



Trustees' Annual Report for the period

From	Period start date			To	Period end date		
	01	January	2021		31	December	2021

Section A Reference and administration details

Charity name Crookham Almshouse Charity CIO

Other names charity is known by

Registered charity number (if any)

1187136

Charity's principal address

c/o Mrs Alex Pickup

Kings Road

Fleet, Hampshire

Postcode

GU51 3AP

Names of the charity trustees who manage the charity

Trustee name	Office (if any)	Dates acted if not for whole year	Name of person (or body) entitled to appoint trustee (if any)
Cllr G E Butler	Chairman		Hart District Council
G M Butler			Co-opted by the Trustees
I P Birch			Co-opted by the Trustees
Mrs W L Makepeace-Browne			Crookham Village Parish Council
Mrs V C East	Treasurer		Co-opted by the Trustees
Rev S Franklin			Ex-officio
Mrs D Moss			Church Crookham Parish Council
G Bredin			Ewshot Parish Council

Names of the trustees for the charity, if any, (for example, any custodian trustees)

Name	Dates acted if not for whole year

Names and addresses of advisers (Optional information)

Type of adviser	Name	Address
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Legal	Bells Solicitors	11 South Street, Farnham, Surrey, GU9 7QX

Name of chief executive or names of senior staff members (Optional information)

Clerk to the Trustees, Mrs Alex Pickup

Section B Structure, governance and management

Description of the charity's trusts

Type of governing document
(eg. trust deed, constitution)

Foundation CIO Constitution registered 23rd December 2019

How the charity is constituted
(eg. trust, association, company)

Charitable Incorporated Company

Trustee selection methods
(eg. appointed by, elected by)

4 Trustees nominated by local authorities plus 3 Trustees nominated by the existing Trustees plus 1 Trustee ex-officio, being the priest in charge of the benefice of Christ Church, Crookham.

Additional governance issues (Optional information)

You may choose to include additional information, where relevant, about:

- policies and procedures adopted for the induction and training of trustees;
- the charity's organisational structure and any wider network with which the charity works;
- relationship with any related parties;
- trustees' consideration of major risks and the system and procedures to manage them.

New Trustees receive a briefing from the Chairman and/or the Clerk of the Charity.

The charity is an integral part of its local community and seeks to support local persons in distress, regardless of age, religion or background, by the provision of low cost accommodation. The charity works closely with Hart District Council and will consider those persons on Hart's housing list, as vacancies at the almshouses arise.

The charity is most fortunate to have considerable financial reserves and with the active support of an experienced Board of Trustees, which includes representation from Hart DC and local parish councils, the needs of its beneficiaries can be met.

Section C Objectives and activities

Summary of the objects of the charity set out in its governing document

The charity provides almshouse accommodation for poor persons of good character who (except in special cases approved by the Charity Commissioners) are inhabitants of the district of Hart with a preference for such persons who are resident in the Crookham Village, Ewshot, Church Crookham, Fleet Courtmoor, Fleet Pondtail and Fleet West

Summary of the main activities undertaken for the public benefit in relation to these objects (include within this section the statutory declaration that trustees have had regard to the guidance issued by the Charity Commission on public benefit)
Additional details of objectives and activities (Optional information)

The Trustees believe that the charity achieves benefit to the public by the provision of low-cost accommodation to the poor of the local district.

You may choose to include further statements, where relevant, about:

- policy on grantmaking;
- policy programme related investment;
- contribution made by volunteers.

The charity does not engage in grant-making.

In accordance with recommended best practice from the National Association of Almshouses, the charity had invested into the M&G Charity Multi Asset Fund.

The charity is reliant on the work on volunteers who as Trustees oversee the work of the charity and the clerk who carries out the day to day activities, in return for which a nominal honorarium is paid to cover expenses incurred.

Section D Achievements and performance

Summary of the main achievements of the charity during the year

Continued provision of almshouse accommodation with near 100% occupancy for the year.

The Trustees are committed to a full programme of maintenance and necessary repair of the building and facilities as identified through their annual inspection or as becomes evident throughout the year.

In 2021 this programme included the total refurbishment of flat 6 and the bathroom of flat 15. Along with new flooring in a number of flats and replacement doors and windows on the rear ground floor of the property, a total of £17,055 was spent on cyclical maintenance projects.

Section E Financial review

Brief statement of the charity's policy

Free reserves (that is those funds not tied up in fixed assets or restricted funds) are required to ensure that the fabric of the building and amenities provided to the residents can be maintained to a high standard.

Actual free reserves were £141,672 as at 31.12.21.

Details of any funds materially in deficit

None

Further financial review details (Optional information) on reserves

You may choose to include additional information, where relevant about:

- the charity's principal sources of funds (including any fundraising);
- how expenditure has supported the key objectives of the charity;
- investment policy and objectives including any ethical investment policy adopted.

The principal source of funds is monthly maintenance contributions received from the residents of Cottrell Court. These funds are used to service and maintain the Cottrell Court Almshouses to ensure that the fabric of the building and its amenities are provided at a high standard. The Trustees are committed to balancing the mix of risk and reward in their choice of investments. The charity has 3 categories of funds to invest:

- a) Emergency Repair Fund (ERF) invested in M&G Charity Multi Asset Accumulations Shares, £432,408 held as at 31.12.21
- b) Cyclical Maintenance Fund (CMF) invested in M&G Charity Multi Asset Income Shares, £119,599 held as at 31.12.21
- c) Other cash resources of which a minimum of £10,000 will be held in an instant access account, amounted to £22,075 held with Lloyds bank as at 31.12.21.

Section F Other optional information

The almshouse land is situated in Gally Hill Road, Church Crookham, Fleet, Hampshire and forms part of the legacy made by Miss Isabella Cottrell in 1854.

The legacy made by Miss Cottrell was also used to build the original almshouse, which was demolished at the end of 1986 and replaced with a new building on the same site at a total cost of £415,847 including professional fees. The new building, called Cottrell Court, comprises 16 apartments with improved accommodation and was available for occupation from February 1988. The Housing Corporation have financed the majority of this project with a combination of a housing association loan of £98,434 secured by a mortgage on the land and building, and housing association grant of £316,195. The balance of £1,218 was provided by the charity's own resources.

The Housing Corporation assigned the loan to Orchardbrook Limited on 26th March 1997.

On 23rd December 2019 a Charitable Incorporated Organisation, named Cottrell Court Charity CIO was registered by the Charity Commission and the Trustees then agreed that the assets and liabilities of Cottrell Court Charity (reg no 236243) were to transferred to this new organisation (reg no 1187136). Unfortunately, this process was only completed in 2021 due to administrative delays caused by the COVID-19 pandemic.

Section G Declaration

The trustees declare that they have approved the trustees' report above.

Signed on behalf of the charity's trustees

Signature(s)		
Full name(s)	Gillian Elizabeth Butler	Virginia Claire East
Position (eg Secretary, Chair, etc)	Chairman	Treasurer
Date	15 th March 2022	



CHARITY COMMISSION
FOR ENGLAND AND WALES

Crookham Almshouse Charity CIO

1187136

Receipts and payments accounts

CC16a

For the period from	01-Jan-21	To	31-Dec-21
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Section A Receipts and payments

	Unrestricted funds to the nearest £	Restricted funds to the nearest £	Endowment funds to the nearest £	Total funds to the nearest £	Last year to the nearest £
A1 Receipts					
Monthly maintenance contributions	27,204	-	-	27,204	-
Dividends received	1,180	-	-	1,180	-
Cash transferred from charity 236243	78,255	-	-	78,255	-
	-	-	-	-	-
	-	-	-	-	-
	-	-	-	-	-
	-	-	-	-	-
Sub total (Gross income for AR)	106,639	-	-	106,639	-
A2 Asset and investment sales, (see table).					
	-	-	-	-	-
	-	-	-	-	-
Sub total	-	-	-	-	-
Total receipts	106,639	-	-	106,639	-
A3 Payments					
Administration	35	-	-	35	-
Mortgage Interest paid	4,449	-	-	4,449	-
Capital repayment	365	-	-	365	-
Insurance	1,835	-	-	1,835	-
Electricity and water	2,343	-	-	2,343	-
Maintenance & minor equipment	7,087	-	-	7,087	-
Cyclical & long term maintenance	17,055	-	-	17,055	-
Honorarium	2,437	-	-	2,437	-
Legal fees	424	-	-	424	-
Sub total	36,030	-	-	36,030	-
A4 Asset and investment purchases. (see table)					
	-	-	-	-	-
	-	-	-	-	-
Sub total	-	-	-	-	-
Total payments	36,030	-	-	36,030	-
Net of receipts/(payments)	70,609	-	-	70,609	-
A5 Transfers between funds	- 48,534	48,534	-	-	-
	-	-	-	-	-
Cash funds this year end	22,075	48,534	-	70,609	-

Section B Statement of assets and liabilities at the end of the period

Categories	Details	Unrestricted funds to nearest £	Restricted funds to nearest £	Endowment funds to nearest £
B1 Cash funds	Lloyds Bank PLC	22,075	-	-
		-	-	-
		-	-	-
	Total cash funds	22,075	-	-
	(agree balances with receipts and payments account(s))	OK	Agreement Error	OK
B2 Other monetary assets	Details			
		-	-	-
		-	-	-
		-	-	-
		-	-	-
		-	-	-
		-	-	-
B3 Investment assets	Details	Fund to which asset belongs	Cost (optional)	Current value (optional)
	M&G Charity Multi Asset Acc units	Restricted	-	432,408
	M&G Charity Multi Asset Inc units	Unrestricted	-	119,599
			-	-
			-	-
			-	-
B4 Assets retained for the charity's own use	Details	Fund to which asset belongs	Cost (optional)	Current value (optional)
	Freehold land (not valued)		-	-
	Freehold building (built 1988)	Restricted	415,847	-
			-	-
			-	-
			-	-
			-	-
			-	-
			-	-
			-	-
B5 Liabilities	Details	Fund to which liability relates	Amount due (optional)	When due (optional)
	Orchardbrook Ltd (mortgage)	Unrestricted	90,898	Over next 28 years
	Housing Association Grant	Restricted	316,195	On sale or demolition of building
			-	
Signed by one or two trustees on behalf of all the trustees	Signature	Print Name	Date of approval	
		Gillian Elizabeth Butler	15th March 2022	
		Virginia Claire East	15th March 2022	



Section A

Independent Examiner's Report

Report to the trustees/
members of

Crookham Almshouse Charity CIO

On accounts for the year
ended

31st December 2021

Charity no
(if any)

1187136

Set out on pages

1 - 2

(remember to include the page numbers of additional sheets)

I report to the trustees on my examination of the accounts of the above charity ("the Trust") for the year ended 31st December 2021.

Responsibilities and
basis of report

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

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

Independent
examiner's statement

I have completed my examination. I confirm that no material matters have come to my attention (other than that disclosed below *) in connection with the examination which gives me cause to believe that in, any material respect:

- accounting records were not kept in accordance with section 130 of the Act or
- the accounts do not accord with the accounting records

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

* Please delete the words in the brackets if they do not apply.

Signed:

Shree Merriman

Date:

15th March 2022

Name:

Mrs Shree Merriman

Relevant professional
qualification(s) or body
(if any):

FCCA

Address:

The Fairway

17 Kestrel Close

Ewshot, Farnham, Surrey, GU10 5TW

Only complete if the examiner needs to highlight matters of concern (see CC32, Independent examination of charity accounts: directions and guidance for examiners).

Give here brief details of any items that the examiner wishes to disclose.