

# SIR ROBERT CHRISTOPHER'S ALMSHOUSES CHARITY

England & Wales · Charity number 1170954

## Details

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**Status** Registered

**Legal form** CIO

**Registered** 2017-01-03

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

## Contact

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**Address** 6 High Street  
Alford  
Lincolnshire  
LN13 9DX

**Phone** 01507462882

## Activities

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**Objects:** PROVIDE AND MAINTAIN ALMSHOUSES FOR POOR PEOPLE OF ALFORD LINCOLNSHIRE IN ACCORDANCE WITH THE WILL OF SIR ROBERT CHISTOPHER DATED 1ST FEBRUARY 1668

**Activities:** Limited provision for housing of the elderly Alford poor

## Classification

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

## Geography

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- Lincolnshire

## Finances

Period end	Income	Expenditure	Assets	Employees
2024-12-31	£19,943	£13,220	-	-
2023-12-31	£18,019	£20,077	-	-
2022-12-31	£19,477	£25,668	-	-
2021-12-31	£20,666	£7,849	-	-
2020-12-31	£19,844	£7,020	-	-

## Trustees

Name	Role	Appointed
<b>CHARLES DAVID WOOD</b>	Chair	2017-01-03
NEIL ANDREW CALVERT		2018-01-29
SANDRA MARGARET ANNE SPENCELEY		2017-01-03
SARAH JANE TEESDALE		2017-01-03

**SIR ROBERT CHRISTOPHER'S ALMSHOUSES CHARITY**

England & Wales - Charity number 1170954

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# Accounts

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**SIR ROBERT CHRISTOPHER'S  
ALMSHOUSES CHARITY  
FINANCIAL STATEMENTS  
FOR THE YEAR ENDED  
31ST DECEMBER 2024**

**SIR ROBERT CHRISTOPHER'S ALMSHOUSES CHARITY  
FINANCIAL STATEMENTS  
YEAR ENDED 31ST DECEMBER 2024**

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**SIR ROBERT CHRISTOPHER'S ALMSHOUSES CHARITY  
MEMBERS OF THE BOARD AND PROFESSIONAL ADVISERS**

<b>Registered charity name</b>	Sir Robert Christopher's Almshouses Charity
<b>Charity number</b>	1170954
<b>Company number</b>	CE009517
<b>Principal office</b>	6 High Street Alford Lincolnshire LN13 9DX
<b>Trustees</b>	Mr C D Wood Mrs S Spenceley Mrs S J Teesdale Mr N A Calvert
<b>Bankers</b>	Yorkshire Building Society 5 High Street Alford Lincolnshire LN13 9DX  Lloyds TSB 24 Mercer Row Louth Lincolnshire LN11 9JH
<b>Clerks to the trustees</b>	Tinn Criddle Hall LLP 6 High Street Alford Lincolnshire LN13 9DX

**SIR ROBERT CHRISTOPHER'S ALMSHOUSES CHARITY  
ANNUAL REPORT FOR THE YEAR ENDED 31ST DECEMBER 2024**

1. The Charity known as Sir Robert Christopher's Almshouses was founded by his will dated 1st February 1668 and, laterly until 2017, the Charity was administered subject to and in conformity with a Scheme of the Charity Commissioners for England & Wales sealed on the 10th November 1953 (amended on the 28th April 1970).

2. With effect from 1st January 2018 the assets of the charity Sir Robert Christopher's Almshouses (Charity number 214376) were transferred and merged with the Charitable Incorporated Organisation Sir Robert Christopher's Almshouses Charity (Charity number 1170954), the Charitable Incorporated Organisation having been registered 3rd January 2017, and the former charity was removed from the register.

3. Trustees

- The Scheme provides for a body of trustees of five, comprising two Representative Trustees and three Co-optative Trustees.
- The Representative Trustees are appointed by Alford Town Council (as successors to the Urban District Council of Alford). An appointment of one Representative Trustee is made every two years and each appointment is made for four years.
- Co-optative Trustees are appointed by the Representatives Trustees and hold office for five years.
- As at 31 December 2024 the representative Trustees were Mr C. D. Wood (with effect from 3rd January 2021) and Mrs S Teesdale (with effect from 29th January 2022).
- As at 31 December 2024 the Co-optative Trustees were Mrs S. Spenceley (with effect from 3 January 2022) and Mr N.A. Calvert (with effect from 29 January 2023).

4. The objects of the Charity are to maintain the Almshouse properties in West Street, Alford (which comprise the permanent endowment of the Charity) for the occupation of poor people.

5. The present Almshouse property, erected in 1870, was subject to a scheme of repair and alteration, converting the premises to four properties in or about 1970. A major Scheme of extension and renovation, carried out in 2011/15 was substantially completed in July 2015.

6. The Trustees consider that the Charity's reserves continue to be adequate to deal with;
- (a) the servicing of the long term loans taken up in relation to the 2011/15 renovation scheme and
  - (b) the ongoing administration of the Charity and the maintenance and repair of the Almshouse properties.

.....

**Mr C D Wood - Chairman on behalf of the Trustees**

**Date:** .....

**SIR ROBERT CHRISTOPHER'S ALMSHOUSES CHARITY**  
**RECEIPTS & PAYMENTS ACCOUNT**  
**FOR THE YEAR ENDED 31ST DECEMBER 2024**

**GENERAL ADMINISTRATION FUND**

	<b>2024</b>		<b>2023</b>	
	£	£	£	£
<b>RECEIPTS</b>				
Rent Charge		10		10
Residents Maintenance Contributions		19,340		17,725
Interest received		593		284
		<u>19,943</u>		<u>18,019</u>
<b>PAYMENTS</b>				
Water Rates	4		66	
Property Insurance	1,027		1,051	
Loan Interest	-		1,016	
Accountancy Fees	720		645	
Repairs and maintenance	1,994		4,015	
Electric and gas payments communal supply	532		659	
Window cleaning	320		408	
Agents managements fees	1,856		1,702	
Honorarium	-		300	
Void Council Tax	200		1,262	
Almshouses Association subscription	267		153	
		<u>(6,920)</u>		<u>(11,277)</u>
		<b>13,023</b>		<b>6,742</b>
Repayment of Almshouses Association loan		<b>(6,300)</b>		<b>(6,300)</b>
Repayment of Private loan		-		<b>(2,500)</b>
		<u><b>6,723</b></u>		<u><b>(2,058)</b></u>
<b>EXCESS OF (PAYMENTS)/RECEIPTS</b>				

**SIR ROBERT CHRISTOPHER'S ALMSHOUSES  
STATEMENT OF ASSETS AND LIABILITIES  
FOR THE YEAR ENDED 31ST DECEMBER 2024**

**Assets**

<b>Bank and Building Society Balances</b>	<b>2024</b>	<b>2023</b>
	<b>£</b>	<b>£</b>
Yorkshire Building Society	<b>8,987</b>	8,683
Yorkshire Building Society	<b>8,774</b>	8,486
Lloyds TSB	<b>1,954</b>	2,120
Lloyds TSB	<b>9,817</b>	3,517
	<hr/>	<hr/>
	<b>29,532</b>	22,806
	<hr/>	<hr/>

**Freehold property**

The four Almshouse Units (40-43 West Street, Alford) have not been valued as the Trustees are not at liberty to dispose of them.

**Investment assets**

1.49 units are held in the Charities Official Investment Fund which were valued at £388 On 31 December 2024.

<b>Liabilities</b>	<b>2024</b>	<b>2023</b>
	<b>£</b>	<b>£</b>
Accountancy fee	<b>645</b>	645
Tinn Criddle Hall LLP	<b>97</b>	94
	<hr/>	<hr/>
	<b>742</b>	739
	<hr/>	<hr/>

(1) The Charity received an interest free loan of £60,000 (to which a 5% fee was added, £3,000) from the National Almshouse Association in connection with the 2011/15 renovation. During the year further loan repayments were made totalling £6,300. The balance outstanding at 31st December 2024 including the fee was £Nil;

(2) The Charity has a private loan of £50,000 in connection with the 2011/15 renovation. No loan repayments were made during the year. The balance outstanding at 31st December 2024 was £32,500;

The Trustees confirm, in accordance with the Charitable Incorporated Organisations (General) Regulations 2012, that at the year end the Charitable Incorporated Organisation (CIO) did not have any outstanding guarantees to third parties nor any debts secured on assets of the CIO.

.....  
**Mr C D Wood - Chairman**

**On behalf of the Trustees**

**Date:** .....

**SIR ROBERT CHRISTOPHER'S ALMSHOUSES CHARITY**

England & Wales - Charity number 1170954

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# Accounts

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Registered Charity No. 1170954  
Company No. CE009517

**SIR ROBERT CHRISTOPHER'S  
ALMSHOUSES CHARITY  
FINANCIAL STATEMENTS  
FOR THE YEAR ENDED  
31ST DECEMBER 2023**

**SIR ROBERT CHRISTOPHER'S ALMSHOUSES CHARITY  
FINANCIAL STATEMENTS  
YEAR ENDED 31ST DECEMBER 2023**

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**SIR ROBERT CHRISTOPHER'S ALMSHOUSES CHARITY  
MEMBERS OF THE BOARD AND PROFESSIONAL ADVISERS**

<b>Registered charity name</b>	Sir Robert Christopher's Almshouses Charity
<b>Charity number</b>	1170954
<b>Company number</b>	CE009517
<b>Principal office</b>	6 High Street Alford Lincolnshire LN13 9DX
<b>Trustees</b>	Mr C D Wood Mrs S Spenceley Mrs S J Teesdale Mr N A Calvert
<b>Bankers</b>	Yorkshire Building Society 5 High Street Alford Lincolnshire LN13 9DX  Lloyds TSB 24 Mercer Row Louth Lincolnshire LN11 9JH
<b>Clerks to the trustees</b>	Tinn Criddle Hall LLP 6 High Street Alford Lincolnshire LN13 9DX

**SIR ROBERT CHRISTOPHER'S ALMSHOUSES CHARITY  
ANNUAL REPORT FOR THE YEAR ENDED 31ST DECEMBER 2023**

1. The Charity known as Sir Robert Christopher's Almshouses was founded by his will dated 1st February 1668 and, laterly until 2017, the Charity was administered subject to and in conformity with a Scheme of the Charity Commissioners for England & Wales sealed on the 10th November 1953 (amended on the 28th April 1970).

2. With effect from 1st January 2018 the assets of the charity Sir Robert Christopher's Almshouses (Charity number 214376) were transferred and merged with the Charitable Incorporated Organisation Sir Robert Christopher's Almshouses Charity (Charity number 1170954), the Charitable Incorporated Organisation having been registered 3rd January 2017, and the former charity was removed from the register.

3. Trustees

- The Scheme provides for a body of trustees of five, comprising two Representative Trustees and three Co-optative Trustees.
- The Representative Trustees are appointed by Alford Town Council (as successors to the Urban District Council of Alford). An appointment of one Representative Trustee is made every two years and each appointment is made for four years.
- Co-optative Trustees are appointed by the Representatives Trustees and hold office for five years.
- As at 31 December 2023 the representative Trustees were Mr C. D. Wood (with effect from 3rd January 2021) and Mrs S Teesdale (with effect from 29th January 2022).
- As at 31 December 2023 the Co-optative Trustees were Mrs S. Spenceley (with effect from 3 January 2022) and Mr N.A. Calvert (with effect from 29 January 2023).

4. The objects of the Charity are to maintain the Almshouse properties in West Street, Alford (which comprise the permanent endowment of the Charity) for the occupation of poor people.

5. The present Almshouse property, erected in 1870, was subject to a scheme of repair and alteration, converting the premises to four properties in or about 1970. A major Scheme of extension and renovation, carried out in 2011/15 was substantially completed in July 2015.

6. The Trustees consider that the Charity's reserves continue to be adequate to deal with;

- (a) the servicing of the long term loans taken up in relation to the 2011/15 renovation scheme and
- (b) the ongoing administration of the Charity and the maintenance and repair of the Almshouse properties.



**Mr C D Wood - Chairman on behalf of the Trustees**

Date: 15<sup>th</sup> July 2024

**SIR ROBERT CHRISTOPHER'S ALMSHOUSES CHARITY**  
**RECEIPTS & PAYMENTS ACCOUNT**  
**FOR THE YEAR ENDED 31ST DECEMBER 2023**

**GENERAL ADMINISTRATION FUND**

	2023		2022	
	£	£	£	£
<b>RECEIPTS</b>				
Rent Charge		10		10
Residents Maintenance Contributions		17,725		19,381
Interest received		284		85
		<u>18,019</u>		<u>19,477</u>
<b>PAYMENTS</b>				
Water Rates	66		-	
Property Insurance	1,051		738	
Loan Interest	1,016		865	
Accountancy Fees	645		630	
Greenwaste Bin Renewal	-		50	
Repairs and maintenance	4,015		11,094	
Electric and gas payments communal supply	659		628	
Window cleaning	408		294	
Agents managements fees	1,702		1,623	
Honorarium	300		300	
Void Council Tax	1,262		500	
Almshouses Association subscription	153		146	
		<u>(11,277)</u>		<u>(16,868)</u>
		6,742		2,608
Repayment of Almshouses Association loan		(6,300)		(6,300)
Repayment of Private loan		(2,500)		(2,500)
		<u>(2,058)</u>		<u>(6,192)</u>
<b>EXCESS OF (PAYMENTS)/RECEIPTS</b>				

**SIR ROBERT CHRISTOPHER'S ALMSHOUSES  
RECEIPTS & PAYMENTS ACCOUNT CHARITY  
FOR THE YEAR ENDED 31st DECEMBER 2023**

**Assets**

<b>Bank and Building Society Balances</b>	<b>2023</b> £	<b>2022</b> £
Yorkshire Building Society	8,683	8,537
Yorkshire Building Society	8,486	8,348
Lloyds TSB	2,120	2,110
Lloyds TSB	3,517	5,854
	<b>22,806</b>	<b>24,849</b>

**Freehold property**

The four Almshouse Units (40-43 West Street, Alford) have not been valued as the Trustees are not at liberty to dispose of them.

**Investment assets**

1.49 units are held in the Charities Official Investment Fund which were valued at £335 On 31 December 2023.

<b>Liabilities</b>	<b>2023</b> £	<b>2022</b> £
Accountancy fee	645	630
Tinn Criddle Hall LLP	94	94
	<b>739</b>	<b>724</b>

(1) The Charity received an interest free loan of £60,000 (to which a 5% fee was added, £3,000) from the National Almshouse Association in connection with the 2011/15 renovation. During the year further loan repayments were made totalling £6,300. The balance outstanding at 31st December 2023 including the fee was £6,300;

(2) The Charity has a private loan of £50,000 in connection with the 2011/15 renovation. During the year loan repayments were made totalling £2,500. The balance outstanding at 31st December 2023 was £32,500;

The Trustees confirm, in accordance with the Charitable Incorporated Organisations (General) Regulations 2012, that at the year end the Charitable Incorporated Organisation (CIO) did not have any outstanding guarantees to third parties nor any debts secured on assets of the CIO.

  
.....  
Mr C D Wood - Chairman

On behalf of the Trustees

Date: 15<sup>th</sup> July 2024

**SIR ROBERT CHRISTOPHER'S ALMSHOUSES CHARITY**

England & Wales - Charity number 1170954

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# Accounts

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**SIR ROBERT CHRISTOPHER'S  
ALMSHOUSES CHARITY  
DRAFT FINANCIAL STATEMENTS  
FOR THE YEAR ENDED  
31ST DECEMBER 2022**

**SIR ROBERT CHRISTOPHER'S ALMSHOUSES CHARITY  
FINANCIAL STATEMENTS  
YEAR ENDED 31ST DECEMBER 2022**

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**SIR ROBERT CHRISTOPHER'S ALMSHOUSES CHARITY  
MEMBERS OF THE BOARD AND PROFESSIONAL ADVISERS**

<b>Registered charity name</b>	Sir Robert Christopher's Almshouses Charity
<b>Charity number</b>	1170954
<b>Company number</b>	CE009517
<b>Principal office</b>	6 High Street Alford Lincolnshire LN13 9DX
<b>Trustees</b>	Mr C D Wood Mrs S Spenceley Mrs S J Teesdale Mr N A Calvert Mr G. Allan
<b>Bankers</b>	Yorkshire Building Society 5 High Street Alford Lincolnshire LN13 9DX  Lloyds TSB 24 Mercer Row Louth Lincolnshire LN11 9JH
<b>Clerks to the trustees</b>	Tinn Criddle Hall LLP 6 High Street Alford Lincolnshire LN13 9DX

**SIR ROBERT CHRISTOPHER'S ALMSHOUSES CHARITY  
ANNUAL REPORT FOR THE YEAR ENDED 31ST DECEMBER 2022**

1. The Charity known as Sir Robert Christopher's Almshouses was founded by his will dated 1st February 1668 and, laterly until 2017, the Charity was administered subject to and in conformity with a Scheme of the Charity Commissioners for England & Wales sealed on the 10th November 1953 (amended on the 28th April 1970).

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- The Scheme provides for a body of trustees of five, comprising two Representative Trustees and three Co-optative Trustees.
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- As at 31 December 2022 the Co-optative Trustees were Mrs S. Spenceley and Mr G. Allan who were both appointed on 3rd January 2017 and Mr N.A. Calvert who was appointed on 29th January 2018.

4. The objects of the Charity are to maintain the Almshouse properties in West Street, Alford (which comprise the permanent endowment of the Charity) for the occupation of poor people.

5. The present Almshouse property, erected in 1870, was subject to a scheme of repair and alteration, converting the premises to four properties in or about 1970. A major Scheme of extension and renovation, carried out in 2011/15 was substantially completed in July 2015.

6. The Trustees consider that the Charity's reserves continue to be adequate to deal with;
- (a) the servicing of the long term loans taken up in relation to the 2011/15 renovation scheme and
  - (b) the ongoing administration of the Charity and the maintenance and repair of the Almshouse properties.

.....

**Mr C D Wood - Chairman on behalf of the Trustees**

**Date:** .....

**SIR ROBERT CHRISTOPHER'S ALMSHOUSES CHARITY**  
**RECEIPTS & PAYMENTS ACCOUNT**  
**FOR THE YEAR ENDED 31ST DECEMBER 2022**

**GENERAL ADMINISTRATION FUND**

	<b>2022</b>		<b>2021</b>	
	<b>£</b>	<b>£</b>	<b>£</b>	<b>£</b>
<b>RECEIPTS</b>				
Donations received		10		1,000
Almspersons Contributions received		19,381		19,642
Rent Received		-		-
Interest received		85		24
		<hr/>		<hr/>
		<b>19,477</b>		<b>20,666</b>
<b>PAYMENTS</b>				
Property Insurance	738		683	
Loan Interest	865		840	
Accountancy Fees	630		600	
Greenwaste Bin Renewal	50		200	
Repairs and maintenance	11,094		2,643	
Electric and gas payments communal supply	628		758	
Window cleaning	294		240	
Agents managements fees	1,623		1,885	
Honorarium	300		-	
Void Council Tax	500		-	
Almshouses Association subscription	146		-	
	<hr/>		<hr/>	
		<b>(16,868)</b>		<b>(7,849)</b>
		<hr/>		<hr/>
		<b>2,608</b>		<b>12,817</b>
Repayment of Almhouses Association loan		<b>(6,300)</b>		<b>(6,300)</b>
Repayment of Private loan		<b>(2,500)</b>		<b>(2,500)</b>
		<hr/>		<hr/>
<b>EXCESS OF (PAYMENTS)/RECEIPTS</b>		<b>(6,192)</b>		<b>4,017</b>
		<hr/>		<hr/>

**SIR ROBERT CHRISTOPHER'S ALMSHOUSES  
RECEIPTS & PAYMENTS ACCOUNT CHARITY  
FOR THE YEAR ENDED 31st DECEMBER 2022**

**Assets**

<b>Bank and Building Society Balances</b>	<b>2022</b>	<b>2021</b>
	<b>£</b>	<b>£</b>
Yorkshire Building Society	<b>8,537</b>	8,491
Yorkshire Building Society	<b>8,348</b>	8,308
Lloyds TSB	<b>2,110</b>	2,281
Lloyds TSB	<b>5,854</b>	11,280
Tinn Criddle Hall LLP	<b>-</b>	4
	<hr/>	<hr/>
	<b>24,849</b>	30,364
	<hr/>	<hr/>

**Freehold property**

The four Almshouse Units (40-43 West Street, Alford) have not been valued as the Trustees are not at liberty to dispose of them.

**Investment assets**

1.49 units are held in the Charities Official Investment Fund which were valued at £328 On 31 December 2022.

<b>Liabilities</b>	<b>2022</b>	<b>2021</b>
	<b>£</b>	<b>£</b>
Accountancy fee	<b>630</b>	-
Tinn Criddle Hall LLP	<b>94</b>	-
	<hr/>	<hr/>
	<b>724</b>	-
	<hr/>	<hr/>

(1) The Charity received an interest free loan of £60,000 (to which a 5% fee was added, £3,000) from the National Almshouse Association in connection with the 2011/15 renovation. During the year further loan repayments were made totalling £6,300. The balance outstanding at 31st December 2022 including the fee was £12,600;

(2) The Charity has a private loan of £50,000 in connection with the 2011/15 renovation. During the year loan repayments were made totalling £2,500. The balance outstanding at 31st December 2022 was £35,000;

The Trustees confirm, in accordance with the Charitable Incorporated Organisations (General) Regulations 2012, that at the year end the Charitable Incorporated Organisation (CIO) did not have any outstanding guarantees to third parties nor any debts secured on assets of the CIO.

.....  
**Mr C D Wood - Chairman**

**On behalf of the Trustees**

**Date:** .....

**SIR ROBERT CHRISTOPHER'S ALMSHOUSES CHARITY**

England & Wales - Charity number 1170954

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# Accounts

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**SIR ROBERT CHRISTOPHER'S  
ALMSHOUSES CHARITY  
FINANCIAL STATEMENTS  
FOR THE YEAR ENDED  
31ST DECEMBER 2021**

**SIR ROBERT CHRISTOPHER'S ALMSHOUSES CHARITY  
FINANCIAL STATEMENTS  
YEAR ENDED 31ST DECEMBER 2021**

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**SIR ROBERT CHRISTOPHER'S ALMSHOUSES CHARITY  
ANNUAL REPORT FOR THE YEAR ENDED 31ST DECEMBER 2021**

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- Co-optative Trustees are appointed by the Representatives Trustees and hold office for five years.
- As at 31 December 2020 the representative Trustees were Mr C. D. Wood (with effect from 3rd January 2017) and Mrs S Teesdale (with effect from 29th January 2018).
- As at 31 December 2020 the Co-optative Trustees were Mrs S. Spenceley and Mr G. Allan who were both appointed on 3rd January 2017 and Mr N.A. Calvert who was appointed on 29th January 2018.

4. The objects of the Charity are to maintain the Almshouse properties in West Street, Alford (which comprise the permanent endowment of the Charity) for the occupation of poor people.

5. The present Almshouse property, erected in 1870, was subject to a scheme of repair and alteration, converting the premises to four properties in or about 1970. A major Scheme of extension and renovation, carried out in 2011/15 was substantially completed in July 2015.

6. The Trustees consider that the Charity's reserves continue to be adequate to deal with;

- (a) the servicing of the long term loans taken up in relation to the 2011/15 renovation scheme and
- (b) the ongoing administration of the Charity and the maintenance and repair of the Almshouse properties.

  
Mr C D Wood - Chairman on behalf of the Trustees

Date: 

**SIR ROBERT CHRISTOPHER'S ALMSHOUSES CHARITY  
MEMBERS OF THE BOARD AND PROFESSIONAL ADVISERS**

<b>Registered charity name</b>	Sir Robert Christopher's Almshouses Charity
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<b>Clerks to the trustees</b>	Tinn Criddle Hall LLP 6 High Street Alford Lincolnshire LN13 9DX

**SIR ROBERT CHRISTOPHER'S ALMSHOUSES CHARITY**  
**RECEIPTS & PAYMENTS ACCOUNT**  
**FOR THE YEAR ENDED 31ST DECEMBER 2021**

**GENERAL ADMINISTRATION FUND**

	2021		2020	
	£	£	£	£
<b>RECEIPTS</b>				
Donations received		1,000		1,070
Almspersons Contributions received		19,642		18,696
Interest received		24		78
		<u>20,666</u>		<u>19,844</u>
<b>PAYMENTS</b>				
Property Insurance	683		661	
Almshouses Association subscription	-		282	
Loan Interest	840		1,089	
Professional fees	600		500	
Honoraria	200		200	
Repairs and maintenance	2,643		2,051	
Electric payments communal supply	758		268	
Residents benefits	-		35	
Window cleaning	240		240	
Agents managements fees	1,885		1,694	
		<u>(7,849)</u>		<u>(7,020)</u>
		12,817		12,824
Assets transferred from Sir Robert Christopher's Almshouses Charity		-		-
Repayment of Almshouses Association loan		(6,300)		(6,300)
Repayment of Private loan		(2,500)		(2,500)
		<u>4,017</u>		<u>4,024</u>
<b>EXCESS OF (PAYMENTS)/RECEIPTS</b>				

**SIR ROBERT CHRISTOPHER'S ALMSHOUSES  
RECEIPTS & PAYMENTS ACCOUNT CHARITY  
FOR THE YEAR ENDED 31st DECEMBER 2020**

**Assets**

<b>Bank and Building Society Balances</b>	<b>2020</b>	<b>2020</b>
	<b>£</b>	<b>£</b>
Yorkshire Building Society	8,491	8,480
Yorkshire Building Society	8,308	8,297
Lloyds TSB	2,281	2,310
Lloyds TSB	11,280	7,256
Tinn Criddle Hall LLP	4	4
	<hr/>	<hr/>
	<b>30,364</b>	<b>26,347</b>
	<hr/>	<hr/>

**Freehold property**

The four Almshouse Units (40-43 West Street, Alford) have not been valued as the Trustees are not at liberty to dispose of them.

**Investment assets**


1.49 units are held in the Charities Official Investment Fund which were valued at £360 On 31 December 2021.

**Liabilities**

(1) The Charity received an interest free loan of £60,000 (to which a 5% fee was added, £3,000) from the National Almshouse Association in connection with the 2011/15 renovation. During the year further loan repayments were made totalling £6,300. The balance outstanding at 31st December 2020 including the fee was £18,900;

(2) The Charity has an interest only private loan of £50,000 in connection with the 2011/15 renovation. During the year loan repayments were made totalling £2,500. The balance outstanding at 31st December 2020 was £37,500;

The Trustees confirm, in accordance with the Charitable Incorporated Organisations (General) Regulations 2012, that at the year end the Charitable Incorporated Organisation (CIO) did not have any outstanding guarantees to third parties nor any debts secured on assets of the CIO.

  
 .....  
 Mr C D Wood - Chairman  
 On behalf of the Trustees  
 Date: 14/10/22.....

**SIR ROBERT CHRISTOPHER'S ALMSHOUSES CHARITY**

England & Wales - Charity number 1170954

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# Accounts

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**SIR ROBERT CHRISTOPHER'S  
ALMSHOUSES CHARITY  
FINANCIAL STATEMENTS  
FOR THE YEAR ENDED  
31<sup>st</sup> DECEMBER 2020**

**SIR ROBERT CHRISTOPHER'S ALMSHOUSES CHARITY**  
**FINANCIAL STATEMENTS**  
**YEAR ENDED 31st DECEMBER 2020**

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**SIR ROBERT CHRISTOPHER'S ALMSHOUSES CHARITY  
MEMBERS OF THE BOARD AND PROFESSIONAL ADVISERS**

<b>Registered charity name</b>	Sir Robert Christopher's Almshouses Charity
<b>Charity number</b>	1170954
<b>Company number</b>	CE009517
<b>Principal office</b>	6 High Street Alford Lincolnshire LN13 9DX
<b>Trustees</b>	Mr C D Wood Mrs S Spenceley Mr G Allan Mrs S J Teesdale Mr N A Calvert
<b>Bankers</b>	Yorkshire Building Society 5 High Street Alford Lincolnshire LN13 9DX  Lloyds TSB 24 Mercer Row Louth Lincolnshire LN11 9JH
<b>Clerks to the trustees</b>	Tinn Criddle Hall LLP 5 High Street Alford Lincolnshire LN13 9DX

**SIR ROBERT CHRISTOPHER'S ALMSHOUSES CHARITY  
ANNUAL REPORT FOR THE YEAR ENDED 31st DECEMBER 2020**

1. The Charity known as Sir Robert Christopher's Almshouses was founded by his will dated 1st February 1668 and, laterly until 2017, the Charity was administered subject to and in conformity with a Scheme of the Charity Commissioners for England & Wales sealed on the 10th November 1953 (amended on the 28th April 1970).

2. With effect from 1st January 2018 the assets of the charity Sir Robert Christopher's Almshouses (Charity number 214376) were transferred and merged with the Charitable Incorporated Organisation Sir Robert Christopher's Almshouses Charity (Charity number 1170954). The Charitable Incorporated Organisation was registered 3rd January 2017, and the former charity was removed from the register.

3. Trustees

- The Scheme provides for a body of trustees of five, comprising two Representative Trustees and three Co-optative Trustees.
- The Representative Trustees are appointed by Alford Town Council (as successors to the Urban District Council of Alford). An appointment of one Representative Trustee is made every two years and each appointment is made for four years.
- Co-optative Trustees are appointed by the Representatives Trustees and hold office for five years.
- As at 31 December 2020 the representative Trustees were Mr C. D. Wood (with effect from 3rd January 2017) and Mrs S Teesdale (with effect from 29th January 2018).
- As at 31 December 2020 the Co-optative Trustees were Mrs S. Spenceley and Mr G. Allan who were both appointed on 3rd January 2017 and Mr N.A. Calvert who was appointed on 29th January 2018.

4. The objects of the Charity are to maintain the Almshouse properties in West Street, Alford (which comprise the permanent endowment of the Charity) for the occupation of poor people.

5. The present Almshouse property, erected in 1870, was subject to a scheme of repair and alteration, converting the premises to four properties in or about 1970. A major Scheme of extension and renovation, carried out in 2011/15 was substantially completed in July 2015.

6. The Trustees consider that the Charity's reserves continue to be adequate to deal with;

- (a) the servicing of the long term loans taken up in relation to the 2011/15 rennovation scheme and
- (b) the ongoing administration of the Charity and the maintenance and repair of the Almshouse properties.

.....

**Mr C D Wood - Chairman on behalf of the Trustees**

**Date:** .....

**SIR ROBERT CHRISTOPHER'S ALMSHOUSES CHARITY**  
**RECEIPTS & PAYMENTS ACCOUNT**  
**FOR THE YEAR ENDED 31st DECEMBER 2020**

**GENERAL ADMINISTRATION FUND**

	<b>2020</b>		<b>2019</b>	
	<b>£</b>	<b>£</b>	<b>£</b>	<b>£</b>
<b>RECEIPTS</b>				
Donations received		<b>1,070</b>		1,070
Almspersons Contributions received		<b>18,695</b>		17,119
Interest received		<b>78</b>		104
		<hr/> <b>19,844</b>		<hr/> 18,293
<b>PAYMENTS</b>				
Property Insurance	<b>661</b>		639	
Almshouses Association subscription	<b>282</b>		-	
Loan Interest	<b>1,089</b>		1,227	
Professional fees	<b>500</b>		1,800	
Honoraria	<b>200</b>		200	
Repairs and maintenance	<b>2,051</b>		7,477	
Council Tax on unoccupied properties	<b>-</b>		209	
Electric payments communal supply	<b>268</b>		229	
Residents benefits	<b>35</b>		188	
Window cleaning	<b>240</b>		264	
Agents managements fees	<b>1,695</b>		-	
Clerks fees	<b>-</b>		-	
		<hr/> <b>(7,020)</b>		<hr/> (12,233)
		<b>12,824</b>		6,060
Assets transferred from Sir Robert Christopher's Almshouses Charity		<b>-</b>		-
Repayment of Almshouses Association loan		<b>(6,300)</b>		(6,300)
Repayment of Private loan		<b>(2,500)</b>		(2,500)
		<hr/> <b>4,024</b>		<hr/> (2,740)
<b>EXCESS OF (PAYMENTS)/RECEIPTS</b>				

**SIR ROBERT CHRISTOPHER'S ALMSHOUSES  
RECEIPTS & PAYMENTS ACCOUNT CHARITY  
FOR THE YEAR ENDED 31st DECEMBER 2020**

**Assets**

<b>Bank and Building Society Balances</b>	<b>2020</b>	<b>2019</b>
	<b>£</b>	<b>£</b>
Yorkshire Building Society	<b>8,480</b>	8,442
Yorkshire Building Society	<b>8,297</b>	8,186
Lloyds TSB	<b>2,310</b>	300
Lloyds TSB	<b>7,256</b>	5,495
Tinn Criddle Hall LLP	<b>4</b>	(100)
	<hr/>	<hr/>
	<b>26,347</b>	22,323
	<hr/>	<hr/>

**Freehold property**

The four Almshouse Units (40-43 West Street, Alford) have not been valued as the Trustees are not at liberty to dispose of them.

**Investment assets**

1.49 units are held in the Charities Official Investment Fund which were valued at £308 On 31 December 2020.

**Liabilities**

(1) The Charity received an interest free loan of £60,000 (to which a 5% fee was added, £3,000) from the National Almshouse Association in connection with the 2011/15 renovation. During the year further loan repayments were made totalling £6,300. The balance outstanding at 31st December 2020 including the fee was £25,200;

(2) The Charity has an interest only private loan of £50,000 in connection with the 2011/15 renovation. During the year loan repayments were made totalling £2,500. The balance outstanding at 31st December 2020 was £40,000;

The trustees confirm, in accordance with the Charitable Incorporated Organisations (General) Regulations 2012, that at the year end the Charitable Incorporated Organisation (CIO) did not have any outstanding guarantees to third parties nor any debts secured on assets of the CIO.

.....  
**Mr C D Wood - Chairman**

**On behalf of the Trustees**

**Date:** .....