

**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**

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

	2024		2023
	£	£	£
RECEIPTS			
Rent Charge	10		10
Residents Maintenance Contributions	19,340		17,725
Interest received	593		284
	<u>19,943</u>		<u>18,019</u>
PAYMENTS			
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>
	13,023		6,742
Repayment of Almshouses Association loan	(6,300)		(6,300)
Repayment of Private loan	-		(2,500)
	<u>6,723</u>		<u>(2,058)</u>
EXCESS OF (PAYMENTS)/RECEIPTS			

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

Assets**Bank and Building Society Balances**

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

Liabilities

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

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Mr C D Wood - Chairman

On behalf of the Trustees

Date: