

THOMAS CHRISTIES ALMSHOUSE & RELIEF IN NEED CHARITY

England & Wales · Charity number 1128679

Details

Status Registered

Legal form Charitable company

Company number [06834543](#)

Registered 2009-03-19

Register [View on the Charity Commission register](#)

Contact

Address The Office
John Crosse House
Newnham Road
Bedford
MK40 3NY

Phone 01234330516

Email info@thomaschristie.com

Website www.thomaschristie.com

Activities

Objects: 1. THE PROVISION OF HOUSING ACCOMMODATION;2. THE RELIEF OF NEED, AND3. SUCH OTHER CHARITABLE PURPOSES AS THE TRUSTEES DECIDE

Activities: Thomas Christie Almshouse Charity provides 26 flats, currently housing 29 residents.

Classification

- **How:** Provides Buildings/facilities/open Space
- **What:** The Prevention Or Relief Of Poverty, Accommodation/housing
- **Who:** Elderly/old People

Geography

- **Area of benefit:** BEDFORD
- Bedford
- Central Bedfordshire

Finances

Period end	Income	Expenditure	Assets	Employees
2025-03-31	£292,293	£371,868	-	-
2024-03-31	£264,227	£445,343	-	-
2023-03-31	£261,858	£527,233	-	-
2022-03-31	£254,717	£175,221	-	-
2021-03-31	£247,392	£174,464	-	-

Trustees

Name	Role	Appointed
ANDREW RUSSELL		2020-08-04
David Stanton Fletcher		2018-05-19
Donald Parsons		2019-05-01
Dr Richard Gallivan		2019-05-01
Rev Anthony Davis		2025-03-06
Sean Jones		2024-11-01
Tara Kate Devine		2021-08-04

Linked charities

- THOMAS CHRISTIE ALMSHOUSE AND RELIEF IN NEED CHARITY (1128679-1)

Accounts

Charity registration number 1128679

Registered Company Number 06834543 (England & Wales)

THE THOMAS CHRISTIE ALMSHOUSE AND RELIEF IN NEED CHARITY
ANNUAL REPORT AND FINANCIAL STATEMENTS
FOR THE YEAR ENDED 31 MARCH 2025

THE THOMAS CHRISTIE ALMSHOUSE AND RELIEF IN NEED CHARITY

LEGAL AND ADMINISTRATIVE INFORMATION

Trustees	Mr D Fletcher Mr A Russell Dr R Gallivan Mr D Parsons Mrs T Devine Mr S Jones	(Appointed 1 November 2024)
Secretary	Mrs E Scouller	
Charity number (England and Wales)	1128679	
Company number	06834543	
Registered office	Northwood House 138 Bromham Road Bedford Bedfordshire United Kingdom MK40 2QW	
Auditor	David Cox BA FCCA FCA Cox & Co (Accountancy) Ltd	

THE THOMAS CHRISTIE ALMSHOUSE AND RELIEF IN NEED CHARITY

CONTENTS

	Page
Trustees report	1 - 4
Statement of trustees responsibilities	5
Independent auditor's report	6 - 8
Statement of financial activities	9
Balance sheet	10
Notes to the financial statements	11 - 19

THE THOMAS CHRISTIE ALMSHOUSE AND RELIEF IN NEED CHARITY

TRUSTEES REPORT (INCLUDING DIRECTORS' REPORT)

FOR THE YEAR ENDED 31 MARCH 2025

The trustees who are also directors of the charity for the purposes of the Companies Act 2006, present their report with the financial statements of the charity for the year ended 31 March 2025

The financial statements have been prepared in accordance with the accounting policies set out in note 1 to the financial statements and comply with the Charity's governing document, the Companies Act 2006, FRS 102 "The Financial Reporting Standard applicable in the UK and Republic of Ireland" and the Charities SORP "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)".

Objectives and activities

The charity's objective and principal activity is the provision of housing for the elderly and needy of Bedford and north and central Bedfordshire.

Public benefit

The charity continues to fund social functions for residents to promote their well-being. The charity has also granted £1,732 from the Relief in Need fund in order to subsidise the weekly maintenance contribution of two residents on exceptional need; this practice will continue whenever necessary. The availability of the Common Room and kitchen at John Crosse House continues to enable the charity to make its facilities accessible to the wider community in Bedford.

The trustees have paid due regard to guidance issued by the Charity Commission in deciding what activities the trust should undertake.

Achievements and performance

The trustees are satisfied with the financial results of the charity.

The residents continue to enjoy a wide range of activities, organised by themselves with assistance from the warden and financed by the charity. Trustees join the residents for Christie Sunday (Founders Day) and also for the Christmas Lunch.

Trustees

The trustees continue to record warmest thanks to the clerk, Tricia Scouller, and to the warden, Julia Morelli, for their constant dedication to the work of the charity and their willingness to cheerfully to take on any challenge in order to ensure that the wellbeing of the residents is paramount. We also record again our thanks to our capable deputy wardens Joan Craig and Jan Grant.

The trustees are also thanked for their dedication and support. We are fortunate to have a wide range of expertise amongst our trustees which has benefited the charity hugely.

THE THOMAS CHRISTIE ALMSHOUSE AND RELIEF IN NEED CHARITY

TRUSTEES REPORT (INCLUDING DIRECTORS' REPORT) (CONTINUED)

FOR THE YEAR ENDED 31 MARCH 2025

Compliance

The trustees continue to receive regular reports at their meetings of work and testing procedures carried out by our handyman during the year and they are recorded and these are filed as part of the warden's report to the trustees.

The trustees also receive reports at their quarterly meetings of the work and testing procedures carried out by the maintenance team during the year. These are also recorded and filed by the warden and reported to the trustees at each meeting.

A dedicated fire company was appointed in 2018 to cover the Fire Risk Assessment, all fire related equipment, note the physical condition of the buildings, review escape plans and drills and test the emergency lighting.

The local Fire Service also visits the almshouses annually to advise on compliance and chat to residents.

Compliance Policies are in place. They were all based on guidance from the Almshouse Association.

Financial review

The principal funds of the charity during the year have derived from residents' maintenance contributions, and dividends received from the charity's investment portfolio.

Residents' weekly contributions were £161 and £228 and amounted to £243,001 (2024: £224,258).

Prior to the revaluation of investments the charity made a (deficit) in the year of (£75,425) (2024: (£181,116)).

Total charitable expenditure for the year amounted to £367,718 (2024: £445,343), of which £313,428 (2024: £400,021) was directly attributable to the maintenance and administration of the Almshouse. It is principally the renewal expenditure in the year that has caused the increase in expenditure.

Investment policy

It is the policy of the charity to allocate specific funds from the funds which have not yet been committed or designated for any specific purpose. The trustees have set aside these reserves in order to protect the future operations of the charity from the effects of any unforeseen variations in its income. This is part of a wider policy of good financial management practice.

It is the policy of the charity to invest any sums of cash not required for immediate working purposes in the M&G Charity Multi Asset Fund. This is known as the Extraordinary Repair Fund (ERF). This is in line with advice from the Almshouse Association.

During this year the wooden sash windows of Christie House were replaced using the ERF.

Funds not needed immediately but expected to be required during the year are invested in a Scottish Widows saving account. This is known as the Cyclical Maintenance Fund (CMF).

The CMF funded the refurbishment of a flat and laundry rooms this year and is earmarked for redecoration of some flats and common areas in the near future.

Structure, governance and management

The Thomas Christie Almshouse and Relief In Need Charity is a company limited by guarantee and a registered charity governed by its Memorandum of Articles. First founded in 1697, the organisation was registered under its current title on the 14 July 1971 and became a company limited by guarantee on the 3 March 2010.

THE THOMAS CHRISTIE ALMSHOUSE AND RELIEF IN NEED CHARITY

TRUSTEES REPORT (INCLUDING DIRECTORS' REPORT) (CONTINUED)

FOR THE YEAR ENDED 31 MARCH 2025

The Trustees who are also the directors for the purpose of company law, and Trustees who served during the year were:

Mr D Fletcher

Mr A Russell

Dr R Gallivan

Mr D Parsons

Mrs T Devine

Mr S Jones

(Appointed 1 November 2024)

Recruitment and appointment of trustees

The body of trustees can consist of nine persons, the vicar and church warden of St Paul's church can be ex officio trustees if they choose to do so. Three can be nominated by the Parochial Church Council of the Church of St Paul's Bedford and a further four can be co-opted as trustees by the nominated trustees. Each trustee's appointment is for a determined period, but not exceeding five years, except for the Vicar of St Paul's Church who is elected for the duration of their incumbency.

All trustees are elected based upon their skills and expertise identified as necessary for the effective management of the charity. Formal procedures for the induction and training of new trustees are undertaken by the clerk and chairman, following guidelines from the Almshouse Association.

Responsibility and Decision making

Responsibility for the day to day operations of the charity is undertaken by the clerk and the warden.

A fabric committee led by Tara Devine and Andrew Russell, with external help as needed deals with repairs and maintenance. All parties report to the trustees at the quarterly meetings.

Day to day management and repairs are dealt with by the clerk and warden.

All Trustees are ultimately responsible for the management and decision making of the charity.

Risk management

The major risks to which the charity is exposed as identified by the trustees have been reviewed and systems have been put in place to mitigate these risks.

Those risks that potentially have a financial implication include dealing with legacy issues and defects from the John Crosse House build.

Funding

The trustees are satisfied that the charity's assets attributable to each of its individual funds are available and adequate to fulfil its obligations in relation to those funds.

Auditor

In accordance with the company's articles, a resolution proposing that David Cox BA FCCA FCA Cox & Co (Accountancy) Ltd be reappointed as auditor of the company will be put at a General Meeting.

THE THOMAS CHRISTIE ALMSHOUSE AND RELIEF IN NEED CHARITY
TRUSTEES REPORT (INCLUDING DIRECTORS' REPORT) (CONTINUED)
FOR THE YEAR ENDED 31 MARCH 2025

The trustees report was approved by the Board of Trustees.

T Devine

Mrs T Devine
Trustee

11 September 2025

THE THOMAS CHRISTIE ALMSHOUSE AND RELIEF IN NEED CHARITY

STATEMENT OF TRUSTEES RESPONSIBILITIES

FOR THE YEAR ENDED 31 MARCH 2025

The trustees, who are also the directors of The Thomas Christie Almshouse And Relief In Need Charity for the purpose of company law, are responsible for preparing the Trustees Report and the financial statements in accordance with applicable law and United Kingdom Accounting Standards (United Kingdom Generally Accepted Accounting Practice).

Company law requires the trustees to prepare financial statements for each financial year which give a true and fair view of the state of affairs of the Charity and of the incoming resources and application of resources, including the income and expenditure, of the charitable company for that year.

In preparing these financial statements, the trustees are required to:

- select suitable accounting policies and then apply them consistently;
- observe the methods and principles in the Charities SORP;
- make judgements and estimates that are reasonable and prudent; and
- prepare the financial statements on the going concern basis unless it is inappropriate to presume that the Charity will continue in operation.

The trustees are responsible for keeping adequate accounting records that disclose with reasonable accuracy at any time the financial position of the Charity and enable them to ensure that the financial statements comply with the Companies Act 2006. 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 THOMAS CHRISTIE ALMSHOUSE AND RELIEF IN NEED CHARITY

INDEPENDENT AUDITOR'S REPORT

TO THE TRUSTEES OF THE THOMAS CHRISTIE ALMSHOUSE AND RELIEF IN NEED CHARITY

Opinion

We have audited the financial statements of The Thomas Christie Almshouse And Relief In Need Charity (the 'Charity') for the year ended 31 March 2025 which comprise the statement of financial activities, the balance sheet and notes to the financial statements, including significant accounting policies. The financial reporting framework that has been applied in their preparation is applicable law and United Kingdom Accounting Standards, including Financial Reporting Standard 102 *The Financial Reporting Standard applicable in the UK and Republic of Ireland* (United Kingdom Generally Accepted Accounting Practice).

In our opinion, the financial statements:

- give a true and fair view of the state of the charitable company's affairs as at 31 March 2025 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; and
- have been prepared in accordance with the requirements of the Companies Act 2006.

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 *Auditor's 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 other information comprises the information included in the annual report other than the financial statements and our auditor's report thereon. The trustees are responsible for the other information contained within the annual report. Our opinion on the financial statements does not cover the other information and we do not express any form of assurance conclusion thereon. 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 course of 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.

Matters on which we are required to report by exception

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

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

THE THOMAS CHRISTIE ALMSHOUSE AND RELIEF IN NEED CHARITY

INDEPENDENT AUDITOR'S REPORT (CONTINUED)

TO THE TRUSTEES OF THE THOMAS CHRISTIE ALMSHOUSE AND RELIEF IN NEED CHARITY

Responsibilities of trustees

As explained more fully in the statement of trustees responsibilities, the trustees, who are also the directors of the Charity for the purpose of company law, are responsible for the preparation of the financial statements and for being satisfied that they 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 charitable company 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 auditor 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 an auditor's report 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.

The extent to which our procedures are capable of detecting irregularities, including fraud, is detailed below.

- Enquiry of management around actual and potential litigation and claims;
- Performing audit work over the risk of management override of controls, including testing of journal entries and other adjustments for appropriateness, evaluating the business rationale of significant transactions outside the normal course of business and reviewing accounting estimates for bias;
- Reviewing financial statement disclosures and testing to supporting information to assess compliance with applicable laws and regulations.

Because of the inherent limitations on 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. The 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 is available on the Financial Reporting Council's website at: <https://www.frc.org.uk/auditorsresponsibilities>. This description forms part of our auditor's report.

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 auditor's 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.

THE THOMAS CHRISTIE ALMSHOUSE AND RELIEF IN NEED CHARITY

INDEPENDENT AUDITOR'S REPORT (CONTINUED)

TO THE TRUSTEES OF THE THOMAS CHRISTIE ALMSHOUSE AND RELIEF IN NEED CHARITY

David Cox

(Senior Statutory Auditor)

For and on behalf of David Cox BA FCCA FCA Cox & Co (Accountancy) Ltd, Statutory Auditor

Chartered Accountants

11 September 2025

David Cox BA FCCA FCA Cox & Co (Accountancy) Ltd is eligible for appointment as auditor of the Charity by virtue of its eligibility for appointment as auditor of a company under section 1212 of the Companies Act 2006.

THE THOMAS CHRISTIE ALMSHOUSE AND RELIEF IN NEED CHARITY

STATEMENT OF FINANCIAL ACTIVITIES INCLUDING INCOME AND EXPENDITURE ACCOUNT

FOR THE YEAR ENDED 31 MARCH 2025

	Notes	Unrestricted funds 2025 £	Unrestricted funds 2024 £
Income from:			
Donations and legacies	3	5,000	-
Charitable activities	4	249,400	227,774
Investments	5	37,893	36,453
Total income		292,293	264,227
Expenditure on:			
Charitable activities	6	371,868	445,343
Total expenditure		371,868	445,343
Net gains/(losses) on investments	11	20,585	18,279
Net expenditure and movement in funds		(58,990)	(162,837)
Reconciliation of funds:			
Fund balances at 1 April 2024		5,232,439	5,395,276
Fund balances at 31 March 2025		5,173,449	5,232,439

The statement of financial activities includes all gains and losses recognised in the year. All income and expenditure derive from continuing activities.

THE THOMAS CHRISTIE ALMSHOUSE AND RELIEF IN NEED CHARITY

BALANCE SHEET

AS AT 31 MARCH 2025

	Notes	2025 £	£	2024 £	£
Fixed assets					
Tangible assets	13	4,112,948		4,114,204	
Investments	14	846,320		837,099	
			4,959,268		4,951,303
Current assets					
Debtors	15	4,926		9,035	
Cash at bank and in hand		242,905		288,669	
			247,831		297,704
Creditors: amounts falling due within one year	16	(33,650)		(16,568)	
Net current assets			214,181		281,136
Total assets less current liabilities			5,173,449		5,232,439
The funds of the Charity					
Unrestricted funds	17	5,173,449		5,232,439	
			5,173,449		5,232,439

The company is entitled to the exemption from the audit requirement contained in section 477 of the Companies Act 2006, for the year ended 31 March 2025.

The directors acknowledge their responsibilities for complying with the requirements of the Companies Act 2006 with respect to accounting records and the preparation of financial statements.

These financial statements have been prepared in accordance with the provisions applicable to companies subject to the small companies regime.

The financial statements were approved by the trustees on 11 September 2025



Mrs T Devine
Trustee

Company registration number 06834543 (England and Wales)

THE THOMAS CHRISTIE ALMSHOUSE AND RELIEF IN NEED CHARITY

NOTES TO THE FINANCIAL STATEMENTS

FOR THE YEAR ENDED 31 MARCH 2025

1 Accounting policies

Charity information

The Thomas Christie Almshouse And Relief In Need Charity is a private company limited by guarantee incorporated in England and Wales. The registered office is Northwood House, 138 Bromham Road, Bedford, Bedfordshire, MK40 2QW, United Kingdom.

1.1 Accounting convention

The financial statements have been prepared in accordance with the Charity's governing document, the Companies Act 2006, FRS 102 "The Financial Reporting Standard applicable in the UK and Republic of Ireland" ("FRS 102") and the Charities SORP "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). The Charity is a Public Benefit Entity as defined by FRS 102.

The Charity has taken advantage of the provisions in the SORP for charities not to prepare a Statement of Cash Flows.

The financial statements are prepared in sterling, which is the functional currency of the Charity. Monetary amounts in these financial statements are rounded to the nearest £.

The financial statements have been prepared under the historical cost convention, [modified to include the revaluation of freehold properties and to include investment properties and certain financial instruments at fair value]. The principal accounting policies adopted are set out below.

1.2 Going concern

At the time of approving the financial statements, the trustees have a reasonable expectation that the Charity has adequate resources to continue in operational existence for the foreseeable future. Thus the trustees continue to adopt the going concern basis of accounting in preparing the financial statements.

1.3 Charitable funds

Unrestricted funds are available for use at the discretion of the trustees in furtherance of their charitable objectives.

Restricted funds are subject to specific conditions by donors or grantors as to how they may be used. The purposes and uses of the restricted funds are set out in the notes to the financial statements.

Endowment funds are subject to specific conditions by donors that the capital must be maintained by the Charity.

1.4 Income

Income is recognised when the Charity is legally entitled to it after any performance conditions have been met, the amounts can be measured reliably, and it is probable that income will be received.

Cash donations are recognised on receipt. Other donations are recognised once the Charity has been notified of the donation, unless performance conditions require deferral of the amount. Income tax recoverable in relation to donations received under Gift Aid or deeds of covenant is recognised at the time of the donation.

Legacies are recognised on receipt or otherwise if the Charity has been notified of an impending distribution, the amount is known, and receipt is expected. If the amount is not known, the legacy is treated as a contingent asset.

THE THOMAS CHRISTIE ALMSHOUSE AND RELIEF IN NEED CHARITY

NOTES TO THE FINANCIAL STATEMENTS (CONTINUED)

FOR THE YEAR ENDED 31 MARCH 2025

1 Accounting policies

(Continued)

1.5 Expenditure

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

Expenditure is classified by activity. The costs of each activity are made up of the total of direct costs and shared costs, including support costs involved in undertaking each activity. Direct costs attributable to a single activity are allocated directly to that activity. Shared costs which contribute to more than one activity and support costs which are not attributable to a single activity are apportioned between those activities on a basis consistent with the use of resources. Central staff costs are allocated on the basis of time spent, and depreciation charges are allocated on the portion of the asset's use.

1.6 Tangible fixed assets

Tangible fixed assets are initially measured at cost and subsequently measured at cost or valuation, net of depreciation and any impairment losses.

Depreciation is recognised so as to write off the cost or valuation of assets less their residual values over their useful lives on the following bases:

Freehold land and buildings	At market Value
Property Improvements	5% on cost
Fixtures and fittings	25% and 15% on cost

The gain or loss arising on the disposal of an asset is determined as the difference between the sale proceeds and the carrying value of the asset, and is recognised in the statement of financial activities.

1.7 Fixed asset investments

Fixed asset investments are initially measured at transaction price excluding transaction costs, and are subsequently measured at fair value at each reporting date. Changes in fair value are recognised in net income/(expenditure) for the year. Transaction costs are expensed as incurred.

1.8 Impairment of fixed assets

At each reporting end date, the Charity reviews the carrying amounts of its tangible 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).

1.9 Cash and cash equivalents

Cash and cash equivalents include cash in hand, deposits held at call with banks, other short-term liquid investments with original maturities of three months or less, and bank overdrafts. Bank overdrafts are shown within borrowings in current liabilities.

1.10 Financial instruments

The Charity has elected to apply the provisions of Section 11 'Basic Financial Instruments' and Section 12 'Other Financial Instruments Issues' of FRS 102 to all of its financial instruments.

Financial instruments are recognised in the Charity's balance sheet when the Charity becomes party to the contractual provisions of the instrument.

Financial assets and liabilities are offset, with the net amounts presented in the financial statements, when there is a legally enforceable right to set off the recognised amounts and there is an intention to settle on a net basis or to realise the asset and settle the liability simultaneously.

THE THOMAS CHRISTIE ALMSHOUSE AND RELIEF IN NEED CHARITY

NOTES TO THE FINANCIAL STATEMENTS (CONTINUED)

FOR THE YEAR ENDED 31 MARCH 2025

1 Accounting policies

(Continued)

Basic financial assets

Basic financial assets, which include debtors and cash and bank balances, are initially measured at transaction price including transaction costs and are subsequently carried at amortised cost using the effective interest method unless the arrangement constitutes a financing transaction, where the transaction is measured at the present value of the future receipts discounted at a market rate of interest. Financial assets classified as receivable within one year are not amortised.

Basic financial liabilities

Basic financial liabilities, including creditors and bank loans are initially recognised at transaction price unless the arrangement constitutes a financing transaction, where the debt instrument is measured at the present value of the future payments discounted at a market rate of interest. Financial liabilities classified as payable within one year are not amortised.

Debt instruments are subsequently carried at amortised cost, using the effective interest rate method.

Trade creditors are obligations to pay for goods or services that have been acquired in the ordinary course of operations from suppliers. Amounts payable are classified as current liabilities if payment is due within one year or less. If not, they are presented as non-current liabilities. Trade creditors are recognised initially at transaction price and subsequently measured at amortised cost using the effective interest method.

Derecognition of financial liabilities

Financial liabilities are derecognised when the Charity's contractual obligations expire or are discharged or cancelled.

1.11 Employee benefits

The cost of any unused holiday entitlement is recognised in the period in which the employee's services are received.

Termination benefits are recognised immediately as an expense when the Charity is demonstrably committed to terminate the employment of an employee or to provide termination benefits.

2 Critical accounting estimates and judgements

In the application of the Charity's accounting policies, the trustees are required to make judgements, estimates and assumptions about the carrying amount of assets and liabilities that are not readily apparent from other sources. The estimates and associated assumptions are based on historical experience and other factors that are considered to be relevant. Actual results may differ from these estimates.

The estimates and underlying assumptions are reviewed on an ongoing basis. Revisions to accounting estimates are recognised in the period in which the estimate is revised where the revision affects only that period, or in the period of the revision and future periods where the revision affects both current and future periods.

3 Income from donations and legacies

	Unrestricted funds 2025 £	Unrestricted funds 2024 £
Donations and gifts	5,000	-

THE THOMAS CHRISTIE ALMSHOUSE AND RELIEF IN NEED CHARITY

NOTES TO THE FINANCIAL STATEMENTS (CONTINUED)

FOR THE YEAR ENDED 31 MARCH 2025

4 Income from charitable activities

	Unrestricted funds 2025 £	Unrestricted funds 2024 £
Maintenance income	243,001	224,258
Other income	6,399	3,516
	<u>249,400</u>	<u>227,774</u>

5 Income from investments

	Unrestricted funds 2025 £	Unrestricted funds 2024 £
Income from listed investments	33,636	32,416
Interest receivable	4,257	4,037
	<u>37,893</u>	<u>36,453</u>

THE THOMAS CHRISTIE ALMSHOUSE AND RELIEF IN NEED CHARITY

NOTES TO THE FINANCIAL STATEMENTS (CONTINUED) FOR THE YEAR ENDED 31 MARCH 2025

6 Expenditure on charitable activities

	Charitable Expenditure 2025 £	Charitable Expenditure 2024 £
Direct costs		
Staff costs	26,972	25,476
Depreciation and impairment	1,256	1,256
Rates and water	5,819	6,336
Insurance	8,897	7,037
Light and heat	61,863	59,379
Telephone	5,936	6,031
Aid charges	4,715	3,063
Residents welfare	4,325	2,201
Relief in need contribution	1,732	1,548
Property maintenance	169,836	261,191
Cleaning	11,970	12,612
Garden and ground maintenance	14,257	13,891
	<u>317,578</u>	<u>400,021</u>
Share of support and governance costs (see note 7)		
Governance	54,290	45,322
	<u>371,868</u>	<u>445,343</u>
Analysis by fund		
Unrestricted funds	<u>371,868</u>	<u>445,343</u>

7 Support costs allocated to activities

	Total 2025 £	Total 2024 £
Governance	<u>54,290</u>	<u>45,322</u>
Governance costs comprise:	2025 £	2024 £
Audit fees	4,200	4,286
Accountancy	4,104	5,184
Legal and professional	-	3,829
Clerks Fees	10,100	9,900
Fabric Support	32,161	14,636
Other costs	3,725	7,487
	<u>54,290</u>	<u>45,322</u>

THE THOMAS CHRISTIE ALMSHOUSE AND RELIEF IN NEED CHARITY

NOTES TO THE FINANCIAL STATEMENTS (CONTINUED)

FOR THE YEAR ENDED 31 MARCH 2025

8	Net movement in funds	2025	2024
		£	£
	The net movement in funds is stated after charging/(crediting):		
	Fees payable for the audit of the charity's financial statements	4,200	4,286
	Depreciation of owned tangible fixed assets	1,256	1,256
		<u> </u>	<u> </u>

9 Trustees

None of the Trustees (or any persons connected with them) received any remuneration or benefits from the Charity during the year.

10 Employees

The average monthly number of employees during the year was:

	2025	2024
	Number	Number
	1	1
	<u> </u>	<u> </u>

Employment costs

	2025	2024
	£	£
Wages and salaries	26,972	25,476
	<u> </u>	<u> </u>

There were no employees whose annual remuneration was more than £60,000.

11 Gains and losses on investments

	Unrestricted	Unrestricted
	funds	funds
	2025	2024
	£	£
Gains/(losses) arising on:		
Revaluation of investments	8,692	18,279
Sale of investments	11,893	-
	<u> </u>	<u> </u>
	20,585	18,279
	<u> </u>	<u> </u>

12 Taxation

The charity is exempt from taxation on its activities because all its income is applied for charitable purposes.

THE THOMAS CHRISTIE ALMSHOUSE AND RELIEF IN NEED CHARITY

NOTES TO THE FINANCIAL STATEMENTS (CONTINUED)

FOR THE YEAR ENDED 31 MARCH 2025

13 Tangible fixed assets

	Freehold land and buildings £	Property improvements £	Fixtures and fittings £	Total £
Cost or valuation				
At 1 April 2024	4,083,000	25,115	118,918	4,227,033
At 31 March 2025	4,083,000	25,115	118,918	4,227,033
Depreciation and impairment				
At 1 April 2024	-	11,745	101,084	112,829
Depreciation charged in the year	-	1,256	-	1,256
At 31 March 2025	-	13,001	101,084	114,085
Carrying amount				
At 31 March 2025	4,083,000	12,114	17,834	4,112,948
At 31 March 2024	4,083,000	13,370	17,834	4,114,204

The freehold land and buildings of the charity were revalued on 5 March 2014 by Messrs Robinson and Hall, Surveyors and Estate Agents. The basis of the valuation was open market value.

At 31 March 2025, had the revalued assets been carried at historic cost less accumulated depreciation and accumulated impairment losses, their carrying amount would have been approximately £2,441,526 (2024 - £2,441,526).

14 Fixed asset investments

	Listed investments £
Cost or valuation	
At 1 April 2024	837,099
Additions	33,636
Valuation changes	20,585
Disposals	(45,000)
At 31 March 2025	846,320
Carrying amount	
At 31 March 2025	846,320
At 31 March 2024	837,099

THE THOMAS CHRISTIE ALMSHOUSE AND RELIEF IN NEED CHARITY

NOTES TO THE FINANCIAL STATEMENTS (CONTINUED)

FOR THE YEAR ENDED 31 MARCH 2025

15 Debtors

	2025 £	2024 £
Amounts falling due within one year:		
Prepayments and accrued income	4,926	9,035

16 Creditors: amounts falling due within one year

	2025 £	2024 £
Other creditors	28,370	11,288
Accruals and deferred income	5,280	5,280
	33,650	16,568

17 Unrestricted funds

The unrestricted funds of the charity comprise the unexpended balances of donations and grants which are not subject to specific conditions by donors and grantors as to how they may be used. These include designated funds which have been set aside out of unrestricted funds by the trustees for specific purposes.

	At 1 April 2024 £	Incoming resources £	Resources expended £	Transfers £	Gains and losses £	At 31 March 2025 £
Revaluation Reserve	1,641,474	-	-	-	-	1,641,474
Repair Fund	837,099	33,636	(81,407)	36,407	20,585	846,320
Legacy Fund	21,710	328	-	-	-	22,038
General funds	2,732,156	258,329	(290,461)	(36,407)	-	2,663,617
	5,232,439	292,293	(371,868)	-	20,585	5,173,449
Previous year:	At 1 April 2023 £	Incoming resources £	Resources expended £	Transfers £	Gains and losses £	At 31 March 2024 £
Revaluation Reserve	1,641,474	-	-	-	-	1,641,474
Repair Fund	786,404	32,416	(234,890)	234,890	18,279	837,099
Legacy Fund	21,442	268	(500)	500	-	21,710
General funds	2,945,956	231,543	(209,953)	(235,390)	-	2,732,156
	5,395,276	264,227	(445,343)	-	18,279	5,232,439

A portion of the repair fund was used in the year to contribute towards the building maintenance undertaken.

THE THOMAS CHRISTIE ALMSHOUSE AND RELIEF IN NEED CHARITY

NOTES TO THE FINANCIAL STATEMENTS (CONTINUED)

FOR THE YEAR ENDED 31 MARCH 2025

18 Analysis of net assets between funds

	Unrestricted funds 2025 £	Unrestricted funds 2024 £
Fund balances at 31 March 2025 are represented by:		
Tangible assets	4,112,948	4,114,204
Investments	846,320	837,099
Current assets/(liabilities)	214,181	281,136
	<u>5,173,449</u>	<u>5,232,439</u>

19 Related party transactions

Transactions with related parties

During the year the Charity entered into the following transactions with related parties:

Garner Associates LLP provided accountancy services to the charity amounting to £5,184 in the year (2024 £5,184).

Andrew Russell is a Trustee of the charity and a partner in Garner Associates LLP.

.

20 Limited by Guarantee

The company is limited by guarantee. Each of the members has agreed to contribute to the assets in the event of a deficiency on winding up of an amount not exceeding £1.

THOMAS CHRISTIES ALMSHOUSE & RELIEF IN NEED CHARITY

England & Wales - Charity number 1128679

Accounts

Charity registration number 1128679

Registered Company Number 06834543 (England & Wales)

THE THOMAS CHRISTIE ALMSHOUSE AND RELIEF IN NEED CHARITY
ANNUAL REPORT AND FINANCIAL STATEMENTS
FOR THE YEAR ENDED 31 MARCH 2024

THE THOMAS CHRISTIE ALMSHOUSE AND RELIEF IN NEED CHARITY

LEGAL AND ADMINISTRATIVE INFORMATION

Trustees	Mrs A Phillipson Mr D Fletcher Mr A Russell Rev. K Goss Dr R Gallivan Mr D Parsons Mrs T Devine
Secretary	Mrs E Scouller
Charity number	1128679
Company number	06834543
Registered office	Northwood House 138 Bromham Road Bedford Bedfordshire United Kingdom MK40 2QW
Auditor	David Cox BA FCCA FCA Cox & Co (Accountancy) Ltd

THE THOMAS CHRISTIE ALMSHOUSE AND RELIEF IN NEED CHARITY

CONTENTS

	Page
Trustees report	1 - 4
Statement of trustees responsibilities	5
Independent auditor's report	6 - 8
Statement of financial activities	9
Balance sheet	10
Notes to the financial statements	11 - 20

THE THOMAS CHRISTIE ALMSHOUSE AND RELIEF IN NEED CHARITY

TRUSTEES REPORT (INCLUDING DIRECTORS' REPORT)

FOR THE YEAR ENDED 31 MARCH 2024

The trustees who are also directors of the charity for the purposes of the Companies Act 2006, present their report with the financial statements of the charity for the year ended 31 March 2024

The financial statements have been prepared in accordance with the accounting policies set out in note 1 to the financial statements and comply with the Charity's [governing document], the Companies Act 2006 and "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).

Objectives and activities

The charity's objective and principal activity is the provision of housing for the elderly and needy of Bedford and north and central Bedfordshire.

Public benefit

The charity continues to fund social functions for residents to promote their well-being. The charity has also granted £1,772 from the Relief in Need fund in order to subsidise the weekly maintenance contribution of hardship case resident; this practice will continue whenever necessary. The availability of the Common Room and kitchen at John Crosse House continues to enable the charity to make its facilities accessible to the wider community in Bedford.

The trustees have paid due regard to guidance issued by the Charity Commission in deciding what activities the trust should undertake.

Achievements and performance

The trustees are satisfied with the financial results of the charity.

The residents continue to enjoy a wide range of activities, organised by themselves with assistance from the warden and financed (if required) by the charity. Some trustees joined the residents for Christie Sunday (Founders Day) and also for the Christmas Lunch.

Trustees

The trustees continue to record warmest thanks to the clerk, Tricia Scouller, and to the warden, Julia Morelli, for their constant dedication to the work of the charity and their willingness to cheerfully to take on any challenge in order to ensure that the wellbeing of the residents is paramount. We also record again our thanks to our capable deputy wardens Joan Craig, Jan Grant and Linda Severs.

The trustees continue to take a full and active part in the charity's affairs and they are also thanked for their dedication and support. We are fortunate to have a wide range of expertise amongst our trustees which has benefited the charity hugely.

THE THOMAS CHRISTIE ALMSHOUSE AND RELIEF IN NEED CHARITY

TRUSTEES REPORT (INCLUDING DIRECTORS' REPORT) (CONTINUED)

FOR THE YEAR ENDED 31 MARCH 2024

Compliance

The trustees continue to receive regular reports at their meetings of work and testing procedures carried out by our handyman during the year and they are recorded and these are filed as part of the warden's report to the trustees.

The trustees also receive reports at their quarterly meetings of the work and testing procedures carried out by the maintenance team during the year. These are also recorded and filed by the warden and reported to the trustees at each meeting.

A dedicated fire company was appointed in 2018 to cover the Fire Risk Assessment, all fire related equipment, note the physical condition of the buildings, review escape plans and drills and test the emergency lighting.

The local Fire Service also visits the almshouses annually to advise on compliance and chat to residents.

Compliance Policies are in place. They were all based on guidance from the Almshouse Association.

Financial review

The principal funds of the charity during the year have derived from residents' maintenance contributions, and dividends received from the charity's investment portfolio.

Residents' weekly contributions were £161 and £228 and amounted to £224,258 (2023: £217,410).

Prior to the revaluation of investments the charity made a (deficit) in the year of (£181,116) (2023: (£265,375)).

Total charitable expenditure for the year amounted to £445,343 (2023: £527,223), of which £400,021 (2023: £493,853) was directly attributable to the maintenance and administration of the Almshouse. It is principally the renewal expenditure in the year that has caused the increase in expenditure.

Investment policy

It is the policy of the charity to allocate specific funds from the funds which have not yet been committed or designated for any specific purpose. The trustees have set aside these reserves in order to protect the future operations of the charity from the effects of any unforeseen variations in its income. This is part of a wider policy of good financial management practice.

It is the policy of the charity to invest any sums of cash not required for immediate working purposes in the M&G Charity Multi Asset Fund. This is known as the Extraordinary Repair Fund. This is in line with advice from the Almshouse Association.

It is likely that significant expenditure will be needed to keep both buildings in reasonable condition and for which adequate reserves must be maintained.

Funds not needed immediately but expected to be required during the year are invested in a Scottish Widows saving account. This is known as the Cyclical Maintenance Fund.

Structure, governance and management

The Thomas Christie Almshouse and Relief In Need Charity is a company limited by guarantee and a registered charity governed by its Memorandum of Articles. First founded in 1697, the organisation was registered under its current title on the 14 July 1971 and became a company limited by guarantee on the 3 March 2010.

THE THOMAS CHRISTIE ALMSHOUSE AND RELIEF IN NEED CHARITY

TRUSTEES REPORT (INCLUDING DIRECTORS' REPORT) (CONTINUED)

FOR THE YEAR ENDED 31 MARCH 2024

The Trustees who are also the directors for the purpose of company law, and Trustees who served during the year were:

Mrs A Phillipson

Mr D Fletcher

Mr A Russell

Rev. K Goss

Dr R Gallivan

Mr D Parsons

Mrs T Devine

Mr R Sansome

(Deceased 26 April 2023)

Mr M Lawton

(Appointed 29 June 2023 and resigned 2 November 2023)

It is with sadness we mention that in April 2023, Rob Sansome passed away very suddenly. Rob had been connected to the charity for over 30 years and contributed a huge amount. His presence is greatly missed.

After 9 years of service, we thank Alison Phillipson for her hard work and dedication as chair of the board as she steps down and is succeeded by Tara Devine.

Recruitment and appointment of trustees

The body of trustees can consist of nine persons, the vicar and church warden of St Paul's church can be ex officio trustees if they choose to do so. Three can be nominated by the Parochial Church Council of the Church of St Paul's Bedford and a further four can be co-opted as trustees by the nominated trustees. Each trustee's appointment is for a determined period, but not exceeding five years, except for the Vicar of St Paul's Church who is elected for the duration of their incumbency.

All trustees are elected based upon their skills and expertise identified as necessary for the effective management of the charity. Formal procedures for the induction and training of new trustees are undertaken by the clerk and chairman, following guidelines from the Almshouse Association.

Responsibility and Decision making

Responsibility for the day to day operations of the charity is undertaken by the clerk and the warden.

A fabric committee led by Tara Devine and Andrew Russell, with external consultancy support from Michael Lawton MRICS Dip Proj Man, deals with repairs and maintenance. All parties report to the trustees at the quarterly meetings.

All Trustees are ultimately responsible for the management and decision making of the charity.

It is with sadness we mention that in April 2023, Rob Sansome passed away very suddenly. Rob had been connected to the charity for over 30 years and contributed a huge amount. His presence is greatly missed.

After 9 years of service, we thank Alison Phillipson for her hard work and dedication as chair of the board as she steps down and is succeeded by Tara Devine.

THE THOMAS CHRISTIE ALMSHOUSE AND RELIEF IN NEED CHARITY
TRUSTEES REPORT (INCLUDING DIRECTORS' REPORT) (CONTINUED)
FOR THE YEAR ENDED 31 MARCH 2024

Risk management

The major risks to which the charity is exposed as identified by the trustees have been reviewed and systems have been put in place to mitigate these risks.

Those risks that potentially have a financial implication include dealing with legacy issues and defects from the John Crosse House project and completing the rectification of defects on the Christie House Windows project.

Funding

The trustees are satisfied that the charity's assets attributable to each of its individual funds are available and adequate to fulfil its obligations in relation to those funds

Auditor

In accordance with the company's articles, a resolution proposing that David Cox BA FCCA FCA Cox & Co (Accountancy) Ltd be reappointed as auditor of the company will be put at a General Meeting.

The trustees report was approved by the Board of Trustees.

Mrs T Devine
Trustee

7 November 2024

THE THOMAS CHRISTIE ALMSHOUSE AND RELIEF IN NEED CHARITY

STATEMENT OF TRUSTEES RESPONSIBILITIES

FOR THE YEAR ENDED 31 MARCH 2024

The trustees, who are also the directors of The Thomas Christie Almshouse And Relief In Need Charity for the purpose of company law, are responsible for preparing the Trustees Report and the financial statements in accordance with applicable law and United Kingdom Accounting Standards (United Kingdom Generally Accepted Accounting Practice).

Company Law requires the trustees to prepare financial statements for each financial year which give a true and fair view of the state of affairs of the Charity and of the incoming resources and application of resources, including the income and expenditure, of the charitable company for that year.

In preparing these financial statements, the trustees are required to:

- select suitable accounting policies and then apply them consistently;
- observe the methods and principles in the Charities SORP;
- make judgements and estimates that are reasonable and prudent; and
- prepare the financial statements on the going concern basis unless it is inappropriate to presume that the Charity will continue in operation.

The trustees are responsible for keeping adequate accounting records that disclose with reasonable accuracy at any time the financial position of the Charity and enable them to ensure that the financial statements comply with the Companies Act 2006. 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 THOMAS CHRISTIE ALMSHOUSE AND RELIEF IN NEED CHARITY

INDEPENDENT AUDITOR'S REPORT

TO THE TRUSTEES OF THE THOMAS CHRISTIE ALMSHOUSE AND RELIEF IN NEED CHARITY

Opinion

We have audited the financial statements of The Thomas Christie Almshouse And Relief In Need Charity (the 'Charity') for the year ended 31 March 2024 which comprise the statement of financial activities, the balance sheet and notes to the financial statements, including significant accounting policies. The financial reporting framework that has been applied in their preparation is applicable law and United Kingdom Accounting Standards, including Financial Reporting Standard 102 *The Financial Reporting Standard applicable in the UK and Republic of Ireland* (United Kingdom Generally Accepted Accounting Practice).

In our opinion, the financial statements:

- give a true and fair view of the state of the charitable company's affairs as at 31 March 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; and
- have been prepared in accordance with the requirements of the Companies Act 2006.

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 *Auditor's 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 other information comprises the information included in the annual report other than the financial statements and our auditor's report thereon. The trustees are responsible for the other information contained within the annual report. Our opinion on the financial statements does not cover the other information and we do not express any form of assurance conclusion thereon. 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 course of 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.

Matters on which we are required to report by exception

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

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

THE THOMAS CHRISTIE ALMSHOUSE AND RELIEF IN NEED CHARITY

INDEPENDENT AUDITOR'S REPORT (CONTINUED)

TO THE TRUSTEES OF THE THOMAS CHRISTIE ALMSHOUSE AND RELIEF IN NEED CHARITY

Responsibilities of trustees

As explained more fully in the statement of trustees responsibilities, the trustees, who are also the directors of the Charity for the purpose of company law, are responsible for the preparation of the financial statements and for being satisfied that they 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 charitable company 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 auditor 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 an auditor's report 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.

The extent to which our procedures are capable of detecting irregularities, including fraud, is detailed below.

- Enquiry of management around actual and potential litigation and claims;
- Performing audit work over the risk of management override of controls, including testing of journal entries and other adjustments for appropriateness, evaluating the business rationale of significant transactions outside the normal course of business and reviewing accounting estimates for bias;
- Reviewing financial statement disclosures and testing to supporting information to assess compliance with applicable laws and regulations.

Because of the inherent limitations on 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. The 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 is available on the Financial Reporting Council's website at: <https://www.frc.org.uk/auditorsresponsibilities>. This description forms part of our auditor's report.

Use of our report

This report is made solely to the company's members, as a body, in accordance with section 391 of the Companies Act 2014. Our audit work has been undertaken so that we might state to the company's members 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 anyone other than the company and the company's members as a body, for our audit work, for this report, or for the opinions we have formed.

THE THOMAS CHRISTIE ALMSHOUSE AND RELIEF IN NEED CHARITY

INDEPENDENT AUDITOR'S REPORT (CONTINUED)

TO THE TRUSTEES OF THE THOMAS CHRISTIE ALMSHOUSE AND RELIEF IN NEED CHARITY

David Cox BA FCA FCCA Cox & Co (Accountancy) Ltd (Senior Statutory Auditor)

**for and on behalf of David Cox BA FCCA FCA Cox & Co
(Accountancy) Ltd**

7 November 2024

Chartered Accountants

Statutory Auditor

David Cox BA FCCA FCA Cox & Co (Accountancy) Ltd is eligible for appointment as auditor of the Charity by virtue of its eligibility for appointment as auditor of a company under section 1212 of the Companies Act 2006.

THE THOMAS CHRISTIE ALMSHOUSE AND RELIEF IN NEED CHARITY

STATEMENT OF FINANCIAL ACTIVITIES INCLUDING INCOME AND EXPENDITURE ACCOUNT

FOR THE YEAR ENDED 31 MARCH 2024

	Notes	Unrestricted funds 2024 £	Unrestricted funds 2023 £	Restricted funds 2023 £	Total 2023 £
Income from:					
Charitable activities	3	227,774	219,067	-	219,067
Investments	4	36,453	42,791	-	42,791
Total income		264,227	261,858	-	261,858
Expenditure on:					
Charitable activities	5	445,343	527,233	-	527,233
Total expenditure		445,343	527,233	-	527,233
Net gains/(losses) on investments	10	18,279	(23,205)	348	(22,857)
Net expenditure		(162,837)	(288,580)	348	(288,232)
Transfers between funds		-	70,139	(70,139)	-
Net movement in funds	7	(162,837)	(218,441)	(69,791)	(288,232)
Reconciliation of funds:					
Fund balances at 1 April 2023		5,395,276	5,613,717	69,791	5,683,508
Fund balances at 31 March 2024		5,232,439	5,395,276	-	5,395,276

The statement of financial activities includes all gains and losses recognised in the year. All income and expenditure derive from continuing activities.

THE THOMAS CHRISTIE ALMSHOUSE AND RELIEF IN NEED CHARITY

BALANCE SHEET

AS AT 31 MARCH 2024

		2024	2023
	Notes	£	£
Fixed assets			
Tangible assets	12	4,114,204	4,115,460
Investments	13	837,099	786,404
		<u>4,951,303</u>	<u>4,901,864</u>
Current assets			
Debtors	14	9,035	5,441
Cash at bank and in hand		288,669	591,534
		<u>297,704</u>	<u>596,975</u>
Creditors: amounts falling due within one year	15	(16,568)	(103,563)
		<u></u>	<u></u>
Net current assets		281,136	493,412
		<u></u>	<u></u>
Total assets less current liabilities		5,232,439	5,395,276
		<u></u>	<u></u>
Net assets excluding pension liability		5,232,439	5,395,276
		<u></u>	<u></u>
The funds of the Charity			
Unrestricted funds		5,232,439	5,395,276
		<u>5,232,439</u>	<u>5,395,276</u>

The company is entitled to the exemption from the audit requirement contained in section 477 of the Companies Act 2006, for the year ended 31 March 2024, although an audit has been carried out under section 144 of the Charities Act 2011.

The directors acknowledge their responsibilities for complying with the requirements of the Companies Act 2006 with respect to accounting records and the preparation of financial statements.

These financial statements have been prepared in accordance with the provisions applicable to companies subject to the small companies regime.

The financial statements were approved by the trustees on 7 November 2024

Mrs T Devine
Trustee

Company registration number 06834543 (England and Wales)

THE THOMAS CHRISTIE ALMSHOUSE AND RELIEF IN NEED CHARITY

NOTES TO THE FINANCIAL STATEMENTS

FOR THE YEAR ENDED 31 MARCH 2024

1 Accounting policies

Charity information

The Thomas Christie Almshouse And Relief In Need Charity is a private company limited by guarantee incorporated in England and Wales. The registered office is Northwood House, 138 Bromham Road, Bedford, Bedfordshire, MK40 2QW, United Kingdom.

1.1 Accounting convention

The financial statements have been prepared in accordance with the Charity's governing document, the Companies Act 2006, FRS 102 "The Financial Reporting Standard applicable in the UK and Republic of Ireland" ("FRS 102") and the Charities SORP "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). The Charity is a Public Benefit Entity as defined by FRS 102.

The Charity has taken advantage of the provisions in the SORP for charities not to prepare a Statement of Cash Flows.

The financial statements are prepared in sterling, which is the functional currency of the Charity. Monetary amounts in these financial statements are rounded to the nearest £.

The financial statements have been prepared under the historical cost convention, [modified to include the revaluation of freehold properties and to include investment properties and certain financial instruments at fair value]. The principal accounting policies adopted are set out below.

1.2 Going concern

At the time of approving the financial statements, the trustees have a reasonable expectation that the Charity has adequate resources to continue in operational existence for the foreseeable future. Thus the trustees continue to adopt the going concern basis of accounting in preparing the financial statements.

1.3 Charitable funds

Unrestricted funds are available for use at the discretion of the trustees in furtherance of their charitable objectives.

Restricted funds are subject to specific conditions by donors or grantors as to how they may be used. The purposes and uses of the restricted funds are set out in the notes to the financial statements.

Endowment funds are subject to specific conditions by donors that the capital must be maintained by the Charity.

1.4 Income

Income is recognised when the Charity is legally entitled to it after any performance conditions have been met, the amounts can be measured reliably, and it is probable that income will be received.

Cash donations are recognised on receipt. Other donations are recognised once the Charity has been notified of the donation, unless performance conditions require deferral of the amount. Income tax recoverable in relation to donations received under Gift Aid or deeds of covenant is recognised at the time of the donation.

Legacies are recognised on receipt or otherwise if the Charity has been notified of an impending distribution, the amount is known, and receipt is expected. If the amount is not known, the legacy is treated as a contingent asset.

THE THOMAS CHRISTIE ALMSHOUSE AND RELIEF IN NEED CHARITY

NOTES TO THE FINANCIAL STATEMENTS (CONTINUED)

FOR THE YEAR ENDED 31 MARCH 2024

1 Accounting policies

(Continued)

1.5 Expenditure

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

Expenditure is classified by activity. The costs of each activity are made up of the total of direct costs and shared costs, including support costs involved in undertaking each activity. Direct costs attributable to a single activity are allocated directly to that activity. Shared costs which contribute to more than one activity and support costs which are not attributable to a single activity are apportioned between those activities on a basis consistent with the use of resources. Central staff costs are allocated on the basis of time spent, and depreciation charges are allocated on the portion of the asset's use.

1.6 Tangible fixed assets

Tangible fixed assets are initially measured at cost and subsequently measured at cost or valuation, net of depreciation and any impairment losses.

Depreciation is recognised so as to write off the cost or valuation of assets less their residual values over their useful lives on the following bases:

Freehold land and buildings	At market Value
Property Improvements	5% on cost
Fixtures and fittings	25% and 15% on cost

The gain or loss arising on the disposal of an asset is determined as the difference between the sale proceeds and the carrying value of the asset, and is recognised in the statement of financial activities.

1.7 Fixed asset investments

Fixed asset investments are initially measured at transaction price excluding transaction costs, and are subsequently measured at fair value at each reporting date. Changes in fair value are recognised in net income/(expenditure) for the year. Transaction costs are expensed as incurred.

1.8 Impairment of fixed assets

At each reporting end date, the Charity reviews the carrying amounts of its tangible 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).

1.9 Cash and cash equivalents

Cash and cash equivalents include cash in hand, deposits held at call with banks, other short-term liquid investments with original maturities of three months or less, and bank overdrafts. Bank overdrafts are shown within borrowings in current liabilities.

1.10 Financial instruments

The Charity has elected to apply the provisions of Section 11 'Basic Financial Instruments' and Section 12 'Other Financial Instruments Issues' of FRS 102 to all of its financial instruments.

Financial instruments are recognised in the Charity's balance sheet when the Charity becomes party to the contractual provisions of the instrument.

Financial assets and liabilities are offset, with the net amounts presented in the financial statements, when there is a legally enforceable right to set off the recognised amounts and there is an intention to settle on a net basis or to realise the asset and settle the liability simultaneously.

THE THOMAS CHRISTIE ALMSHOUSE AND RELIEF IN NEED CHARITY

NOTES TO THE FINANCIAL STATEMENTS (CONTINUED)

FOR THE YEAR ENDED 31 MARCH 2024

1 Accounting policies

(Continued)

Basic financial assets

Basic financial assets, which include debtors and cash and bank balances, are initially measured at transaction price including transaction costs and are subsequently carried at amortised cost using the effective interest method unless the arrangement constitutes a financing transaction, where the transaction is measured at the present value of the future receipts discounted at a market rate of interest. Financial assets classified as receivable within one year are not amortised.

Basic financial liabilities

Basic financial liabilities, including creditors and bank loans are initially recognised at transaction price unless the arrangement constitutes a financing transaction, where the debt instrument is measured at the present value of the future payments discounted at a market rate of interest. Financial liabilities classified as payable within one year are not amortised.

Debt instruments are subsequently carried at amortised cost, using the effective interest rate method.

Trade creditors are obligations to pay for goods or services that have been acquired in the ordinary course of operations from suppliers. Amounts payable are classified as current liabilities if payment is due within one year or less. If not, they are presented as non-current liabilities. Trade creditors are recognised initially at transaction price and subsequently measured at amortised cost using the effective interest method.

Derecognition of financial liabilities

Financial liabilities are derecognised when the Charity's contractual obligations expire or are discharged or cancelled.

1.11 Employee benefits

The cost of any unused holiday entitlement is recognised in the period in which the employee's services are received.

Termination benefits are recognised immediately as an expense when the Charity is demonstrably committed to terminate the employment of an employee or to provide termination benefits.

2 Critical accounting estimates and judgements

In the application of the Charity's accounting policies, the trustees are required to make judgements, estimates and assumptions about the carrying amount of assets and liabilities that are not readily apparent from other sources. The estimates and associated assumptions are based on historical experience and other factors that are considered to be relevant. Actual results may differ from these estimates.

The estimates and underlying assumptions are reviewed on an ongoing basis. Revisions to accounting estimates are recognised in the period in which the estimate is revised where the revision affects only that period, or in the period of the revision and future periods where the revision affects both current and future periods.

THE THOMAS CHRISTIE ALMSHOUSE AND RELIEF IN NEED CHARITY

NOTES TO THE FINANCIAL STATEMENTS (CONTINUED)

FOR THE YEAR ENDED 31 MARCH 2024

3 Income from charitable activities

	Unrestricted funds 2024 £	Unrestricted funds 2023 £
Maintenance income	224,258	217,410
Other income	3,516	1,657
	227,774	219,067

4 Income from investments

	Unrestricted funds 2024 £	Unrestricted funds 2023 £
Income from listed investments	32,416	41,725
Interest receivable	4,037	1,066
	36,453	42,791

THE THOMAS CHRISTIE ALMSHOUSE AND RELIEF IN NEED CHARITY

NOTES TO THE FINANCIAL STATEMENTS (CONTINUED) FOR THE YEAR ENDED 31 MARCH 2024

5 Expenditure on charitable activities

	Charitable Expenditure 2024 £	Charitable Expenditure 2023 £
Direct costs		
Staff costs	25,476	22,978
Depreciation and impairment	1,256	1,676
Rates and water	6,336	5,632
Insurance	7,037	6,111
Light and heat	59,379	39,899
Telephone	6,031	1,803
Aid charges	3,063	3,079
Residents welfare	2,201	5,527
Relief in need contribution	1,548	1,265
Property maintenance	261,191	378,617
Cleaning	12,612	13,818
Garden and ground maintenance	13,891	13,308
Bank charges	-	140
	<u>400,021</u>	<u>493,853</u>
Share of support and governance costs (see note 6)		
Governance	45,322	33,380
	<u>445,343</u>	<u>527,233</u>
Analysis by fund		
Unrestricted funds	<u>445,343</u>	<u>527,233</u>

6 Support costs allocated to activities

	Fundraising 2024 £	Total 2023 £
Governance	<u>45,322</u>	<u>33,380</u>

THE THOMAS CHRISTIE ALMSHOUSE AND RELIEF IN NEED CHARITY

NOTES TO THE FINANCIAL STATEMENTS (CONTINUED)

FOR THE YEAR ENDED 31 MARCH 2024

6 Support costs allocated to activities (Continued)

	2024 £	2023 £
Governance costs comprise:		
Audit fees	4,286	3,000
Accountancy	5,184	5,088
Legal and professional	3,829	-
Clerks Fees	9,900	9,000
Fabric Support	14,636	8,988
Other costs	7,487	5,088
	<u>45,322</u>	<u>31,164</u>

7 Net movement in funds

	2024 £	2023 £
--	-----------	-----------

The net movement in funds is stated after charging/(crediting):

Fees payable for the audit of the charity's financial statements	4,286	3,000
Depreciation of owned tangible fixed assets	1,256	1,676
	<u>5,542</u>	<u>4,676</u>

8 Trustees

None of the Trustees (or any persons connected with them) received any remuneration or benefits from the Charity during the year.

9 Employees

The average monthly number of employees during the year was:

	2024 Number	2023 Number
	<u>1</u>	<u>1</u>

Employment costs

	2024 £	2023 £
--	-----------	-----------

Wages and salaries	<u>25,476</u>	<u>22,978</u>
--------------------	---------------	---------------

There were no employees whose annual remuneration was more than £60,000.

THE THOMAS CHRISTIE ALMSHOUSE AND RELIEF IN NEED CHARITY

NOTES TO THE FINANCIAL STATEMENTS (CONTINUED)

FOR THE YEAR ENDED 31 MARCH 2024

10 Gains and losses on investments

	Unrestricted funds 2024	Restricted funds 2024	Total 2024	Unrestricted funds 2023	Restricted funds 2023	Total 2023
	£	£	£	£	£	£
Gains/(losses) arising on:						
Revaluation of investments	18,279	-	18,279	(23,205)	348	(22,857)

11 Taxation

The charity is exempt from taxation on its activities because all its income is applied for charitable purposes.

12 Tangible fixed assets

	Freehold land and buildings £	Property improvements £	Fixtures and fittings £	Total £
Cost or valuation				
At 1 April 2023	4,083,000	25,115	118,918	4,227,033
At 31 March 2024	4,083,000	25,115	118,918	4,227,033
Depreciation and impairment				
At 1 April 2023	-	10,489	101,084	111,573
Depreciation charged in the year	-	1,256	-	1,256
At 31 March 2024	-	11,745	101,084	112,829
Carrying amount				
At 31 March 2024	4,083,000	13,370	17,834	4,114,204
At 31 March 2023	4,083,000	14,626	17,834	4,115,460

The freehold land and buildings of the charity were revalued on 5 March 2014 by Messrs Robinson and Hall, Surveyors and Estate Agents. The basis of the valuation was open market value.

At 31 March 2024, had the revalued assets been carried at historic cost less accumulated depreciation and accumulated impairment losses, their carrying amount would have been approximately £2,441,526 (2023 - £2,441,526).

THE THOMAS CHRISTIE ALMSHOUSE AND RELIEF IN NEED CHARITY

NOTES TO THE FINANCIAL STATEMENTS (CONTINUED) FOR THE YEAR ENDED 31 MARCH 2024

13 Fixed asset investments

	Listed investments £
Cost or valuation	
At 1 April 2023	786,404
Additions	32,416
Valuation changes	18,279
At 31 March 2024	837,099
Carrying amount	
At 31 March 2024	837,099
At 31 March 2023	786,404

14 Debtors

	2024 £	2023 £
Amounts falling due within one year:		
Prepayments and accrued income	9,035	5,441

15 Creditors: amounts falling due within one year

	2024 £	2023 £
Trade creditors	11,288	99,483
Accruals and deferred income	5,280	4,080
	16,568	103,563

THE THOMAS CHRISTIE ALMSHOUSE AND RELIEF IN NEED CHARITY

NOTES TO THE FINANCIAL STATEMENTS (CONTINUED)

FOR THE YEAR ENDED 31 MARCH 2024

16 Unrestricted funds

The unrestricted funds of the charity comprise the unexpended balances of donations and grants which are not subject to specific conditions by donors and grantors as to how they may be used. These include designated funds which have been set aside out of unrestricted funds by the trustees for specific purposes.

	At 1 April 2023 £	Incoming resources £	Resources expended £	Transfers £	Gains and losses £	At 31 March 2024 £
Revaluation Reserve	1,641,474	-	-	-	-	1,641,474
Repair Fund	786,404	32,416	(234,890)	234,890	18,279	837,099
Legacy Fund	21,442	268	(500)	500	-	21,710
General funds	2,945,956	231,543	(209,953)	(235,390)	-	2,732,156
	<u>5,395,276</u>	<u>264,227</u>	<u>(445,343)</u>	<u>-</u>	<u>18,279</u>	<u>5,232,439</u>
Previous year:	At 1 April 2022 £	Incoming resources £	Resources expended £	Transfers £	Gains and losses £	At 31 March 2023 £
Revaluation Reserve	1,641,474	-	-	-	-	1,641,474
Repair Fund	1,068,050	38,710	-	(300,000)	(20,356)	786,404
Legacy Fund	21,376	66	-	-	-	21,442
General funds	2,882,817	223,082	(527,233)	370,139	(2,849)	2,945,956
	<u>5,613,717</u>	<u>261,858</u>	<u>(527,233)</u>	<u>70,139</u>	<u>(23,205)</u>	<u>5,395,276</u>

A portion of the repair fund was used in the year to contribute towards the building maintenance undertaken.

17 Analysis of net assets between funds

	Unrestricted funds 2024 £	Unrestricted funds 2023 £	Restricted funds 2023 £	Total 2023 £
Fund balances at 31 March 2024 are represented by:				
Tangible assets	4,114,204	4,115,460	-	4,115,460
Investments	837,099	786,404	-	786,404
Current assets/(liabilities)	281,136	493,412	-	493,412
	<u>5,232,439</u>	<u>5,395,276</u>	<u>-</u>	<u>5,395,276</u>

18 Contingent Liabilities

19 Related party transactions

THE THOMAS CHRISTIE ALMSHOUSE AND RELIEF IN NEED CHARITY

NOTES TO THE FINANCIAL STATEMENTS (CONTINUED)

FOR THE YEAR ENDED 31 MARCH 2024

19 Related party transactions

(Continued)

Transactions with related parties

During the year the Charity entered into the following transactions with related parties:

Garner Associates LLP provided accountancy services to the charity amounting to £5,184 in the year (2023 £5,184).

Andrew Russell is a Trustee of the charity and a partner in Garner Associates LLP.

.

20 Limited by Guarantee

The company is limited by guarantee. Each of the members has agreed to contribute to the assets in the event of a deficiency on winding up of an amount not exceeding £1.

THOMAS CHRISTIES ALMSHOUSE & RELIEF IN NEED CHARITY

England & Wales - Charity number 1128679

Accounts

Charity registration number 1128679

Registered Company Number 06834543 (England & Wales)

THE THOMAS CHRISTIE ALMSHOUSE AND RELIEF IN NEED CHARITY
ANNUAL REPORT AND FINANCIAL STATEMENTS
FOR THE YEAR ENDED 31 MARCH 2023

THE THOMAS CHRISTIE ALMSHOUSE AND RELIEF IN NEED CHARITY

LEGAL AND ADMINISTRATIVE INFORMATION

Mrs A Phillipson
Mr D Fletcher
Mr A Russell
Rev. K Goss
Dr R Gallivan
Mr D Parsons
Mrs T Devine
Mr R Sansome

Secretary

Mrs T Scouller

Charity number

1128679

Company number

06834543

Registered office

Northwood House
138 Bromham Road
Bedford
Bedfordshire
United Kingdom
MK40 2QW

Auditor

David Cox BA FCCA FCA Cox & Co (Accountancy) Ltd

THE THOMAS CHRISTIE ALMSHOUSE AND RELIEF IN NEED CHARITY

CONTENTS

	Page
report	1 - 4
Statement of responsibilities	5
Independent auditor's report	6 - 8
Statement of financial activities	9
Balance sheet	10 - 11
Notes to the financial statements	12 - 21

THE THOMAS CHRISTIE ALMSHOUSE AND RELIEF IN NEED CHARITY

REPORT (INCLUDING DIRECTORS' REPORT)

FOR THE YEAR ENDED 31 MARCH 2023

The trustees who are also directors of the charity for the purposes of the Companies Act 2006, present their report with the financial statements of the charity for the year ended 31 March 2023

The financial statements have been prepared in accordance with the accounting policies set out in note 1 to the financial statements and comply with the 's [governing document], the Companies Act 2006 and "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).

Objectives and activities

The charity's objective and principal activity is the provision of housing for the elderly and needy of Bedford and north and central Bedfordshire.

Public benefit

The charity continues to fund social functions for residents to promote their well-being. The charity has also granted £1,264 from the Relief in Need fund in order to subsidise the weekly maintenance contribution of hardship case resident; this practice will continue whenever necessary. The availability of the Common Room and kitchen at John Crosse House continues to enable the charity to make its facilities accessible to the wider community in Bedford with several charitable organisations and local groups taking advantage of the Common Room for their events and fundraising.

The have paid due regard to guidance issued by the Charity Commission in deciding what activities the should undertake.

Achievements and performance

The trustees are satisfied with the financial results of the charity for the year.

The residents continue to enjoy a wide range of activities, many organised by themselves including breakfast club, afternoon tea and kurling. The Trustees joined the residents for Christie Sunday events in May and also for the annual Christmas Lunch in December.

The Trustees were delighted to host the launch of a new statue in the garden of the charity on 13th July 2022. The statue of an owl had been made by Terence Coventry and supplied by the Pangolin Galleries in London whose Artistic Director, Polly Bielecka, gave a talk on the sculptor's history to residents and guests at the launch. The purchase was funded by a legacy left specifically to enhance the buildings and surroundings of the charity. It had been selected by two Trustees, David Fletcher and Robert Sansome who designed and made a special oak plinth for the statue. The residents have uniformly agreed that the statue adds greatly to their enjoyment of the gardens.

Fabric

Redecoration works and a Quinquennial survey, which had been delayed due to the Covid pandemic, were undertaken during the year. The Fabric Committee has been confirming an action plan for the Quinquennial survey with Robinson and Hall, property consultants, who were commissioned by the Trustees to undertake the survey.

THE THOMAS CHRISTIE ALMSHOUSE AND RELIEF IN NEED CHARITY

REPORT (INCLUDING DIRECTORS' REPORT) (CONTINUED)

FOR THE YEAR ENDED 31 MARCH 2023

Trustees

The trustees continue to record warmest thanks to the clerk, Tricia Scouller, and to the warden, Julia Morelli, for their constant dedication to the work of the charity and their willingness cheerfully to take on any challenge in order to ensure that the wellbeing of the residents is paramount. We also record again our thanks to our capable deputy wardens Joan Craig and Linda Severs.

The trustees continue to receive regular reports at their meetings of work and testing procedures carried out by our maintenance team (SDG) during the year and they are recorded and filed as part of the warden's report to the trustees at each meeting.

Our strong association with St Paul's Church continues to enable us to offer pastoral care to our residents and we are also able to support hardship cases as they arise from time to time.

The trustees continue to take a full and active part in the charity's affairs and they are also thanked for their dedication and support. We are fortunate to have a wide range of expertise amongst our trustees which has benefited the charity hugely.

Compliance

The trustees continue to receive regular reports at their meetings of work and testing procedures carried out by our groundsman during the year and they are recorded and these are filed as part of the warden's report to the trustees at each meeting.

A dedicated fire company was appointed in 2018 to cover the Fire Risk Assessment, all equipment, escape plans and emergency lighting.

Compliance Policies were drafted by the clerk, for discussion and approval by the trustees, in November 2018. They were all based on guidance from the Almshouse Association and personalised to Thomas Christie.

Financial review

The principal funds of the charity during the year have derived from residents' maintenance contributions, and dividends received from the charity's investment portfolio.

Residents' weekly contributions were £142 and £201 and amounted to £217,803 (2022: £215,644).

Prior to the revaluation of investments the charity made a (deficit)/surplus the year of (£265,375) (2022: £79,496).

Total charitable expenditure for the year amounted to £527,233 (2022: £175,221), of which £493,853 (2022: £148,676) was directly attributable to the maintenance and administration of the Almshouse. It is principally the renewal expenditure in the year that has caused the increase in expenditure.

The investments of the charity decreased by £384,463 in value at the year end date (2022 increase £130,124).

Investment policy

It is the policy of the charity to allocate specific funds from those funds which have not yet been committed or designated for any specific purpose. The trustees have set aside these reserves in order to protect the future operations of the charity from the effects of any unforeseen variations in its income as part of a policy of good financial management practice.

It is the policy of the charity to invest any sums of cash not required for immediate working purposes in the National Association of Almshouses Common Investment Fund.

The trustees have set the level of these funds after undertaking a thorough assessment of the charity's needs. At 31 March 2022, the charity's funds were: General fund £2,945,724 (2022: 2,882,817), Legacy fund £21,423 (2022 £21,376) and Rebuilding and Extraordinary Repairs Fund £786,404 (2022 £1,068,050).

In the year the a capital fund of £70,319 was transferred to the general fund. £300,000 of Extraordinary Repairs Fund was transferred to the general fund to cover the costs in the year.

THE THOMAS CHRISTIE ALMSHOUSE AND RELIEF IN NEED CHARITY

REPORT (INCLUDING DIRECTORS' REPORT) (CONTINUED)

FOR THE YEAR ENDED 31 MARCH 2023

Extraordinary Repairs Fund

Clause 33 of the 1971 scheme specifically requires that an extraordinary repair fund be established and that an annual sum of £250 (1971 value) be paid each year into the fund from the income of the Almshouse branch, for the credit of the account, together with any income accruing on the account. The trustees, on the basis of legal and accountancy advice have, since 1994, been investing increasing amounts each year to reflect inflation and to make good under investments in earlier years,

It is likely that significant expenditure will be needed to keep the 1960's buildings in reasonable condition and for which adequate reserves must be maintained.

Structure, governance and management

The Thomas Christie Almshouse and Relief In Need Charity is a company limited by guarantee and a registered charity governed by its Memorandum of Articles. First founded in 1697, the organisation was registered under its current title on the 14 July 1971 and became a company limited by guarantee on the 3 March 2010.

The , who are also the directors for the purpose of company law, and who served during the year and up to the date of signature of the financial statements were:

Mrs A Phillipson

Mr D Fletcher

Mr A Russell

Rev. K Goss

Dr R Gallivan

Mr D Parsons

Mrs T Devine

Mr R Sansome

The body of trustees shall consist of nine persons, five of whom are nominated by the Parochial Church Council of the Church of St Paul's Bedford and a further four co-opted trustees elected by the nominated trustees. Each trustee's appointment is for a determined period, but not exceeding five years, except for the Vicar of St Paul's Church who is elected for the duration of their incumbency.

The co-opted trustees are elected based upon their skills and expertise identified as necessary for the effective management of the charity. Formal procedures for the induction and training of new trustees are currently under review. The current process is an informal one, but provides the trustee with information about the charity.

Decision making

Responsibility for the day to day operations of the charity have been delegated to the chairman, Mrs A Phillipson, and the Clerk to the Trustees, Mrs T Scouller. They are required to report any matters to the trustees at the trustees' meeting.

All Trustees are ultimately responsible for the management and decision making of the charity.

Risk management

The major risks to which the charity is exposed as identified by the trustees have been reviewed and systems have been put in place to mitigate these risks.

Funding

The trustees are satisfied that the charity's assets attributable to each of its individual funds are available and adequate to fulfil its obligations in relation to those funds

Auditor

In accordance with the company's articles, a resolution proposing that David Cox BA FCCA FCA Cox & Co (Accountancy) Ltd be reappointed as auditor of the company will be put at a General Meeting.

THE THOMAS CHRISTIE ALMSHOUSE AND RELIEF IN NEED CHARITY
REPORT (INCLUDING DIRECTORS' REPORT) (CONTINUED)
FOR THE YEAR ENDED 31 MARCH 2023

The report was approved by the Board of .

Mrs A Phillipson

6 December 2023

THE THOMAS CHRISTIE ALMSHOUSE AND RELIEF IN NEED CHARITY

STATEMENT OF RESPONSIBILITIES

FOR THE YEAR ENDED 31 MARCH 2023

The , who are also the directors of The Thomas Christie Almshouse And Relief In Need Charity for the purpose of company law, are responsible for preparing the Report and the financial statements in accordance with applicable law and United Kingdom Accounting Standards (United Kingdom Generally Accepted Accounting Practice).

Company Law requires the to prepare financial statements for each financial year which give a true and fair view of the state of affairs of the and of the incoming resources and application of resources, including the income and expenditure, of the charitable company for that year.

In preparing these financial statements, the are required to:

- select suitable accounting policies and then apply them consistently;
- observe the methods and principles in the Charities SORP;
- make judgements and estimates that are reasonable and prudent; and
- prepare the financial statements on the going concern basis unless it is inappropriate to presume that the will continue in operation.

The are responsible for keeping adequate accounting records that disclose with reasonable accuracy at any time the financial position of the and enable them to ensure that the financial statements comply with the Companies Act 2006. They are also responsible for safeguarding the assets of the and hence for taking reasonable steps for the prevention and detection of fraud and other irregularities.

THE THOMAS CHRISTIE ALMSHOUSE AND RELIEF IN NEED CHARITY

INDEPENDENT AUDITOR'S REPORT

TO THE OF THE THOMAS CHRISTIE ALMSHOUSE AND RELIEF IN NEED CHARITY

Opinion

We have audited the financial statements of The Thomas Christie Almshouse And Relief In Need Charity (the “”) for the year ended 31 March 2023 which comprise the statement of financial activities, the balance sheet and notes to the financial statements, including significant accounting policies. The financial reporting framework that has been applied in their preparation is applicable law and United Kingdom Accounting Standards, including Financial Reporting Standard 102 *The Financial Reporting Standard applicable in the UK and Republic of Ireland* (United Kingdom Generally Accepted Accounting Practice).

In our opinion, the financial statements:

- give a true and fair view of the state of the charitable company's affairs as at 31 March 2023 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; and
- have been prepared in accordance with the requirements of the Companies Act 2006.

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 *Auditor's responsibilities for the audit of the financial statements* section of our report. We are independent of the 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 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 '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 with respect to going concern are described in the relevant sections of this report.

Other information

The other information comprises the information included in the annual report other than the financial statements and our auditor's report thereon. The are responsible for the other information contained within the annual report. Our opinion on the financial statements does not cover the other information and we do not express any form of assurance conclusion thereon. 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 course of 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.

Matters on which we are required to report by exception

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

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

THE THOMAS CHRISTIE ALMSHOUSE AND RELIEF IN NEED CHARITY

INDEPENDENT AUDITOR'S REPORT (CONTINUED)

TO THE OF THE THOMAS CHRISTIE ALMSHOUSE AND RELIEF IN NEED CHARITY

Responsibilities of

As explained more fully in the statement of responsibilities, the , who are also the directors of the for the purpose of company law, are responsible for the preparation of the financial statements and for being satisfied that they give a true and fair view, and for such internal control as the 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 are responsible for assessing the '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 either intend to liquidate the charitable company 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 auditor 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 an auditor's report 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.

The extent to which our procedures are capable of detecting irregularities, including fraud, is detailed below.

- Enquiry of management around actual and potential litigation and claims;
- Performing audit work over the risk of management override of controls, including testing of journal entries and other adjustments for appropriateness, evaluating the business rationale of significant transactions outside the normal course of business and reviewing accounting estimates for bias;
- Reviewing financial statement disclosures and testing to supporting information to assess compliance with applicable laws and regulations.

Because of the inherent limitations on 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. The 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 is available on the Financial Reporting Council's website at: <https://www.frc.org.uk/auditorsresponsibilities>. This description forms part of our auditor's report.

Use of our report

This report is made solely to the company's members, as a body, in accordance with section 391 of the Companies Act 2014. Our audit work has been undertaken so that we might state to the company's members 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 anyone other than the company and the company's members as a body, for our audit work, for this report, or for the opinions we have formed.

THE THOMAS CHRISTIE ALMSHOUSE AND RELIEF IN NEED CHARITY
INDEPENDENT AUDITOR'S REPORT (CONTINUED)
TO THE OF THE THOMAS CHRISTIE ALMSHOUSE AND RELIEF IN NEED CHARITY

David Cox BA FCCA FCA Cox & Co (Accountancy) Ltd

6 December 2023

Chartered Accountants
Statutory Auditor

David Cox BA FCCA FCA Cox & Co (Accountancy) Ltd is eligible for appointment as auditor of the by virtue of its eligibility for appointment as auditor of a company under section 1212 of the Companies Act 2006.

THE THOMAS CHRISTIE ALMSHOUSE AND RELIEF IN NEED CHARITY

STATEMENT OF FINANCIAL ACTIVITIES INCLUDING INCOME AND EXPENDITURE ACCOUNT

FOR THE YEAR ENDED 31 MARCH 2023

		Unrestricted funds 2023 £	Restricted funds 2023 £	Total 2023 £	Unrestricted funds 2022 £	Restricted funds 2022 £	Total 2022 £
	Notes						
Income from:							
Charitable activities	3	219,067	-	219,067	217,794	-	217,794
Investments	4	42,791	-	42,791	36,923	-	36,923
Total income		261,858	-	261,858	254,717	-	254,717
Expenditure on:							
Charitable activities	5	527,233	-	527,233	175,221	-	175,221
Net gains/(losses) on investments	9	(23,205)	348	(22,857)	71,575	6,897	78,472
Net (outgoing)/incoming resources before transfers		(288,580)	348	(288,232)	151,071	6,897	157,968
Gross transfers between funds		70,139	(70,139)	-	-	-	-
Net (expenditure)/income for the year/ Net movement in funds		(218,441)	(69,791)	(288,232)	151,071	6,897	157,968
Fund balances at 1 April 2022		5,613,717	69,791	5,683,508	5,462,646	62,894	5,525,540
Fund balances at 31 March 2023		5,395,276	-	5,395,276	5,613,717	69,791	5,683,508

The statement of financial activities includes all gains and losses recognised in the year.

All income and expenditure derive from continuing activities.

The statement of financial activities also complies with the requirements for an income and expenditure account under the Companies Act 2006.

THE THOMAS CHRISTIE ALMSHOUSE AND RELIEF IN NEED CHARITY

BALANCE SHEET

AS AT 31 MARCH 2023

	Notes	2023 £	£	2022 £	£
Fixed assets					
Tangible assets	11	4,115,460		4,114,208	
Investments	12	786,404		1,170,867	
		4,901,864		5,285,075	
Current assets					
Debtors	13	5,441		3,792	
Cash at bank and in hand		591,534		402,966	
		596,975		406,758	
Creditors: amounts falling due within one year	14	(103,563)		(8,325)	
Net current assets			493,412		398,433
Total assets less current liabilities			5,395,276		5,683,508
Income funds					
capital fund		-		69,791	
	15		-		69,791
<u>Unrestricted funds</u>					
Designated funds	16	2,449,320		2,730,900	
General unrestricted funds		2,945,956		2,882,817	
			5,395,276		5,613,717
			5,395,276		5,683,508

THE THOMAS CHRISTIE ALMSHOUSE AND RELIEF IN NEED CHARITY

BALANCE SHEET (CONTINUED)

AS AT 31 MARCH 2023

The company is entitled to the exemption from the audit requirement contained in section 477 of the Companies Act 2006, for the year ended 31 March 2023, although an audit has been carried out under section 144 of the Charities Act 2011.

The directors acknowledge their responsibilities for complying with the requirements of the Companies Act 2006 with respect to accounting records and the preparation of financial statements.

These financial statements have been prepared in accordance with the provisions applicable to companies subject to the small companies regime.

The financial statements were approved by the on 6 December 2023

Mrs A Phillipson
Trustee

Company registration number 06834543

THE THOMAS CHRISTIE ALMSHOUSE AND RELIEF IN NEED CHARITY

NOTES TO THE FINANCIAL STATEMENTS

FOR THE YEAR ENDED 31 MARCH 2023

1 Accounting policies

Charity information

The Thomas Christie Almshouse And Relief In Need Charity is a private company limited by guarantee incorporated in England and Wales. The registered office is Northwood House, 138 Bromham Road, Bedford, Bedfordshire, MK40 2QW, United Kingdom.

1.1 Accounting convention

The financial statements have been prepared in accordance with the 's [governing document], the Companies Act 2006, FRS 102 "The Financial Reporting Standard applicable in the UK and Republic of Ireland" ("FRS 102") and the Charities SORP "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). The is a Public Benefit Entity as defined by FRS 102.

The has taken advantage of the provisions in the SORP for charities not to prepare a Statement of Cash Flows.

The financial statements are prepared in sterling, which is the functional currency of the . Monetary amounts in these financial statements are rounded to the nearest £.

The financial statements have been prepared under the historical cost convention, [modified to include the revaluation of freehold properties and to include investment properties and certain financial instruments at fair value]. The principal accounting policies adopted are set out below.

1.2 Going concern

At the time of approving the financial statements, the have a reasonable expectation that the has adequate resources to continue in operational existence for the foreseeable future. Thus the continue to adopt the going concern basis of accounting in preparing the financial statements.

1.3 Charitable funds

Unrestricted funds are available for use at the discretion of the in furtherance of their charitable objectives.

Restricted funds are subject to specific conditions by donors as to how they may be used. The purposes and uses of the restricted funds are set out in the notes to the financial statements.

Endowment funds are subject to specific conditions by donors that the capital must be maintained by the .

1.4 Income

Income is recognised when the is legally entitled to it after any performance conditions have been met, the amounts can be measured reliably, and it is probable that income will be received.

Cash donations are recognised on receipt. Other donations are recognised once the has been notified of the donation, unless performance conditions require deferral of the amount. Income tax recoverable in relation to donations received under Gift Aid or deeds of covenant is recognised at the time of the donation.

Legacies are recognised on receipt or otherwise if the has been notified of an impending distribution, the amount is known, and receipt is expected. If the amount is not known, the legacy is treated as a contingent asset.

THE THOMAS CHRISTIE ALMSHOUSE AND RELIEF IN NEED CHARITY

NOTES TO THE FINANCIAL STATEMENTS (CONTINUED)

FOR THE YEAR ENDED 31 MARCH 2023

1 Accounting policies

(Continued)

1.5 Expenditure

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

Expenditure is classified by activity. The costs of each activity are made up of the total of direct costs and shared costs, including support costs involved in undertaking each activity. Direct costs attributable to a single activity are allocated directly to that activity. Shared costs which contribute to more than one activity and support costs which are not attributable to a single activity are apportioned between those activities on a basis consistent with the use of resources. Central staff costs are allocated on the basis of time spent, and depreciation charges are allocated on the portion of the asset's use.

1.6 Tangible fixed assets

Tangible fixed assets are initially measured at cost and subsequently measured at cost or valuation, net of depreciation and any impairment losses.

Depreciation is recognised so as to write off the cost or valuation of assets less their residual values over their useful lives on the following bases:

Freehold land and buildings	At market Value
Property Improvements	5% on cost
Fixtures and fittings	25% and 15% on cost

The gain or loss arising on the disposal of an asset is determined as the difference between the sale proceeds and the carrying value of the asset, and is recognised in the statement of financial activities.

1.7 Fixed asset investments

Fixed asset investments are initially measured at transaction price excluding transaction costs, and are subsequently measured at fair value at each reporting date. Changes in fair value are recognised in net income/(expenditure) for the year. Transaction costs are expensed as incurred.

1.8 Impairment of fixed assets

At each reporting end date, the reviews the carrying amounts of its tangible 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).

1.9 Cash and cash equivalents

Cash and cash equivalents include cash in hand, deposits held at call with banks, other short-term liquid investments with original maturities of three months or less, and bank overdrafts. Bank overdrafts are shown within borrowings in current liabilities.

1.10 Financial instruments

The has elected to apply the provisions of Section 11 'Basic Financial Instruments' and Section 12 'Other Financial Instruments Issues' of FRS 102 to all of its financial instruments.

Financial instruments are recognised in the 's balance sheet when the becomes party to the contractual provisions of the instrument.

Financial assets and liabilities are offset, with the net amounts presented in the financial statements, when there is a legally enforceable right to set off the recognised amounts and there is an intention to settle on a net basis or to realise the asset and settle the liability simultaneously.

THE THOMAS CHRISTIE ALMSHOUSE AND RELIEF IN NEED CHARITY

NOTES TO THE FINANCIAL STATEMENTS (CONTINUED)

FOR THE YEAR ENDED 31 MARCH 2023

1 Accounting policies

(Continued)

Basic financial assets

Basic financial assets, which include debtors and cash and bank balances, are initially measured at transaction price including transaction costs and are subsequently carried at amortised cost using the effective interest method unless the arrangement constitutes a financing transaction, where the transaction is measured at the present value of the future receipts discounted at a market rate of interest. Financial assets classified as receivable within one year are not amortised.

Basic financial liabilities

Basic financial liabilities, including creditors and bank loans are initially recognised at transaction price unless the arrangement constitutes a financing transaction, where the debt instrument is measured at the present value of the future payments discounted at a market rate of interest. Financial liabilities classified as payable within one year are not amortised.

Debt instruments are subsequently carried at amortised cost, using the effective interest rate method.

Trade creditors are obligations to pay for goods or services that have been acquired in the ordinary course of operations from suppliers. Amounts payable are classified as current liabilities if payment is due within one year or less. If not, they are presented as non-current liabilities. Trade creditors are recognised initially at transaction price and subsequently measured at amortised cost using the effective interest method.

Derecognition of financial liabilities

Financial liabilities are derecognised when the 's contractual obligations expire or are discharged or cancelled.

1.11 Employee benefits

The cost of any unused holiday entitlement is recognised in the period in which the employee's services are received.

Termination benefits are recognised immediately as an expense when the is demonstrably committed to terminate the employment of an employee or to provide termination benefits.

2 Critical accounting estimates and judgements

In the application of the 's accounting policies, the are required to make judgements, estimates and assumptions about the carrying amount of assets and liabilities that are not readily apparent from other sources. The estimates and associated assumptions are based on historical experience and other factors that are considered to be relevant. Actual results may differ from these estimates.

The estimates and underlying assumptions are reviewed on an ongoing basis. Revisions to accounting estimates are recognised in the period in which the estimate is revised where the revision affects only that period, or in the period of the revision and future periods where the revision affects both current and future periods.

THE THOMAS CHRISTIE ALMSHOUSE AND RELIEF IN NEED CHARITY

NOTES TO THE FINANCIAL STATEMENTS (CONTINUED)

FOR THE YEAR ENDED 31 MARCH 2023

3 Charitable activities

	Charitable Income Heading 1 2023 £	Charitable Income Heading 1 2022 £
Maintenance income	217,410	215,644
Other income	1,657	2,150
	<u>219,067</u>	<u>217,794</u>

4 Investments

	Unrestricted funds 2023 £	Unrestricted funds 2022 £
Income from listed investments	41,725	36,544
Interest receivable	1,066	379
	<u>42,791</u>	<u>36,923</u>

THE THOMAS CHRISTIE ALMSHOUSE AND RELIEF IN NEED CHARITY

NOTES TO THE FINANCIAL STATEMENTS (CONTINUED)

FOR THE YEAR ENDED 31 MARCH 2023

5 Charitable activities

	Charitable Expenditure Heading 1 2023 £	Charitable Expenditure Heading 1 2022 £
Staff costs	22,978	20,687
Depreciation and impairment	1,676	2,540
Rates and water	5,632	4,899
Insurance	6,111	6,076
Light and heat	39,899	28,884
Telephone	1,803	2,220
Aid charges	3,079	3,522
Residents welfare	5,527	2,909
Relief in need contribution	1,265	1,212
Property maintenance	378,617	48,275
Cleaning	13,818	16,349
Garden and ground maintenance	13,308	10,971
Bank charges	140	132
	<u>493,853</u>	<u>148,676</u>
Share of governance costs (see note 6)	<u>33,380</u>	<u>26,545</u>
	<u><u>527,233</u></u>	<u><u>175,221</u></u>

6 Support costs

	Support costs £	Governance costs £	2023 £	2022 £
Clerks fees	-	9,000	9,000	9,000
Accountancy fees	-	8,988	8,988	5,608
Professional fees	-	7,304	7,304	7,080
Sundries	-	5,088	5,088	1,857
Audit fees	-	3,000	3,000	3,000
	<u>-</u>	<u>33,380</u>	<u>33,380</u>	<u>26,545</u>
Analysed between Charitable activities	-	33,380	33,380	26,545

Governance costs includes payments to the auditors of £3000 (2022- £3000) for audit fees.

THE THOMAS CHRISTIE ALMSHOUSE AND RELIEF IN NEED CHARITY

NOTES TO THE FINANCIAL STATEMENTS (CONTINUED)

FOR THE YEAR ENDED 31 MARCH 2023

7

None of the (or any persons connected with them) received any remuneration or benefits from the during the year.

8 Employees

The average monthly number of employees during the year was:

	2023 Number	2022 Number
Warden	-	1
	<u> </u>	<u> </u>
Employment costs	2023	2022
	£	£
Wages and salaries	22,978	20,687
	<u> </u>	<u> </u>

There were no employees whose annual remuneration was more than £60,000.

9 Net gains/(losses) on investments

	Unrestricted funds	Restricted funds	Total Unrestricted funds	Restricted funds	Total
	2023	2023	2023	2022	2022
	£	£	£	£	£
Gain/(loss) on sale of investments	(23,205)	348	(22,857)	71,575	6,897
	<u> </u>	<u> </u>	<u> </u>	<u> </u>	<u> </u>

10 Taxation

The charity is exempt from tax on income and gains falling within section 505 of the Taxes Act 1988 or section 252 of the Taxation of Chargeable Gains Act 1992 to the extent that these are applied to its charitable objects.

THE THOMAS CHRISTIE ALMSHOUSE AND RELIEF IN NEED CHARITY

NOTES TO THE FINANCIAL STATEMENTS (CONTINUED)

FOR THE YEAR ENDED 31 MARCH 2023

11 Tangible fixed assets

	Freehold land and buildings £	Property improvements £	Fixtures and fittings £	Total £
Cost or valuation				
At 1 April 2022	4,083,000	25,115	115,990	4,224,105
Additions	-	-	2,928	2,928
At 31 March 2023	4,083,000	25,115	118,918	4,227,033
Depreciation and impairment				
At 1 April 2022	-	9,233	100,664	109,897
Depreciation charged in the year	-	1,256	420	1,676
At 31 March 2023	-	10,489	101,084	111,573
Carrying amount				
At 31 March 2023	4,083,000	14,626	17,834	4,115,460
At 31 March 2022	4,083,000	15,882	15,326	4,114,208

The freehold land and buildings of the charity were revalued on 5 March 2014 by Messrs Robinson and Hall, Surveyors and Estate Agents. The basis of the valuation was open market value.

At 31 March 2023, had the revalued assets been carried at historic cost less accumulated depreciation and accumulated impairment losses, their carrying amount would have been approximately £2,441,526 (2022 - £2,441,526).

12 Fixed asset investments

	Listed investments £
Cost or valuation	
At 1 April 2022	1,170,867
Additions	41,724
Valuation changes	(22,854)
Disposals	(403,333)
At 31 March 2023	786,404
Carrying amount	
At 31 March 2023	786,404
At 31 March 2022	1,170,867

THE THOMAS CHRISTIE ALMSHOUSE AND RELIEF IN NEED CHARITY

NOTES TO THE FINANCIAL STATEMENTS (CONTINUED)

FOR THE YEAR ENDED 31 MARCH 2023

13 Debtors

	2023 £	2022 £
Amounts falling due within one year:		
Prepayments and accrued income	5,441	3,792

14 Creditors: amounts falling due within one year

	2023 £	2022 £
Trade creditors	99,483	4,245
Accruals and deferred income	4,080	4,080
	103,563	8,325

15 Restricted funds

The income funds of the charity include restricted funds comprising the following unexpended balances of donations and grants held on trust for specific purposes:

	Balance at 1 April 2021 £	Revaluations, gains and losses £	Balance at 1 April 2022 £	Transfers £	Revaluations, gains and losses £	Balance at 31 March 2023 £
Capital Fund	62,894	6,897	69,791	(70,139)	348	-

The Restricted fund was transferred to the General fund in the year to contribute towards the building maintenance for which the fund was held.

THE THOMAS CHRISTIE ALMSHOUSE AND RELIEF IN NEED CHARITY

NOTES TO THE FINANCIAL STATEMENTS (CONTINUED)

FOR THE YEAR ENDED 31 MARCH 2023

16 Designated funds

The income funds of the charity include the following designated funds which have been set aside out of unrestricted funds by the trustees for specific purposes:

	Movement in funds				Movement in funds				
	Balance at 1 April 2021	Incoming resources	Transfers	Revaluations, gains and losses	Balance at 1 April 2022	Incoming resources	Transfers	Revaluations, gains and losses	Balance at 31 March 2023
	£	£	£	£	£	£	£	£	£
Revaluation Reserve	1,641,474	-	-	-	1,641,474	-	-	-	1,641,474
Repair Fund	948,194	33,412	15,000	71,444	1,068,050	38,710	(300,000)	(20,356)	786,404
Legacy Fund	36,340	36	(15,000)	-	21,376	66	-	-	21,442
	<u>2,626,008</u>	<u>33,448</u>	<u>-</u>	<u>71,444</u>	<u>2,730,900</u>	<u>38,776</u>	<u>(300,000)</u>	<u>(20,356)</u>	<u>2,449,320</u>

A portion of the repair fund was used in the year to contribute towards the building maintenance undertaken.

THE THOMAS CHRISTIE ALMSHOUSE AND RELIEF IN NEED CHARITY

NOTES TO THE FINANCIAL STATEMENTS (CONTINUED)

FOR THE YEAR ENDED 31 MARCH 2023

17 Analysis of net assets between funds

	Unrestricted funds 2023 £	Restricted funds 2023 £	Total 2023 £	Unrestricted funds 2022 £	Restricted funds 2022 £	Total 2022 £
Fund balances at 31 March 2023 are represented by:						
Tangible assets	4,115,460	-	4,115,460	4,114,208	-	4,114,208
Investments	786,404	-	786,404	1,101,076	69,791	1,170,867
Current assets/(liabilities)	493,412	-	493,412	398,433	-	398,433
	<u>5,395,276</u>	<u>-</u>	<u>5,395,276</u>	<u>5,613,717</u>	<u>69,791</u>	<u>5,683,508</u>

18 Related party transactions

Transactions with related parties

During the year the entered into the following transactions with related parties:

Garner Associates LLP provided accountancy services to the charity amounting to £4,104 in the year (2022 £3,120).

Andrew Russell is a Trustee of the charity and a partner in Garner Associates LLP.

19 Limited by Guarantee

The company is limited by guarantee. Each of the members has agreed to contribute to the assets in the event of a deficiency on winding up of an amount not exceeding £1.

THOMAS CHRISTIES ALMSHOUSE & RELIEF IN NEED CHARITY

England & Wales - Charity number 1128679

Accounts

Charity registration number 1128679

Registered Company Number 06834543 (England & Wales)

THE THOMAS CHRISTIE ALMSHOUSE AND RELIEF IN NEED CHARITY
ANNUAL REPORT AND FINANCIAL STATEMENTS
FOR THE YEAR ENDED 31 MARCH 2022

THE THOMAS CHRISTIE ALMSHOUSE AND RELIEF IN NEED CHARITY

LEGAL AND ADMINISTRATIVE INFORMATION

Mrs A Phillipson
Mr D Fletcher
Mr A Russell
Rev. K Goss
Dr R Gallivan
Mr D Parsons
Mrs T Devine (Appointed 4 August 2021)
Mr R Sansome

Secretary Mrs T Scouller

Charity number 1128679

Company number 06834543

Registered office Northwood House
138 Bromham Road
Bedford
Bedfordshire
United Kingdom
MK40 2QW

Auditor David Cox BA FCA FCCA Cox & Co (Accountancy) Ltd
The granary
High Street
Turvey
Bedfordshire
MK43 8DB

THE THOMAS CHRISTIE ALMSHOUSE AND RELIEF IN NEED CHARITY

CONTENTS

	Page
report	1 - 3
Statement of responsibilities	4
Independent auditor's report	5 - 6
Statement of financial activities	7
Balance sheet	8 - 9
Notes to the financial statements	10 - 19

THE THOMAS CHRISTIE ALMSHOUSE AND RELIEF IN NEED CHARITY

REPORT (INCLUDING DIRECTORS' REPORT)

FOR THE YEAR ENDED 31 MARCH 2022

The trustees who are also directors of the charity for the purposes of the Companies Act 2006, present their report with the financial statements of the charity for the year ended 31 March 2022

The financial statements have been prepared in accordance with the accounting policies set out in note 1 to the financial statements and comply with the 's [governing document], the Companies Act 2006 and "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).

Objectives and activities

The charity's objective and principal activity is the provision of housing for the elderly and needy of Bedford and north and central Bedfordshire.

Public benefit

The charity continues to fund social functions for residents to promote their well-being. The charity has also granted £1,260 from the Relief in Need fund in order to subsidise the weekly maintenance contribution of hardship case resident; this practice will continue whenever necessary. The availability of the Common Room and kitchen at John Crosse House continues to enable the charity to make its facilities accessible to the wider community in Bedford with several charitable organisations and local groups taking advantage of the Common Room for their events and fundraising.

The have paid due regard to guidance issued by the Charity Commission in deciding what activities the should undertake.

Achievements and performance

We were pleased that the Covid 19 pandemic had little effect on the health of our residents who were generally very responsible and collaborative in observing necessary restrictions on activities and socialising. With the cessation of lockdown rules, it was heartening to see and encourage the return of activities. These included the annual Christie Sunday lunch in May, Christmas lunch and the variety of more informal activities including the weekly Breakfast Club, afternoon tea and Kurling Club.

Fabric

In relation to Fabric matters, the implementation of proposals for external redecoration of Christie House and John Crosse House and the next Quinquennial Survey were delayed until 2022/2023.

Trustees

The trustees continue to record warmest thanks to the clerk, Tricia Scouller, and to the warden, Julia Morelli, for their constant dedication to the work of the charity and their willingness cheerfully to take on any challenge in order to ensure that the wellbeing of the residents is paramount. We also record again our thanks to our capable deputy wardens Joan Craig and Linda Severs.

The trustees continue to receive regular reports at their meetings of work and testing procedures carried out by our maintenance team (SDG) during the year and they are recorded and filed as part of the warden's report to the trustees at each meeting.

Our strong association with St Paul's Church continues to enable us to offer pastoral care to our residents and we are also able to support hardship cases as they arise from time to time.

The trustees continue to take a full and active part in the charity's affairs and they are also thanked for their dedication and support. We are fortunate to have a wide range of expertise amongst our trustees which has benefited the charity hugely. During the year, Tim Morley stepped down as Trustee and we were pleased to welcome Tara Devine as a new Trustee.

THE THOMAS CHRISTIE ALMSHOUSE AND RELIEF IN NEED CHARITY

REPORT (INCLUDING DIRECTORS' REPORT) (CONTINUED)

FOR THE YEAR ENDED 31 MARCH 2022

Compliance

The trustees continue to receive regular reports at their meetings of work and testing procedures carried out by our groundsman during the year and they are recorded and these are filed as part of the warden's report to the trustees at each meeting.

A dedicated fire company was appointed in 2018 to cover the Fire Risk Assessment, all equipment, escape plans and emergency lighting.

Compliance Policies were drafted by the clerk, for discussion and approval by the trustees, in November 2018. They were all based on guidance from the Almshouse Association and personalised to Thomas Christie.

Financial review

The principal funds of the charity during the year have derived from residents' maintenance contributions, and dividends received from the charity's investment portfolio.

Residents' contributions were £141 and £199 and amounted to £215,644 (2021: £206,690).

Prior to the revaluation of investments the charity made a surplus the year of £79,4968 (2021: £75,928).

Total charitable expenditure for the year amounted to £175,221 (2021: £171,464), of which £148,676 (2021: £149,179) was directly attributable to the maintenance and administration of the Almshouse. It is principally the renewal expenditure in the year that has caused the increase in expenditure.

During the year, the trustees purchased a further 149 NAACP accumulation units, costing £15,000. The investments of the charity increased by £130,016 in value at the year end date (2021 £192,124).

Investment policy

It is the policy of the charity to allocate specific funds from those funds which have not yet been committed or designated for any specific purpose. The trustees have set aside these reserves in order to protect the future operations of the charity from the effects of any unforeseen variations in its income as part of a policy of good financial management practice.

It is the policy of the charity to invest any sums of cash not required for immediate working purposes in the National Association of Almshouses Common Investment Fund.

The trustees have set the level of these funds after undertaking a thorough assessment of the charity's needs. At 31 March 2022, the charity's funds were: Capital fund £69,791 (2021: £62,894), General fund £2,836,638 (2021: 2,836,602), Legacy fund £36,340 (2021 £21,376) and Rebuilding and Extraordinary Repairs Fund £1,068,050 (2021: £948,202).

Extraordinary Repairs Fund

Clause 33 of the 1971 scheme specifically requires that an extraordinary repair fund be established and that an annual sum of £250 (1971 value) be paid each year into the fund from the income of the Almshouse branch, for the credit of the account, together with any income accruing on the account. The trustees, on the basis of legal and accountancy advice have, since 1994, been investing increasing amounts each year to reflect inflation and to make good under investments in earlier years,

It is likely that significant expenditure will be needed to keep the 1960's buildings in reasonable condition and for which adequate reserves must be maintained.

Structure, governance and management

The Thomas Christie Almshouse and Relief In Need Charity is a company limited by guarantee and a registered charity governed by its Memorandum of Articles. First founded in 1697, the organisation was registered under its current title on the 14 July 1971 and became a company limited by guarantee on the 3 March 2010.

THE THOMAS CHRISTIE ALMSHOUSE AND RELIEF IN NEED CHARITY

REPORT (INCLUDING DIRECTORS' REPORT) (CONTINUED)

FOR THE YEAR ENDED 31 MARCH 2022

The , who are also the directors for the purpose of company law, and who served during the year and up to the date of signature of the financial statements were:

Mrs A Phillipson

Mr D Fletcher

Mr A Russell

Rev. K Goss

Dr R Gallivan

Mr D Parsons

Mrs T Devine

Mr R Sansome

(Appointed 4 August 2021)

The body of trustees shall consist of nine persons, five of whom are nominated by the Parochial Church Council of the Church of St Paul's Bedford and a further four co-opted trustees elected by the nominated trustees. Each trustee's appointment is for a determined period, but not exceeding five years, except for the Vicar of St Paul's Church who is elected for the duration of their incumbency.

The co-opted trustees are elected based upon their skills and expertise identified as necessary for the effective management of the charity. Formal procedures for the induction and training of new trustees are currently under review. The current process is an informal one, but provides the trustee with information about the charity.

Decision making

Responsibility for the day to day operations of the charity have been delegated to the chairman, Mrs A Phillipson, and the Clerk to the Trustees, Mrs T Scouler. They are required to report any matters to the trustees at the trustees' meeting.

All Trustees are ultimately responsible for the management and decision making of the charity.

Risk management

The major risks to which the charity is exposed as identified by the trustees have been reviewed and systems have been put in place to mitigate these risks.

Funding

The trustees are satisfied that the charity's assets attributable to each of its individual funds are available and adequate to fulfil its obligations in relation to those funds

Auditor

In accordance with the company's articles, a resolution proposing that David Cox BA FCA FCCA Cox & Co (Accountancy) Ltd be reappointed as auditor of the company will be put at a General Meeting.

The report was approved by the Board of .

Mrs A Phillipson

3 November 2022

THE THOMAS CHRISTIE ALMSHOUSE AND RELIEF IN NEED CHARITY

STATEMENT OF RESPONSIBILITIES

FOR THE YEAR ENDED 31 MARCH 2022

The , who are also the directors of The Thomas Christie Almshouse And Relief In Need Charity for the purpose of company law, are responsible for preparing the Report and the financial statements in accordance with applicable law and United Kingdom Accounting Standards (United Kingdom Generally Accepted Accounting Practice).

Company Law requires the to prepare financial statements for each financial year which give a true and fair view of the state of affairs of the and of the incoming resources and application of resources, including the income and expenditure, of the charitable company for that year.

In preparing these financial statements, the are required to:

- select suitable accounting policies and then apply them consistently;
- observe the methods and principles in the Charities SORP;
- make judgements and estimates that are reasonable and prudent; and
- prepare the financial statements on the going concern basis unless it is inappropriate to presume that the will continue in operation.

The are responsible for keeping adequate accounting records that disclose with reasonable accuracy at any time the financial position of the and enable them to ensure that the financial statements comply with the Companies Act 2006. They are also responsible for safeguarding the assets of the and hence for taking reasonable steps for the prevention and detection of fraud and other irregularities.

THE THOMAS CHRISTIE ALMSHOUSE AND RELIEF IN NEED CHARITY

INDEPENDENT AUDITOR'S REPORT

TO THE OF THE THOMAS CHRISTIE ALMSHOUSE AND RELIEF IN NEED CHARITY

Opinion

We have audited the financial statements of The Thomas Christie Almshouse And Relief In Need Charity (the "Charity") for the year ended 31 March 2022 which comprise the statement of financial activities, the balance sheet and notes to the financial statements, including significant accounting policies. The financial reporting framework that has been applied in their preparation is applicable law and United Kingdom Accounting Standards, including Financial Reporting Standard 102 *The Financial Reporting Standard applicable in the UK and Republic of Ireland* (United Kingdom Generally Accepted Accounting Practice).

In our opinion, the financial statements:

- give a true and fair view of the state of the charitable company's affairs as at 31 March 2022 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; and
- have been prepared in accordance with the requirements of the Companies Act 2006.

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 *Auditor's 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 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 Charity with respect to going concern are described in the relevant sections of this report.

Other information

The other information comprises the information included in the annual report other than the financial statements and our auditor's report thereon. The Charity is responsible for the other information contained within the annual report. Our opinion on the financial statements does not cover the other information and we do not express any form of assurance conclusion thereon. 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 course of 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.

Matters on which we are required to report by exception

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

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

THE THOMAS CHRISTIE ALMSHOUSE AND RELIEF IN NEED CHARITY

INDEPENDENT AUDITOR'S REPORT (CONTINUED)

TO THE OF THE THOMAS CHRISTIE ALMSHOUSE AND RELIEF IN NEED CHARITY

Responsibilities of

As explained more fully in the statement of responsibilities, the , who are also the directors of the for the purpose of company law, are responsible for the preparation of the financial statements and for being satisfied that they give a true and fair view, and for such internal control as the 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 are responsible for assessing the '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 either intend to liquidate the charitable company 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 auditor 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 an auditor's report 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.

The extent to which our procedures are capable of detecting irregularities, including fraud, is detailed below.

We designed and performed control and substantive testing with our responsibilities in respect to detecting irregularities in mind. We applied an approach of professional scepticism at all times. Although our audit is not a guarantee that no fraud or irregularities exist, we believe our approach has a reasonable expectation of detecting material irregularities, including fraud should they exist.

A further description of our responsibilities is available on the Financial Reporting Council's website at: <https://www.frc.org.uk/auditorsresponsibilities>. This description forms part of our auditor's report.

Use of our report

This report is made solely to the company's members, as a body, in accordance with section 391 of the Companies Act 2014. Our audit work has been undertaken so that we might state to the company's members 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 anyone other than the company and the company's members as a body, for our audit work, for this report, or for the opinions we have formed.

David Cox BA FCA FCCA Cox & Co (Accountancy) Ltd

.....

**Chartered Accountants
Statutory Auditor**

The granary
High Street
Turvey
Bedfordshire
MK43 8DB

David Cox BA FCA FCCA Cox & Co (Accountancy) Ltd is eligible for appointment as auditor of the by virtue of its eligibility for appointment as auditor of a company under section 1212 of the Companies Act 2006.

THE THOMAS CHRISTIE ALMSHOUSE AND RELIEF IN NEED CHARITY

STATEMENT OF FINANCIAL ACTIVITIES INCLUDING INCOME AND EXPENDITURE ACCOUNT

FOR THE YEAR ENDED 31 MARCH 2022

	Notes	Unrestricted funds 2022 £	Restricted funds 2022 £	Total Unrestricted funds 2022 £	Restricted funds 2021 £	Total 2021 £
Income from:						
Charitable activities	3	217,794	-	217,794	209,903	209,903
Investments	4	36,923	-	36,923	37,489	37,489
Total income		254,717	-	254,717	247,392	247,392
Expenditure on:						
Charitable activities	5	175,221	-	175,221	171,464	171,464
Net gains/(losses) on investments	9	71,575	6,897	78,472	178,171	192,124
Net income for the year/ Net movement in funds		151,071	6,897	157,968	254,099	268,052
Fund balances at 1 April 2021		5,462,646	62,894	5,525,540	5,208,547	5,257,488
Fund balances at 31 March 2022		5,613,717	69,791	5,683,508	5,462,646	5,525,540

The statement of financial activities includes all gains and losses recognised in the year.

All income and expenditure derive from continuing activities.

The statement of financial activities also complies with the requirements for an income and expenditure account under the Companies Act 2006.

THE THOMAS CHRISTIE ALMSHOUSE AND RELIEF IN NEED CHARITY

BALANCE SHEET

AS AT 31 MARCH 2022

	Notes	2022 £	£	2021 £	£
Fixed assets					
Tangible assets	10	4,114,208		4,101,842	
Investments	11	1,170,867		1,040,851	
		<u>5,285,075</u>		<u>5,142,693</u>	
Current assets					
Debtors	13	3,792		3,634	
Cash at bank and in hand		402,966		387,286	
		<u>406,758</u>		<u>390,920</u>	
Creditors: amounts falling due within one year	14	(8,325)		(8,073)	
Net current assets			398,433		382,847
Total assets less current liabilities		<u>5,683,508</u>		<u>5,525,540</u>	
Income funds					
capital fund		69,791		62,894	
	15		69,791		62,894
<u>Unrestricted funds</u>					
Designated funds	16	2,800,691		2,688,902	
General unrestricted funds		2,813,026		2,773,744	
		<u>5,613,717</u>		<u>5,462,646</u>	
		<u>5,683,508</u>		<u>5,525,540</u>	

THE THOMAS CHRISTIE ALMSHOUSE AND RELIEF IN NEED CHARITY

BALANCE SHEET (CONTINUED)

AS AT 31 MARCH 2022

The directors acknowledge their responsibilities for complying with the requirements of the Companies Act 2006 with respect to accounting records and the preparation of financial statements.

These financial statements have been prepared in accordance with the provisions applicable to companies subject to the small companies regime.

The financial statements were approved by the on 3 November 2022

Mrs A Phillipson
Trustee

Company registration number 06834543

THE THOMAS CHRISTIE ALMSHOUSE AND RELIEF IN NEED CHARITY

NOTES TO THE FINANCIAL STATEMENTS

FOR THE YEAR ENDED 31 MARCH 2022

1 Accounting policies

Charity information

The Thomas Christie Almshouse And Relief In Need Charity is a private company limited by guarantee incorporated in England and Wales. The registered office is Northwood House, 138 Bromham Road, Bedford, Bedfordshire, MK40 2QW, United Kingdom.

1.1 Accounting convention

The financial statements have been prepared in accordance with the 's [governing document], the Companies Act 2006, FRS 102 "The Financial Reporting Standard applicable in the UK and Republic of Ireland" ("FRS 102") and the Charities SORP "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). The is a Public Benefit Entity as defined by FRS 102.

The has taken advantage of the provisions in the SORP for charities not to prepare a Statement of Cash Flows.

The financial statements are prepared in sterling, which is the functional currency of the . Monetary amounts in these financial statements are rounded to the nearest £.

The financial statements have been prepared under the historical cost convention, [modified to include the revaluation of freehold properties and to include investment properties and certain financial instruments at fair value]. The principal accounting policies adopted are set out below.

1.2 Going concern

At the time of approving the financial statements, the have a reasonable expectation that the has adequate resources to continue in operational existence for the foreseeable future. Thus the continue to adopt the going concern basis of accounting in preparing the financial statements.

1.3 Charitable funds

Unrestricted funds are available for use at the discretion of the in furtherance of their charitable objectives.

Restricted funds are subject to specific conditions by donors as to how they may be used. The purposes and uses of the restricted funds are set out in the notes to the financial statements.

Endowment funds are subject to specific conditions by donors that the capital must be maintained by the .

1.4 Income

Income is recognised when the is legally entitled to it after any performance conditions have been met, the amounts can be measured reliably, and it is probable that income will be received.

Cash donations are recognised on receipt. Other donations are recognised once the has been notified of the donation, unless performance conditions require deferral of the amount. Income tax recoverable in relation to donations received under Gift Aid or deeds of covenant is recognised at the time of the donation.

Legacies are recognised on receipt or otherwise if the has been notified of an impending distribution, the amount is known, and receipt is expected. If the amount is not known, the legacy is treated as a contingent asset.

THE THOMAS CHRISTIE ALMSHOUSE AND RELIEF IN NEED CHARITY

NOTES TO THE FINANCIAL STATEMENTS (CONTINUED)

FOR THE YEAR ENDED 31 MARCH 2022

1 Accounting policies

(Continued)

1.5 Expenditure

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

Expenditure is classified by activity. The costs of each activity are made up of the total of direct costs and shared costs, including support costs involved in undertaking each activity. Direct costs attributable to a single activity are allocated directly to that activity. Shared costs which contribute to more than one activity and support costs which are not attributable to a single activity are apportioned between those activities on a basis consistent with the use of resources. Central staff costs are allocated on the basis of time spent, and depreciation charges are allocated on the portion of the asset's use.

1.6 Tangible fixed assets

Tangible fixed assets are initially measured at cost and subsequently measured at cost or valuation, net of depreciation and any impairment losses.

Depreciation is recognised so as to write off the cost or valuation of assets less their residual values over their useful lives on the following bases:

Freehold land and buildings	At market Value
Property Improvements	5% on cost
Fixtures and fittings	25% and 15% on cost

The gain or loss arising on the disposal of an asset is determined as the difference between the sale proceeds and the carrying value of the asset, and is recognised in the statement of financial activities.

1.7 Fixed asset investments

Fixed asset investments are initially measured at transaction price excluding transaction costs, and are subsequently measured at fair value at each reporting date. Changes in fair value are recognised in net income/(expenditure) for the year. Transaction costs are expensed as incurred.

1.8 Impairment of fixed assets

At each reporting end date, the reviews the carrying amounts of its tangible 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).

1.9 Cash and cash equivalents

Cash and cash equivalents include cash in hand, deposits held at call with banks, other short-term liquid investments with original maturities of three months or less, and bank overdrafts. Bank overdrafts are shown within borrowings in current liabilities.

1.10 Financial instruments

The has elected to apply the provisions of Section 11 'Basic Financial Instruments' and Section 12 'Other Financial Instruments Issues' of FRS 102 to all of its financial instruments.

Financial instruments are recognised in the 's balance sheet when the becomes party to the contractual provisions of the instrument.

Financial assets and liabilities are offset, with the net amounts presented in the financial statements, when there is a legally enforceable right to set off the recognised amounts and there is an intention to settle on a net basis or to realise the asset and settle the liability simultaneously.

THE THOMAS CHRISTIE ALMSHOUSE AND RELIEF IN NEED CHARITY

NOTES TO THE FINANCIAL STATEMENTS (CONTINUED)

FOR THE YEAR ENDED 31 MARCH 2022

1 Accounting policies

(Continued)

Basic financial assets

Basic financial assets, which include debtors and cash and bank balances, are initially measured at transaction price including transaction costs and are subsequently carried at amortised cost using the effective interest method unless the arrangement constitutes a financing transaction, where the transaction is measured at the present value of the future receipts discounted at a market rate of interest. Financial assets classified as receivable within one year are not amortised.

Basic financial liabilities

Basic financial liabilities, including creditors and bank loans are initially recognised at transaction price unless the arrangement constitutes a financing transaction, where the debt instrument is measured at the present value of the future payments discounted at a market rate of interest. Financial liabilities classified as payable within one year are not amortised.

Debt instruments are subsequently carried at amortised cost, using the effective interest rate method.

Trade creditors are obligations to pay for goods or services that have been acquired in the ordinary course of operations from suppliers. Amounts payable are classified as current liabilities if payment is due within one year or less. If not, they are presented as non-current liabilities. Trade creditors are recognised initially at transaction price and subsequently measured at amortised cost using the effective interest method.

Derecognition of financial liabilities

Financial liabilities are derecognised when the 's contractual obligations expire or are discharged or cancelled.

1.11 Employee benefits

The cost of any unused holiday entitlement is recognised in the period in which the employee's services are received.

Termination benefits are recognised immediately as an expense when the is demonstrably committed to terminate the employment of an employee or to provide termination benefits.

2 Critical accounting estimates and judgements

In the application of the 's accounting policies, the are required to make judgements, estimates and assumptions about the carrying amount of assets and liabilities that are not readily apparent from other sources. The estimates and associated assumptions are based on historical experience and other factors that are considered to be relevant. Actual results may differ from these estimates.

The estimates and underlying assumptions are reviewed on an ongoing basis. Revisions to accounting estimates are recognised in the period in which the estimate is revised where the revision affects only that period, or in the period of the revision and future periods where the revision affects both current and future periods.

THE THOMAS CHRISTIE ALMSHOUSE AND RELIEF IN NEED CHARITY

NOTES TO THE FINANCIAL STATEMENTS (CONTINUED) FOR THE YEAR ENDED 31 MARCH 2022

3 Charitable activities

	Charitable Income Heading 1 2022 £	Charitable Income Heading 1 2021 £
Maintenance income	215,644	206,690
Other income	2,150	3,213
	<u>217,794</u>	<u>209,903</u>

4 Investments

	Unrestricted funds 2022 £	Unrestricted funds 2021 £
Income from listed investments	36,544	37,052
Interest receivable	379	437
	<u>36,923</u>	<u>37,489</u>

THE THOMAS CHRISTIE ALMSHOUSE AND RELIEF IN NEED CHARITY

NOTES TO THE FINANCIAL STATEMENTS (CONTINUED)

FOR THE YEAR ENDED 31 MARCH 2022

5 Charitable activities

	Charitable Expenditure Heading 1 2022 £	Charitable Expenditure Heading 1 2021 £
Staff costs	20,687	23,228
Depreciation and impairment	2,540	5,496
Rates and water	4,899	4,305
Insurance	6,076	5,959
Light and heat	28,884	29,114
Telephone	2,220	1,594
Aid charges	3,522	3,480
Residents welfare	2,909	1,794
Relief in need contribution	1,212	1,688
Property maintenance	48,275	52,789
Cleaning	16,349	13,820
Garden and ground maintenance	10,971	6,396
Bank charges	132	-
	<u>148,676</u>	<u>149,663</u>
Share of governance costs (see note 6)	26,545	21,801
	<u>175,221</u>	<u>171,464</u>

6 Support costs

	Support costs £	Governance costs £	2022 £	Support costs £	Governance costs £	2021 £
Clerks fees	-	9,000	9,000	-	9,000	9,000
Accountancy fees	-	5,608	5,608	-	7,514	7,514
Professional fees	-	7,080	7,080	-	4,266	4,266
Sundries	-	1,857	1,857	-	1,021	1,021
Audit fees	-	3,000	3,000	-	-	-
	<u>-</u>	<u>26,545</u>	<u>26,545</u>	<u>-</u>	<u>21,801</u>	<u>21,801</u>
Analysed between Charitable activities	-	26,545	26,545	-	21,801	21,801

Governance costs includes payments to the auditors of £3000 (2021- £0) for audit fees.

THE THOMAS CHRISTIE ALMSHOUSE AND RELIEF IN NEED CHARITY

NOTES TO THE FINANCIAL STATEMENTS (CONTINUED)

FOR THE YEAR ENDED 31 MARCH 2022

7

None of the (or any persons connected with them) received any remuneration or benefits from the during the year.

8 Employees

The average monthly number of employees during the year was:

	2022 Number	2021 Number
Warden	1	1
	<u>1</u>	<u>1</u>
Employment costs	2022 £	2021 £
Wages and salaries	20,687	23,228
	<u>20,687</u>	<u>23,228</u>

There were no employees whose annual remuneration was more than £60,000.

9 Net gains/(losses) on investments

	Unrestricted funds	Restricted funds	Total	Unrestricted funds	Restricted funds	Total
	2022 £	2022 £	2022 £	2021 £	2021 £	2021 £
Gain/(loss) on sale of investments	71,575	6,897	78,472	178,171	13,953	192,124
	<u>71,575</u>	<u>6,897</u>	<u>78,472</u>	<u>178,171</u>	<u>13,953</u>	<u>192,124</u>

THE THOMAS CHRISTIE ALMSHOUSE AND RELIEF IN NEED CHARITY

NOTES TO THE FINANCIAL STATEMENTS (CONTINUED)

FOR THE YEAR ENDED 31 MARCH 2022

10 Tangible fixed assets

	Freehold land and buildings £	Property improvements £	Fixtures and fittings £	Total £
Cost or valuation				
At 1 April 2021	4,083,000	25,115	101,084	4,209,199
Additions	-	-	14,906	14,906
At 31 March 2022	4,083,000	25,115	115,990	4,224,105
Depreciation and impairment				
At 1 April 2021	-	7,977	99,380	107,357
Depreciation charged in the year	-	1,256	1,284	2,540
At 31 March 2022	-	9,233	100,664	109,897
Carrying amount				
At 31 March 2022	4,083,000	15,882	15,326	4,114,208
At 31 March 2021	4,083,000	17,138	1,704	4,101,842

The freehold land and buildings of the charity were revalued on 5 March 2014 by Messrs Robinson and Hall, Surveyors and Estate Agents. The basis of the valuation was open market value.

At 31 March 2022, had the revalued assets been carried at historic cost less accumulated depreciation and accumulated impairment losses, their carrying amount would have been approximately £2,441,526 (2021 - £2,441,526).

11 Fixed asset investments

	Listed investments £
Cost or valuation	
At 1 April 2021	1,040,851
Additions	51,544
Valuation changes	78,472
At 31 March 2022	1,170,867
Carrying amount	
At 31 March 2022	1,170,867
At 31 March 2021	1,040,851

All fixed asset investments are listed investments.

THE THOMAS CHRISTIE ALMSHOUSE AND RELIEF IN NEED CHARITY

NOTES TO THE FINANCIAL STATEMENTS (CONTINUED) FOR THE YEAR ENDED 31 MARCH 2022

11 Fixed asset investments (Continued)

12 Financial instruments

	2022 £	2021 £
--	-----------	-----------

Carrying amount of financial assets

Instruments measured at fair value through profit or loss	1,170,867	1,040,851
---	-----------	-----------

13 Debtors

	2022 £	2021 £
--	-----------	-----------

Amounts falling due within one year:

Prepayments and accrued income	3,792	3,634
--------------------------------	-------	-------

14 Creditors: amounts falling due within one year

	2022 £	2021 £
--	-----------	-----------

Trade creditors	3,600	2,400
-----------------	-------	-------

Accruals and deferred income	4,725	5,673
------------------------------	-------	-------

	8,325	8,073
--	-------	-------

15 Restricted funds

The income funds of the charity include restricted funds comprising the following unexpended balances of donations and grants held on trust for specific purposes:

	Balance at 1 April 2020 £	Revaluations, gains and losses £	Balance at 1 April 2021 £	Revaluations, gains and losses £	Balance at 31 March 2022 £
Capital Fund	48,941	13,953	62,894	6,897	69,791

THE THOMAS CHRISTIE ALMSHOUSE AND RELIEF IN NEED CHARITY

NOTES TO THE FINANCIAL STATEMENTS (CONTINUED)

FOR THE YEAR ENDED 31 MARCH 2022

16 Designated funds

The income funds of the charity include the following designated funds which have been set aside out of unrestricted funds by the trustees for specific purposes:

	Movement in funds				Movement in funds				Balance at 31 March 2022
	Balance at 1 April 2020	Incoming resources	Transfers	Revaluations, gains and losses	Balance at 1 April 2021	Incoming resources	Transfers	Revaluations, gains and losses	
	£	£	£	£	£	£	£	£	£
Revaluation Reserve	1,641,474	-	-	-	1,641,474	-	-	-	1,641,474
Repair Fund	729,572	33,725	10,000	174,897	948,194	33,412	15,000	71,444	1,068,050
Legacy Fund	36,298	42	-	-	36,340	36	(15,000)	-	21,376
Capital Fund	48,941	-	-	13,953	62,894	-	-	6,897	69,791
	<u>2,456,285</u>	<u>33,767</u>	<u>10,000</u>	<u>188,850</u>	<u>2,688,902</u>	<u>33,448</u>	<u>-</u>	<u>78,341</u>	<u>2,800,691</u>

THE THOMAS CHRISTIE ALMSHOUSE AND RELIEF IN NEED CHARITY

NOTES TO THE FINANCIAL STATEMENTS (CONTINUED)

FOR THE YEAR ENDED 31 MARCH 2022

17 Analysis of net assets between funds

	Unrestricted funds 2022 £	Restricted funds 2022 £	Total 2022 £	Unrestricted funds 2021 £	Restricted funds 2021 £	Total 2021 £
Fund balances at 31 March 2022 are represented by:						
Tangible assets	4,114,208	-	4,114,208	4,101,842	-	4,101,842
Investments	1,101,076	69,791	1,170,867	977,957	62,894	1,040,851
Current assets/ (liabilities)	398,433	-	398,433	382,847	-	382,847
	<u>5,613,717</u>	<u>69,791</u>	<u>5,683,508</u>	<u>5,462,646</u>	<u>62,894</u>	<u>5,525,540</u>

18 Related party transactions

There were no disclosable related party transactions during the year (2021 - none).

19 Limited by Guarantee

The company is limited by guarantee. Each of the members has agreed to contribute to the assets in the event of a deficiency on winding up of an amount not exceeding £1.

THOMAS CHRISTIES ALMSHOUSE & RELIEF IN NEED CHARITY

England & Wales - Charity number 1128679

Accounts

REGISTERED COMPANY NUMBER: 06834543 (England and Wales)
REGISTERED CHARITY NUMBER: 1128679

REPORT OF THE TRUSTEES AND
UNAUDITED FINANCIAL STATEMENTS FOR THE YEAR ENDED 31 MARCH 2021
FOR
THE THOMAS CHRISTIE ALMSHOUSE AND RELIEF
IN NEED CHARITY

Cox & Co (Accountancy) Ltd
The Granary
High Street
Turvey
Bedfordshire
MK43 8DB

THE THOMAS CHRISTIE ALMSHOUSE AND RELIEF
IN NEED CHARITY

CONTENTS OF THE FINANCIAL STATEMENTS
FOR THE YEAR ENDED 31 MARCH 2021

	Page
Report of the Trustees	1 to 5
Independent Examiner's Report	6
Statement of Financial Activities	7
Balance Sheet	8 to 9
Notes to the Financial Statements	10 to 18
Detailed Statement of Financial Activities	19 to 20

**THE THOMAS CHRISTIE ALMSHOUSE AND RELIEF
IN NEED CHARITY**

**REPORT OF THE TRUSTEES
FOR THE YEAR ENDED 31 MARCH 2021**

The trustees who are also directors of the charity for the purposes of the Companies Act 2006, present their report with the financial statements of the charity for the year ended 31 March 2021. The trustees have adopted the provisions of 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).

OBJECTIVES AND ACTIVITIES

Objectives and aims

The charity's objective and principal activity is the provision of housing for the elderly and needy of Bedford and north and central Bedfordshire.

Public benefit

The charity continues to fund social functions for residents to promote their well-being. The charity has also granted £1,488 from the Relief in Need fund in order to subsidise the weekly maintenance contribution of hardship case resident; this practice will continue whenever necessary. The availability of the Common Room and kitchen at John Crosse House continues to enable the charity to make its facilities accessible to the wider community in Bedford with several charitable organisations and local groups taking advantage of the Common Room for their events and fundraising.

THE THOMAS CHRISTIE ALMSHOUSE AND RELIEF
IN NEED CHARITY

REPORT OF THE TRUSTEES
FOR THE YEAR ENDED 31 MARCH 2021

ACHIEVEMENT AND PERFORMANCE

In common with any other charitable organisations in the past year, activities have been severely curtailed by the Covid 19 pandemic. Usual fixtures such as the annual Christie Sunday lunch in May, Christmas lunch and the variety of more informal activities including the weekly Breakfast Club, afternoon tea and Kurling Club could not take place. Residents responded quickly and collaboratively to the need for social isolation during the lockdown period; several have said how much they have appreciated the community support at Thomas Christie during this difficult period.

Fabric

In relation to Fabric matters, the development of proposals for external redecoration of Christie House and John Crosse House have been put on hold until later in 2021/early 2022 in view of the Covid 19 epidemic. The next Quinquennial Survey will take place in Autumn 2021 and be conducted by Robinson Hall. Plans for extension of CCTV coverage have now been put into effect. The Charity's website was upgraded during the year, as was the TV aerial system.

Trustees

The trustees continue to record warmest thanks to the clerk, Tricia Scouller, and to the warden, Julia Morelli, for their constant dedication to the work of the charity and their willingness cheerfully to take on any challenge in order to ensure that the wellbeing of the residents is paramount. This has been particularly appreciated by residents during the pandemic lockdown when the warden has arranged shopping support for a number of frailer residents. We also record our thanks to our capable deputy wardens Joan Craig and Lynda Severs for their support to the clerk, warden, residents and trustees during this last year.

The trustees continue to receive regular reports at their meetings of work and testing procedures carried out by our maintenance team (SDG) during the year and they are recorded and filed as part of the warden's report to the trustees at each meeting.

Our strong association with St Paul's Church continues to enable us to offer pastoral care to our residents and we are also able to support hardship cases as they arise from time to time.

The trustees continue to take a full and active part in the charity's affairs and they are also thanked for their dedication and support. We are fortunate to have a wide range of expertise amongst our trustees which has benefited the charity hugely.

Compliance

The trustees continue to receive regular reports at their meetings of work and testing procedures carried out by our maintenance team during the year and they are recorded and filed as part of the warden's report to the trustees at each meeting.

A dedicated fire company was appointed in 2018 to cover the Fire Risk Assessment, all equipment, escape plans and emergency lighting.

Compliance Policies were drafted by the clerk, for discussion and approval by the trustees, in November 2018. They were all based on guidance from the Alms house Association and personalised to Thomas Christie.

New trustees receive an induction pack from the clerk and are shown around the houses and introduced to residents. All trustees are offered the opportunity to attend seminars for trustees provided by the Alms house Association. A wide variety of topics are covered, and attendees are encouraged to pass on information to other trustees. The seminars are an opportunity to network with other clerks and trustees and share experiences.

**THE THOMAS CHRISTIE ALMSHOUSE AND RELIEF
IN NEED CHARITY**

**REPORT OF THE TRUSTEES
FOR THE YEAR ENDED 31 MARCH 2021**

FINANCIAL REVIEW

Financial position

The principal funds of the charity during the year have derived from residents' maintenance contributions, and dividends received from the charity's investment portfolio.

Residents' contributions were £139 and £196 and amounted to £206,690 (2020: £200,913). Lower in 2020 due to a number of vacant periods.

Prior to the revaluation of investments the charity made a surplus the year of £75,928 (2020: £36,295).

Total charitable expenditure for the year amounted to £171,464 (2020: £210,712), of which £149,179 (2020: £191,734) was directly attributable to the maintenance and administration of the Almshouse. It is principally the renewal expenditure in the year that has caused the increase in expenditure.

During the year, the trustees purchased a further 111 NAACP accumulation units, costing £10,000. The investments of the charity increased by £192,124 in value at the year end date (2020: £170,876 decrease). This reflects the financial uncertainty caused by the Covid 19 pandemic in 2020 and subsequent recovery.

Investment policy and objectives

Sums of cash at any time belonging to the charity and not needed for immediate working purposes shall be invested in the name of the said charity.

Reserves policy

It is the policy of the charity to allocate specific funds from those funds which have not yet been committed or designated for any specific purpose. The trustees have set aside these reserves in order to protect the future operations of the charity from the effects of any unforeseen variations in its income as part of a policy of good financial management practice.

It is the policy of the charity to invest any sums of cash not required for immediate working purposes in the National Association of Almshouses Common Investment Fund.

The trustees have set the level of these funds after undertaking a thorough assessment of the charity's needs. At 31 March 2021, the charity's funds were: Capital fund £62,894 (2020: £48,941), General fund £2,836,638 (2020: £2,801,203), Legacy fund £36,340 (2020: £36,298) and Rebuilding and Extraordinary Repairs Fund £948,194 (2020: £729,572).

Extraordinary Repairs Fund

Clause 33 of the 1971 scheme specifically requires that an extraordinary repair fund be established and that an annual sum of £250 (1971 value) be paid each year into the fund from the income of the Almshouse branch, for the credit of the account, together with any income accruing on the account. The trustees, on the basis of legal and accountancy advice have, since 1994, been investing increasing amounts each year to reflect inflation and to make good under investments in earlier years,

It is likely that significant expenditure will be needed to keep the 1960's buildings in reasonable condition and for which adequate reserves must be maintained.

STRUCTURE, GOVERNANCE AND MANAGEMENT

Governing document

The Thomas Christie Almshouse and Relief In Need Charity is a company limited by guarantee and a registered charity governed by its Memorandum of Articles. First founded in 1697, the organisation was registered under its current title on the 14 July 1971 and became a company limited by guarantee on the 3 March 2010.

**THE THOMAS CHRISTIE ALMSHOUSE AND RELIEF
IN NEED CHARITY**

**REPORT OF THE TRUSTEES
FOR THE YEAR ENDED 31 MARCH 2021**

STRUCTURE, GOVERNANCE AND MANAGEMENT

Recruitment and appointment of new trustees

The body of trustees shall consist of nine persons, five of whom are nominated by the Parochial Church Council of the Church of St Paul's Bedford and a further four co-opted trustees elected by the nominated trustees. Each trustee's appointment is for a determined period, but not exceeding five years, except for the Vicar of St Paul's Church who is elected for the duration of their incumbency.

The co-opted trustees are elected based upon their skills and expertise identified as necessary for the effective management of the charity. Formal procedures for the induction and training of new trustees are currently under review. The current process is an informal one, but provides the trustee with information about the charity.

Decision making

Responsibility for the day to day operations of the charity have been delegated to the chairman, Mrs A Phillipson, and the Clerk to the Trustees, Mrs T Scouller. They are required to report any matters to the trustees at the trustees' meeting. All Trustees are ultimately responsible for the management and decision making of the charity.

Risk management

The major risks to which the charity is exposed as identified by the trustees have been reviewed and systems have been put in place to mitigate these risks.

Funding

The trustees are satisfied that the charity's assets attributable to each of its individual funds are available and adequate to fulfil its obligations in relation to those funds

REFERENCE AND ADMINISTRATIVE DETAILS

Registered Company number

06834543 (England and Wales)

Registered Charity number

1128679

Registered office

Northwood house
138 Bromham Road
Bedford
MK402QW

Trustees

Mrs A M Phillipson
Dr D S Fletcher
T Morley
Rev KI Gess
R Sansome
D Parsons
Dr R Gallivan

Company Secretary

Mrs T Scouller

THE THOMAS CHRISTIE ALMSHOUSE AND RELIEF
IN NEED CHARITY

REPORT OF THE TRUSTEES
FOR THE YEAR ENDED 31 MARCH 2021

REFERENCE AND ADMINISTRATIVE DETAILS

Independent Examiner
Cox & Co (Accountancy) Ltd
The Granary
High Street
Turvey
Bedfordshire
MK43 8DB

Approved by order of the board of trustees on 29/6/2021 and signed on its behalf by:

Alice M Phillipson

Mrs A M Phillipson - Trustee

INDEPENDENT EXAMINER'S REPORT TO THE TRUSTEES OF
THE THOMAS CHRISTIE ALMSHOUSE AND RELIEF
IN NEED CHARITY

Independent examiner's report to the trustees of The Thomas Christie Almshouse and Relief in Need Charity ('the Company')

I report to the charity trustees on my examination of the accounts of the Company for the year ended 31 March 2021.

Responsibilities and basis of report

As the charity's trustees of the Company (and also its directors for the purposes of company law) you are responsible for the preparation of the accounts in accordance with the requirements of the Companies Act 2006 ('the 2006 Act').

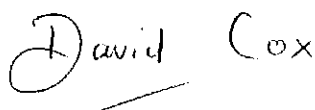
Having satisfied myself that the accounts of the Company are not required to be audited under Part 16 of the 2006 Act and are eligible for independent examination, I report in respect of my examination of your charity's accounts as carried out under section 145 of the Charities Act 2011 ('the 2011 Act'). In carrying out my examination I have followed the Directions given by the Charity Commission under section 145(5) (b) of the 2011 Act.

Independent examiner's statement

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

1. accounting records were not kept in respect of the Company as required by section 386 of the 2006 Act; or
2. the accounts do not accord with those records; or
3. the accounts do not comply with the accounting requirements of section 396 of the 2006 Act 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; or
4. the accounts have not been prepared in accordance with the methods and principles of the Statement of Recommended Practice for accounting and reporting by charities (applicable to charities preparing their accounts in accordance with the Financial Reporting Standard applicable in the UK and Republic of Ireland (FRS 102)).

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.



David Cox
BA FCCA FCA
Cox & Co (Accountancy) Ltd
The Granary
High Street
Turvey
Bedfordshire
MK43 8DB

Date: 29/10/2021.

THE THOMAS CHRISTIE ALMSHOUSE AND RELIEF
IN NEED CHARITY

STATEMENT OF FINANCIAL ACTIVITIES
FOR THE YEAR ENDED 31 MARCH 2021

	Notes	Unrestricted funds £	Restricted fund £	31.3.21 Total funds £	31.3.20 Total funds £
INCOME AND ENDOWMENTS FROM					
Charitable activities					
Maintenance income		206,690	-	206,690	200,913
Other income		3,213	-	3,213	7,117
Investment income	2	37,489	-	37,489	38,977
Total		247,392	-	247,392	247,007
EXPENDITURE ON					
Charitable activities					
Support costs					
		22,285	-	22,285	18,978
Charitable activity		149,179	-	149,179	191,734
Total		171,464	-	171,464	210,712
Net gains/(losses) on investments		178,171	13,953	192,124	(170,876)
NET INCOME/(EXPENDITURE)		254,099	13,953	268,052	(134,581)
RECONCILIATION OF FUNDS					
Total funds brought forward		5,208,547	48,941	5,257,488	5,392,069
TOTAL FUNDS CARRIED FORWARD		5,462,646	62,894	5,525,540	5,257,488

CONTINUING OPERATIONS

All income and expenditure has arisen from continuing activities.

The notes form part of these financial statements

THE THOMAS CHRISTIE ALMSHOUSE AND RELIEF
IN NEED CHARITY

BALANCE SHEET
31 MARCH 2021

	Notes	Unrestricted funds £	Restricted fund £	31.3.21 Total funds £	31.3.20 Total funds £
FIXED ASSETS					
Tangible assets	7	4,101,842	-	4,101,842	4,107,338
Investments	8	977,957	62,894	1,040,851	801,674
		<u>5,079,799</u>	<u>62,894</u>	<u>5,142,693</u>	<u>4,909,012</u>
CURRENT ASSETS					
Debtors	9	3,634	-	3,634	5,092
Cash at bank and in hand		<u>387,286</u>	<u>-</u>	<u>387,286</u>	<u>379,005</u>
		<u>390,920</u>	<u>-</u>	<u>390,920</u>	<u>384,097</u>
CREDITORS					
Amounts falling due within one year	10	(8,073)	-	(8,073)	(35,621)
NET CURRENT ASSETS		<u>382,847</u>	<u>-</u>	<u>382,847</u>	<u>348,476</u>
TOTAL ASSETS LESS CURRENT LIABILITIES		<u>5,462,646</u>	<u>62,894</u>	<u>5,525,540</u>	<u>5,257,488</u>
NET ASSETS		<u>5,462,646</u>	<u>62,894</u>	<u>5,525,540</u>	<u>5,257,488</u>
FUNDS	11				
Unrestricted funds				5,462,646	5,208,547
Restricted funds				<u>62,894</u>	<u>48,941</u>
TOTAL FUNDS				<u>5,525,540</u>	<u>5,257,488</u>

The charitable company is entitled to exemption from audit under Section 477 of the Companies Act 2006 for the year ended 31 March 2021.

The members have not required the company to obtain an audit of its financial statements for the year ended 31 March 2021 in accordance with Section 476 of the Companies Act 2006.

The trustees acknowledge their responsibilities for

- (a) ensuring that the charitable company keeps accounting records that comply with Sections 386 and 387 of the Companies Act 2006 and
- (b) preparing financial statements which give a true and fair view of the state of affairs of the charitable company as at the end of each financial year and of its surplus or deficit for each financial year in accordance with the requirements of Sections 394 and 395 and which otherwise comply with the requirements of the Companies Act 2006 relating to financial statements, so far as applicable to the charitable company.

The notes form part of these financial statements

THE THOMAS CHRISTIE ALMSHOUSE AND RELIEF
IN NEED CHARITY

BALANCE SHEET - continued
31 MARCH 2021

These financial statements have been prepared in accordance with the provisions applicable to charitable companies subject to the small companies regime.

The financial statements were approved by the Board of Trustees and authorised for issue on 29/12/2021 and were signed on its behalf by:

Alisa M Phillipson

A M Phillipson - Trustee

THE THOMAS CHRISTIE ALMSHOUSE AND RELIEF
IN NEED CHARITY

NOTES TO THE FINANCIAL STATEMENTS
FOR THE YEAR ENDED 31 MARCH 2021

1. ACCOUNTING POLICIES

Basis of preparing the financial statements

The financial statements of the charitable company, 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 Companies Act 2006. The financial statements have been prepared under the historical cost convention, with the exception of investments which are included at market value, as modified by the revaluation of certain assets.

The financial statements have been prepared on the historical cost basis, as modified by the revaluation of certain financial assets and liabilities and investment properties measured at fair value through income or expenditure.

The financial statements are prepared in sterling, which is the functional currency of the entity

The charitable company has taken advantage of the following disclosure exemptions in preparing these financial statements, as permitted by FRS 102 'The Financial Reporting Standard applicable in the UK and Republic of Ireland':

- the requirements of Section 7 Statement of Cash Flows;
- the requirement of paragraph 3.17(d).

.

Critical accounting judgements and key sources of estimation uncertainty

The preparation of the financial statements requires management to make judgements, estimates and assumptions that affect the amounts reported. These estimates and judgements are continually reviewed and are based on experience and other factors, including expectations of future events that are believed to be reasonable under the circumstances

Income

All income is included in the statement of financial activities when the charity is entitled to the income, any performance related conditions attached have been met or are fully within the control of the charity, the income is considered probable and the amount can be quantified with reasonable accuracy. The following specific policies are applied to particular categories of income:

Donations and legacy income is received by way of donations, legacies, grants and gifts and is included in full in the Statement of Financial Activities when receivable. Where legacies have been notified to the charity but the criteria for income recognition have not been met, the legacy is treated as a contingent asset and disclosed if material. Grants, where entitlement is not conditional on the delivery of a specific performance by the charity, are recognized when the charity becomes unconditionally entitled to the grant.

Investment income is included when receivable.

Expenditure

Expenditure is recognised on an accruals basis as a liability is incurred. Expenditure includes any VAT which cannot be fully recovered, and is reported as part of the expenditure to which it relates:

Costs of raising funds comprise the costs associated with attracting donations, grants and legacies and the costs of trading for fundraising purposes.

**THE THOMAS CHRISTIE ALMSHOUSE AND RELIEF
IN NEED CHARITY**

**NOTES TO THE FINANCIAL STATEMENTS - continued
FOR THE YEAR ENDED 31 MARCH 2021**

1. ACCOUNTING POLICIES - continued

Expenditure

Charitable expenditure comprises those costs incurred by the charity in the delivery of its activities and services for its beneficiaries. It includes both costs that can be allocated directly to such activities and those costs of an indirect nature necessary to support them.

Other expenditure includes all expenditure that is neither related to raising funds for the charity nor part of its expenditure on charitable activities.

All costs are allocated between the expenditure categories of the SOFA on a basis designed to reflect the use of the resource. Costs relating to a particular activity are allocated directly, others are apportioned on an appropriate basis, as set out in the notes to the accounts.

Tangible fixed assets

Depreciation is provided at the following annual rates in order to write off each asset over its estimated useful life.

Improvements to property	- 5% on cost
Fixtures and fittings	- 25% on cost and 15% on cost

Related party exemption

The charitable company has taken advantage of exemption, under the terms of Financial Reporting Standard 102 'The Financial Reporting Standard applicable in the UK and Republic of Ireland', not to disclose related party transactions with wholly owned subsidiaries within the group.

Taxation

The charity is exempt from corporation tax on its charitable activities.

Fund accounting

Unrestricted funds can be used in accordance with the charitable objectives at the discretion of the trustees.

Restricted funds can only be used for particular restricted purposes within the objects of the charity. Restrictions arise when specified by the donor or when funds are raised for particular restricted purposes.

Further explanation of the nature and purpose of each fund is included in the notes to the financial statements.

Impairment of fixed assets

A review for indicators of impairment is carried out at each reporting date, with the recoverable amount being estimated where such indicators exist. Where the carrying value exceeds the recoverable amount, the asset is impaired accordingly. Prior impairments are also reviewed for possible reversal at each reporting date.

For the purposes of impairment testing, when it is not possible to estimate the recoverable amount of an individual asset an estimate is made of the recoverable amount of the cash-generating unit to which the asset belongs.

**THE THOMAS CHRISTIE ALMSHOUSE AND RELIEF
IN NEED CHARITY**

**NOTES TO THE FINANCIAL STATEMENTS - continued
FOR THE YEAR ENDED 31 MARCH 2021**

2. INVESTMENT INCOME

	31.3.21	31.3.20
	£	£
Dividends received	37,052	38,655
Bank interest	437	322
	<u>37,489</u>	<u>38,977</u>

3. NET INCOME/(EXPENDITURE)

Net income/(expenditure) is stated after charging/(crediting):

	31.3.21	31.3.20
	£	£
Depreciation - owned assets	<u>5,496</u>	<u>7,155</u>

4. TRUSTEES' REMUNERATION AND BENEFITS

There were no trustees' remuneration or other benefits for the year ended 31 March 2021 nor for the year ended 31 March 2020.

Trustees' expenses

There were no trustees' expenses paid for the year ended 31 March 2021 nor for the year ended 31 March 2020.

5. STAFF COSTS

The average monthly number of employees during the year was as follows:

	31.3.21	31.3.20
	1	1
Warden	<u>1</u>	<u>1</u>

No employees received emoluments in excess of £60,000.

6. COMPARATIVES FOR THE STATEMENT OF FINANCIAL ACTIVITIES

	Unrestricted funds £	Restricted fund £	Total funds £
INCOME AND ENDOWMENTS FROM			
Charitable activities			
Maintenance income	200,913	-	200,913
Other income	7,117	-	7,117
Investment income	<u>38,977</u>	-	<u>38,977</u>
Total	<u>247,007</u>	-	<u>247,007</u>

EXPENDITURE ON

**THE THOMAS CHRISTIE ALMSHOUSE AND RELIEF
IN NEED CHARITY**

**NOTES TO THE FINANCIAL STATEMENTS - continued
FOR THE YEAR ENDED 31 MARCH 2021**

6. COMPARATIVES FOR THE STATEMENT OF FINANCIAL ACTIVITIES - continued

	Unrestricted funds £	Restricted fund £	Total funds £
Charitable activities			
Support costs			
	18,978	-	18,978
Charitable activity	191,734	-	191,734
Total	210,712	-	210,712
Net gains/(losses) on investments	(162,604)	(8,272)	(170,876)
NET INCOME/(EXPENDITURE)	(126,309)	(8,272)	(134,581)

RECONCILIATION OF FUNDS

Total funds brought forward	5,334,856	57,213	5,392,069
TOTAL FUNDS CARRIED FORWARD	5,208,547	48,941	5,257,488

7. TANGIBLE FIXED ASSETS

	Freehold property £	Improvements to property £	Fixtures and fittings £	Totals £
COST				
At 1 April 2020 and 31 March 2021	4,083,000	25,115	101,084	4,209,199
DEPRECIATION				
At 1 April 2020	-	6,721	95,140	101,861
Charge for year	-	1,256	4,240	5,496
At 31 March 2021	-	7,977	99,380	107,357
NET BOOK VALUE				
At 31 March 2021	4,083,000	17,138	1,704	4,101,842
At 31 March 2020	4,083,000	18,394	5,944	4,107,338

All tangible fixed assets were used for charitable purposes.

The freehold land and buildings of the charity were revalued on 5 March 2014 by Messrs Robinson and Hall, Surveyors and Estate Agents. The basis of the valuation was open market value.

The trustees are of the opinion that the valuation remains appropriate and the surplus has been transferred to the revaluation reserve. If the freehold land and buildings had not been revalued, they would have been included on the historical cost basis at £2,441,526

**THE THOMAS CHRISTIE ALMSHOUSE AND RELIEF
IN NEED CHARITY**

**NOTES TO THE FINANCIAL STATEMENTS - continued
FOR THE YEAR ENDED 31 MARCH 2021**

8. FIXED ASSET INVESTMENTS

	Listed investments £
MARKET VALUE	
At 1 April 2020	801,674
Additions	47,052
Revaluations	192,125
At 31 March 2021	1,040,851
NET BOOK VALUE	
At 31 March 2021	1,040,851
At 31 March 2020	801,674

There were no investment assets outside the UK.

Cost or valuation at 31 March 2021 is represented by:

	Listed investments £
Valuation in 2020	155,360
Valuation in 2021	229,177
Cost	656,314
	1,040,851

9. DEBTORS: AMOUNTS FALLING DUE WITHIN ONE YEAR

	31.3.21 £	31.3.20 £
Trade debtors	-	1,443
Prepayments and accrued income	3,634	3,649
	3,634	5,092

**THE THOMAS CHRISTIE ALMSHOUSE AND RELIEF
IN NEED CHARITY**

**NOTES TO THE FINANCIAL STATEMENTS - continued
FOR THE YEAR ENDED 31 MARCH 2021**

10. CREDITORS: AMOUNTS FALLING DUE WITHIN ONE YEAR

	31.3.21	31.3.20
	£	£
Trade creditors	2,400	30,564
Accruals and deferred income	5,673	5,057
	<u>8,073</u>	<u>35,621</u>

11. MOVEMENT IN FUNDS

	At 1.4.20 £	Net movement in funds £	Transfers between funds £	At 31.3.21 £
Unrestricted funds				
Revaluation Reserve				
	1,641,474	-	-	1,641,474
Repairs Fund	729,572	208,622	10,000	948,194
Legacy Fund	36,298	42	-	36,340
General Fund	2,801,203	45,435	(10,000)	2,836,638
	<u>5,208,547</u>	<u>254,099</u>	<u>-</u>	<u>5,462,646</u>
Restricted funds				
Capital Fund	48,941	13,953	-	62,894
	<u>48,941</u>	<u>13,953</u>	<u>-</u>	<u>62,894</u>
TOTAL FUNDS	<u>5,257,488</u>	<u>268,052</u>	<u>-</u>	<u>5,525,540</u>

Net movement in funds, included in the above are as follows:

	Incoming resources £	Resources expended £	Gains and losses £	Movement in funds £
Unrestricted funds				
Repairs Fund	33,725	-	174,897	208,622
Legacy Fund	42	-	-	42
General Fund	213,625	(171,464)	3,274	45,435
	<u>247,392</u>	<u>(171,464)</u>	<u>178,171</u>	<u>254,099</u>
Restricted funds				
Capital Fund	-	-	13,953	13,953
	<u>-</u>	<u>-</u>	<u>13,953</u>	<u>13,953</u>
TOTAL FUNDS	<u>247,392</u>	<u>(171,464)</u>	<u>192,124</u>	<u>268,052</u>

**THE THOMAS CHRISTIE ALMSHOUSE AND RELIEF
IN NEED CHARITY**

**NOTES TO THE FINANCIAL STATEMENTS - continued
FOR THE YEAR ENDED 31 MARCH 2021**

11. MOVEMENT IN FUNDS - continued

Comparatives for movement in funds

	At 1.4.19 £	Net movement in funds £	At 31.3.20 £
Unrestricted funds			
Revaluation Reserve			
	1,637,296	4,178	1,641,474
Repairs Fund	834,750	(105,178)	729,572
Legacy Fund	36,267	31	36,298
General Fund	2,826,543	(25,340)	2,801,203
	5,334,856	(126,309)	5,208,547
Restricted funds			
Capital Fund	57,213	(8,272)	48,941
TOTAL FUNDS	<u>5,392,069</u>	<u>(134,581)</u>	<u>5,257,488</u>

Comparative net movement in funds, included in the above are as follows:

	Incoming resources £	Resources expended £	Gains and losses £	Movement in funds £
Unrestricted funds				
Revaluation Reserve				
	-	-	4,178	4,178
Repairs Fund	50,654	-	(155,832)	(105,178)
Legacy Fund	31	-	-	31
General Fund	196,322	(210,712)	(10,950)	(25,340)
	247,007	(210,712)	(162,604)	(126,309)
Restricted funds				
Capital Fund	-	-	(8,272)	(8,272)
TOTAL FUNDS	<u>247,007</u>	<u>(210,712)</u>	<u>(170,876)</u>	<u>(134,581)</u>

**THE THOMAS CHRISTIE ALMSHOUSE AND RELIEF
IN NEED CHARITY**

**NOTES TO THE FINANCIAL STATEMENTS - continued
FOR THE YEAR ENDED 31 MARCH 2021**

11. MOVEMENT IN FUNDS - continued

A current year 12 months and prior year 12 months combined position is as follows:

	At 1.4.19 £	Net movement in funds £	Transfers between funds £	At 31.3.21 £
Unrestricted funds				
Revaluation Reserve				
	1,637,296	4,178	-	1,641,474
Repairs Fund	834,750	103,444	10,000	948,194
Legacy Fund	36,267	73	-	36,340
General Fund	2,826,543	20,095	(10,000)	2,836,638
	<u>5,334,856</u>	<u>127,790</u>	<u>-</u>	<u>5,462,646</u>
Restricted funds				
Capital Fund	57,213	5,681	-	62,894
	<u>57,213</u>	<u>5,681</u>	<u>-</u>	<u>62,894</u>
TOTAL FUNDS	<u>5,392,069</u>	<u>133,471</u>	<u>-</u>	<u>5,525,540</u>

A current year 12 months and prior year 12 months combined net movement in funds, included in the above are as follows:

	Incoming resources £	Resources expended £	Gains and losses £	Movement in funds £
Unrestricted funds				
Revaluation Reserve				
	-	-	4,178	4,178
Repairs Fund	84,379	-	19,065	103,444
Legacy Fund	73	-	-	73
General Fund	409,947	(382,176)	(7,676)	20,095
	<u>494,399</u>	<u>(382,176)</u>	<u>15,567</u>	<u>127,790</u>
Restricted funds				
Capital Fund	-	-	5,681	5,681
	<u>-</u>	<u>-</u>	<u>5,681</u>	<u>5,681</u>
TOTAL FUNDS	<u>494,399</u>	<u>(382,176)</u>	<u>21,248</u>	<u>133,471</u>

**THE THOMAS CHRISTIE ALMSHOUSE AND RELIEF
IN NEED CHARITY**

**NOTES TO THE FINANCIAL STATEMENTS - continued
FOR THE YEAR ENDED 31 MARCH 2021**

12. RELATED PARTY DISCLOSURES

Mr G G Garner is a member of Garner Associates LLP. During the year, Garner Associates LLP provided accounting and bookkeeping services to the charity amounting of £4,680 (2020: £3,600). At the year end, the charity owed £0 (2020: £600) to Garner Associates.

13. LIMITED BY GUARANTEE

The company is limited by guarantee. Each of the members has agreed to contribute to the assets in the event of a deficiency on winding up of an amount not exceeding £1.

**THE THOMAS CHRISTIE ALMSHOUSE AND RELIEF
IN NEED CHARITY**

**DETAILED STATEMENT OF FINANCIAL ACTIVITIES
FOR THE YEAR ENDED 31 MARCH 2021**

	31.3.21 £	31.3.20 £
INCOME AND ENDOWMENTS		
Investment income		
Dividends received	37,052	38,655
Bank interest	437	322
	37,489	38,977
Charitable activities		
Maintenance income	206,690	200,913
Other income	3,213	7,117
	209,903	208,030
Total incoming resources	247,392	247,007
EXPENDITURE		
Charitable activities		
Warden salary	23,228	19,099
Rates and water	4,305	3,452
Insurance	5,959	5,391
Light and heat	29,114	29,198
Telephone	1,594	1,210
Legal & professional	-	1,630
Aid charges and upgrade	3,480	3,480
Residence welfare	1,794	2,398
Relief in need contributions	1,688	1,924
Property maintenance	52,789	96,869
Cleaning	13,820	9,104
Garden and ground maintenance	6,396	10,824
Improvements to property	1,256	1,256
Fixtures and fittings	4,240	5,899
	149,663	191,734
Support costs		
Governance costs		
Insurance	-	484
Sundries	1,021	3,464
Accountancy fees	7,514	6,430
Clerks fees	9,000	8,600
Professional fees	4,266	-
	21,801	18,978

This page does not form part of the statutory financial statements

**THE THOMAS CHRISTIE ALMSHOUSE AND RELIEF
IN NEED CHARITY**

**DETAILED STATEMENT OF FINANCIAL ACTIVITIES
FOR THE YEAR ENDED 31 MARCH 2021**

	31.3.21 £	31.3.20 £
Total resources expended	171,464	210,712
Net income before gains and losses	75,928	36,295
Realised recognised gains and losses		
Realised gains/(losses) on fixed asset investments	192,124	(175,054)
Realised gains/(losses) on investment property	-	4,178
Net income/(expenditure)	268,052	(134,581)

This page does not form part of the statutory financial statements