
THE DULWICH ALMSHOUSE CHARITY

**ANNUAL REPORT AND
FINANCIAL STATEMENTS**

FOR THE YEAR ENDED

31 MARCH 2017

Registered Charity No: 207167

THE DULWICH ALMSHOUSE CHARITY
ANNUAL REPORT & FINANCIAL STATEMENTS
YEAR ENDED 31 MARCH 2017

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THE DULWICH ALMSHOUSE CHARITY
REPORT OF THE TRUSTEES
YEAR ENDED 31 MARCH 2017

TRUSTEES

Members of the Board of Trustees who served during the year and up to the date of signing of the accounts were:

	Name	Appointing Body
<i>Chairman:</i>	Mrs C P Waugh, BSc, RGN, RHV	The Dulwich Estate
	Mr K Coonan, QC (from 1.4.2017)	Co-opted
	Mrs P A Cox, LLB	Camberwell Consolidated Charities
	M C Craddock, MSc., BSc (Hons)	St Luke's Parochial Trust
	Mrs C Jeffrey, MA, MA	The Dulwich Estate
	Ms C Linnane, BA (Hons) (from 1.4.2017)	London Borough of Southwark
	M B Maunsell, MA, LLB	Bishopsgate Foundation
<i>Warden:</i>	Mrs S A Miles	

PRINCIPAL PROFESSIONAL ADVISERS

<i>Independent Auditor:</i>	Kingston Smith LLP, Devonshire House, 60 Goswell Road, EC1M 7AD
<i>Bankers:</i>	Barclays Bank Plc, 1 Churchill Place, Canary Wharf, London, E14 5HP

OFFICE ADDRESS: The Old College, Gallery Road, Dulwich, London SE21 7AE
Tel: 020 8299 1000 Fax: 020 8693 2456
Website: www.dulwichalmshousecharity.org.uk

REGISTERED CHARITY NO: 207167

THE DULWICH ALMSHOUSE CHARITY

REPORT OF THE TRUSTEES

YEAR ENDED 31 MARCH 2017

History and Background

ALLEYN'S COLLEGE OF GOD'S GIFT

Edward Alleyn, a successful actor-manager and entrepreneur, purchased the Manor of Dulwich in 1605. Some years later, he decided to create a charitable foundation in Dulwich, endowing it with his estate and other property. Christ's Chapel of God's Gift was the first of the buildings to be completed, being consecrated on 1 September 1616. The first residents moved into the Almshouse in September 1616. Letters patent were granted by King James I, and on 21 June 1619 Alleyn's College of God's Gift was formally established.

The original beneficiaries were twelve poor scholars, six poor brothers and six poor sisters, all chosen from four parishes with which Alleyn was closely associated: St Botolph's Bishopsgate (where he was born); St Saviour's Southwark (where he had lived and been Churchwarden); St Giles Cripplegate (where his Fortune Theatre was situated); and the parish of Camberwell, in which his Manor lay. In 1773 the new parish of St Luke's took the place of St Giles as a nominating body.

In 1882, the Charity was split into two Boards:

i) The Board of Estates Governors had responsibility for managing the properties and investments of The Dulwich Estate and for distributing annually all surplus income to the specified beneficiaries; and, as a separate function, to manage and account for the Eleemosynary Branch, the principal activity of which was the management of Edward Alleyn House, almshouses comprising sixteen flats to house poor elderly residents of the four parishes with which Edward Alleyn was connected;

ii) The Board of College Governors became responsible for managing the education side (Dulwich College, Alleyn's School, Dulwich Picture Gallery and Christ's Chapel).

New arrangements for both Boards were introduced by Schemes approved by the Charity Commissioners on 31 July 1995. The Boards of Estates Governors and College Governors ceased to exist on that day and the Dulwich Almshouse Charity came into existence on 1 August 1995.

Constitution

The Trustees of the Dulwich Almshouse Charity administer the Charity which comprised the former Eleemosynary Branch, in accordance with the Scheme of 31 July 1995. This Scheme defines the *objects of the Charity*, the *area of benefit* and *beneficiaries* as follows:

The "objects of the Charity" are to relieve beneficiaries in cases of need, hardship or distress by the provision and maintenance of almshouses and otherwise as the Trustees think fit.

The "area of benefit" is the former parishes (as constituted on 1 May 1891) of St. Botolph, Bishopsgate, of St. Luke, Old Street, of St. Saviour, Southwark and of Camberwell. A further Scheme of 21 August 2000 extended the area of benefit, as regards financial assistance to beneficiaries, to include parishes within the area of benefit of the Bishopsgate Foundation.

"Beneficiaries" means inhabitants of the area of benefit who are not less than 60 years of age who are in conditions of need, hardship or distress.

Links are retained with the areas of the four parishes from which the original beneficiaries were chosen, through the current areas of benefit and the bodies making appointments to the Board of Trustees.

Objects

The Trustees' object remains unchanged from that set down by Edward Alleyn - to relieve beneficiaries in case of need, hardship or distress by the provision and maintenance of the almshouses and otherwise as they think fit.

Public Benefit

The Trustees have reviewed the Charity Commission's guidance on the requirement to report on public benefit. The Board is satisfied that the work of the Charity, described below, accords with its stated objects and provides tangible public benefit to a wide section of those who reside within the Charity's areas of benefit; the criteria used to assess those who may benefit are not unreasonably restrictive.

THE DULWICH ALMSHOUSE CHARITY

REPORT OF THE TRUSTEES

YEAR ENDED 31 MARCH 2017

Governance and Management

Trustees are appointed by the bodies listed on page 2 and serve for an initial term of five years. Under the Charity's Scheme, they may be re-appointed for a second, continuous, term of five years. Where, exceptionally, at least two thirds of the remainder of the Trustees resolve that a particular Trustee should be appointed for a third consecutive term, this period shall not exceed five years. New Trustees are introduced to the Almshouse residents and are made aware of the Charity's objects and its operation. A warden is the sole employee of the Charity but back-up and other assistance to residents is supplied by staff engaged via an agency. Given this limited resource, the Charity pays The Dulwich Estate to undertake some of the day to day management and administration of the Almshouse and the Charity.

During 2016, the Board applied to and received consent from the Charity Commission to increase the number of Trustees from six to eight, with the power for the Board to co-opt two trustees. This change was to provide the Board with flexibility in ensuring that it has the appropriate skills set and that meetings of trustees are quorate.

The Board meets formally four times a year and committees of Trustees (including that for the Appointment of Residents) meet on an ad hoc basis. Trustees, individually, visit residents and meet with the Warden throughout the year. New Trustees are introduced to the operation of The Dulwich Almshouse Charity and are made aware of the Charity's objects. Trustees are encouraged to avail themselves of seminars and training courses of relevance which are made available to the charity sector.

Operation

The Charity maintains sixteen almshouse flats in Edward Alleyn House on College Road, Dulwich. There are two bedsit flats and 14 one bedroom flats. Unfortunately, for some years the bedsit flats have proved to be too small to accommodate would-be residents. The individual flats have been modernised over the years (as far as is possible in a listed building) whilst preserving, externally, the historic character of Edward Alleyn House: they benefit from secondary-glazing, central heating, modernised kitchens and either walk-in showers or walk-in baths. Thanks to this, the flats though small continue, in part, to meet the needs of the residents by providing a comfortable home and a sense of community and security. Each flat is self-contained, although a central launderette is provided for residents to share. The building is not wheelchair accessible but stairlifts, installed in three of the four staircases, assist both residents living on the first floor and their visitors, once they have negotiated the steps leading up to the building. The Board has recognised that the current almshouses are not truly fit for purpose as they cannot provide 'lifetime homes' due to the limitations above and thus, plans for a replacement to Edward Alleyn House have been advanced – see below.

The Warden is on hand to assist the residents and those who are in need also have access to external home help services at a cost subsidised by the Charity. The Trustees have made available to residents the ground floor bedsit as a guest flat, providing accommodation for visiting family and friends of residents. This facility is in demand and enables residents to keep contact with their families who may live some distance away. It is also used as the venue for social gatherings and events for residents and as an office for the Warden.

Prospective residents should be able to look after themselves but inevitably, with the passage of time and increasing frailty, some residents need the support of local authority care packages and the Charity continues to subsidise home help where necessary.

Applications to fill vacant flats can be made direct to the Charity or by nomination via the Bishopsgate Foundation, St Luke's Parochial Trust, Camberwell Consolidated Charities, United St Saviour's Charities, The Dulwich Estate or the London Borough of Southwark.

Through the outreach scheme, the Charity provides visits and other assistance by the Warden to needy local residents and one-off financial grants, where appropriate.

The Charity is pleased to support, through financial assistance, the work of Bishopsgate Foundation, St Luke's Parochial Trust, Camberwell Consolidated Charities and other charitable organisations which meet its criteria - further details of which are provided below, under 'Review 2016/2017'.

THE DULWICH ALMSHOUSE CHARITY

REPORT OF THE TRUSTEES

YEAR ENDED 31 MARCH 2017

Statement of Responsibilities of the Board of Trustees

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

Charity law requires the trustees to prepare financial statements for each financial year that give a true and fair view of the state of affairs of the charity and of its income and expenditure for the year.

In preparing those financial statements the Board of Trustees is required to:

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

The Trustees are responsible for keeping proper accounting records that are sufficient to show and explain the Charity's transactions and disclose with reasonable accuracy at any time, the financial position of the Charity and enable it to ensure that the financial statements comply with the Charities Act 2011 and regulations made thereunder and the trust deed. They are also responsible for safeguarding the assets of the charity and hence for taking reasonable steps for the prevention and detection of fraud and other irregularities.

The Trustees are responsible for the maintenance and integrity of the Charity's financial information included on its website. Legislation in the United Kingdom governing the preparation and dissemination of the financial statements and other information included in annual reports may differ from legislation in other jurisdictions.

The Board of Trustees confirms its acceptance of these responsibilities.

Review 2016/2017

As reported last year, 2016 marked a significant milestone: the 400th anniversary of the founding of the Charity – the first residents moved in to the almshouse in 1616. The Board marked this occasion on 7 September 2016 with a tea party for residents and an evening reception. A history of the Charity, commissioned by the Trustees and written by local historian Mr Brian Green, provides an enduring record of the past four hundred years.

The Charity was very appreciative of the support of the Dulwich Community Council who provided a grant from their neighbourhood funds. This allowed us to print and distribute the 400th anniversary *The History of the Dulwich Almshouse 1616 to 2016* and for it to be uploaded onto its website so that it is freely available to all. The grant has also allowed us to introduce a weekly Chi Kung session for all residents and outreach beneficiaries.

The Board was also pleased to commission a website for the Charity: www.dulwichalmshousecharity.org.uk

Beneficiaries

The Almshouse residents' ages currently range from 71 to 101 years with an average age of 81 years. In 2016, two residents attained their centenary and two celebrated their 90th birthdays. One of the centenarians remains in residence and has lived at Edward Alleyn House for the past twenty-six years.

The Board has achieved its objective in maintaining a good level of occupancy of the fourteen one bedroom flats. As permitted under the Charity's Scheme, the small, first floor, bedsit has been let on an Assured Shorthold Tenancy for the time being, generating additional income for the Charity.

The ground floor flat is used as a small meeting room for the residents and outreach beneficiaries. It also serves as guest room accommodation for the friends and families visiting residents.

THE DULWICH ALMSHOUSE CHARITY

REPORT OF THE TRUSTEES

YEAR ENDED 31 MARCH 2017

Outreach schemes, both locally and through its grants, provide benefit to those members of the wider community who meet the Charity's criteria.

Residents and outreach beneficiaries, once again, enjoyed a number of outings and social activities funded by the Charity. Coffee mornings and befriender group meetings, held in the guest flat, continue to be popular.

Grants

In accordance with its established Grants Policy, the Board continues to provide funding (as detailed in note 2 of the financial statements) as part of the Charity's outreach programme to organisations which meet the Charity's criteria:

- Deafblind UK;
- Fred Francis Day Centre (for the cost of equipment for the development of the sensory room for the centre members and users and to help fund the cost of outings);
- Link Age Southwark (for its Neighbourhood Care Programme);
- Lucy Brown House Social Club (for residents' social activities and the purchase items for the community lounge);
- Southwark Pensioners' Centre (help in funding a pilot project to set up a new men's group for older Somalis and to help sustain a recorder ensemble);
- St Christopher's Hospice for its '@home' project;
- St Faith's Community Centre (to subsidise the use of the Community Centre for use by older local residents and also to help fund the cost of their outings);
- St Luke's Parochial Trust towards the provision of educational and leisure activities for older people who use its Community Centre and services.

Bishopsgate Foundation and Camberwell Consolidated Charities were given grants to assist with the funding of pensions paid to beneficiaries of these charities.

Staffing

The Trustees take this opportunity to thank the Warden, Mrs Shelley Miles, for her service to the Almshouse residents and outreach beneficiaries during the year and likewise, the relief warden. We again acknowledge, with appreciation, the assistance of The Dulwich Estate staff for the work they undertake on behalf of the Almshouse Charity and for the friendship extended by some of the staff to residents over the years.

Looking ahead – new almshouse

A planning application has been submitted, on behalf of the Charity, for a scheme which will provide twenty new, fully accessible, flats, together with communal facilities (which would be made available to the wider community). This scheme, if approved, will achieve the Board's objective of securing the long-term future of the Charity by providing an almshouse fit for purpose to fully meet the needs of residents as they age and those with impaired mobility: lifetime homes. The site offered by The Dulwich Estate in Half Moon Lane is unique in providing a semi-sylvan setting and the opportunity to have communal gardens, whilst being close to local transport and shops. The planning application is not without controversy, the site being adjacent to a new primary school but the Board hopes the decision of the Planning Authority will be positive, given the need for such housing within the Borough of Southwark.

Risk Management Assessment

In June 2016, the Board again reviewed its risk assessment, identifying the major risks to which the Charity is exposed, considering the relative significance of those risks and satisfying itself as to the adequacy of the systems established to mitigate these.

Financial position

The Charity operated at a surplus for the year and the Board is satisfied that the Charity's own resources, together with its ability to call for additional support from The Dulwich Estate, are sufficient to meet its future financial needs (including funding for the cost of a replacement almshouse).

The Board is appreciative of the continuing financial support of the Trustees of The Dulwich Estate - the Estate provided 66% of the total income of the Almshouse Charity.

THE DULWICH ALMSHOUSE CHARITY

REPORT OF THE TRUSTEES

YEAR ENDED 31 MARCH 2017

Reserves policy

The Board has established, by way of transfer from the Unrestricted Fund – £237,400 (2016 - £213,125), Designated Funds to provide for future regular repairs and maintenance of its property, and a Building Fund. The details and purpose of these funds: the Cyclical Maintenance - £47,951 (2016 – 44,762) and Building Funds - £113,362 (2016 - £61,560), are disclosed in the Accounting Policies on page 12 and in note 11 of the financial statements. Total reserves also include the Permanent Endowment Fund - £261,539 (2016 – £229,081) is disclosed in note 9 of the financial statements and comprise the Charity's endowment capital.

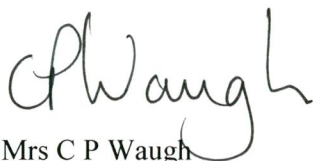
Investment policy

The Board continues to invest the Charity's capital and designated funds in a balance of cash, equity and property funds. No changes were made in the investment holdings during the year and the capital value of the portfolio increased by 12.35% as at 31 March 2017. The income generated on the portfolio was in line with expectations.

Auditor

Following a review, Kingston Smith LLP was appointed as Statutory Auditor of the Charity for the current financial year.

Approved by the Board of Trustees of the Dulwich Almshouse Charity on 16 June 2017 and signed on its behalf by:



Mrs C P Waugh
Chairman

INDEPENDENT AUDITOR'S REPORT TO THE TRUSTEES OF THE DULWICH ALMSHOUSE CHARITY

We have audited the financial statements of The Dulwich Almshouse Charity for the year ended 31 March 2017 which comprise the Statement of Financial Activities, the Balance Sheet, and the related notes. The financial reporting framework that has been applied in their preparation is applicable law and United Kingdom Accounting Standards (United Kingdom Generally Accepted Accounting Practice) including FRS 102 'The Financial Reporting Standard Applicable in the UK and Ireland'.

This report is made solely to the Charity's trustees, as a body, in accordance with regulations in accordance with Chapter 3 of Part 8 of the Charities Act 2011. Our audit work has been undertaken so that we might state to the Charity's trustees those matters we are required to state to them in an Auditor's Report and for no other purpose. To the fullest extent permitted by law, we do not accept or assume responsibility to any party other than the charity and charity's trustees as a body, for our audit work, for this report, or for the opinion we have formed.

Respective responsibilities of trustees and auditors

As explained more fully in the Trustees' Responsibilities Statement, the trustees are responsible for the preparation of financial statements which give a true and fair view. We have been appointed as auditors under section 144 of the Charities Act 2011 and report in accordance with regulations made under section 154 of that Act. Our responsibility is to audit and express an opinion on the financial statements in accordance with applicable law and International Standards on Auditing (UK and Ireland). Those standards require us to comply with the Auditing Practices Board's Ethical Standards for Auditors.

Scope of the audit of the financial statements

An audit involves obtaining evidence about the amounts and disclosures in the financial statements sufficient to give reasonable assurance that the financial statements are free from material misstatement, whether caused by fraud or error.

This includes an assessment of: whether the accounting policies are appropriate to the Charity's circumstances and have been consistently applied and adequately disclosed; the reasonableness of significant accounting estimates made by the trustees; and the overall presentation of the financial statements. In addition, we read all the financial and non-financial information in the Annual Report to identify material inconsistencies with the audited financial statements and to identify any information that is apparently materially incorrect based on, or materially inconsistent with, the knowledge acquired by us in the course of performing the audit. If we become aware of any apparent material misstatements or inconsistencies we consider the implications for our report.

Opinion on financial statements

In our opinion the financial statements:

- give a true and fair view of the state of the Charity's affairs as at 31 March 2017 and of its incoming resources and application of resources for the year then ended; and
- have been properly prepared in accordance with United Kingdom Generally Accepted Accounting Practice; and
- have been prepared in accordance with the regulations made under Charities Act 2011.

Matters on which we are required to report by exception

We have nothing to report in respect of the following matters where the Charities Act 2011 requires us to report to you if, in our opinion:

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



Kingston Smith LLP
Statutory Auditor

Devonshire House
60 Goswell Road
London EC1M 7AD

16 June 2017

Kingston Smith LLP is eligible to act as auditor in terms of Section 1212 of the Companies Act 2006.

THE DULWICH ALMSHOUSE CHARITY
STATEMENT OF FINANCIAL ACTIVITIES
YEAR ENDED 31 MARCH 2017

	<u>Note</u>	<u>Unrestricted</u> £	<u>Designated</u> £	<u>Permanent Endowment</u> £	<u>2017 Total</u> £	<u>2016 Total</u> £
INCOME FROM						
Charitable activities:						
Grant	13d	-	5,155	-	5,155	-
The Dulwich Estate: Annual Payment	13a	110,000	-	-	110,000	110,000
The Dulwich Estate: Special Distribution	13b	200,000	-	-	200,000	-
Contributions from residents	13c	139,778	-	-	139,778	135,596
Investment income:		14,672	-	-	14,672	14,566
TOTAL INCOME		464,450	5,155	-	469,605	260,162
EXPENDITURE ON						
Charitable activities						
Provision of Almshouses & outreach activities	2	363,373	34,447	-	397,820	206,120
TOTAL EXPENDITURE		363,373	34,447	-	397,820	206,120
Net (Loss)/gain on investment assets	6	-	7,480	32,458	39,938	(15,449)
Net income/(expenditure)		101,077	(21,812)	32,458	111,723	54,042
Transfers between funds	10 & 11	(76,802)	76,802	-	-	-
Net movement in funds		24,275	54,990	32,458	111,723	38,593
Fund balances brought forward at 1 April 2016		213,125	106,323	229,081	548,529	509,935
Fund balances carried forward at 31 March 2017		237,400	161,313	261,539	660,252	548,528

All amounts relate to continuing operations. There are no gains or losses other than those stated above.

THE DULWICH ALMSHOUSE CHARITY
BALANCE SHEET
AS AT 31 MARCH 2017

		<u>2017</u>		<u>2016</u>	
	<u>Note</u>	£	£	£	£
FIXED ASSETS					
Intangible Assets	3		3,043		-
Tangible Assets	4		1,683		120
Heritage asset	5		116,409		116,409
Investments	6		363,490		323,552
			<hr/>		<hr/>
TOTAL FIXED ASSETS			484,625		440,081
CURRENT ASSETS					
Stock			620		-
Debtors	7		53,602		8,731
Cash at bank on deposit			<u>156,608</u>		<u>128,825</u>
			210,830		137,556
Less: CURRENT LIABILITIES					
Creditors: amounts due in less than one year	8		<u>(35,203)</u>		<u>(29,109)</u>
NET CURRENT ASSETS			175,627		108,447
			<hr/>		<hr/>
NET ASSETS			<u><u>660,252</u></u>		<u><u>548,528</u></u>
FINANCED BY:					
Permanent Endowment Fund:	9		261,539		229,081
Unrestricted Fund:					
Accumulated Surplus	10		237,400		213,125
Designated Funds:	11				
Cyclical Maintenance			47,951		44,762
Building Fund			<u>113,362</u>		<u>61,560</u>
			161,313		106,322
			<hr/>		<hr/>
			<u><u>660,252</u></u>		<u><u>548,528</u></u>

Approved by the Trustees of The Dulwich Almshouse Charity on 16 June 2017

Signed:

C P Waugh

Mrs C P Waugh
(Chairman)

Signed:

M. B. Maunsell

M B Maunsell
Trustee

THE DULWICH ALMSHOUSE CHARITY
NOTES TO THE FINANCIAL STATEMENTS
YEAR ENDED 31 MARCH 2017

1 ACCOUNTING POLICIES

a) Basis of Accounting

These financial statements are prepared on a going concern basis, under the historical cost convention as modified by the revaluation of certain fixed assets. The financial statements are prepared in Sterling which is the functional currency of the entity. Monetary amounts are rounded to the nearest pound.

The financial statements have been prepared in accordance with Accounting and Reporting by Charities: Statement of Recommended Practice applicable to charities preparing their accounts in accordance with the Financial Reporting Standard applicable in the UK and Republic of Ireland (FRS 102) (effective 1 January 2015) - (Charities SORP (FRS 102), the Financial Reporting Standard applicable in the UK and Republic of Ireland (FRS 102) and the Charities Act 2011 and UK Generally Accepted Accounting Practice.

The Dulwich Almshouse Charity meets the definition of a public benefit entity under FRS 102.

Going Concern

The Trustees have assessed whether the use of the going concern basis is appropriate and have considered possible events or conditions that might cast significant doubt on the ability of the Charity to continue as a going concern. The Trustees have made this assessment for a period of at least one year from the date of approval of the financial statements. After making enquiries the Trustees have concluded that there is a reasonable expectation that the Charity has adequate resources to continue in operational existence for the foreseeable future. The Charity therefore continues to adopt the going concern basis in preparing its financial statements.

b) Intangible assets

Amortisation is recognised so as to write-off the cost less the reduced value over the useful life on the following basis:

Website Costs - 33.33% of original cost

c) Tangible assets

Tangible fixed assets are measured at cost less accumulated depreciation and accumulated impairment losses. Depreciation is provided at rates calculated to write-off the cost over its expected useful life on a straight line basis, as follows:

Equipment - 20% of original cost

Equipment assets are capitalised if their value is £100 or over.

d) Impairment of fixed assets

At each reporting end date, the Charity reviews the carrying amount of its tangible and intangible assets to determine whether there is any indication that those assets have suffered an impairment loss. If any such indication exists, the recoverable amount of the asset is estimated in order to determine the extent of the impairment loss (if any). Where it is not possible to estimate the recoverable amount of an individual asset, the Charity estimates the recoverable amount of the cash – generating unit to which the asset belongs. The recoverable amount is the higher of fair value less costs to sell and value in use.

If the recoverable amount of an asset is estimated to be less than its carrying amount, the carrying amount is reduced to its recoverable amount. An impairment loss is recognised immediately in the Statement of Financial Activities. Recognised impairment losses are reversed if, and only if, the reasons for the impairment loss have ceased to apply. When an impairment loss subsequently reverses, the carrying amount of the asset is increased to the revised estimate of its recoverable amount. A reversal of impairment loss is recognised immediately in the Statement of Financial Activities.

THE DULWICH ALMSHOUSE CHARITY
NOTES TO THE FINANCIAL STATEMENTS
YEAR ENDED 31 MARCH 2017

e) Investments

Investments are a form of a basic financial instrument and are initially recognised at their transaction value and subsequently measured at their fair value at the balance sheet date using the closed quoted market price. The Statement of Financial Activities includes those unrealised gains and losses arising from the revaluation of the investment portfolio during the year and does not distinguish between the valuation adjustments relating to sales and those relating to continued holdings as they are together treated as changes in the value of the investment portfolio. Investment income is accounted for on a receivable basis.

f) Stocks

Stocks of 400th anniversary books are carried at the lower of cost and net realisable value.

g) Financial Instruments

Cash and Cash Equivalents

Cash and cash equivalents include cash at bank and in hand and short term deposits with a maturity date of three months or less.

Debts and Creditors

Debtors and creditors receivable or payable within one year of the reopening date are carried at their transaction price.

h) Income

The Statement of Financial Activities is credited, on an accruals basis, with the contributions from residents and income from investment of Permanent Endowment, and is charged with all resources expended in maintaining the Charity's property and meeting its objectives.

i) Expenditure

Charitable activities comprise all costs directly related to maintaining the Almshouses, the provision of services to residents and other beneficiaries under the outreach programme.

Governance costs are associated with the governance arrangements of the Charity. These costs include staff recharges from The Dulwich Estate of £4,133 (2016: £4,133) in connection with preparing the accounts, board meeting agendas and budgets, together with the statutory audit fee (excluding VAT) of £3,000 (2016: £2,880).

j) Unrestricted Funds

The unrestricted funds comprise the accumulated surpluses that have not been designated for specific purposes. These are available, at the discretion of the Trustees, for use in furtherance of the objective of the Charity.

k) Designated Funds

Funds to provide for Cyclical Maintenance and for the Building Fund have been established by annual allocations from the Unrestricted Fund and are fully disclosed in note 11. Surplus funds are invested and realised as necessary to meet the cost of repair works.

l) Permanent Endowment Funds

Permanent endowment funds comprise the Charity's endowment capital. Permanent Endowment capital must be retained and only the income derived thereon may be expended, at the discretion of the Trustees in furtherance of the objectives of the Charity. The Fund was established in 1962/63 following the sale of Government Stocks, with the addition of the proceeds from sales of land and buildings in 1995/96.

THE DULWICH ALMSHOUSE CHARITY
NOTES TO THE FINANCIAL STATEMENTS
YEAR ENDED 31 MARCH 2017

	<u>2017</u>	<u>2016</u>
	£	£
2 EXPENDITURE		
Charitable activities		
Provision of Almshouses & outreach activities		
Repairs and maintenance		
Cyclical	29,292	11,940
Extraordinary	-	2,156
AH 400th Anniversary Costs	5,155	-
	<u>34,447</u>	<u>14,096</u>
General Repairs - Unrestricted	23,724	21,961
Staffing	63,989	49,908
Rents	15,665	14,150
New Almshouse Costs - Provision for impairment	153,198	-
Building running costs	38,409	41,642
Services to residents	10,638	7,762
Recharge from The Dulwich Estate	8,267	8,267
Outreach work		
Grants and funding for pensions (see below)	41,750	40,750
	<u>390,087</u>	<u>198,537</u>
Total charitable activities		
Governance costs		
Recharge from The Dulwich Estate	4,133	4,133
Audit fee (including VAT)	3,600	3,450
	<u>7,733</u>	<u>7,583</u>
Total Expenditure	<u><u>397,820</u></u>	<u><u>206,120</u></u>
Grants and funding for pensions were awarded to:		
Bishopsgate Foundation	7,000	7,000
Camberwell Consolidated Charities	7,000	9,900
Deafblind UK	750	1,150
Fred Francis Grant	2,000	-
Link Age Southwark	5,000	5,700
Lucy Brown Grant	2,000	-
Southwark Pensioner Centre	2,000	-
St Christopher's Hospice	4,000	2,900
St Faith's Grant	2,000	-
St Luke's Parochial Trust	10,000	14,100
	<u><u>41,750</u></u>	<u><u>40,750</u></u>

The audit fee for the year (excluding VAT) was £3,000 (2016 : £2,880).

THE DULWICH ALMSHOUSE CHARITY
NOTES TO THE FINANCIAL STATEMENTS
YEAR ENDED 31 MARCH 2017

	<u>2017</u>
	<u>£</u>
3 INTANGIBLE ASSETS	
Cost at 1 April 2016	-
Additions in year	3,652
Cost at 31 March 2017	<u>3,652</u>
Amortisation at 1 April 2016	-
Amortisation Charge for year	609
Amortisation at 31 March 2017	<u>609</u>
Net book value at 31 March 2017	<u>3,043</u>
Net book value at 31 March 2016	<u>-</u>

	<u>Development</u>		
	<u>Asset</u>	<u>Equipment</u>	<u>Total</u>
	<u>£</u>	<u>£</u>	<u>£</u>
4 TANGIBLE ASSETS			
Cost at 1 April 2016	-	38,184	38,184
Additions in year	153,198	1,749	154,947
Disposals in year	-	-	-
Cost at 31 March 2017	<u>153,198</u>	<u>39,933</u>	<u>193,131</u>
Depreciation at 1 April 2016	-	38,064	38,064
Charge for year	-	186	186
Impairment Provision	153,198	-	153,198
Depreciation at 31 March 2017	<u>153,198</u>	<u>38,250</u>	<u>191,448</u>
Net Book Value at 31 March 2017	<u>-</u>	<u>1,683</u>	<u>1,683</u>
Net Book Value at 31 March 2016	<u>-</u>	<u>120</u>	<u>120</u>

5 HERITAGE ASSET

The building known as Edward Alleyn House, College Road, Dulwich Village, can only be used as almshouses for the accommodation of residents in furtherance of the Charity's objects. This freehold property was constructed in 1739 and whilst it is currently being used as an almshouse, it is a grade II* listed building and therefore has heritage qualities. The trustees regard it as a heritage asset within the scope of paragraph 18.11 of the Charities SORP. The building, which has no historic cost, comprises 16 flats and during 1982 and 1983, the interior of the flats was improved at a cost of £116,409 which is the book value. The asset is not depreciated under FRS102 as it is deemed to have an indefinite lifespan. The building was revalued in December 2012 for insurance purposes at a rebuilding cost of £1,410,000. The valuation was performed by Daniel Watney LLP, Chartered Surveyors and there were no significant limitations on the valuation. It is the Charity's practice to maintain this asset in a continual state of sound repair and to make improvements thereto from time to time and accordingly the Trustees consider that the value is not impaired by the passage of time.

THE DULWICH ALMSHOUSE CHARITY
NOTES TO THE FINANCIAL STATEMENTS
YEAR ENDED 31 MARCH 2017

6 INVESTMENTS	<u>2017</u> £	<u>2016</u> £
Summary of movements during the year:-		
Investments at market value 1 April 2016	323,552	319,001
Purchases	-	20,000
Net gain/(Loss) on investments	<u>39,938</u>	<u>(15,449)</u>
Investments at market value 31 March 2017	<u>363,490</u>	<u>323,552</u>
The investments are all held in charity specific managed funds which are listed on the UK Stock Exchange.		
 7 DEBTORS		
Prepayments	5,609	5,241
Due from The Dulwich Estate	41,005	-
Due from residents	<u>6,988</u>	<u>3,490</u>
	<u>53,602</u>	<u>8,731</u>
 8 CREDITORS		
Accruals	23,175	9,380
Due to The Dulwich Estate	-	4,375
Other creditors	<u>12,028</u>	<u>15,354</u>
	<u>35,203</u>	<u>29,109</u>
 9 PERMANENT ENDOWMENT FUND		
At 1 April 2016	229,081	240,634
Gain/ (Loss)on investment assets	<u>32,458</u>	<u>(11,553)</u>
At 31 March 2017	<u>261,539</u>	<u>229,081</u>

THE DULWICH ALMSHOUSE CHARITY
NOTES TO THE FINANCIAL STATEMENTS
YEAR ENDED 31 MARCH 2017

	<u>2017</u>	<u>2016</u>
	£	£
10 UNRESTRICTED FUND		
Accumulated Surplus		
At 1 April 2016	213,124	175,058
Net movement in fund before transfers	101,077	68,138
Transfers to other funds	<u>(76,802)</u>	<u>(30,072)</u>
At 31 March 2017	<u><u>237,400</u></u>	<u><u>213,124</u></u>

The transfers to other funds comprise: £25,000 to the Cyclical Maintenance Fund and £51,802 to the Building Fund (note 11 below)

	AH 400th Anniversary	Cyclical Maintenance	Building Fund	Total
	£	£	£	£
At 1 April 2016	-	44,763	61,560	106,323
Receipt	5,155	-	-	5,155
Expenditure in Year	(5,155)	(29,292)	-	(34,447)
Transfers from Unrestricted Fund	-	25,000	51,802	76,802
Net gain on investment assets	-	7,480	-	7,480
				-
Balance at 31 March 2017	<u>-</u>	<u>47,951</u>	<u>113,362</u>	<u>161,313</u>

The Cyclical Maintenance Fund is to enable the Charity to meet its duty to maintain and repair its property in accordance with a planned programme of works. The Building Fund was established in 2003/2004, for the cost of developing new almshouse accommodation. These funds are established in accordance with approval by the Charity Commission under clause 12 (1) (b), Scheme Number 5 of 5, dated 31 July 1995 and are maintained at levels anticipated to meet future expenditure during the next five years in respect of the Cyclical Maintenance Fund. The AH 400th Anniversary Fund was set up in 2016/2017 with grant funds received to be used towards the Almshouse 400th Anniversary Celebrations and activities for resident .

12 ANALYSIS OF NET ASSETS BETWEEN FUNDS

	Heritage Assets	Investments	Intangible Asset & Equipr	Net Current Assets / (Liabilities)	Total
	£	£	£	£	£
Permanent Endowment Fund	-	263,017	-	(1,478)	261,539
Designated Funds					
Cyclical Maintenance Fund	-	52,958	-	(5,007)	47,951
Building Fund	-	47,515	-	65,847	113,362
	-	100,473	-	60,840	161,313
Unrestricted Funds	116,409	-	4,726	116,265	237,400
Total	<u>116,409</u>	<u>363,490</u>	<u>5,335</u>	<u>175,627</u>	<u>660,252</u>

THE DULWICH ALMSHOUSE CHARITY
NOTES TO THE FINANCIAL STATEMENTS
YEAR ENDED 31 MARCH 2017

13 INCOME

a) The Dulwich Estate Annual Payment

In accordance with the terms of the Charity Schemes of 31 July 1995, The Dulwich Estate makes an annual payment to The Dulwich Almshouse Charity. For 2016/2017 the total was £110,000 (2016: £110,000).

b) The Dulwich Estate Special Distribution

The Dulwich Estate, having received the requisite approval from the Charity Commission, made an extraordinary income distribution of £200,000 to The Dulwich Almshouse Charity during 2016/2017 to assist the Board in its objective of building new, fit for purpose, almshouses.

c) Each almshouse resident is required to pay a weekly maintenance contribution towards the costs of providing the accommodation and services. This contribution qualifies for Housing Benefit where the resident meets the local authority criteria.

d) Grant from Dulwich Community Council of £5,155 in 2016/2017 to be used towards the Almshouse Charity's 400th Anniversary Celebrations and to fund activities for residents.

14 TRUSTEES AND EMPLOYEES

No remuneration was paid or expenses reimbursed to Trustees during the year. The number of employees who work in direct charitable activities during the year was 1 (2016:1).

The key management personnel of the Charity, comprise the Almshouse Warden. The total employee benefits for the Warden were £41,210 (2016: £40,326).

15 PENSION SCHEME

Group Personal Pension Scheme

The Charity operates a contributory, defined contribution, pension scheme. Pension contributions paid by The Dulwich Almshouse Charity, as employer, during the year were £2,875 (2016: £2,813).

16 RELATED PARTY TRANSACTIONS

The Charity is a beneficiary of The Dulwich Estate from which it receives an annual payment, as described in 13 a), above. It also received a extraordinary income distribution in the year of £200,000, as described in 13 b) above. In addition, The Dulwich Estate's staff provided services to the Almshouse Charity for which it was reimbursed £22,571, including VAT (2016: £22,249). The Almshouse Charity also rented accommodation for its employee from The Dulwich Estate at a cost of £20,365 (2016: £19,200). Rent of £500 (2016: £150) p.a. is also paid to another connected charity, Christ's Chapel of God's Gift at Dulwich, for a room used by the Charity as a launderette.

Certain Trustees (shown on page 2) are appointed by other charities which receive grants from The Dulwich Almshouse Charity as listed on page 13 of the accounts.

THE DULWICH ALMSHOUSE CHARITY
NOTES TO THE FINANCIAL STATEMENTS
YEAR ENDED 31 MARCH 2017

17 ANALYSIS OF INCOME AND EXPENDITURE BY FUND

2017	<u>Unrestricted</u>	<u>Designated</u>	<u>Permanent Endowment</u>	<u>2017 Total</u>
	£	£	£	£
Income:				
The Dulwich Estate: Annual Payment	110,000	-	-	110,000
The Dulwich Estate: Special Distribution	200,000	-	-	200,000
Contribution from residents	139,778	-	-	139,778
Grant	-	5,155	-	5,155
Investment Income	14,672	-	-	14,672
Expenditure:				
Provision of Almshouses & outreach activities	(390,087)	-	-	(390,087)
Governance costs	(7,733)	-	-	(7,733)
	<u>66,630</u>	<u>5,155</u>	<u>-</u>	<u>71,785</u>

2016	<u>Unrestricted</u>	<u>Designated</u>	<u>Permanent Endowment</u>	<u>2016 Total</u>
	£	£	£	£
Income:				
The Dulwich Estate: Annual Payment	110,000	-	-	110,000
Contribution from residents	135,596	-	-	135,596
Investment Income	14,566	-	-	14,566
Expenditure:				
Provision of Almshouses & outreach activities	(198,537)	-	-	(198,537)
Governance costs	(7,583)	-	-	(7,583)
	<u>54,042</u>	<u>-</u>	<u>-</u>	<u>54,042</u>