



Independent examiner's report on the accounts

Section A: Independent examiner's report

**Report to the trustees/
members of**

ST EDITH'S HOUSE

**On accounts for the
year ended**

31 DECEMBER 2016

**Charity no
(if any)**

1076029

Set out on pages

1 - 2

**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 of the Charities Act 2011 ("the Charities Act") and that an independent examination is needed. ~~The charity's gross income exceeded £250,000 and I am qualified to undertake the examination by being a qualified member of [named body]. Delete [] if not applicable.~~

It is my responsibility to:

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

**Basis of independent
examiner's statement**

My examination was carried out in accordance with 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 the 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.

Section A: Independent examiner's report

(cont)

Independent examiner's statement

In connection with my examination, no matter has come to my attention
(~~other than that disclosed below *~~)

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
Charities Act; and
 - to prepare accounts which accord with the accounting records and
comply with the accounting requirements of the Charities Acthave 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.

** Please delete the words in the brackets if they do not apply.*

Signed:

A. M. Rylett

Date:

5.10.2017

Name:

A. M. RYLETT

Relevant professional
qualification(s) or body
(if any):

Address:

1. BORROWDALE DR

LEAMINGTON SPA

CV32 6NY

St EDITH'S HOUSE

BALANCE SHEET AS AT 31 DECEMBER 2016

	2015	
	£	£
ASSETS		
NatWest current a/c	82045.87	76424.26
Petty cash	2.09	2.09
NatWest deposit a/c	0.73	0.73
CBF deposit	52179.58	51935.62
COIF perm. endow. (2)	6121.39	5624.36
Debtor (Bromford)	5872.75	0.00
	<hr/>	<hr/>
	146222.41	133987.06
	<hr/>	<hr/>
REPRESENTED BY		
Balance brought forward	133987.06	147482.69
Increased value of (2)	497.03	136.65
Net for the year	11738.32	-13632.28
	<hr/>	<hr/>
	146222.41	133987.06
	<hr/>	<hr/>

St EDITH'S HOUSE**INCOME AND EXPENDITURE ACCOUNT FOR THE YEAR TO 31/12/16**

			2015
	£	£	£
INCOME			
CBF interest & div.		243.96	280.80
Dividend COIF		203.63	212.19
Rent		26081.97	27406.13
		<hr/>	<hr/>
		26529.56	27899.12
LESS EXPENDITURE			
Admin	158.00		190.00
Insurance	894.66		856.03
Council Tax	1615.79		1561.59
Water services	184.38		182.67
Electricity	449.04		467.85
Repairs etc	11489.37		38273.26
	<hr/>		<hr/>
		14791.24	41531.40
		<hr/>	<hr/>
SURPLUS FOR THE PERIOD		£11,738.32	-£13,632.28

Repairs	
David French	1,063.00
Bromford	6,977.69
Carpets	2,576.00
Kitchens	872.68

St Edith's House, Emscote, Warwick

Report of the Trustees for the year to 31st December 2016

The Charity

Name and Registration

The Almshouse is named in two separate Indentures as **Saint Edith's Hostel** (or **Home**) but is now known as **St Edith's House**. St Edith's House is a registered charity and a member of the Almshouse Association.

Charity Commission Registration No 1076029.
Almshouse Association Membership No 1842.

Governing Documents

The Charity was established by two Indentures:

By the first Indenture, dated 1st July 1868, the Earl of Warwick conveyed a piece of land to the first Trustees (Revd Thomas Bourne Dickins, Marianne Philips and George Henry Nelson). The land was to be held in trust for the building, establishment and management by the Trustees of an Almshouse as a place of residence for 12 poor and indigent persons, a superintendent matron and Schoolmistress. The rules and regulations included within this indenture were modified, as permitted and with Charity Commission approval, (minute 5.5a of 17th June 2003) and recorded in a memorandum dated 2nd March 2004.

By the second Indenture, dated 17th March 1869, Marianne Philips endowed the Almshouse with £2000 to be invested and the income used by the Trustees towards the

Trustees: repair and maintenance of the building or towards the support of the residents.

Dr Alwyn Finney (Clerk)
Mrs Myrtle A Green
Mr Christopher Popple
Mr Derek Lever

Miss Monica A Ory
Mr Paul Robinson (Treasurer)
Mr Andrew Baugh (Chairman)
Revd. Diane Thompson

The Trustees themselves appoint their co-trustees and successors. There must be at least three trustees and the vicar of the parish of All Saints, Emscote, (Warwick) must be one of them. Following the Revd Dr John Fitzmaurice' move from the area in 2015 to take up a new position in the Diocese of Worcester, the Reverend Diane Thompson took over as vicar in July 2016.

Relevant Organisations & Persons

During the year the Trustees received advice and services from

Bankers: National Westminster Bank PLC
 CCLA Investment Management Ltd
 (for COIF and CBF Funds)

Independent Examiner: Mr Alan Rylett

Social Care Warwickshire Social Services,
 Warwick District Council,
 Bromford Carinthia Housing Group,
 People in Action

Almshouse Address (Not to be used for correspondence with the Trustees)

St Edith's House, All Saints Road, Emscote, Warwick, CV34 5NL.

Relationships

Through its Trustees St Edith's House is informally associated with the adjacent parish church, All Saints', Emscote, although there is no legal or financial connection. The Trust Deeds specify that the vicar of the parish is to be a Trustee and from 1868 to the present day other Trustees too have been members of the church.

Signed _ _ _ _ _

date _ _ _ _ _

Aims and Objectives

The Trustees aim to achieve compliance with the objective of the Trust as defined in the Trust Deeds by providing affordable housing to those in need. It is recognised that this broad statement must be a compromise between the facilities provided by the building, the financial resources available to the Trustees, and consideration for the local community.

The Renovations

Until 1960/61 St Edith's House comprised two large rooms, tiny apartments and a matron's flat. The first renovation comprised internal alterations and a flat roofed two storey extension. The result was a house of nine very small flats; most were single room bed-sits. Residents from that time were mostly poor elderly women who were in good enough health to look after themselves, as there was no matron, or other resident carer/warden. In 1998, with only one flat occupied, the Trustees decided that another modernisation was due and set in progress a programme of extensive alterations.

Between 2003 and 2004 the nine very small flats were converted into seven larger flats, each with a separate living room, bedroom, kitchen and bathroom. All flats have their own front door, three with direct outside access and four with outside access via a common hall/stairway and front door.

Residents

St Edith's House has become a *Supported Housing Scheme for Adults with a Learning Difficulty*. The Trustees will accept as residents only those who comply with the beneficiary criteria as set forth in the Trust Deed. Residents will be selected from adults with learning difficulties who are in receipt of Housing Benefit (poor), who require continuing care from on site carers (needy) and who fulfil other regulations from time to time in force. In reaching a determination, the Trustees seek the advice of Warwickshire Social Services, Warwick District Council and Bromford Housing Group.

Residents are obliged to adhere to terms and conditions set out in a Resident's Handbook.

Residents are welcomed at All Saints' Church but there is no obligation to attend, as was the case under the original rules and regulations when the almshouse was first established in 1868. They are also encouraged to engage with the local neighbourhood communities and activities.

All flats were occupied by mid May 2004.

Review of Affairs

The objectives of the Charity during 2009 were: to identify and resolve any deficiencies in the building following its renovation: to agree with Warwickshire Social Services and the Bromford Housing Group the selection of new residents as cases arise.

Building work and Finance

History

Funding for the renovation was supported by reserves of the Charity, an Improvement Grant from Warwick District Council, and aid from other charities that had agreed to support the project, notably including the King Henry VIII Endowed Trust. The Improvement Grant was provided in stages as work progressed, as was the financial support from other charities.

The Trustees had to arrange additional finance to complete the renovations beyond that which had been secured at commencement of renovation. Legal and Financial advice was sought before entering into an arrangement with the Charity's bank for a loan. However, as building work progressed through the year, some problems were encountered, leading to increased costs and an extended renovation period. The bank loan was therefore insufficient to meet all the unforeseen additional costs.

Although all structural work was complete by the end of 2003 there was essential work to be done on some unexpected internal damp proofing and associated redecoration, resurfacing of the flat roof and erection of a new external staircase to the first-floor flat not accessible from the internal staircase. Due to project delays and increased costs extra funding was required. A second application was accepted by Warwick's King Henry VIII Endowed Trust for funding for this work. The work was completed in March 2004 in time for the final instalment of the Warwick District Council grant aid to be released prior to its deadline of 31st March.

The Permanent Endowment of The Charity has not been used or diminished by renovation work.

Work during 2016

All kitchens were renovated in 2015 with one outstanding item (the repositioning of a laundry drier in one flat) which was completed this year.

No other work of significance was carried out during the year.

There have been no gaps in residency.

Supported Housing Scheme

The Trustees have formed a partnership with three other organisations to provide the support and professional services needed to allow The House to be occupied by people with learning difficulties. These organisations are Warwickshire Social Services who fund the support services based on a community care assessment of need to the occupiers; Bromford Housing Group who provide housing related support and People in Action who provide social care support.

(In February 2016 Bromford Housing gave notice to the Trustees that they wished to end the contract within the contractual notice period but would maintain their responsibilities until a replacement agent was found).

With the support of these agencies, the Trustees undertook a process of consultation with residents in roads close to The House, explaining the work that had been done on The House and future plans for its use. Following the consultations, the agencies assisted in the identification of suitable residents and in the creation of formal structures in the management of the project and forward maintenance of The House.

Warwick District Council provided a substantial grant towards the renovation in return for which they had the right, through the agencies mentioned, to nominate residents for five years in partnership with the Trustees (agreement 20 January 2003). The Trustees, who reserved the right to refuse any nomination, approved this arrangement as an appropriate way of ensuring that only those most in need are helped. This agreement has now lapsed but the cooperation enjoyed under the agreement continues.

As mentioned previously, The House comprises seven flats, six of which are occupied by live-in residents and one being used as a resource flat and staffed by the care agencies. The Trustees feel that such use of care agencies and the 'resource flat' is the modern equivalent of the residential 'matron and schoolmistress' described in the original governing deed.

Together with representatives of Warwickshire Social Services, Warwick District Council, People In Action and Bromford Housing Group the Trustees are members of the St Edith's House Steering Group, the purpose of which is to ensure the effective running of the scheme, consistent with the governing deeds and the objectives of the project. The Steering Group also assesses the suitability of residents for occupation of the flats and ensures that the facilities of The House are suitable for their use.

The Trustees remain owners of the building and are responsible for the maintenance of The House.

End of Annual Report

