</u>					
Incoming resources from generated funds :					
Investment income		-	165,659	165,659	164,324
Income from charitable activities		-	65,476	65,476	40,580
Total incoming resources		-	231,135	231,135	204,904
<u>Resources Expended</u>					
Raising funds	Note 4.1	-	77,568	77,568	55,600
Charitable activities	Note 4.2	-	153,983	153,983	122,686
Other	Note 4.3	-	-	-	240
Total resources expended		-	231,551	231,551	178,526
Net income/(expenditure) before investment gains/(losses)		-	(416)	(416)	26,378
Gains/(losses) on investments		-	(144,912)	(144,912)	307,426
Gains/(losses) on investment properties		-	204,375	204,375	-
Net movement in funds		-	59,047	59,047	333,804
Total funds brought forward		88,735	7,113,633	7,202,368	6,868,564
Total funds carried forward		88,735	7,172,680	7,261,415	7,202,368

THE ELEEMOSYNARY CHARITY OF WILLIAM HOBAYNE

BALANCE SHEET AS AT 30 SEPTEMBER 2022

	Notes	Unrestricted funds £	Endowment funds £	Total 2022 £	Total 2021 £
<u>Fixed Assets</u>					
Tangible assets	Note 8	-	1,906,811	1,906,811	1,227,614
Investments	Note 9.2	-	901,639	901,639	1,755,314
Investment properties	Note 9.3	-	4,300,000	4,300,000	4,001,615
Total fixed assets		-	7,108,450	7,108,450	6,984,543
<u>Current Assets</u>					
Debtors	Note 10	-	48,002	48,002	19,777
Cash at bank and in hand	Note 11	88,735	61,315	150,050	251,696
Total current assets		88,735	109,317	198,052	271,473
Creditors : amounts falling due within one year	Note 12	-	45,087	45,087	53,648
Net current assets		88,735	64,230	152,965	217,825
NET ASSETS		88,735	7,172,680	7,261,415	7,202,368
<u>FUNDS</u>					
<u>Capital Funds</u>					
Permanent endowment funds	Note 13.1	-	1,570,696	1,570,696	1,622,088
Expendable endowment funds	Note 13.1	-	5,601,984	5,601,984	5,491,545
Total capital funds		-	7,172,680	7,172,680	7,113,633
<u>Income Funds</u>					
Unrestricted funds	Note 13.1	88,735	-	88,735	88,735
Total income funds		88,735	-	88,735	88,735
TOTAL FUNDS		88,735	7,172,680	7,261,415	7,202,368

Signed by two trustees on behalf of all the trustees on 27.7.23

John 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 2022

1 Accounting policies

1.1 Basis of accounting

The financial statements of the charity, which is a public benefit entity under FRS 102, have been prepared in accordance with the Charities SORP (FRS 102) '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 (FRS 102) (effective 1 January 2019)', Financial Reporting Standard 102 'The Financial Reporting Standard applicable in the UK and Republic of Ireland' and the Charities Act 2011. The financial statements have been prepared under the historical cost convention.

1.2 Income and Expenditure

Investment income comprises dividends from investments, bank interest received and rent from the investment properties held by the charity.

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 Charities SORP.

1.3 Tangible Fixed Assets

Tangible fixed assets consist of:

Freehold land and building

These comprise the following:

The William Hobbayne Centre stated at cost. The freehold building at William Hobbayne Centre is not depreciated as it has an estimated economic life exceeding 50 years with a high residual value and is kept in a good state of repair.

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

Improvements to property

This comprises improvements and extension work on the William Hobbayne Centre.

Allotments & gardens

- the Billet Hart allotment land was revalued previously at £580,000 which is taken as its deemed cost on transition to FRS102.

- the Hobbayne Community Gardens is stated at its cost of £97,990.

The allotments and gardens being land are not depreciated.

Fixtures, fittings and equipment

Fixtures, fittings & equipment at the William Hobbayne Centre are stated at cost less depreciation. Depreciation is provided at the annual rate of 25% on a straight line basis in order to write off the assets over their estimated useful lives.

1.4 Investments

Investments are initially recognised at their purchase cost and subsequently measured at their fair value using the quoted market price at the reporting date. All gains and losses arising on revaluation and disposals during the year are taken to the Statement of Financial Activities.

THE ELEEMOSYNARY CHARITY OF WILLIAM HOBAYNE

NOTES TO THE FINANCIAL STATEMENT FOR THE YEAR ENDED 30 SEPTEMBER 2022

1.5 Investment properties

Investment properties are measured at fair value at the Balance Sheet date with gains or losses in fair value being recognised in the Statement of Financial Activities. No depreciation is provided on the investment properties in accordance with FRS102.

1.6 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.

2 Income

All income is recognised in the Statement of Financial Activities once the charity has entitlement to the income, it is probable that the income will be received and the amount can be measured reliably.

3 Expenditure

Expenditure is recognised once there is a legal or constructive obligation to transfer economic benefits 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.

THE ELEMOSYNARY CHARITY OF WILLIAM HOBAYNE

NOTES TO THE FINANCIAL STATEMENT FOR THE YEAR ENDED 30 SEPTEMBER 2022

4 Resources expended

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

	2022 £	2021 £
4.1 Cost of generating funds		
Maintenance of Investment properties	51,487	26,424
Maintenance of William Hobbayne Centre	21,835	21,503
Maintenance of Billets Hart allotments	4,246	7,673
	<u>77,568</u>	<u>55,600</u>
4.2 Charitable Activities		
I. Activities in furtherance of the charity's objectives		
Outreach worker costs	28,907	26,823
Activities at William Hobbayne Centre	18,115	5,430
Lobby maintenance	0	2,894
	<u>47,022</u>	<u>35,147</u>
II. Support costs		
Staff costs - Clerk/Assistant Clerk	17,958	16,879
Less Clerk's services to trustees	(1,100)	(1,100)
Accounting services	4,563	4,240
Investment management fees	65	1,442
Other Office costs	19,120	7,545
	<u>40,596</u>	<u>29,006</u>
III. Governance		
Independent examination of accounts	2,160	2,160
Clerk's services to trustees	1,100	1,100
	<u>3,260</u>	<u>3,260</u>
IV. Grants Made	63,105	55,273
Total expenditure on Charitable Activities	<u>153,983</u>	<u>122,686</u>
4.3 Miscellaneous costs re other land		
Community Gardens and Half Acre Field	-	240

5 Fees for examining the accounts

A sum of £2,160 has been allowed for in the accounts for the year ended 30th September 2022

6 Staff costs

	2022 £	2021 £
Salaries and social security cost	53,692	48,292
Pension	788	831
	<u>54,480</u>	<u>49,123</u>
	No.	No.
Average number of employees	<u>4</u>	<u>3</u>

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NOTES TO THE FINANCIAL STATEMENT FOR THE YEAR ENDED 30 SEPTEMBER 2022

7 Grants Made	2022	2021
	£	£
Grants made to institutions	47,233	38,993
Grants made to individuals	13,604	15,580
Grants from Hanwell Community Centre funds	2,268	700
	63,105	55,273

8 Tangible Fixed Assets

	Freehold Land & Building	Improvements to property	Allotments & Gardens	Fixtures, Fittings & Equipment	Total
Cost	£	£	£	£	£
At 1 October 2021	742,368	485,246	-	17,266	1,244,880
Additions	-	1,207	-	-	1,207
Transfer from Investment properties	-	-	677,990	-	677,990
At 30 September 2022	742,368	486,453	677,990	17,266	1,924,077
Depreciation					
At 1 October 2021	-	-	-	17,266	17,266
Charge for year	-	-	-	-	-
At 30 September 2022	-	-	-	17,266	17,266
Net Book Value					
At 30 September 2021	742,368	485,246	-	-	1,227,614
At 30 September 2022	742,368	486,453	677,990	-	1,906,811

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

This land was bought at a bargain price at which point the market rate of the land alone would be higher than the cost. As such no depreciation has been applied as this would otherwise mislead the users of the accounts.

The trustees have reclassified the Billets Hart allotments and William Hobbayne Community Gardens as land held for non-investment purposes. Consequently, the cost of both allotments has been transferred from investment properties to tangible fixed assets of the trust.

THE ELEEMOSYNARY CHARITY OF WILLIAM HOBAYNE

NOTES TO THE FINANCIAL STATEMENT FOR THE YEAR ENDED 30 SEPTEMBER 2022

9.1 Fixed Asset Investments

Movement in fixed asset Investments	Listed equities and cash £	Investment properties £	Total £
Market value carried forward at 1 October 2021	1,755,314	4,001,615	5,756,929
Transfer to tangible fixed assets	-	(677,990)	(677,990)
Add : Additions at cost	-	772,000	772,000
Less : Eliminated on disposals	(724,135)	-	(724,135)
Less : Unrealised gain/(loss) on revaluation	(129,540)	204,375	74,835
Market value carried forward at 30 September 2022	901,639	4,300,000	5,201,639

9.2 Investments

All investment assets were held in the UK and comprise:

9.2.1 Permanent Endowment fund

no. units/	Listed Investments and cash price	Historic cost £	Market value at 30.09.22 £	Market value at 30.09.21 £
19,000	Blackrock Asset Management UK Charishare Income Fund	49,600	120,280	241,584
10,000	COIF Charity Fund Income Units	44,256	190,839	401,511
15,460	Dunedin Income Growth Investment Trust 25p ordinary shares	18,645	40,814	50,245
16,500	Edinburgh Investment Trust 1p ordinary shares 5p	13,392	28,776	92,250
13,050	Invesco Income Growth Trust ordinary shares 25p	23,676	19,706	24,404
4,000	JPMorgan Claverhouse IT PLC ordinary shares 25p	24,591	25,840	29,920
3,000	Monks Investment Trust ordinary shares 5p	11,538	29,100	83,400
57,000	Invesco Trust Managers Exempt	9,681	84,537	200,516
6,500	M&G Securities Charifund Income Units	14,229	89,174	153,749
-	Royal Dutch Shell	-	-	53,661
950	Unilever Ordinary	16,538	37,706	38,048
-	BHP Billiton	-	-	20,770
-	South32 Ltd	-	-	2,059
-	GlaxoSmithKline	-	-	16,843
-	Vodafone Group USD 0.2095	-	-	9,291
-	Daily Mail & General Trust-DMGT	-	-	13,207
-	Euromoney Institutional Investor 0.25p	-	-	4,653
-	Charishare Common Investment fund	-	-	11,125
6,000	Merchants Trust Ord 25p	24,677	30,120	32,520
18,500	Tritax Big Box REIT plc 1p	25,122	25,121	39,331
Total Permanent Endowment Fund		275,945	721,813	1,519,087

THE ELEEMOSYNARY CHARITY OF WILLIAM HOBAYNE

NOTES TO THE FINANCIAL STATEMENT FOR THE YEAR ENDED 30 SEPTEMBER 2022

9.2.2 Expendable Endowments

no. units/ price	Listed Investments and cash	Historic cost £	Market value at 30.09.22 £	Market value at 30.09.21 £
28,000	Liontrust Fund Partners LLP Macro Equity Income	24,753	32,999	46,465
-	Aberdeen Diversified (formerly Black Rock) ordinary shares 25p	-	-	18,000
11,000	Temple Bar Investment Trust ordinary shares 25p	25,767	22,055	23,409
15,000	International Public Partnership Ord 1p	23,440	22,770	24,300
15,000	HICL Infrastructure Co Ord 1p	24,924	24,240	24,990
2,000	Murray International Trust 25p	24,639	23,400	21,840
4,000	Edinburgh Investment Trust 25p	24,527	22,120	24,400
8,000	IMPAX Environmental Markets	19,979	31,680	52,300
	Subtotal	168,029	179,264	235,704
	Cash held within investment portfolio		562	523
	Total Expendable Endowments		179,826	236,227
	TOTAL INVESTMENT FUNDS		901,639	1,755,314

9.3 Investment properties

Property details	Historic cost £	Market value at 30.09.22 £	Market value at 30.09.21 £
Fair Value			
25 Golden Manor, London W7 3EE	561,185	3,475,000	3,323,625
1B St Marks Road, London W7 2PN	772,000	825,000	-
Billet Hart Allotments		-	580,000
William Hobbayne Community Gardens		-	97,990
	1,333,185	4,300,000	4,001,615

A market appraisal of both investment properties was carried out in June 2023 by a local estate agent Doyle Sales and Lettings and the Trustees have obtained confirmation that the value of these properties have not changed materially since 30 September 2022. The valuations of both investment properties has been based on research of similar local properties that have been sold recently. The market value of 25 Golden Manor Road at 30 September 2022 is the sum of the market value of each of the 9 flats comprising this property based on the size and condition of each flat.

During the year the charity purchased a five bedroom freehold property at 1B St Marks Road, London W7 2PN.

The trustees have reclassified the Billets Hart allotments and William Hobbayne Community Gardens as land held for non-investment purposes. Consequently, the cost of both allotments has been transferred from investment properties to tangible fixed assets of the trust.

THE ELEEMOSYNARY CHARITY OF WILLIAM HOBAYNE

NOTES TO THE FINANCIAL STATEMENT FOR THE YEAR ENDED 30 SEPTEMBER 2022

10 Debtors

	2022	2021
	£	£
Trade debtors	18,083	10,414
Sundry debtors	20,310	1,310
Prepayments	19,846	8,053
	<u>58,239</u>	<u>19,777</u>

11 Cash at bank and in hand

	2022	2021
	£	£
Short term deposits	94,534	94,109
Cash at bank	50,230	155,327
Cash in hand	1,646	924
Matalan vouchers	3,640	1,336
	<u>150,050</u>	<u>251,696</u>

12 Creditors amounts falling due within one year

	2022	2021
	£	£
Tenants' deposits	13,847	12,945
Rents received in advance	18,808	20,952
Other creditors	802	1,237
Wages & social security	-	11
Grants payable	1,055	11,753
Accruals	4,500	4,500
Allotments Maintenance Fund	1,921	2,250
	<u>40,933</u>	<u>53,648</u>

13 Funds

13.1 Analysis of charitable funds - current year

	Permanent Endowment Funds	Expendable Endowment Funds	Unrestricted Income Funds	Total Funds
	£	£	£	£
Balance brought forward	1,622,088	5,491,545	88,735	7,202,368
Incoming resources	50,717	194,809	-	245,526
Resources expended	(23,748)	(207,803)	-	(231,551)
Loss on disposal of listed investments	(125,977)	(18,935)	-	(144,912)
Gain on revaluation on investment properties	53,000	151,375	-	204,375
Fund carried forward	<u>1,576,080</u>	<u>5,610,991</u>	<u>88,735</u>	<u>7,275,806</u>

THE ELEEMOSYNARY CHARITY OF WILLIAM HOBAYNE

NOTES TO THE FINANCIAL STATEMENT FOR THE YEAR ENDED 30 SEPTEMBER 2022

13.2 Net assets by fund

	Permanent Endowment Funds £	Expendable Endowment Funds £	Unrestricted Income Funds £	Total Funds £
Tangible fixed assets	-	1,906,811		1,906,811
Fixed asset investments	721,813	179,826	-	901,639
Investment properties	825,000	3,475,000	-	4,300,000
Net current assets	23,883	40,347	88,735	152,965
Total funds	1,570,696	5,601,984	88,735	7,261,415

13.3 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 Hobbayne Centre, the Billets Hart allotments and the William Hobbayne Community Gardens.

The balances in the individual funds as at 30th September 2022 are as follows :

	£
Emergency repair fund for 25 Golden Manor	30,000
Emergency repair fund for The William Hobbayne Centre	40,000
Cyclical maintenance fund for Billets Hart Allotments	8,000
Cyclical maintenance fund for William Hobbayne Community Gardens	3,000
Greening projects to maintain the spaces and vegetation.	7,735
Total funds	88,735

14 Trustees and other Related Parties

	2022 £	2021 £
Trustees reimbursed for expenses	77	648

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.