

**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> Jan 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	<u>284</u>		<u>85</u>
	<b>18,019</b>		<b>19,477</b>
<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	<u>153</u>		<u>146</u>
	<b>(11,277)</b>		<b>(16,868)</b>
	<b>6,742</b>		<b>2,608</b>
Repayment of Almshouses Association loan	<b>(6,300)</b>		<b>(6,300)</b>
Repayment of Private loan	<b>(2,500)</b>		<b>(2,500)</b>
<b>EXCESS OF (PAYMENTS)/RECEIPTS</b>	<b>(2,058)</b>		<b>(6,192)</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
	<hr/>	<hr/>
	<b>22,806</b>	<b>24,849</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 £335 On 31 December 2023.

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