

THE ELEEMOSYNARY CHARITY OF WILLIAM HOBAYNE

REPORT & ACCOUNTS

YEAR ENDED 30 SEPTEMBER 2024

Charity No : 211547

**THE ELEEMOSYNARY CHARITY OF WILLIAM HOBAYNE
FOR YEAR ENDED 30 SEPTEMBER 2024**

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THE ELEEMOSYNARY CHARITY OF WILLIAM HOBAYNE

CHARITY INFORMATION

FOR THE YEAR ENDED 30 SEPTEMBER 2024

Trustees

Rev. Andrew Dand (ex-officio)
Angela Wallis
Robert Coomber
David Muir
Mark Cosstick
John Sawyer
Wendy Fazey
Deidre Higgins
Tan Afzal
Paul Lovell
Nicholas Robinson
Alison Rockley (Resigned)
Bridgett Goodman (Resigned)

Auditor

J Stuart Thomson MA, CA, FCT, ATT, MCSI
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 2024

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 2024 were :-

Rev. Andrew Dand (ex-officio)
Angela Wallis
Robert Coomber
David Muir
Mark Cosstick
John Sawyer
Wendy Fazey
Deidre Higgins
Tan Afzal
Paul Lovell
Nicholas Robinson
Alison Rockley (Resigned)
Bridgett Goodman (Resigned)

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 further scheme dated 17 November 1999 and resolutions dated 31 July 2006 and 14 March 2012.

The Trustees are body corporate under 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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2.1 Members of Staff

Staff Member:	Sienna Pulati
Role:	Clerk
Staff Member:	Charlotte Carotenuto
Role:	Assistant Clerk
Staff Member:	June Martin
Role:	Outreach worker
Staff Member:	Mary Gill
Role:	Property Manager
Staff Member:	Sue Munday
Role:	Administrator
Staff Member:	Anne Little
Role:	Assistant

Changes to personnel between 1st October 2023 to 30th September 2024 Anne Little moved from Clerk position to assistant, working casual hours. Sienna Pulati joined as Clerk.

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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:-

3.1 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.

3.2 To apply the income in relieving either generally or individually persons resident in the Civil parish of Hanwell and are in conditions of need, hardship or distress. If the income cannot be applied in that manner it may be applied in relieving, either generally or individually, persons resident in the London Borough of Ealing who are in condition 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 inhabitant of the London Borough of Ealing as the trustees think fit.

The assets of the charity comprise a fund of investments, the property at 25 Golden Manor, Hanwell, the property at 1B St Mark Road, Hanwell, the property known as The William Hobbayne Centre, St Dunstan's Road, Hanwell and three pieces of land being the Billets Hard Allotments (including severed land on the other side of the River Brent on Fitzherbert Walk and Known as Billets Hart Copse), William Hobbayne Community Garden, St Margarets Road, W7 and land North West of Connolly Road, known as Hobbayne Half Acre Field.

4. Achievements and Performance

4.1 Organisational 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.

During the year the Charity provided individual grants after sponsor assessments to individuals in need, hardship and distress, and to a variety of organisations and groups.

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4.2 Community Support and Engagement

The Charity continued to support the community through project support, events and networking.

Befriend celebrated its 30th Anniversary with a hugely successful event at the Centre, attended by the Mayor, befriend staff, and community residents who benefit from their valuable services. The room was packed, and the Charity provided vintage afternoon sets and additional support to help them deliver a memorable celebration.

The Charity and the Goodgym supported the 'Shelter from the Storm' charity event. Led by a resident, we assisted with door donations, raffle ticket sales, and event logistics, helping them raise £675 for the homeless charity.

Emergency requests for urgently needed children's clothes continued throughout the year from our Volunteer Social Worker and the community, particularly during seasonal changes. Thanks to the generosity of locals, we received immediate donations in response to our call outs. We began a Hobbayne Recycling Group, enabling us to put out donation requests as needed. Clothing and book donations continue into the Charity, and we are distributing them across the community.

Toys donated to the Charity were shared in the community throughout the year and this was helpful during school holidays. Bunnies Nursery Charity also received some toys for their sessions. The toys on top of their recent successful grant application are making a difference in supporting their work especially given funding constraints.

Billet's Hart Allotments donated masks and sanitiser, which we distributed to those in need within the community.

The Head of Cost of Living at Ealing Council visited the Centre to view our premises and discuss our work. The Charity offered free rental to Ealing Council for a regular slot in the Community Suite to enable support sessions for residents at the Centre. The sessions would offer vital cost-of-living information via the Cost-of-Living team.

The Charity prepared for its first Christmas Fair that was to take place in December 2024 to support local artisans and small business, with lots of information and activities for families. The event was to be supported by local musicians and volunteers.

A Gong Bath was arranged for our volunteers at the Centre. The session was well attended and received positive feedback from the group, who appreciated both the experience and the recognition for their efforts.

Ealing Alternative Provision who supports students excluded from mainstream school shared details and photos of the kitchen equipment purchased using their grant from Trustees. The project is proving to be extremely successful.

The Charity team attended the Light Up the Meadow event, hosted by the Katherine Buchan Meadow. It featured carol singing, mulled wine, and mince pies. The event was originally set up by the Charity and continues as an annual much-loved event.

Following an invitation from the King's Representative in Ealing, Richard Kornicki, our office team attended the King's visit to Ealing Broadway Shopping Centre. Details remained confidential until just minutes before the visit. With only a few days' notice, it was a whole-team effort preparing an information board and presentation. We had the opportunity to discuss the Charity's work, and the King was impressed by the Charity's history and dedication to green spaces.

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The Charity supported another successful Burns Night run by residents at the Centre. Eighty people enjoyed a fantastic Scottish celebration. The £685 profit was donated to the kitchen fund, helping to keep our community events well-equipped.

The Charity received a thank-you letter from the priest at Our Lady of the Visitation Church, Greenford, expressing appreciation for kitchen equipment donated.

The team attended the West London Islamic Centre's Annual Unity Iftar. The Charity and its volunteers were invited for a tour of the centre and met with members of the congregation. Everyone had an opportunity to get to know each other and the work we are all doing in the community. The evening ended with a shared meal.

The Charity continued loaning equipment to local events and organisations, receiving increasing requests to support charitable events and fundraisers. We continue to build up a stock of event equipment for loan, primarily from community donations or kitchen equipment fundraisers. Household clear-outs led to donations - some for the Centre, others for St Thomas' Church, and for Greenford Homeless Breakfast Club.

The Easter Bunny arrived in Hanwell, thanks to Trustees' efforts, ensuring that local children received Easter treats over the holiday weekend. Our Volunteer Social Worker assisted with distribution.

We met with a local Scout group, offering advice on funding and marketing their scout hut for local group hire.

We hosted our Quiz Night at the Centre. Residents delivered together a fantastic community event, raising £1,096.54 (after expenses) for greening projects.

Each year the Charity applies for London Marathon charity places. Applications are highly competitive, and we have not been successful to date.

The Charity played a key role in helping Hanwell's Local Historian raise the £900 necessary to keep collating, printing and exhibiting his work. Following the Charity's initial grant of £500, the community rallied around and additional funds were raised through a cake sale at the Centre bringing in £208, with remaining cakes sold to volunteers for £20.

The Charity proudly supported the Your Voice, Your Town event, hosted by Ealing Council at the Centre. We brought together local Hanwell groups, showcasing community services and volunteer opportunities. Residents engaged with various organisations, learning more about available resources.

The Charity partnered with Marshall Amp suppliers, offering use of our car park on Hootie afternoon. In return, they donated a portable speaker for our events.

The Charity gathered data on shifting needs in Hanwell and Ealing. Our goal was to collate insights into community need, and also to help with the Charity's annual planning and strategies.

The Charity's William Hobbayne School Awards at St Mark's School took place on 18th July and the Charity presented six awards to deserving students. There was a presentation of the Charity's history, highlighting its ongoing support for the school. One boy and one girl received awards in each of three categories: Sports Award, Progress Award and the William Hobbayne Award for All-Round Contribution to School Life.

We completed online training with the Foodbank, ensuring we could continue issuing food vouchers to those in need. The Foodbank's IT systems had evolved significantly, with new training sessions enabling partners to issue vouchers independently for efficiency and accessibility.

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The inaugural Hanwell Ukulele Festival took place with the support of a grant from the Charity. Organisers were grateful for the Charity's support, which helped expand the event and provide tutors for individuals with learning difficulties.

Over the summer, the Charity initiated weekly calls and meetings for The Community Charter, a collaboration with Ealing Council. These sessions aimed to capture knowledge from experienced community organisations and individuals, helping the Council establish stronger connections via surveys, emails, and workshops. The outcome will be a Charter, representing how the Council and community could work together to build supportive relationships.

We received a special thank-you from North Hanwell Baptist Church, expressing appreciation for the Charity's support and grant for another successful family fun day at the Church.

Ealing Wildlife Group contacted us about replicating our Queen's Award for Voluntary Service celebration at the Centre, following their receipt of the King's Award for Voluntary Service. We liaised with their team to assist with event resources, afternoon tea sets, and volunteers.

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.

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.

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

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.

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4.4 Green Spaces

The Charity frequently meets with local Rangers to discuss local green initiatives. We covered tree and pathway issues at Connolly Dell, along with concerns about anti-social behaviour.

Japanese knotweed had been found at both Half Acre Field and Fitzherbert Walk, and treatment was scheduled. Thames 21 worked actively on Hobbayne Copse (part of Fitzherbert Walk), and we brought corporate groups in to maintain the woodlands.

Drug users continued to be a challenge in Hanwell, with an increase in homeless individuals across local green spaces. We worked closely with Rangers as we took advantage of spring weather, ensuring safe use of our sites while promptly clearing litter and drug paraphernalia. Rangers and the Charity continued reporting cases and supporting those in need through Streetlink. The summer posed challenges, as drug use increased dramatically around Fitzherbert Walk and Brent Meadow. The Charity remained looped into progress reports with Rangers, Police, and local Councillors, ensuring the Charity stayed informed in case these issues impacted our work and users of our sites.

4.4.1 Billets Hart Allotment Association Annual Report 2023-24

Occupancy was high, 100% in the height of summer, though two full plots were then vacated and relet in the following year. It was a damp summer which hindered growth of crops and maintenance of the plots, but 23 September will live in infamy because plot holders in the lower reaches lost their crops and had their sheds and raised beds seriously damaged by water inundation from the River Brent. It was the worst flood on the site since 1990.

We suffered a break in on 25 July. Our Stihl chainsaw was stolen.

Work parties were well-attended and great work was done. The orchard was cleared effectively by external contractors. Communal paths were kept trim, and paths mown. The gate sale of produce was a spectacular success for minimal outlay. Plot holders had fun at social events: an autumn barbecue (with many youngsters present thanks to an early start), a splendid bonfire and Christmas social, all well attended.

The association ended the year with assets of £5,059 after significant investments, including a cordless chainsaw, cordless strimmer/brush cutter, and extendable secateurs.

The Charity of William Hobbayne is pleased to continue supporting the Association

4.4.2 William Hobbayne Community Gardens

The Community Gardens saw a high turnover of plots - 15 changed hands this year. This was in part due to introduction of new paddock plots at Billets Hart Allotments. Occupancy is rising again.

Summer 2024 was damp and the slug population on site was a significant problem. Lots of crops were lost and this was disheartening for plot holders. The gardens also suffered from tomato blight which spread through the site rapidly.

The communal paths were laid to woodchip and work was done with success to extend the drainage away from plots at the lowest point on site.

Working parties were better attended as 2024 progressed and useful work was carried out. A new WhatsApp group to better communicate supported this with a significant positive impact on the engagement of plot holders overall.

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The association ended the financial year 2024 with assets of £4911.14 after significant investments were made on clearing paths of grass, pruning fruit trees and the purchase of a new mower and strimmer.

4.4.3 Hobbayne Half Acre Field

The Hobbayne Half Acre Field was licenced again this year to Haven Wood Forest School. They ran a variety of activities on the site over the year including half-term camps some for special needs children and for children between 7 and 13. There were sessions for family groups, yoga and the site was used by a variety of charities with the support of the team. As temperatures dropped, the team continued making full use of the site until it was no longer viable for outdoor activities. Litter picking and site maintenance sessions were held throughout the year.

In July, the Charity liaised with Thames Water, securing drain replacements on the footpath next to Hobbayne Half Acre Field. The Charity liaised with Thames Water and Councillors to improve the footpath next to Hobbayne Half Acre Field, which has required extensive repairs, including to the drain beneath it. Unfortunately, flash flooding over the summer damaged the drain and there was a sewage overflow. In September, flooding remained a concern for the community.

Natwest Bank joined the Charity on Hobbayne Half Acre Field, to help plant a hedgerow along the footpath between the Field and Connolly Dell. They managed to plant 600 hedgerow trees in a single day. This area had been a persistent hotspot for antisocial behaviour, with dumping and drug use. Over time, we have explored various solutions. We hope a dense hedgerow will serve as a natural deterrent.

January and February's harsh weather impacted our sites, but thanks to dedicated efforts from Rangers, the Environment Agency, and local groups, we tackled fallen trees at Hobbayne Half Acre Field and Connolly Dell. We also worked with local Rangers and secured their removal by Network Rail, due to health and safety risks. Where possible we created wood logs for seating and natural habitats for wildlife including stag beetle loggeries.

Drug-related litter at the Field became a concern, but Haven Wood and LAGER Can worked to clear rubbish, with Goodgym's support litter picking. Keeping the site clean was crucial particularly ahead of Forest School family sessions.

4.4.4 William Hobbayne Copse

The process of thinning trees on at the William Hobbayne Copse on Fitzherbert Walk began in October. Thanks to successful planning and maintenance, nearly all trees survived. Taking guidance from local Rangers, we worked with Ealing Council and the Hands On London Charity to offer corporate team-building volunteer opportunities. Work on the site will continue.

4.4.5 The HANGOT site

Hanwell and Norwood Green Orchard Trail (HANGOT) needed their own space for activities and as a base to their operations.

The Charity created a compound on its land for HANGOT at the Community Gardens in December with renewed fencing and a **new shed**. In January, the HANGOT site became fully operational. After we handed over the keys, they moved in and settled. We welcomed them officially on 10th February with tea, biscuits, and support from the Goodgym at their volunteering day.

4.4.6 Mayfield Primary School

Mayfield Primary School expressed interest in involving children in meaningful community projects. Heavy-duty site maintenance limited their options, but after speaking with Sean McCormack (Ealing

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FOR THE YEAR ENDED 30 SEPTEMBER 2024

Wildlife Group), we devised a biodiversity project next to the school. The plan included new ponds, habitats, and wildlife monitoring using pond dipping equipment. Estimated costs were £2,000, covering a mini digger rental, native plants, bird and bat boxes, hedgehog footprint traps, and ideally, a trail camera. This project has long-term benefits and will involve students every year.

The project launched in the summer with a presentation we attended at the school and a visit to the future pond site.

4.4.7 Water activities and Community Gardens extension

Outdoor activities can be very beneficial for mental health. Therefore, alongside our established hosting of the Forest School and growing spaces for young and old, we have continued to work towards clearing some of our land at the Community Gardens to facilitate canal-based water activities. The volume of rubble and rubbish was staggering, requiring multiple skips for removal before we could prepare the land for its new purpose. Once cleared, we began work on dividing the space and arranging for the new 'guests'.

Key site updates included:

- New sealed gate
- Cleared site
- New fence onto canal
- New gate into the Community Gardens

We have created a budget to continue with this and actively sought match funding.

4.4.8 Christmas Toy Appeal

In November, the Toy Appeal was well underway, with numerous gifts coming through. Call-outs were made to specific resident groups and organisations to help meet demand. December was a busy month for our Toy Appeal, with donations, deliveries, and collections taking place across Ealing. We collaborated with Ealing Foodbank, local organisations, and individual families to gather as many donations as possible. Doyle Estate Agents played a key role, allowing people to drop off toys throughout the week, which increased the number of gifts collected significantly.

4.4.9 Christmas party for care leavers

The Christmas party for young people who had left the care system but had no family to spend Christmas Day with again took place in the main hall on 25th December the hall was beautifully decorated, and the party was a great success. Each guest received a Christmas lunch, gifts, and enjoyed a day of fun and games.

4.4.10 Website Blogs

The Charity has continued to highlight its activities through regular website blogs and also uses the platform to provide information to promote local organisations and services.

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5. Financial Review

5.1 General

The Charity has recorded a net income of £131,438 (2023: £22,825) for the current financial year.


5.2 Reserves Policy

The charity maintained the unrestricted reserves amounting to £88,735 (2023: £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.

5.3 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 ²³July 2025 and signed on their behalf by

.....  Name: PAUL LOVELL

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INDEPENDENT AUDITOR'S REPORT

FOR THE YEAR ENDED 30 SEPTEMBER 2024

Opinion

We have audited the financial statements of The Eleemosynary Charity Of William Hobbsayne (the 'charity') for the year ended 30 September 2024 which comprise the Statement of Financial Activities, the Balance Sheet and notes to the financial statements, including a summary of significant accounting policies. 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 Financial Reporting Standard 102 'The Financial Reporting Standard applicable in the UK and Republic of Ireland'.

In our opinion the financial statements:

- give a true and fair view of the state of the charity's affairs as at 30 September 2024 and of its incoming resources and application of resources, for the year then ended;
- have been properly prepared in accordance with United Kingdom Generally Accepted Accounting Practice, including Financial Reporting Standard 102 'The Financial Reporting Standard applicable in the UK and Republic of Ireland'; and
- have been prepared in accordance with the requirements of the Charities Act 2011.

Basis for opinion

We conducted our audit in accordance with International Standards on Auditing (UK) (ISAs (UK)) and applicable law. Our responsibilities under those standards are further described in the Auditors' responsibilities for the audit of the financial statements section of our report. We are independent of the charity in accordance with the ethical requirements that are relevant to our audit of the financial statements in the UK, including the FRC's Ethical Standard, and we have fulfilled our other ethical responsibilities in accordance with these requirements. We believe that the audit evidence we have obtained is sufficient and appropriate to provide a basis for our opinion.

Conclusions relating to going concern

In auditing the financial statements, we have concluded that the trustees' use of the going concern basis of accounting in the preparation of the financial statements is appropriate.

Based on the work we have performed, we have not identified any material uncertainties relating to events or conditions that, individually or collectively, may cast significant doubt on the charity's ability to continue as a going concern for a period of at least twelve months from when the financial statements are authorised for issue.

Our responsibilities and the responsibilities of the trustees with respect to going concern are described in the relevant sections of this report.

Other information

The trustees are responsible for the other information. The other information comprises the information included in the Annual Report, other than the financial statements and our Report of the Independent Auditors thereon.

Our opinion on the financial statements does not cover the other information and, except to the extent otherwise explicitly stated in our report, we do not express any form of assurance conclusion thereon.

In connection with our audit of the financial statements, our responsibility is to read the other information and, in doing so, consider whether the other information is materially inconsistent with the financial statements or our knowledge obtained in the audit or otherwise appears to be materially misstated. If we identify such material inconsistencies or apparent material misstatements, we are required to determine whether this gives rise to a material misstatement in the financial statements themselves. If, based on the work we have performed, we conclude that there is a material misstatement of this other information, we are required to report that fact. We have nothing to report in this regard.

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INDEPENDENT AUDITOR'S REPORT

FOR THE YEAR ENDED 30 SEPTEMBER 2024

Matters on which we are required to report by exception

We have nothing to report in respect of the following matters where the Charities (Accounts and Reports) Regulations 2008 requires us to report to you if, in our opinion:

- the information given in the Report of the Trustees 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.

Responsibilities of trustees

As explained more fully in the Statement of Trustees' Responsibilities, the trustees are responsible for the preparation of the financial statements which give a true and fair view, and for such internal control as the trustees determine is necessary to enable the preparation of financial statements that are free from material misstatement, whether due to fraud or error.

In preparing the financial statements, the trustees are responsible for assessing the charity's ability to continue as a going concern, disclosing, as applicable, matters related to going concern and using the going concern basis of accounting unless the trustees either intend to liquidate the charity or to cease operations, or have no realistic alternative but to do so.

Auditor's responsibilities for the audit of the financial statements

We have been appointed as auditors under Section 144 of the Charities Act 2011 and report in accordance with the Act and relevant regulations made or having effect thereunder.

Our objectives are to obtain reasonable assurance about whether the financial statements as a whole are free from material misstatement, whether due to fraud or error, and to issue a Report of the Independent Auditors that includes our opinion. Reasonable assurance is a high level of assurance but is not a guarantee that an audit conducted in accordance with ISAs (UK) will always detect a material misstatement when it exists. Misstatements can arise from fraud or error and are considered material if, individually or in the aggregate, they could reasonably be expected to influence the economic decisions of users taken on the basis of these financial statements.

Irregularities, including fraud, are instances of non-compliance with laws and regulations. We design procedures in line with our responsibilities, outlined above, to detect material misstatements in respect of irregularities, including fraud. The extent to which our procedures are capable of detecting irregularities, including fraud is detailed below: Extent to which the audit was considered capable of detecting irregularities, including fraud. We identify and assess the risks of material misstatement of the financial statements, whether due to fraud or error, and then design and perform audit procedures responsive to those risks, including obtaining audit evidence that is sufficient and appropriate to provide a basis for our opinion.

Identification and assessment of potential risks In identifying and assessing potential risks related to irregularities in identifying and assessing risks of material misstatement in respect of irregularities, including fraud and non-compliance with laws and regulations, we conducted:

- Meetings throughout the year with those charged with governance and who review the charity's internal ethics and compliance reporting summaries, including those concerning investigations.
- Enquiries of management, including obtaining and reviewing supporting documentation, concerning the charity's material policies and procedures relating to: identifying, evaluating and complying with laws and regulations and whether they were aware of any instances of non-compliance relating to the detecting and responding to the risks of fraud and whether they have knowledge of any actual, suspected or alleged fraud; and the internal controls established to mitigate risks related to fraud or non-compliance with laws and regulations.
- Our reviews of the charity's remuneration policies, and key drivers for remuneration and bonus levels.
- Our assessment of the influence of public officials over the operations of the charity including any material transactions with related parties and key individuals; and
- Discussions among the engagement team regarding how and where fraud might occur in the financial statements and any potential indicators of fraud. The engagement team includes the Audit Director and staff who have extensive experience of working with charities in the same sectors as the charity, and this experience was relevant to the discussion about where fraud risks may arise.

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Risks arising from legal and regulatory frameworks

We are also required to perform specific procedures to respond to the risk of management override. We also obtained an understanding of the legal and regulatory frameworks in which the charity operates, focusing on provisions of those areas that had a direct effect on the determination of material amounts and disclosures in the financial statements.

We did not identify any material audit matters related to the potential risk of fraud or noncompliance with laws and regulations from our work:

- Reviewing management override of controls.
- Testing the appropriateness of journal entries and other accounting adjustments.
- Assessing whether the judgements made in making accounting estimates are indicative of a potential bias; and
- Evaluating the business rationale of any significant transactions that are unusual or outside the normal course of business.

We also communicated our assessment of the relevant laws and regulations and potential fraud risks to all engagement team members including internal specialists and significant component audit teams and remained alert to any indications of fraud or non-compliance with laws and regulations throughout the audit.

Because of the inherent limitations of an audit, there is a risk that we will not detect all irregularities, including those leading to a material misstatement in the financial statements or non-compliance with regulation. This risk increases the more that compliance with a law or regulation is removed from the events and transactions reflected in the financial statements, as we will be less likely to become aware of instances of non-compliance. The risk is also greater regarding irregularities occurring due to fraud rather than error, as fraud involves intentional concealment, forgery, collusion, omission, or misrepresentation.

A further description of our responsibilities for the audit of the financial statements is located on the Financial Reporting Council's website at www.frc.org.uk/auditorsresponsibilities. This description forms part of our auditor's report.

We communicate with those charged with governance regarding, among other matters, the planned scope and timing of the audit and significant audit findings, including any significant deficiencies in internal control that we identify during our audit.

THE ELEEMOSYNARY CHARITY OF WILLIAM HOBAYNE

INDEPENDENT AUDITOR'S REPORT

FOR THE YEAR ENDED 30 SEPTEMBER 2024

Use of our report

This report is made solely to the charity's trustees, as a body, in accordance with Part 4 of the Charities (Accounts and Reports) Regulations 2008. 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 auditors' report and for no other purpose. To the fullest extent permitted by law, we do not accept or assume responsibility to anyone other than the charity and the charity's trustees as a body, for our audit work, for this report, or for the opinions we have formed.



J. Stuart Thomson (Senior Statutory Auditor)
for and on behalf of Johnsons, Chartered Accountants,
Statutory Auditor
1-2 Craven Road
Ealing
London
W5 2UA

Date:



THE ELEEMOSYNARY CHARITY OF WILLIAM HOBBAVNE
STATEMENT OF FINANCIAL ACTIVITIES
FOR THE YEAR ENDED 30 SEPTEMBER 2024

	Notes	Unrestricted funds £	Endowment funds £	Total 2024 £	Total 2023 £
Incoming Resources					
Incoming resources from generated funds :					
Investment income		-	165,759	165,759	153,697
Income from charitable activities			102,240	102,240	106,299
Total incoming resources		-	267,999	267,999	259,996
Resources Expended					
Raising funds	Note 4.1	-	62,013	62,013	74,630
Charitable activities	Note 4.2	-	212,240	212,240	185,860
Other	Note 4.3	-	857	857	-
Total resources expended		-	275,111	275,111	260,491
Net income before investment gains/(losses)		-	(7,112)	(7,112)	(495)
Gains/(losses) on investments		-	88,511	88,511	23,320
Net income		-	81,399	81,399	-
Gains/(losses) on investment properties		-	50,000	50,000	-
Net movement in funds		-	131,399	131,399	22,825
Total funds brought forward		88,735	7,195,505	7,284,240	7,261,415
Total funds carried forward		88,735	7,326,904	7,415,639	7,284,240

THE ELEEMOSYNARY CHARITY OF WILLIAM HOBBAVNE

BALANCE SHEET AS AT 30 SEPTEMBER 2024

	Notes	Unrestricted funds £	Endowment funds £	Total 2024 £	Total 2023 £
Fixed Assets					
Tangible assets	Note 8	-	1,906,811	1,906,811	1,906,811
Investments	Note 9.1	-	1,013,470	1,013,470	924,959
Investment land and property	Note 9.3	-	4,350,000	4,350,000	4,300,000
Total fixed assets		-	7,270,281	7,270,281	7,131,770
Current Assets					
Debtors	Note 10	-	37,119	37,119	44,998
Cash at bank and in hand	Note 12	88,735	48,802	137,537	157,506
Total current assets		88,735	85,921	174,656	202,504
Creditors : amounts falling due within one year	Note 11	-	29,298	29,298	50,034
Net current assets		88,735	56,623	145,358	152,470
NET ASSETS		88,735	7,326,904	7,415,639	7,284,240
Represented by :					
	Notes	Income funds £	Endowment funds £	Total 2024 £	Total 2023 £
Capital Funds					
Permanent endowment funds	Note 13.1	-	1,699,789	1,699,789	1,649,789
Expendable endowment funds	Note 13.1	-	5,627,115	5,627,115	5,545,716
Total capital funds		-	7,326,904	7,326,904	7,195,505
Income Funds					
Restricted Funds			-	-	-
Unrestricted funds	Note 13.2	88,735	-	88,735	88,735
Total income funds	Note 13.1	88,735	-	88,735	88,735
TOTAL FUNDS		88,735	7,326,904	7,415,639	7,284,240

Signed by two trustees on behalf of all the trustees on 23rd July 2025

Paul Lovell

Name: Paul Lovell

John P. Sawyer

Name: John Sawyer

THE ELEEMOSYNARY CHARITY OF WILLIAM HOBAYNE

NOTES TO THE FINANCIAL STATEMENT FOR THE YEAR ENDED 30 SEPTEMBER 2024

Accounting policies:

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.

2 Going Concern

Having assessed the principal risks and other matters in connection with the going concern of the charity, the Trustees consider it appropriate to continue to adopt the going concern basis of accounting in preparing these financial statements. The charity is in a net asset position at year end and has adequate resources to meet its financial obligations when they fall due for a period of at least 12 months from the date of signing of the financial statements.

3 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.

3.1 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, fitting & 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.

3.2 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.

3.2.1 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.

THE ELEEMOSYNARY CHARITY OF WILLIAM HOBAYNE

NOTES TO THE FINANCIAL STATEMENT FOR THE YEAR ENDED 30 SEPTEMBER 2024

3.3 Taxation

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

3.4 Income

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

3.5 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 ELEEMOSYNARY CHARITY OF WILLIAM HOBAYNE

NOTES TO THE FINANCIAL STATEMENT FOR THE YEAR ENDED 30 SEPTEMBER 2024

4 Resources expended

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

	2024	2023
	£	£
4.1 Cost of generating funds		
Maintenance/refurbishment of 25 Golden Manor	31,940	38,497
Maintenance of William Hobbayne Centre	18,328	24,591
Maintenance of Billets Hart allotments	11,745	11,543
	62,013	74,630
4.2 Charitable Activities		
I. Activities in furtherance of the charity's objectives		
Outreach worker costs	19	238
Activities at William Hobbayne Centre	15,300	13,517
Loby maintenance	-	2,493
	15,319	16,248
II. Support costs		
Salaries (including tax and pension)	71,950	59,302
Other Office costs	10,175	9,610
Investment management fees	-	260
	82,124	69,172
III. Governance		
Audit & Accountancy	21,026	5,058
	21,026	5,058
IV. Grants Made	93,772	95,382
	93,772	95,382
Total expenditure on Charitable Activities	212,240	185,860
4.3 Miscellaneous costs re other land		
Community Gardens and Half Acre Field	857	-
5 Fees for examining the accounts		
A sum of £3,000 has been allowed for the preparation of the accounts for the year ended 30th September 2024.		
6 Staff costs		
	2024	2023
	£	£
Salaries	70,720	57,485
Pension	1,230	1,817
	71,950	59,302
	No.	No.
Average number of employees	5	4

THE ELEEMOSYNARY CHARITY OF WILLIAM HOBAYNE

NOTES TO THE FINANCIAL STATEMENT FOR THE YEAR ENDED 30 SEPTEMBER 2024

7 Grants Made	2024	2023
	£	£
Grants made to institutions	73,497	77,546
Grants made to individuals	20,275	17,835
	93,772	95,381

8 Tangible Fixed Assets

	Freehold Land & Buildings	Improvements to property	Allotments & Gardens	Total
Cost	£	£	£	£
At 1 October 2023	742,368	486,453	677,990	1,906,811
Additions	-	-	-	-
At 30 September 2024	742,368	486,453	677,990	1,906,811
Net Book Value				
At 30 September 2023	742,368	486,453	677,990	1,906,811
At 30 September 2024	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 and the land adjacent thereto.

The Hobbayne Half Acre Field site comprises historic land held by the charity with no known cost. The trustees have adopted a policy not to depreciate properties that are owner occupied because the value of the property remains stable and increases over time.

THE ELEEMOSYNARY CHARITY OF WILLIAM HOBBAyne

NOTES TO THE FINANCIAL STATEMENT FOR THE YEAR ENDED 30 SEPTEMBER 2024

9.1 Fixed Asset Investments

Movement in fixed asset investments	Listed equities and cash £	Investment land and property £	Total £
Market value carried forward at 1 October 2023	924,959	4,300,000	5,224,959
Less : Unrealised gain on revaluation	88,511	50,000	138,511
Market value at 30 September 2024	1,013,470	4,350,000	5,363,470

9.2 Investments

All investment assets were held in the UK and comprise:

9.2.1 Permanent Endowment fund

Listed investments and cash Description	Historic cost £	Market value at 30.09.24 £	Market value at 30.09.23 £
19000 Blackrock Asset Management UK	49,600	145,603	136,245
10000 COIF Charity Fund Income Units	44,256	202,706	186,438
15460-Ord-Dunedin Income Growth Invest Trust- 25p	18,645	43,906	41,587
16500-Ord-Edinburgh worldwide Investment Tst- 1p	13,392	25,542	23,001
8179-Shs-Invesco Global Eqty Income Tst plc- 1p	23,676	24,210	19,771
4000-Ord-JPMorgan Claverhouse IT Plc- 25p	24,591	28,240	26,800
3000 Ord-Monks Investment Trust- 5p	11,538	35,220	28,260
44852 Investco UK Equity Income UK Z Dis	9,681	103,518	93,144
6500 M&G Equities Inv for Charities	14,229	98,718	93,017
950 Ord- Unilever Plc Ordinary	16,538	45,971	38,589
6000 Ord- Merchants Trust Plc- 25p	24,677	35,340	32,340
18500 Ord- Tritax Big Box REIT plc 1p	25,120	29,434	25,863
Total Permanent Endowment Fund	275,945	818,407	745,055

9.2.2 Expendable Endowments

Listed Investments and cash	Historic cost £	Market value at 30.09.24 £	Market value at 30.09.23 £
28000 Liontrust Investment Funds	24,753	39,249	36,061
11000 Ord- Temple Bar Investment Trust 5p	25,767	29,315	25,960
15000 International Public Partnership Ord 1p	23,440	19,260	18,570
15000 Ord-HICL Infrastructure Co Ord 1p	24,924	19,800	18,600
10000 Ord- Murray International Trust 25p	24,639	25,650	23,750
4000 Ord-Edinburgh Investment Trust 25p	24,527	30,000	26,720
8000 Ord-IMPAX Environmental Markets 10p	19,979	31,480	29,680
Subtotal	168,029	194,754	179,342
Cash held within investment portfolio		309	562
Total Expendable Endowments		195,063	179,904
TOTAL INVESTMENT FUNDS		1,013,470	924,959

THE ELEEMOSYNARY CHARITY OF WILLIAM HOBBAVNE

NOTES TO THE FINANCIAL STATEMENT FOR THE YEAR ENDED 30 SEPTEMBER 2024

9.3 Investment land and property

	Historic cost £	Market value at 30.09.24 £	Market value at 30.09.23 £
25 Golden Manor	561,185	3,475,000	3,475,000
1B St Marks Road	772,000	875,000	825,000
	<u>1,333,185</u>	<u>4,350,000.00</u>	<u>4,300,000</u>

A market appraisal was carried out in June 2025 by Doyle Sales and Lettings. The Trustees confirmed that the value of 25 Golden Manor Road remains unchanged since 30 September 2022, based on comparable local sales. The market value reflects the individual valuation of each of the 9 flats within the property.

The valuation of 1B St Marks Road was updated on 20 June 2025, with the market value increased to £875,000, based on comparable local sales and current market conditions,

10 Debtors

	2024 £	2023 £
Trade debtors	3,042	14,339
Sundry debtors	23,440	21,050
Prepayments	10,637	9,609
	<u>37,119</u>	<u>44,998</u>

11 Creditors amounts falling due within one year

	2024 £	2023 £
Tenants deposits	18,717	17,106
Rents received in advance	-	20,077
Other creditors	(687)	936
Wages & social security	736	736
Grants payable	533	533
Accruals	10,000	9,125
Pension fund	-	139
Allotments Maintenance Fund	-	1,383
	<u>29,298</u>	<u>50,034</u>

12 Cash at bank and in hand

	2024 £	2023 £
Short term deposits	103,048	97,151
Cash at bank	29,292	55,655
Cash in hand	224	154
Matalan vouchers	4,974	4,546
	<u>137,537</u>	<u>157,506</u>

THE ELEEMOSYNARY CHARITY OF WILLIAM HOBAYNE

NOTES TO THE FINANCIAL STATEMENT FOR THE YEAR ENDED 30 SEPTEMBER 2024

13 Funds

13.1 Analysis of charitable funds - current year

	Permanent Endowment Funds £	Expendable Endowment Funds £	Unrestricted Income Funds £	Total Funds £
Balance brought forward	1,649,789	5,545,716	88,735	7,284,240
Incoming resources	-	267,999	-	267,999
Resources expended	-	(275,111)	-	(275,111)
Gain on revaluation on investment properties	50,000	-	-	50,000
Gain on investment shares	-	88,511	-	88,511
Fund carried forward	1,699,789	5,627,115	88,735	7,415,639

13.2 Analysis of charitable funds - comparative year

	Permanent Endowment Funds £	Expendable Endowment Funds £	Unrestricted Income Funds £	Total Funds £
Balance brought forward	1,570,696	5,601,984	88,735	7,261,415
Incoming resources	80,884	202,432	-	283,316
Resources expended	(1,791)	(258,700)	-	(260,491)
Fund carried forward	1,649,789	5,545,716	88,735	7,284,240

13.3 Net assets by fund- current year

	Permanent Endowment Funds £	Expendable Endowment Funds £	Unrestricted Income Funds £	Total Funds £
Tangible fixed assets	-	1,906,811	-	1,906,811
Fixed asset investments	818,407.15	195,063	-	1,013,470
Investment land & property	875,000.00	3,475,000	-	4,350,000
Net current assets	6,382	50,241	88,735	145,358
Total funds	1,699,789	5,627,115	88,735	7,415,639

13.4 Net assets by fund- comparative year

	Permanent Endowment Funds £	Expendable Endowment Funds £	Unrestricted Income Funds £	Total Funds £
Tangible fixed assets	-	1,906,811	-	1,906,811
Fixed asset investments	745,055	179,904	-	924,959
Investment properties	825,000	3,475,000	-	4,300,000
Net current assets	23,568	40,167	88,735	152,470
Total funds	1,593,623	5,601,882	88,735	7,284,240

THE ELEEMOSYNARY CHARITY OF WILLIAM HOBAYNE

NOTES TO THE FINANCIAL STATEMENT FOR THE YEAR ENDED 30 SEPTEMBER 2024

13.5 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 2024 are as follows :

	2024	2023
Emergency repair fund for 25 Golden Manor	30,000	30,000
Emergency repair fund for The William Hobbayne Centre	40,000	40,000
Maintenance fund for Billets Hart Allotments	8,000	8,000
Maintenance fund for Community Gardens	3,000	3,000
Greening projects to maintain the spaces and vegetation.	7,735	7,735
Total funds	88,735	88,735

14 Trustees and other Related Parties

	2024	2023
	£	£
Trustees reimbursed for expenses	375	7,320

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

No trustees were paid expenses for travel or subsistence.