

Bethany Homes Trust, Camborne

Charity Registration No. 228506

Annual Report and Unaudited Financial Statements
For the year ended 31 December 2023

LEGAL AND ADMINISTRATIVE INFORMATION

Trustees	L Buhagjar Dr S Thomas (appointed 1 August 2024) E Thomas (resigned 7 July 2024) S V Kind
Charity number	228506
Principal address	48 Second Avenue Bath BA2 3NN
Independent Examiner	Phillips Frith LLP 9 Tregarne Terrace St Austell Cornwall PL25 4DD

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CHAIR'S STATEMENT

FOR THE YEAR ENDED 31 DECEMBER 2023

The Trustees present the Annual Report and Accounts for the year to 31 December 2023.

Bethany Homes Trust was established in 1935 following the gift of land by the Thomas family, construction of eight properties and creation of the Trust.

The charity is governed under a Conveyance and Trust Deed dated 31 December 1938.

Throughout the reporting year, the Trustees continued to deliver almshouse accommodation according to the Trust's articles: *"to provide dwellinghouses for the residence of persons over the age of sixty, with connections to Camborne, who at discretion of the Trustees shall by reason of their straitened but secure financial circumstances be considered suitable persons as residents"*.

The Trustees of the charity for the period were

Lavinia Thomas Buhagjar, Chair

Emily Thomas, Trustee and Treasurer


Sarah Kind, Trustee

During 2023 the Trustees continued with due diligence between the Trust and Coastline Housing as part of the process of handing Bethany Homes Trust to Coastline Housing as a sole corporate trustee, which had begun in early 2020. Delays in the process persisted due to slow communication between Coastline Housing and Homes England, from which consent would have been required to transfer to Coastline Housing the remainder of the mortgage taken by Bethany Homes Trust from Charity Bank in 2016 as part of match funding from Homes England, which was used for renovations on properties number 4 and 5, construction of 9 and works to windows and rooves on all properties. As of the end of the year 2023 confirmation of approval from Homes England had still not been received.

Due to the expected imminent handover of the Trust to Coastline Housing, only minor works were undertaken to the maintenance of the properties, two of which became empty during the course of the year, hence over the year we say reduced income from contributions, but less expenditure.

The Trustees made a gift of £200 per occupant towards energy bills in the winter of 2023, as we had done in the winter of 2022, in light of the cost of living crises and to augment winter fuel payments, in order to ensure each property and occupant stayed warm and dry over the cold wet months.

The Trustees are confident the charity is financially secure and able to meet annual outgoings, including loan repayments, in the foreseeable future.


Lavinia Thomas (Nov 25, 2024 07:42 GMT)

Lavinia Buhagjar

INDEPENDENT EXAMINERS REPORT

TO THE TRUSTEES OF BETHANY HOMES TRUST

I report to the trustees on my examination of the accounts of the Bethany Homes Trust, Camborne (the Trust) for the year ended 31 December 2023, which are set out on page 5.

This report is made solely to the charity's trustees, as a body, in accordance with section 154 of the Charities Act 2011. My independent examiner's work has been undertaken so that I might state to the charity's trustees those matters I am required to state to them in an independent examiner's report and for no other purpose. To the fullest extent permitted by law, I do not accept or assume responsibility to anyone other than the charity, the charity's members as a body and the charity's trustees as a body for my independent examiner's work, for this report, or for the opinions I have formed.

Responsibilities and basis of report

As the charity trustees of the Trust you are responsible for the preparation of the accounts in accordance with the requirements of the Charities Act 2011 ('the Act').

I report in respect of my examination of the Trust's accounts carried out under section 145 of the 2011 Act and in carrying out my examination I have followed all the applicable Directions given by the Charity Commission under section 145(5)(b) of the Act. Independent examiner's statement

Independent examiner's statement

I have completed my examination. I confirm that no material matters have come to my attention in connection with the examination giving me cause to believe that in any material respect:

1. accounting records were not kept in respect of the Trust as required by section 130 of the Act; or
2. the accounts do not accord with those records; or
3. the accounts do not comply with the applicable requirements concerning the form and content of accounts set out in the Charities (Accounts and Reports) Regulations 2008 other than any requirement that the accounts give a 'true and fair view which is not a matter considered as part of an independent examination.

I have no concerns and have come across no other matters in connection with the examination to which attention should be drawn in this report in order to enable a proper understanding of the accounts to be reached.



Amy Sole FCA

Phillips Frith LLP
9 Tregarne Terrace
St Austell
Cornwall
PL25 4DD

25/11/24
Dated:

STATEMENT OF RECEIPTS AND PAYMENTS
FOR THE YEAR ENDED 31 DECEMBER 2023

Basis of preparation

The accounts have been prepared under the receipts and payments basis. All receipts, payments and balances represent unrestricted funds.

Statement of Receipts and Payments

	2023		2022	
	£	£	£	£
Receipts				
Contributions		28,610		32,040
Other Income		6,115		3,726
Total receipts		34,725		35,766
Payments				
Bank charges	60		81	
Maintenance costs	6,665		4,648	
Professional fees	4,200		1,840	
Council tax and utilities	2,620		4,967	
Winter fuel payment	3,200		1,600	
Sundry costs	-		395	
Loan repayments	12,363		12,363	
Total costs		29,108		25,894
Net surplus for the year		5,617		9,872

Statement of Assets and Liabilities

Cash funds	£	£
Cash funds b/fwd	26,415	16,543
Net surplus for the year	5,617	9,872
Cash funds c/fwd	32,032	26,415

Property

Property has been held by the charity since inception. In 2016, the properties were valued at £825,000 and the trustees continue to believe this is a reasonable valuation. Secured against the properties is a loan of £130,922 (2022: £134,642).