

SIR JOHN PORT AND JOHN OSBOURNE ALMSHOUSES

England & Wales · Charity number 1188360

Details

Other names	ETWALL ALMSHOUSES
Status	Registered
Legal form	CIO
Registered	2020-03-05
Register	View on the Charity Commission register

Contact

Address	2 Hollies Court Egginton Road Etwall Derby DE65 6NP
Phone	07753753975
Email	etwallalmshouses@aol.co.uk

Activities

Objects: PROVISION OF ALMSHOUSES AND ASSOCIATED REQUIREMENTS FOR THOSE IN NEED WHO ARE AGED 50 YEARS OR MORE AND ARE RESIDENT IN THE COUNTY OF DERBYSHIRE AT THE TIME OF THEIR APPOINTMENT BUT SO THAT PREFERENCE SHALL BE GIVEN TO SUCH PERSONS WHO ARE RESIDENT IN THE PARISH OF ETWALL AND, AS TO ONE ALMSHOUSE, TO SUCH A PERSON WHO IS RESIDENT IN THE SAID COUNTY AND HAS BEEN A FARMWORKER IN THE SAID COUNTY.

Activities: Almshouses providing accommodation for vulnerable and elderly people.

Classification

- **How:** Provides Buildings/facilities/open Space
- **What:** Accommodation/housing, Environment/conservation/heritage
- **Who:** Elderly/old People

Geography

- Derbyshire

Finances

Period end	Income	Expenditure	Assets	Employees
2024-12-31	£59,429	£45,697	-	-
2023-12-31	£49,559	£106,900	-	-
2022-12-31	£54,178	£36,822	-	-
2021-12-31	£0	£0	-	-
2020-12-31	£0	£0	-	-

Trustees

Name	Role	Appointed
Andrew Gamon		2020-03-05
Anna Parish		2024-01-11
Anne Elizabeth Faulkner		2023-04-27
DAVID COLIN DU CELLIEE MULLER		2020-03-05
David Alan Sharp		2026-01-08
Frank william Skinner		2020-03-05
Joyce Newton		2020-03-05
Julia Saunders		2025-10-23
Julie Patten		2025-10-23
Norman Bernard Ireland		2020-03-05

SIR JOHN PORT AND JOHN OSBOURNE ALMSHOUSES

England & Wales - Charity number 1188360

Accounts

SIR JOHN PORT
AND JOHN OSBORNE ALMSHOUSES
ETWALL - DERBYSHIRE

Registered C.I.O. Charity Number 1188360

ANNUAL ACCOUNTS AND REPORTS

Prepared on a Receipts and Payments Basis

FOR THE YEAR ENDED

31-Dec-2024

PREPARED BY THE TREASURER
ON BEHALF OF THE TRUSTEES

INDEPENDENT EXAMINATION BY

Mr. Paul Rayment

SIR JOHN PORT AND JOHN OSBORNE ALMSHOUSES

Registered Charity Number 1188360

ANNUAL RECEIPTS & PAYMENTS ACCOUNTS AND REPORTS

FOR THE YEAR ENDED 31st DECEMBER 2024

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SIR JOHN PORT AND JOHN OSBORNE ALMSHOUSES

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Registered Charity Number 1188360

Legal and Administrative Information:

Charity name: Sir John Port and John Osborne Almshouses

Registered charity number: 1188360

For the financial year beginning on 01-Jan-2024
and ending on 31-Dec-2024

Charity's principle address
2 Hollies Court
Egginton Road
Etwall
DERBYSHIRE
DE65 6NP

Names of Charity Trustees:

Representing

Mr B Sargent	(Chairman)	National Farmers' Union (until 27/04/23)
Mrs A Faulkner		National Farmers' Union (from 27/04/23)
Mrs J Newton		
Mr J Wilton	(until March 2024)	Repton School
Mr N B Ireland	(Treasurer)	Etwall Parish Council
Ms A Parish	(from March 2024)	Repton School
Mr D Muller		South Derbyshire District Council
vacant		Derbyshire County Council
Mr A Gamon		
Mr W Skinner		

Clerk to the Trustees: Mrs H Simpkin

Bankers: Caf Bank Ltd. 25, Kings Hill Avenue, Kings Hill, West Malling, KENT, ME19 4JQ
Virgin Money Plc: Jubilee House, Gosforth, Newcastle upon Tyne, NE3 4PL

Investments: M&G Charity Multi Asset Fund
M&G Securities Ltd, PO Box 9038, Chelmsford, CM99 2XF

Description of charities Governing Documents:

Governing documents: Charity No. 1188360 The Foundation Constitution of 5th March 2020.

Objects of the Charity: Almshouses providing accommodation for vulnerable and elderly persons.

Advisors Almshouse Association

Independent Examiner Mr P Rayment

SIR JOHN PORT AND JOHN OSBORNE ALMSHOUSES

Registered Charity Number 1188360

Objectives, Activities and Achievements

This Charity, now a CIO, continues to be a member of the Almshouse Association, managing a Grade 2* listed building, operating within Derbyshire, and whose objective is to provide independent living accommodation within its 10 properties.

The Trustees continue to aim to ensure, through good governance, that the aims and objectives of the Trust are achieved and fully comply with their duty, as described in section 17(5) of the Charities Act 2011, having due regard to the Charity Commission's public benefit when exercising any powers or duties.

Work on the outstanding internal general maintenance and improvements to the properties continues, together with preparation required to carry out the Charities Quinquennial Inspection and undertake the work necessary to create the residents car park at the rear of the properties.

The residents continue to benefit from the installation of the secondary glazing with no problems so far.

After the slow process from the Charities bank, which resulted in the residents being delayed in transferring their payment arrangements to them, the old accounts accounts were still in use at the end of the year.

Work began on the creation of the car parking area at the rear of the properties, with the residents now able to park off the busy street outside the charity property boundary.

The Trustees continued the residents preference for the distribution of 'Vouchers' in lieu of hampers at Xmas.

Ms A Parish replaced Mr Wilton as the charities main representative from Repton school.

SIR JOHN PORT AND JOHN OSBORNE ALMSHOUSES
Registered Charity Number 1188360

Finance:

The Charity's accounts continue to be prepared on a Receipts and Payments basis, and once again the Charity has retained the services of Mr. Paul Rayment to examine them.

With less volatility in world markets during the first three quarters of the year our investments showed a reasonable return, however with speculation as to what might happen to markets as a result of the U.S. Presidential elections, the volatility returned leaving the end of year share values at mid year levels.

The Trustees were very disappointed at the decision of the Governors of Repton School, who share the same founder as the Almshouses, to discontinue the small Bursary the Almshouse Charity received.

Declaration

The Trustees have approved these Annual accounts and Report.

Signature B. Sargent on behalf of the Trustees.

Full name BARRY SARGENT

Position CHAIRMAN OF TRUSTEES Date 17/7/25

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Full name BARRY SARGENT

Position CHAIRMAN OF TRUSTEES

SIR JOHN PORT AND JOHN OSBORNE ALMSHOUSES
Registered Charity Number 1188360

End of Year R & P ACCOUNTING STATEMENT - Year ended 31st DECEMBER 2024

<u>2023</u>		RECEIPTS		<u>2024</u>	
£				£	
		<u>Gifts, Donations and other Voluntary Receipts:</u>			
750	750.00	Expendable Endowment (from Repton School)		0	0.00
700	700.00	Donations		40	40.00
		<u>Receipts earned from Assets:</u>			
46,141	46,140.91	Maintenance Contributions		55,010	55,010.05
365	365.00	Allotment & Storage Hut Rents		216	216.00
		<u>Other Receipts:</u>			
1,603	1,602.74	Bank Interest (less Charges)		4,163	4,162.75
0	0.00	Miscellaneous Receipts		0	0.00
£49,559	£49,558.65	TOTAL RECEIPTS:		£59,429	£59,428.80
		PAYMENTS			
		<u>Goods/Services provided to beneficiaries:</u>			
2,670	2,670.28	Communal Lighting		1,440	1,440.32
960	959.74	Charitable Activities		866	866.28
8,200	8,200.47	General Maintenance, Renewals and Servicing		6,137	6,137.40
6,000	6,000.00	Expenditure from CM Fund		0	0.00
71,459	71,458.88	Expenditure from ER Fund		20,953	20,953.16
		<u>Management and Administration:</u>			
2,563	2,562.72	Insurance		2,607	2,607.15
11,637	11,636.81	Clerk's Fee		12,426	12,425.85
1,449	1,449.39	Sundry Expenses		530	530.00
1,962	1,961.60	Professional Expenses (Charity Incorporation)		0	0.00
		<u>Other Payments:</u>			
0	0.00	Donations		0	0.00
0	0.00	Costs against Empty Properties		737	737.23
£106,900	£106,899.89	TOTAL PAYMENTS		£45,697	£45,697.39
264,397	264,396.64	Balance B/F @ Jan 1st		207,055	207,055.40
49,559	49,558.65	Plus Receipts		59,429	59,428.80
313,955	313,955.29			266,484	266,484.20
106,900	106,899.89	Minus Payments		45,697	45,697.39
£207,055	£207,055.40	Balance C/F at Dec 31st		£220,787	£220,786.81
		These cumulative funds are represented by:			
22,154	22,153.94	Sum of CafCash accounts		21,637	21,636.82
85,896	85,896.11	Sum of CafGold accounts		98,801	98,800.65
99,005	99,005.35	Virgin account		100,349	100,349.34
£207,055	£207,055.40	Sub Total:		£220,787	£220,786.81
0	0.00	Less Unpresented Cheques		0	0.00
0	0.00	Plus Unbanked Receipts		0	0.00
£207,055	£207,055.40	TOTAL		£220,787	£220,786.81

SIR JOHN PORT AND JOHN OSBORNE ALMSHOUSES
Registered Charity Number 1188360

End of Year ACCOUNTING STATEMENTS continued - Year ended 31st DECEMBER 2024

INVESTMENTS

1543.893 Accumulation Shares held in the M&G Charity Multi Asset Fund

<u>Market Value:</u>			<u>2024</u>	
<u>2023</u>				
162,928.42	162,928	At 1st January	173,044	173,043.54
6,604.91	6,605	Additions (reinvested dividends)	7,107	7,106.65
0.00	0	Additional Investment (Share purchases)	0	0.00
0.00	0	Shares sold (Investment loss)	0	0.00
3,510.21	3,510	Net Investment gain / (loss)	6,771	6,771.10
£173,043.54	£173,044	At 31st December	£186,921	£186,921.29

SUMMARY OF DESIGNATED RESERVES

After the completion of the Sundial Re-Instatement Fund, the Charity currently now has 2 Reserve Funds.

<u>2023</u>		As of 31st December these Funds account for the following amounts from the total of the Charities available funds.	<u>2024</u>	
126,057.33	126,057	Cyclic Maintenance Fund (CMF)	134,367	134,367.33
50,140.24	50,140	Emergency Repair Fund (ERF)	38,267	38,267.08
0.00	0	Sundial Re-instatement Fund FUND CLOSED	0	0.00
£176,197.57	£176,198	TOTAL amount of allocated funding:	£172,634	£172,634.41

ASSETS

Housing, Land & Buildings (Note 1(b) page 8) Valuation as at 14/07/03 = £ 1.17M

Note: These assets are not realizable. Valuation figures are for insurance purposes only.

End of Year ACCOUNTING STATEMENTS - Year ended 31st DECEMBER 2024

UNRESTRICTED (CMF) FUND: Receipts & Payment Details

CMF (Cyclic Maintenance Fund) -

RECEIPTS

<u>2023</u>			<u>2024</u>	
£			£	
8,310.00	8,310	Agreed minimum transfer in	8,310	8,310.00
0.00	0	Additional transfer in	0	0.00
£8,310.00	£8,310	TOTAL RECEIPTS:	£8,310	£8,310.00

PAYMENTS

0.00	0	General Maintenance of various Properties	0.00	0.00
6,000.00	6,000	Quinquennial Inspection Report	0.00	0.00
£6,000.00	£ 6,000	TOTAL PAYMENTS:	£0.00	£0.00

Fund Balance

2,310.00	2,310	Surplus / (Deficit) for year	8,310	8,310.00
123,747.33	123,747	Fund total last year end	126,057	0.00
£126,057.33	£126,057	Fund total this year end	£134,367	£8,310.00

CMF (Cyclic Maintenance Fund) -

The trustees may establish and maintain a reserve fund, to be entitled Cyclic Maintenance Fund, for the purpose of providing for those items of ordinary maintenance and repair of the Almshouses belonging to the Charity which recur at infrequent intervals.

SIR JOHN PORT AND JOHN OSBORNE ALMSHOUSES
Registered Charity Number 1188360

End of Year ACCOUNTING STATEMENTS - Year ended 31st DECEMBER 2024

RESTRICTED (ERF) FUND: Receipt & Payment Details

ERF (Emergency Repair Fund) -

RECEIPTS

<u>2023</u>			<u>2024</u>	
£			£	
5,080.00	5,080	Agreed minimum transfer in	5,080	5,080.00
4,000.00	4,000	Additional Transfer In	4,000	4,000.00
£9,080.00	£9,080	TOTAL RECEIPTS:	£9,080	£9,080.00

PAYMENTS

2,712.14	2,712	Major Maintenance of various Properties	0	0.00
1,360.00	1,360	Residents Carpark area	20,953	20,953.16
67,386.74	67,387	Purchase and Installation of Secondary Window Units	0	0.00
£71,458.88	£71,459	TOTAL PAYMENTS:	£20,953	£20,953.16

Fund Balance

-(62,378.88)	-(62,379)	Surplus / (Deficit) for year	-(11,873)	-(11,873)
112,519.12	112,519	Fund total last year end	50,140	50,140.24
£50,140.24	£50,140	Fund total this year end	£38,267	£38,267.08

ERF (Extraordinary Repair Fund) -

The Trustees shall establish and maintain a reserve fund, to be entitled Extraordinary Repair Fund, for the purpose of providing for the extraordinary repair, improvements or rebuilding of the Almshouses belonging to the Charity.

SIR JOHN PORT AND JOHN OSBORNE ALMSHOUSES
Registered Charity Number 1188360

NOTES TO THE ACCOUNTS

1. ACCOUNTING POLICIES

(a) Basis of Accounting

The Trustees have chosen to prepare the accounts on a Receipts and Payments Basis

(b) Housing, Land and Buildings

Sir John Port and John Osborne Almshouses were constructed in the seventeenth century and there is no record of the original cost. The Housing Land and Buildings costs relates to improvements carried out since 1987, less a Housing Corporation grant, and a grant from English Heritage Historic Buildings and Movements Commission.

appendix

**Independent examiner's report to the trustees of the Sir John Port
and John Osbourne Almshouse Trust**

I report to the trustees on my examination of the accounts of the Sir John Port and John Osbourne Almshouse Trust ('the Trust') for the year ended 31 December 2024.

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 all 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 in connection with the examination giving me cause to believe that in any material respect:

1. accounting records were not kept in respect of the Trust as required by section 130 of the Act; or
2. the accounts do not accord with those records.

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.

Signed: *P Rayment*

Name: Paul Ian Rayment

Relevant professional qualification or membership of professional bodies (if any): None

Address: 4 Oaklands Road, Etwall, Derbyshire DE65 6JJ

Date: 13.7.25

SIR JOHN PORT AND JOHN OSBOURNE ALMSHOUSES

England & Wales - Charity number 1188360

Accounts

SIR JOHN PORT
AND JOHN OSBORNE ALMSHOUSES
ETWALL - DERBYSHIRE

Registered C.I.O. Charity Number 1188360

ANNUAL ACCOUNTS AND REPORTS

Prepared on a Receipts and Payments Basis

FOR THE YEAR ENDED

31-Dec-2023

PREPARED BY THE TREASURER
ON BEHALF OF THE TRUSTEES

INDEPENDENT EXAMINATION BY

Mr. Paul Rayment

SIR JOHN PORT AND JOHN OSBORNE ALMSHOUSES

Registered Charity Number 1188360

ANNUAL RECEIPTS & PAYMENTS ACCOUNTS AND REPORTS

FOR THE YEAR ENDED 31st DECEMBER 2023

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SIR JOHN PORT AND JOHN OSBORNE ALMSHOUSES
Registered Charity Number 1188360

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Legal and Administrative Information:

Charity name: Sir John Port and John Osborne Almshouses

Registered charity number: 1188360

For the financial year beginning on 01-Jan-2023
and ending on 31-Dec-2023

Charity's principle address
2 Hollies Court
Egginton Road
Etwall
DERBYSHIRE
DE65 6NP

Names of Charity Trustees:

Representing

Mr B Sargent (Chairman)	National Farmers' Union (until 27/04/23)
Mrs A Faulkner - from 27/04/23	National Farmers' Union (from 27/04/23)
Mrs J Newton	
Mr J Wilton	Repton School
Mr N B Ireland (Treasurer)	Etwall Parish Council
Mr B Payton - until 30/03/23	Etwall Parish Council
Mr D Muller	South Derbyshire District Council
vacant	Derbyshire County Council
Mr A Gamon	
Mr W Skinner	

Clerk to the Trustees: Mrs H Simpkin

Bankers: Caf Bank Ltd. 25, Kings Hill Avenue, West Malling, KENT, ME19 4JQ
Virgin Money Plc: Jubilee House, Gosforth, Newcastle upon Tyne, NE3 4PL

Investments: M&G Charity Multi Asset Fund
M&G Securities Ltd, PO Box 9038, Chelmsford, CM99 2XF

Description of charities Governing Documents:

Governing documents: Charity No. 1188360 The Foundation Constitution of 5th March 2020.

Objects of the Charity: Almshouses providing accommodation for vulnerable and elderly persons.

Advisors Almshouse Association

Independent Examiner Mr P Rayment

Objectives, Activities and Achievements

This Charity, now a CIO, continues to be a member of the Almshouse Association, managing a Grade 2* listed building, operating within Derbyshire, and whose objective is to provide independent living accommodation within its 10 properties.

The Trustees continue to aim to ensure, through good governance, that the aims and objectives of the Trust are achieved and fully comply with their duty, as described in section 17(5) of the Charities Act 2011, having due regard to the Charity Commission's public benefit when exercising any powers or duties.

Work on the outstanding internal general maintenance and improvements to the properties continues, together with discussions, and selection of Architects to carry out next Quinquennial Inspection held.

This year saw the trustees say goodbye to one of our residents who had been with us for many years but we also welcomed three new residents, into three properties that changed occupants.

This change of occupants did however provide the opportunity to undertake some of the improvements that are best undertaken when properties are empty.

The residents have begun to reap the benefits of the installation of the secondary glazing and together with the freeze on level of Maintenance Contributions for this year, have thanked the Trustees for helping to reduce the effect of the large increase in cost of living that has affected all.

After a slow process from the Charities bank in setting up new accounts to satisfy the Charity Commission, the old accounts are still in use, but expected to close early next year.

Since gaining planning approval for the creation of a car parking area the Trustees are now seeking quotations for the first stages of the work, planned to begin in the new year. It is hoped that next year will see significant progress on this project.

After further discussions with the residents, who have now decided a preference for 'Vouchers' in lieu of Christmas hampers, the vouchers were distributed by Trustees.

Work began on updating the Charities Handbook with all trustees participating in deciding its format and content.

This year has seen changes to the Trustees.

Mr Payton who ceased to be a Parish Councillor decided to retire his trustee position, and Mr Sargent who having retired from Farming, introduced Mrs Anne Faulkner, another local Farmer who agreed to become a trustee and represent the National Farmers Union, with Mr Sargent agreeing to continue as a trustee.

Mr Wilton our representative from Repton school announced he would be replaced shortly.

Mr Payton was thanked by all fellow trustees for his 6 years as a trustee and the work he had undertaken during that time.

Finance:

The Charity's accounts continue to be prepared on a Receipts and Payments basis, and once again the Charity has retained the services of Mr. Paul Rayment to examine them.

With world unrest during 2022, continuing into 2023, the initial result causing a nett reduction in the value of the investments, 2023 eventually saw interest rates increase, turning last years loss of 3% to a gain of 2%.

However it is worrying that from an investment point of view, interest rates towards the year end began falling once again.

It is expected that next year will see a significant expenditure on the Car Parking requirement and undertaking work as a result of a Quinquennial Inspection report.

Declaration

The Trustees have approved these Annual accounts and Report.

Signature B. Sargent on behalf of the Trustees.

Full name BARRY SARGENT

Position CHAIRMAN OF TRUSTEES

Date 13/6/24

End of Year R & P ACCOUNTING STATEMENT - Year ended 31st DECEMBER 2023

<u>2022</u>	RECEIPTS	<u>2023</u>
£		£
	<u>Gifts, Donations and other Voluntary Receipts:</u>	
1,500	Expendable Endowment (from Repton School)	750
4,467	Donations	700
	<u>Receipts earned from Assets:</u>	
46,776	Maintenance Contributions	46,141
762	Allotment & Storage Hut Rents	365
	<u>Other Receipts:</u>	
673	Bank Interest (less Charges)	1,603
0	Miscellaneous Receipts	0
<u>£54,178</u>	<u>TOTAL RECEIPTS:</u>	<u>£49,559</u>
	PAYMENTS	
	<u>Goods/Services provided to beneficiaries:</u>	
1,177	Communal Lighting	2,670
915	Charitable Activities	960
8,889	General Maintenance, Renewals and Servicing	8,200
1,560	Expenditure from CM Fund	6,000
6,894	Expenditure from ER Fund	71,459
	<u>Management and Administration:</u>	
2,166	Insurance	2,563
8,356	Clerk's Fee	11,637
1,070	Sundry Expenses	1,449
13	Professional Expenses (Charity Incorporation)	1,962
	<u>Other Payments:</u>	
0	Donations	0
5,721	Costs against Sundials	0
60	Costs against Empty Properties	0
<u>£36,822</u>	<u>TOTAL PAYMENTS</u>	<u>£106,900</u>
247,041	Balance B/F @ Jan 1st	264,397
54,178	Plus Receipts	49,559
<u>301,219</u>		<u>313,955</u>
36,822	Minus Payments	106,900
<u>£264,396</u>	Balance C/F at Dec 31st	<u>£207,055</u>
	These cumulative funds are represented by:	
34,154	Sum of CafCash accounts	22,154
131,793	Sum of CafGold accounts	85,896
98,449	Virgin account	99,005
<u>£264,397</u>	<u>Sub Total:</u>	<u>£207,055</u>
0	Less Unpresented Cheques	0
0	Plus Unbanked Receipts	0
<u>£264,397</u>	<u>TOTAL</u>	<u>£207,055</u>

End of Year ACCOUNTING STATEMENTS continued - Year ended 31st DECEMBER 2023

INVESTMENTS

1543.893 Accumulation Shares held in the M&G Charity Multi Asset Fund

Market Value:

<u>2022</u>		<u>2023</u>
161,651	At 1st January	162,928
6,010	Additions (reinvested dividends)	6,605
0	Additional Investment (Share purchases)	0
0	Shares sold (Investment loss)	0
-(4,733)	Net Investment gain / (loss)	3,510
<u><u>£162,928</u></u>	At 31st December	<u><u>£173,044</u></u>

SUMMARY OF DESIGNATED RESERVES

After the completion of the Sundial Re-Instatement Fund, the Charity currently now has 2 Reserve Funds.

<u>2022</u>	As of 31st December these Funds account for the following amounts from the total of the Charities available funds.	<u>2023</u>
123,747	Cyclic Maintenance Fund (CMF)	126,057
110,333	Emergency Repair Fund (ERF)	50,140
2,180	Sundial Re-instatement Fund FUND CLOSED	0
<u><u>£236,261</u></u>	TOTAL amount of allocated funding:	<u><u>£176,198</u></u>

ASSETS

Housing, Land & Buildings **(Note 1(b) page 9)**

Valuation as at 14/07/03 = £ 1.17M

Note: These assets are not realizable. Valuation figures are for insurance purposes only.

End of Year ACCOUNTING STATEMENTS - Year ended 31st DECEMBER 2023

UNRESTRICTED (CMF) FUND: Receipts & Payment Details

CMF (Cyclic Maintenance Fund) -

RECEIPTS

<u>2022</u> £		<u>2023</u> £
8,310	Agreed minimum transfer in	8,310
0	Additional transfer in	0
<u>£8,310</u>	<u>TOTAL RECEIPTS:</u>	<u>£8,310</u>

PAYMENTS

1,560	General Maintenance of various Properties	0
0	Quinquennial Inspection Report	6,000
<u>£ 1,560</u>	<u>TOTAL PAYMENTS:</u>	<u>£6,000</u>

Fund Balance

6,750	Surplus / (Deficit) for year	2,310
116,997	Fund total last year end	123,747
<u>£123,747</u>	Fund total this year end	<u>£126,057</u>

CMF (Cyclic Maintenance Fund) -

The trustees may establish and maintain a reserve fund, to be entitled Cyclic Maintenance Fund, for the purpose of providing for those items of ordinary maintenance and repair of the Almshouses belonging to the Charity which recur at infrequent intervals.

End of Year ACCOUNTING STATEMENTS - Year ended 31st DECEMBER 2023

RESTRICTED (ERF) FUND: Receipt & Payment Details

ERF (Emergency Repair Fund) -

RECEIPTS

<u>2022</u>		<u>2023</u>
£		£
5,080	Agreed minimum transfer in	5,080
4,000	Additional Transfer In	4,000
<u>£9,080</u>	<u>TOTAL RECEIPTS:</u>	<u>£9,080</u>

PAYMENTS

6,120	Major Maintenance of various Properties	2,712
774	Preparations for Car Parking & Vehicle Charging facilities	1,360
0	Purchase and Installation of Secondary Window Units	67,387
<u>£6,894</u>	<u>TOTAL PAYMENTS:</u>	<u>£71,459</u>

Fund Balance

2,186	Surplus / (Deficit) for year	-(62,379)
110,333	Fund total last year end	112,519
<u>£112,519</u>	Fund total this year end	<u>£50,140</u>

ERF (Extraordinary Repair Fund) -

The Trustees shall establish and maintain a reserve fund, to be entitled Extraordinary Repair Fund, for the purpose of providing for the extraordinary repair, improvements or rebuilding of the Almshouses belonging to the Charity.

End of Year ACCOUNTING STATEMENTS - Year ended 31st DECEMBER 2023

SUNDIAL RE-INSTatement FUND: (restricted)

This Fund, set up in 2019, is specifically intended for the re-instatement of 2 Sundials at the front of the Almshouses on Chimneys either side of the Pedimented Archway

RECEIPTS

<u>2022</u>		<u>2023</u>
£		£
40	Anonymous Donation	0
500	Donation from R & J Newton	0
500	Donation from Etwall Community Project	0
2,949	Grant from South Derbyshire District Council	0
478	Donation from Derbyshire Archaeological Society	0
£4,467	TOTAL RECEIPTS:	£0

PAYMENTS

4,878	Balance of cost of Sundials	0
272	Plaque manufacture & fixing	0
542	Unveiling day expenses	0
	PROJECT COMPLETE - Remaining Funds	
	Transferred back to General Fund	2,180
£ 5,691	TOTAL PAYMENTS:	£2,180

Fund Balance

-(1,225)	Surplus / (Deficit) for year	-(2,180)
3405	Fund total last year end	2,180
£2,180	Fund total this year end	£0

FUND CLOSED

NOTES TO THE ACCOUNTS

1. ACCOUNTING POLICIES

(a) Basis of Accounting

The Trustees have chosen to prepare the accounts on a Receipts and Payments Basis

(b) Housing, Land and Buildings

Sir John Port and John Osborne Almshouses were constructed in the seventeenth century and there is no record of the original cost. The Housing Land and Buildings costs relates to improvements carried out since 1987, less a Housing Corporation grant, and a grant from English Heritage Historic Buildings and Movements Commission.

Appendix:

Independent examiner's report to the trustees of the Sir John Port and John Osbourne Almshouse Trust

I report to the trustees on my examination of the accounts of the Sir John Port and John Osbourne Almshouse Trust ('the Trust') for the year ended 31 December 2023.

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 all 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 in connection with the examination giving me cause to believe that in any material respect:

1. accounting records were not kept in respect of the Trust as required by section 130 of the Act; or
2. the accounts do not accord with those records.

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.

Signed: *P. Rayment*

Name: Paul Ian Rayment

Relevant professional qualification or membership of professional bodies (if any): None

Address: 4 Oaklands Road, Etwall, Derbyshire DE65 6JJ

Date: *3.6.24*

SIR JOHN PORT AND JOHN OSBOURNE ALMSHOUSES

England & Wales - Charity number 1188360

Accounts

SIR JOHN PORT
AND JOHN OSBORNE ALMSHOUSES
ETWALL - DERBYSHIRE

(Registered Charity Number 214906)

and

(Registered C.I.O. Charity Number 1188360)

ANNUAL ACCOUNTS AND REPORTS

Prepared on a Receipts and Payments Basis

FOR THE YEAR ENDED

31-Dec-2022

PREPARED BY THE TREASURER
ON BEHALF OF THE TRUSTEES

INDEPENDENT EXAMINATION BY

Mr. Paul Rayment

SIR JOHN PORT AND JOHN OSBORNE ALMSHOUSES

Registered Charity Numbers 214906 and 1188360

**NOTE:- THE GENERAL VESTING DECLARATION, merging the assets of
Unincorporated Charity No. 214906 with C.I.O. Charity 1188360
was made on September 12th 2022.**

**THE FOLLOWING ANNUAL RECEIPTS & PAYMENTS ACCOUNTS AND REPORTS
ARE THEREFORE APPLICABLE TO BOTH THESE CHARITIES**

ANNUAL RECEIPTS & PAYMENTS ACCOUNTS AND REPORTS

FOR THE YEAR ENDED 31st DECEMBER 2022

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SIR JOHN PORT AND JOHN OSBORNE ALMSHOUSES
Registered Charity Numbers 214906 and 1188360

Legal and Administrative Information:

Charity name: Sir John Port and John Osborne Almshouses

Registered charity numbers: **214906**
1188360

NOTE: Charity No. 214906 was dissolved on 30th March 2023.

For the financial year beginning on 01-Jan-2022
and ending on 31-Dec-2022

Charity's principle address 2 Hollies Court
Egginton Road
Etwall
DERBYSHIRE
DE65 6NP

Names of Charity Trustees:

Appointing body:
(for Charity 214906)

Mr B Sargent	(Chairman)	National Farmers' Union
Mrs J Newton		Repton School
Mr J Wilton		Repton School
Mr N B Ireland	(Treasurer)	Etwall Parish Council
Mr B Payton		Etwall Parish Council
Mr D Muller		South Derbyshire District Council
vacant		Derbyshire County Council
Mr A Gamon		Co-opted by Appointed Trustees
Mr W Skinner		Co-opted by Appointed Trustees

Clerk to the Trustees: Mrs H Simpkin

Bankers: Caf Bank Ltd. 25, Kings Hill Avenue, West Malling, KENT, ME19 4JQ
Virgin Money Plc: Jubilee House, Gosforth, Newcastle upon Tyne, NE3 4PL

Investments: M&G Charity Multi Asset Fund
M&G Securities Ltd, PO Box 9038, Chelmsford, CM99 2XF

Description of charities Governing Documents:

Governing documents:	Charity No. 214906	Scheme of 13th April 1983
	Charity No. 1188360	The Foundation Constitution of 5th March 2020.

Objects of Charity 214906: To administer 10 Almshouses in the Village of Etwall
known as Sir John Port and John Osborne Almshouses

Objects of Charity 1188360: Almshouses providing accommodation for vulnerable and elderly persons.

Advisors Almshouse Association

Independent Examiner Mr P Rayment

Objectives, Activities and Achievements

This Charity continues to be a member of the Almshouse Association, managing a Grade 2* listed building, operating within Derbyshire, and whose objective is to provide independent living accommodation within its 10 properties.

The Trustees aim to ensure through good governance that the aims and objectives of the Trust are achieved, and fully comply with their duty, as described in section 17(5) of the Charities Act 2011, having due regard to the Charity Commission's public benefit when exercising any powers or duties.

As Covid restrictions gradually receded, the task of catching up on the outstanding internal general maintenance and improvements to the properties began to take place, including further shower installations and kitchen improvements, although there was a constant need to be aware that the Almshouses were mainly occupied by 'vulnerable' residents.

The Trustees agreed to offer a few hours of work a week to a student prepared to keep on top of some of the garden tidying tasks around the frontage of the properties.

After completion of the work required to offer another property for use by a suitable occupant, the Trustees welcomed another new resident.

The Charity continues its endeavour to make a positive difference to its beneficiaries by providing good quality housing at a cost below market level, and responding to personal needs wherever possible.

The Trustees have continued the task of changing from its current status of an Unincorporated Charity to that of a C.I.O. (Charitable Incorporated Organisation), hampered, by multiple changes to the staff at the solicitors tasked with our project, coupled with problems relating to the registration of the transfer of the ownership of the Almshouses from the Unincorporated Charity to the C.I.O., (including the removal of an obsolete registered charge), and compounded by a lengthy delay on the part of the Land Registry caused by an exceptional backlog of work.

The one task the solicitors carried out promptly, was to register the new C.I.O. with the Charity Commission before the Trustees were in a position to undertake the change, due to the rather slow progress made by the Charities Banks in ensuring the correct accounts were in place, resulting in a need to record no separate accounts for the C.I.O. for year 2021 and again for this year, 2022.

The sudden and extremely large increases in Utility Bills, combined with the additional cost of living rise, led the Trustees to take the decision to freeze the level of Maintenance Contributions this year and further, to commit to the installation of secondary glazing in all the properties ASAP, a task that the Trustees had originally hoped could be installed in a number of stages, as the existing leaded windows and their individual shapes made this a task for a specialist installer.

The installation of the sundials onto the chimneys progressed nicely and the planned dedication ceremony by the Chaplain of Repton School took place on a lovely sunny day in front of the public of Etwall, the Residents, Trustees, Chief Executive and members of the District Council, representatives of the organisations who had donated towards the cost the sundials, and the manufacturers, whilst being entertained by members of the John Port School Band, and by coinciding with the late Queen's Jubilee Celebrations had additional decorations for the residents,

The Trustees have also agreed to begin the process of creating some off site parking, and after an initial discussion with planning officers, instructed architects to prepare the necessary plans including a Heritage Report, for submission to the local planning authority.

After discussions with the residents regarding resuming the annual luncheon, the unanimous decision was that the preference was for the Xmas hampers, so the trustees agreed to continue with the hampers.

Finance:

The Charity's accounts continue to be prepared on a Receipts and Payments basis, and once again the Charity has retained the services of Mr. Paul Rayment to examine them.

Although the investments benefited from a 13% valuation increase in 2021, that gain was not to be repeated in 2022. With the stock markets affected by the war in Ukraine, the valuation of our investments dropped significantly over the 2nd and 3rd quarters.

As interest rates rose towards the end of the year, and a recovery of stock markets began, the gains in the last quarter managed to rescue the investments which finally, at the end of the year, resulted in a slight (0.7%), increase in value over the year, this despite the reinvested dividends showing an increase of almost 28% on last year.

Interest rate rises also began to provide improved amounts of interest from CafBank and Virgin Money accounts.

Declaration

The Trustees have approved these Annual accounts and Report.

Signature B. Sargent on behalf of the Trustees.

Full name BARRY SARGENT

Position CHAIRMAN OF TRUSTEES

Date 27/4/23

SIR JOHN PORT AND JOHN OSBORNE ALMSHOUSES
Registered Charity Numbers 214906 and 1188360

End of Year R & P ACCOUNTING STATEMENT - Year ended 31st DECEMBER 2022

<u>2021</u>	RECEIPTS	<u>2022</u>
£		£
	<u>Gifts, Donations and other Voluntary Receipts:</u>	
1,500	Expendable Endowment (from Repton School)	1,500
545	Donations / Grants towards Sundials	4,467
	<u>Receipts earned from Assets:</u>	
47,354	Maintenance Contributions	46,776
190	Allotment & Storage Hut Rents	762
	<u>Other Receipts:</u>	
42	Bank Interest (less Charges)	673
11	Miscellaneous Receipts	0
<u>£49,643</u>	<u>TOTAL RECEIPTS:</u>	<u>£54,178</u>
	PAYMENTS	
	<u>Goods/Services provided to beneficiaries:</u>	
626	Communal Lighting	1,177
798	Charitable Activities	915
2,579	General Maintenance, Renewals and Servicing	8,889
0	Expenditure from CM Fund	1,560
3,341	Expenditure from ER Fund	6,894
	<u>Management and Administration:</u>	
2,006	Insurance	2,166
7,744	Clerk's Fee	8,356
675	Sundry Expenses	1,070
0	Professional Expenses (Charity Incorporation)	13
	<u>Other Payments:</u>	
0	Donations	0
2,000	Costs against Sundials	5,721
0	Costs against Empty Properties	60
<u>£19,769</u>	<u>TOTAL PAYMENTS</u>	<u>£36,822</u>
217,167	Balance B/F @ Jan 1st	247,041
49,643	Plus Receipts	54,178
266,811		301,219
19,769	Minus Payments	36,822
<u>£247,041</u>	Balance C/F at Dec 31st	<u>£264,397</u>
	These cumulative funds are represented by:	
67,522	CafCash account	34,154
81,328	CafGold account	131,793
98,191	Virgin account	98,449
<u>£247,041</u>	Sub Total:	<u>£264,397</u>
0	Less Unpresented Cheques	0
0	Plus Unbanked Receipts	0
<u>£247,041</u>	TOTAL	<u>£264,397</u>

End of Year ACCOUNTING STATEMENTS continued - Year ended 31st DECEMBER 2022

INVESTMENTS

1543.893 Accumulation Shares held in the M&G Charity Multi Asset Fund

Market Value:

<u>2021</u>		<u>2022</u>
142,834	At 1st January	161,651
4,703	Additions (reinvested dividends)	6,010
0	Additional Investment (Share purchases)	0
0	Shares sold (Investment loss)	0
14,114	Net Investment gain / (loss)	-(4,733)
£161,651	At 31st December	£162,928

SUMMARY OF DESIGNATED RESERVES

The Charity currently has 3 Reserve Funds.

<u>2021</u>	As of 31st December these Funds account for the following amounts from the total of the Charities available funds.	<u>2022</u>
116,997	Cyclic Maintenance Fund (CMF)	123,747
108,147	Emergency Repair Fund (ERF)	110,333
3,405	Sundial Re-instatement Fund	2,180
£228,549	TOTAL amount of allocated funding:	£236,261

ASSETS

Housing, Land & Buildings **(Note 1(b) page 9)** Valuation as at 14/07/03 = £ 1.17M

Note: These assets are not realizable. Valuation figures are for insurance purposes only.

End of Year ACCOUNTING STATEMENTS - Year ended 31st DECEMBER 2022

UNRESTRICTED (CMF) FUND: Receipts & Payment Details

CMF (Cyclic Maintenance Fund) -

RECEIPTS

<u>2021</u> £		<u>2022</u> £
8,310	Recommended minimum transfer in	8,310
0	Additional transfer in	0
<u>£8,310</u>	<u>TOTAL RECEIPTS:</u>	<u>£8,310</u>

PAYMENTS

0	General Maintenance of various Properties	1,560
<u>£ 0</u>	<u>TOTAL PAYMENTS:</u>	<u>£1,560</u>
<u>Fund Balance</u>		
8,310	Surplus / (Deficit) for year	6,750
108,687	Fund total last year end	116,997
<u>£116,997</u>	Fund total this year end	<u>£123,747</u>

CMF (Cyclic Maintenance Fund) -

The trustees may establish and maintain a reserve fund, to be entitled Cyclic Maintenance Fund, for the purpose of providing for those items of ordinary maintenance and repair of the Almshouses belonging to the Charity which recur at infrequent intervals.

End of Year ACCOUNTING STATEMENTS - Year ended 31st DECEMBER 2022

RESTRICTED (ERF) FUND: Receipt & Payment Details

ERF (Emergency Repair Fund) -

RECEIPTS

<u>2021</u>		<u>2022</u>
£		£
5,080	Recommended minimum transfer in	5,080.00
4,703	Additional Transfer In	4,000.00
<u>£9,783</u>	<u>TOTAL RECEIPTS:</u>	<u>£9,080.00</u>

PAYMENTS

2,261	Major Maintenance of various Properties	6,120.00
1,080	Preparations for Car Parking & Vehicle Charging facilities	774.00
<u>£3,341</u>	<u>TOTAL PAYMENTS:</u>	<u>£6,894.00</u>
<u>Fund Balance</u>		
6,441	Surplus / (Deficit) for year	2,186
101,706	Fund total last year end	108,147
<u>£108,147</u>	Fund total this year end	<u>£110,333</u>

ERF (Extraordinary Repair Fund) -

The Trustees shall establish and maintain a reserve fund, to be entitled Extraordinary Repair Fund, for the purpose of providing for the extraordinary repair, improvements or rebuilding of the Almshouses belonging to the Charity.

End of Year ACCOUNTING STATEMENTS - Year ended 31st DECEMBER 2022

SUNDIAL RE-INSTatement FUND: (restricted)

This Fund, set up in 2019, is specifically intended for the re-instatement of 2 Sundials at the front of the Almshouses on Chimneys either side of the Pedimented Archway

RECEIPTS

<u>2021</u>		<u>2022</u>
£		£
45	Anonymous Donation	40
0	Donation from R & J Newton	500
500	Repton School - Sale of Goods	0
0	Donation from Etwall Community Project	500
0	Grant from South Derbyshire District Council	2,949
	Donation from Derbyshire Archaeological Society	478
<hr/> £545 <hr/>	<u>TOTAL RECEIPTS:</u>	<hr/> £4,467 <hr/>

PAYMENTS

2000	Deposit for Sundials	0
0	Balance of cost of Sundials	4,878
0	Plaque manufacture & fixing	272
0	Unveiling day expenses	542
<hr/> £ 2,000 <hr/>	<u>TOTAL PAYMENTS:</u>	<hr/> £5,691 <hr/>

Fund Balance

-(1,455)	Surplus / (Deficit) for year	-(1,225)
4860	Fund total last year end	3,405
<hr/> <hr/> £ 3,405 <hr/> <hr/>	Fund total this year end	<hr/> <hr/> £2,180 <hr/> <hr/>

NOTES TO THE ACCOUNTS

1. ACCOUNTING POLICIES

(a) Basis of Accounting

The Trustees have chosen to prepare the accounts on a Receipts and Payments Basis

(b) Housing, Land and Buildings

Sir John Port and John Osborne Almshouses were constructed in the seventeenth century and there is no record of the original cost. The Housing Land and Buildings costs relates to improvements carried out since 1987, less a Housing Corporation grant, and a grant from English Heritage Historic Buildings and Movements Commission.

Independent examiner's report to the trustees of the Sir John Port and John Osbourne Almshouse Trust

I report to the trustees on my examination of the accounts of the Sir John Port and John Osbourne Almshouse Trust ('the Trust') for the year ended 31 December 2022.

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 all 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 in connection with the examination giving me cause to believe that in any material respect:

1. accounting records were not kept in respect of the Trust as required by section 130 of the Act; or
 2. the accounts do not accord with those records.
-

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.

Signed: 

Name: Paul Ian Rayment

Relevant professional qualification or membership of professional bodies (if any): None

Address: 4 Oaklands Road, Etwell, Derbyshire DE65 6JJ

Date: 16.5.23

SIR JOHN PORT AND JOHN OSBOURNE ALMSHOUSES

England & Wales - Charity number 1188360

Accounts

SIR JOHN PORT
AND JOHN OSBORNE ALMSHOUSES
ETWALL - DERBYSHIRE
(Registered Charity Number 214906)

ANNUAL ACCOUNTS AND REPORTS
Prepared on a Receipts and Payments Basis
FOR THE YEAR ENDED
31-Dec-2021

PREPARED BY THE TREASURER
ON BEHALF OF THE TRUSTEES

INDEPENDENT EXAMINATION BY
Mr. Paul Rayment

SIR JOHN PORT AND JOHN OSBORNE ALMSHOUSES (Registered Charity Number 214906)

ANNUAL RECEIPTS & PAYMENTS ACCOUNTS AND REPORTS

FOR THE YEAR ENDED 31 DECEMBER 2021

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INDEPENDENT EXAMINER'S REPORT

Appendix

including:
Respective Responsibilities of Trustees and Examiner
Basis of Independent Examiner's Report
and
Independent Examiner's Statement

SIR JOHN PORT AND JOHN OSBORNE ALMSHOUSES (Registered Charity Number 214906)**Legal and Administrative Information:**

Charity name: Sir John Port and John Osborne Almshouses

Registered charity number: 214906

**For the financial year beginning on
and ending on** 01-Jan-2021
31-Dec-2021

Charity's principle address 2 Hollies Court
Egginton Road
Etwall
DERBYSHIRE
DE65 6NP

Names of Charity Trustees:

Mr B Sargent (Chairman)
Mrs J Newton
Mr J Wilton
Mr N B Ireland (Treasurer)
Mr B Payton
Mr D Muller
vacant
Mr A Gamon
Mr W Skinner

Appointing body:

National Farmers' Union
Repton School
Repton School
Etwall Parish Council
Etwall Parish Council
South Derbyshire District Council
Derbyshire County Council
Co-opted by Appointed Trustees
Co-opted by Appointed Trustees

Clerk to the Trustees: Mrs H Simpkin

Bankers: Caf Bank Ltd. 25 Kings Hill Avenue, West Malling,
KENT, ME19 4JQ
Virgin Money Plc: Jubilee House, Gosforth,
Newcastle upon Tyne, NE3 4PL

Investments: M&G Charity Multi Asset Fund

M & G Securities Ltd.
PO Box 9038
Chelmsford
CM99 2XF

Description of charity's trusts:

Governing document: Trust Deed of 13th April 1983

Objects of the charity: To administer 10 Almshouses in the Village of Etwall
known as Sir John Port and John Osborne Almshouses

Advisors Almshouse Association

Independent Examiner Mr P Rayment

SIR JOHN PORT AND JOHN OSBORNE ALMSHOUSES (Registered Charity Number 214906)

Objectives, Activities and Achievements

This Charity is a member of the Almshouse Association, managing a Grade 2* listed building, operating within Derbyshire, and whose objective is to provide independent living accommodation within its 10 properties.

The Trustees aim to ensure through good governance that the aims and objectives of the Trust are achieved, and fully comply with their duty, as described in section 17(5) of the Charities Act 2011, having due regard to the Charity Commission's public benefit when exercising any powers or duties.

Although the Trustees persevered with the tasks of general maintenance and improvements to the properties, Covid having a big influence in the speed at which this could be carried out, so much of the work was delayed and it was accepted that any targets would be difficult to achieve until Covid restrictions were relaxed.

The Trustees welcomed a new resident after the work to refurbish the empty property was finally complete but unfortunately another resident decided to move away, the decision influenced partly by Covid.

Once again the annual luncheon for the residents was not possible and was substituted with Christmas hampers, which residents appear to find preferable.

The Charity is still continuing the change to being a CIO (Charity Incorporated Organisation), but has been let down by the speed of the solicitors in sorting out an issue which is preventing completion.

The Charity continues its endeavour to make a positive difference to its beneficiaries by providing good quality housing at a cost below market level.

Wherever possible the quality of the housing stock continues to be maintained from a list of tried and tested contractors, and by use of the 'Trusted Traders' listing provided by the County Council, whilst continuing to be sympathetic to the age and character of the building.

The Charity also continues to strive to upgrade its properties as the opportunity arises, but as major improvements inevitably require a vacant property to achieve it, progress can be slow.

The Trustees are very pleased with the support of the church clock making company to hold their price on the manufacture and installation of the replacement sundials, and towards the end of the year confirmed the work by paying a deposit.

As the Covid situation during the year once again prevented the village fundraising activities taking place, funding for this project is proving to be very slow in progressing. However an application for funding, made towards the end of the year to the District Council is looking hopeful.

The Trustee body, unfortunately, still had no representative from the County Council.

Towards the end of the year the Trustees began a review of how much of its Garden area was in use by the residents and how much could be offered to local residents as "cultivation plots", in order to assist with keeping the area tidy, in addition it was also agreed to consider an area which could be used as on-site parking to improve access for emergency services and overcome some of the problems of off-site parking for residents as off-site parking is at a premium, with pupils and staff of John Port School located next door.

SIR JOHN PORT AND JOHN OSBORNE ALMSHOUSES (Registered Charity Number 214906)**Finance:**

The Charity's accounts continue to be prepared on a Receipts and Payments basis, and once again the Charity has retained the services of Mr. Paul Rayment to examine them.

Although bank interest rates fell to an all time low, resulting in income from this source being less than 10% of that last year, and less than 6% of that in 2019, the investment dividends showed significant recovery, realising 84% of the 2019 amount, a 52% increase on last years very poor figure.

The final result for the investments is that after reinvesting the dividends they are currently showing a 10% increase in value from the pre Covid figure of Dec 2019

Declaration

The Trustees have approved these Annual accounts and Report.

Signature

B. Sargent

on behalf of the Trustees.

Full name

BARRY SARGENT

Position

CHAIRMAN OF TRUSTEES

Date

29/4/22

End of Year R & P ACCOUNTING STATEMENT - Year ended 31 DECEMBER 2021

<u>2020</u>	RECEIPTS	<u>2021</u>
£		£
	<u>Gifts, Donations and other Voluntary Receipts:</u>	
1,500	Expendable Endowment (from Repton School)	1,500
0	Donations	0
1,000	Donations towards Sundials	545
	<u>Receipts earned from Assets:</u>	
47,178	Maintenance Contributions	47,354
465	Bank Interest (less charges)	42
196	Allotment & Storage Hut Rents	190
	<u>Other Receipts:</u>	
0	Miscellaneous Receipts	11
50,338	TOTAL RECEIPTS:	49,643
	PAYMENTS	
	<u>Goods/Services provided to beneficiaries:</u>	
724	Communal Lighting	626
835	Charitable Activities	798
6,945	General Repairs, Renewals and Servicing	2,579
0	Expenditure from CM Fund	0
11,293	Expenditure from ER Fund	3,341
	<u>Management and Administration:</u>	
1,956	Insurance	2,006
7,180	Clerk's Fee	7,744
1,397	Sundry Expenses	675
1,795	Professional Expenses (Charity Incorporation)	0
	<u>Other Payments:</u>	
0	Donations	0
0	Costs against Sundials	2,000
425	Costs against Empty Properties	0
32,550	TOTAL PAYMENTS	19,769
199,757	Balance B/F @ Jan 1st	217,167
50,338	Plus Receipts	49,643
250,096		266,811
32,550	Minus Payments	19,769
217,546	Balance C/F at Dec 31st	247,041
	These cumulative funds are represented by:	
37,786	CafCash account	67,522
81,320	CafGold account	81,328
98,061	Virgin account	98,191
217,167	Sub Total:	247,041
0	Less Unpresented Cheques	0
0	Plus Unbanked Receipts	0
217,167	TOTAL	247,041

SIR JOHN PORT AND JOHN OSBORNE ALMSHOUSES (Registered Charity Number 214906)**End of Year ACCOUNTING STATEMENTS continued - Year ended 31 DECEMBER 2021****INVESTMENTS**

1543.893 Accumulation Shares held in the M&G Charity Multi Asset Fund

Market Value:

<u>2020</u>		<u>2021</u>
147,529	At 1st January	142,834
3,089	Additions (reinvested dividends)	4,703
0	Additional Investment (Share purchases)	0
0	Shares sold (Investment loss)	0
-(7,784)	Net Investment gain / (loss)	14,114
<u><u>£142,834</u></u>	At 31st December	<u><u>£161,651</u></u>

DESIGNATED RESERVES

The Charity currently has 3 Reserve Funds.

<u>2020</u>	As of 31st December these Funds account for the following amounts from the total of the Charities available funds.	<u>2021</u>
108,687	Cyclic Maintenance Fund (CMF)	116,997
101,706	Emergency Repair Fund (ERF)	108,147
4,860	Sundial Re-instatement Fund	3,405
<u><u>£215,253</u></u>	TOTAL amount of allocated funding:	<u><u>£228,549</u></u>

ASSETS

Housing, Land & Buildings (Note 1(c) page 9) Valuation as at 14/07/03 = £ 1.17M

Note: These assets are not realizable. Valuation figures are for insurance purposes only.

SIR JOHN PORT AND JOHN OSBORNE ALMSHOUSES (Registered Charity Number 214906)**End of Year ACCOUNTING STATEMENTS - Year ended 31 DECEMBER 2021****UNRESTRICTED (CMF) FUND: Receipts & Payment Details**

CMF (Cyclic Maintenance Fund) -

RECEIPTS

<u>2020</u> £		<u>2021</u> £
8,310	Recommended minimum transfer in	8,310
0	Additional transfer in	0
<u>£8,310</u>	TOTAL RECEIPTS:	<u>£8,310</u>

PAYMENTS

0	Payments from Fund	0
<u>£ 0</u>	TOTAL PAYMENTS:	<u>£0</u>
<u>Fund Balance</u>		
8,310	Surplus / (Deficit) for year	8,310
100,377	Fund total last year end	108,687
<u>£108,687</u>	Fund total this year end	<u>£116,997</u>

CMF (Cyclic Maintenance Fund) -

The trustees may establish and maintain a reserve fund, to be entitled Cyclic Maintenance Fund, for the purpose of providing for those items of ordinary maintenance and repair of the Almshouses belonging to the Charity which recur at infrequent intervals.

SIR JOHN PORT AND JOHN OSBORNE ALMSHOUSES (Registered Charity Number 214906)**End of Year ACCOUNTING STATEMENTS - Year ended 31 DECEMBER 2021****RESTRICTED (ERF) FUND: Receipt & Payment Details**

ERF (Emergency Repair Fund) -

RECEIPTS

<u>2020</u> £		<u>2021</u> £
5,080	Recommended minimum transfer in	5,080
3,089	Transfer In equivalent to Re Invested Share Dividend	4,703
0	Additional Transfer in	0
<u>£8,169</u>	<u>TOTAL RECEIPTS:</u>	<u>£9,783</u>

PAYMENTS

11,293	Refurbishment of various Properties	2,261
	Preparations for Car Parking &	1,080
	Vehicle Charging facilities	
<u>£11,293</u>	<u>TOTAL PAYMENTS:</u>	<u>£3,341</u>
<u>Fund Balance</u>		
-(3,124)	Surplus / (Deficit) for year	6,441
104,830	Fund total last year end	101,706
<u>£101,706</u>	Fund total this year end	<u>£108,147</u>

ERF (Extraordinary Repair Fund) -

The Trustees shall establish and maintain a reserve fund, to be entitled Extraordinary Repair Fund, for the purpose of providing for the extraordinary repair, improvements or rebuilding of the Almshouses belonging to the Charity.

SIR JOHN PORT AND JOHN OSBORNE ALMSHOUSES (Registered Charity Number 214906)**End of Year ACCOUNTING STATEMENTS - Year ended 31 DECEMBER 2021****SUNDIAL RE-INSTATEMENT FUND: (restricted)**

This Fund, set up in 2019, is specifically intended for the re-instatement of 2 Sundials at the front of the Almshouses on Chimneys either side of the Pedimented Archway

RECEIPTS

<u>2020</u>		<u>2021</u>
£		£
2000	Transfer in	0
0	Anonymous Donation	45
0	Repton School - Sale of Goods	500
500	Donation from Etwall Parish Council	0
500	Donation from DCC (Cllr M Ford)	0
<u>£3,000</u>	<u>TOTAL RECEIPTS:</u>	<u>£545</u>

PAYMENTS

0	Deposit for Sundials	2,000
<u>£ 0</u>	<u>TOTAL PAYMENTS:</u>	<u>£2,000</u>

Fund Balance

3,000	Surplus / (Deficit) for year	-(1,455)
1860	Fund total last year end	4,860
<u>£ 4,860</u>	Fund total this year end	<u>£3,405</u>

SIR JOHN PORT AND JOHN OSBORNE ALMSHOUSES (Registered Charity Number 214906)

NOTES TO THE ACCOUNTS

1. ACCOUNTING POLICIES

(a) Basis of Accounting

The Trustees have chosen to prepare the accounts on a Receipts and Payments Basis

(b) Housing, Land and Buildings

Sir John Port and John Osborne Almshouses were constructed in the seventeenth century and there is no record of the original cost. The Housing Land and Buildings costs relates to improvements carried out since 1987, less a Housing Corporation grant, and a grant from English Heritage Historic Buildings and Movements Commission.

Appendix

Independent examiner's report to the trustees of the Sir John Port and John Osbourne Almshouse Trust

I report to the trustees on my examination of the accounts of the Sir John Port and John Osbourne Almshouse Trust ('the Trust') for the year ended 31 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 all 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 in connection with the examination giving me cause to believe that in any material respect:

1. accounting records were not kept in respect of the Trust as required by section 130 of the Act; or
2. the accounts do not accord with those records.

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.

Signed: 

Name: Paul Ian Rayment

Relevant professional qualification or membership of professional bodies (if any): None

Address: 4 Oaklands Road, Etwall, Derbyshire DE65 6JJ

Date: 27.5.22

SIR JOHN PORT AND JOHN OSBOURNE ALMSHOUSES

England & Wales - Charity number 1188360

Accounts

SIR JOHN PORT
AND JOHN OSBORNE ALMSHOUSES
ETWALL - DERBYSHIRE

(Registered Charity Number 214906)

and

(Registered C.I.O. Charity Number 1188360)

ANNUAL ACCOUNTS AND REPORTS

Prepared on a Receipts and Payments Basis

FOR THE YEAR ENDED

31-Dec-2022

PREPARED BY THE TREASURER
ON BEHALF OF THE TRUSTEES

INDEPENDENT EXAMINATION BY

Mr. Paul Rayment

SIR JOHN PORT AND JOHN OSBORNE ALMSHOUSES

Registered Charity Numbers 214906 and 1188360

**NOTE:- THE GENERAL VESTING DECLARATION, merging the assets of
Unincorporated Charity No. 214906 with C.I.O. Charity 1188360
was made on September 12th 2022.**

**THE FOLLOWING ANNUAL RECEIPTS & PAYMENTS ACCOUNTS AND REPORTS
ARE THEREFORE APPLICABLE TO BOTH THESE CHARITIES**

ANNUAL RECEIPTS & PAYMENTS ACCOUNTS AND REPORTS

FOR THE YEAR ENDED 31st DECEMBER 2022

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SIR JOHN PORT AND JOHN OSBORNE ALMSHOUSES
Registered Charity Numbers 214906 and 1188360

Legal and Administrative Information:

Charity name: Sir John Port and John Osborne Almshouses

Registered charity numbers: **214906**
1188360

NOTE: Charity No. 214906 was dissolved on 30th March 2023.

For the financial year beginning on 01-Jan-2022
and ending on 31-Dec-2022

Charity's principle address 2 Hollies Court
Egginton Road
Etwall
DERBYSHIRE
DE65 6NP

Names of Charity Trustees:

Appointing body:
(for Charity 214906)

Mr B Sargent	(Chairman)	National Farmers' Union
Mrs J Newton		Repton School
Mr J Wilton		Repton School
Mr N B Ireland	(Treasurer)	Etwall Parish Council
Mr B Payton		Etwall Parish Council
Mr D Muller		South Derbyshire District Council
vacant		Derbyshire County Council
Mr A Gamon		Co-opted by Appointed Trustees
Mr W Skinner		Co-opted by Appointed Trustees

Clerk to the Trustees: Mrs H Simpkin

Bankers: Caf Bank Ltd. 25, Kings Hill Avenue, West Malling, KENT, ME19 4JQ
Virgin Money Plc: Jubilee House, Gosforth, Newcastle upon Tyne, NE3 4PL

Investments: M&G Charity Multi Asset Fund
M&G Securities Ltd, PO Box 9038, Chelmsford, CM99 2XF

Description of charities Governing Documents:

Governing documents:	Charity No. 214906	Scheme of 13th April 1983
	Charity No. 1188360	The Foundation Constitution of 5th March 2020.

Objects of Charity 214906: To administer 10 Almshouses in the Village of Etwall
known as Sir John Port and John Osborne Almshouses

Objects of Charity 1188360: Almshouses providing accommodation for vulnerable and elderly persons.

Advisors Almshouse Association

Independent Examiner Mr P Rayment

Objectives, Activities and Achievements

This Charity continues to be a member of the Almshouse Association, managing a Grade 2* listed building, operating within Derbyshire, and whose objective is to provide independent living accommodation within its 10 properties.

The Trustees aim to ensure through good governance that the aims and objectives of the Trust are achieved, and fully comply with their duty, as described in section 17(5) of the Charities Act 2011, having due regard to the Charity Commission's public benefit when exercising any powers or duties.

As Covid restrictions gradually receded, the task of catching up on the outstanding internal general maintenance and improvements to the properties began to take place, including further shower installations and kitchen improvements, although there was a constant need to be aware that the Almshouses were mainly occupied by 'vulnerable' residents.

The Trustees agreed to offer a few hours of work a week to a student prepared to keep on top of some of the garden tidying tasks around the frontage of the properties.

After completion of the work required to offer another property for use by a suitable occupant, the Trustees welcomed another new resident.

The Charity continues its endeavour to make a positive difference to its beneficiaries by providing good quality housing at a cost below market level, and responding to personal needs wherever possible.

The Trustees have continued the task of changing from its current status of an Unincorporated Charity to that of a C.I.O. (Charitable Incorporated Organisation), hampered, by multiple changes to the staff at the solicitors tasked with our project, coupled with problems relating to the registration of the transfer of the ownership of the Almshouses from the Unincorporated Charity to the C.I.O., (including the removal of an obsolete registered charge), and compounded by a lengthy delay on the part of the Land Registry caused by an exceptional backlog of work.

The one task the solicitors carried out promptly, was to register the new C.I.O. with the Charity Commission before the Trustees were in a position to undertake the change, due to the rather slow progress made by the Charities Banks in ensuring the correct accounts were in place, resulting in a need to record no separate accounts for the C.I.O. for year 2021 and again for this year, 2022.

The sudden and extremely large increases in Utility Bills, combined with the additional cost of living rise, led the Trustees to take the decision to freeze the level of Maintenance Contributions this year and further, to commit to the installation of secondary glazing in all the properties ASAP, a task that the Trustees had originally hoped could be installed in a number of stages, as the existing leaded windows and their individual shapes made this a task for a specialist installer.

The installation of the sundials onto the chimneys progressed nicely and the planned dedication ceremony by the Chaplain of Repton School took place on a lovely sunny day in front of the public of Etwall, the Residents, Trustees, Chief Executive and members of the District Council, representatives of the organisations who had donated towards the cost the sundials, and the manufacturers, whilst being entertained by members of the John Port School Band, and by coinciding with the late Queen's Jubilee Celebrations had additional decorations for the residents,

The Trustees have also agreed to begin the process of creating some off site parking, and after an initial discussion with planning officers, instructed architects to prepare the necessary plans including a Heritage Report, for submission to the local planning authority.

After discussions with the residents regarding resuming the annual luncheon, the unanimous decision was that the preference was for the Xmas hampers, so the trustees agreed to continue with the hampers.

Finance:

The Charity's accounts continue to be prepared on a Receipts and Payments basis, and once again the Charity has retained the services of Mr. Paul Rayment to examine them.

Although the investments benefited from a 13% valuation increase in 2021, that gain was not to be repeated in 2022. With the stock markets affected by the war in Ukraine, the valuation of our investments dropped significantly over the 2nd and 3rd quarters.

As interest rates rose towards the end of the year, and a recovery of stock markets began, the gains in the last quarter managed to rescue the investments which finally, at the end of the year, resulted in a slight (0.7%), increase in value over the year, this despite the reinvested dividends showing an increase of almost 28% on last year.

Interest rate rises also began to provide improved amounts of interest from CafBank and Virgin Money accounts.

Declaration

The Trustees have approved these Annual accounts and Report.

Signature B. Sargent on behalf of the Trustees.

Full name BARRY SARGENT

Position CHAIRMAN OF TRUSTEES

Date 27/4/23

SIR JOHN PORT AND JOHN OSBORNE ALMSHOUSES
Registered Charity Numbers 214906 and 1188360

End of Year R & P ACCOUNTING STATEMENT - Year ended 31st DECEMBER 2022

<u>2021</u>	RECEIPTS	<u>2022</u>
£		£
	<u>Gifts, Donations and other Voluntary Receipts:</u>	
1,500	Expendable Endowment (from Repton School)	1,500
545	Donations / Grants towards Sundials	4,467
	<u>Receipts earned from Assets:</u>	
47,354	Maintenance Contributions	46,776
190	Allotment & Storage Hut Rents	762
	<u>Other Receipts:</u>	
42	Bank Interest (less Charges)	673
11	Miscellaneous Receipts	0
<u>£49,643</u>	<u>TOTAL RECEIPTS:</u>	<u>£54,178</u>

	PAYMENTS	
	<u>Goods/Services provided to beneficiaries:</u>	
626	Communal Lighting	1,177
798	Charitable Activities	915
2,579	General Maintenance, Renewals and Servicing	8,889
0	Expenditure from CM Fund	1,560
3,341	Expenditure from ER Fund	6,894
	<u>Management and Administration:</u>	
2,006	Insurance	2,166
7,744	Clerk's Fee	8,356
675	Sundry Expenses	1,070
0	Professional Expenses (Charity Incorporation)	13
	<u>Other Payments:</u>	
0	Donations	0
2,000	Costs against Sundials	5,721
0	Costs against Empty Properties	60
<u>£19,769</u>	<u>TOTAL PAYMENTS</u>	<u>£36,822</u>

217,167	Balance B/F @ Jan 1st	247,041
49,643	Plus Receipts	54,178
266,811		301,219
19,769	Minus Payments	36,822
<u>£247,041</u>	Balance C/F at Dec 31st	<u>£264,397</u>

	These cumulative funds are represented by:	
67,522	CafCash account	34,154
81,328	CafGold account	131,793
98,191	Virgin account	98,449
<u>£247,041</u>	Sub Total:	<u>£264,397</u>

0	Less Unpresented Cheques	0
0	Plus Unbanked Receipts	0
<u>£247,041</u>	TOTAL	<u>£264,397</u>

End of Year ACCOUNTING STATEMENTS continued - Year ended 31st DECEMBER 2022

INVESTMENTS

1543.893 Accumulation Shares held in the M&G Charity Multi Asset Fund

Market Value:

<u>2021</u>		<u>2022</u>
142,834	At 1st January	161,651
4,703	Additions (reinvested dividends)	6,010
0	Additional Investment (Share purchases)	0
0	Shares sold (Investment loss)	0
14,114	Net Investment gain / (loss)	-(4,733)
<u><u>£161,651</u></u>	At 31st December	<u><u>£162,928</u></u>

SUMMARY OF DESIGNATED RESERVES

The Charity currently has 3 Reserve Funds.

<u>2021</u>	As of 31st December these Funds account for the following amounts from the total of the Charities available funds.	<u>2022</u>
116,997	Cyclic Maintenance Fund (CMF)	123,747
108,147	Emergency Repair Fund (ERF)	110,333
3,405	Sundial Re-instatement Fund	2,180
<u><u>£228,549</u></u>	TOTAL amount of allocated funding:	<u><u>£236,261</u></u>

ASSETS

Housing, Land & Buildings (Note 1(b) page 9) Valuation as at 14/07/03 = £ 1.17M

Note: These assets are not realizable. Valuation figures are for insurance purposes only.

End of Year ACCOUNTING STATEMENTS - Year ended 31st DECEMBER 2022

UNRESTRICTED (CMF) FUND: Receipts & Payment Details

CMF (Cyclic Maintenance Fund) -

RECEIPTS

<u>2021</u> £		<u>2022</u> £
8,310	Recommended minimum transfer in	8,310
0	Additional transfer in	0
<hr/> £8,310 <hr/>	<u>TOTAL RECEIPTS:</u>	<hr/> £8,310 <hr/>

PAYMENTS

0	General Maintenance of various Properties	1,560
<hr/> £ 0 <hr/>	<u>TOTAL PAYMENTS:</u>	<hr/> £1,560 <hr/>
<u>Fund Balance</u>		
8,310	Surplus / (Deficit) for year	6,750
108,687	Fund total last year end	116,997
<hr/> £116,997 <hr/>	Fund total this year end	<hr/> £123,747 <hr/>

CMF (Cyclic Maintenance Fund) -

The trustees may establish and maintain a reserve fund, to be entitled Cyclic Maintenance Fund, for the purpose of providing for those items of ordinary maintenance and repair of the Almshouses belonging to the Charity which recur at infrequent intervals.

End of Year ACCOUNTING STATEMENTS - Year ended 31st DECEMBER 2022

RESTRICTED (ERF) FUND: Receipt & Payment Details

ERF (Emergency Repair Fund) -

RECEIPTS

<u>2021</u>		<u>2022</u>
£		£
5,080	Recommended minimum transfer in	5,080.00
4,703	Additional Transfer In	4,000.00
<u>£9,783</u>	<u>TOTAL RECEIPTS:</u>	<u>£9,080.00</u>

PAYMENTS

2,261	Major Maintenance of various Properties	6,120.00
1,080	Preparations for Car Parking & Vehicle Charging facilities	774.00
<u>£3,341</u>	<u>TOTAL PAYMENTS:</u>	<u>£6,894.00</u>
<u>Fund Balance</u>		
6,441	Surplus / (Deficit) for year	2,186
101,706	Fund total last year end	108,147
<u>£108,147</u>	Fund total this year end	<u>£110,333</u>

ERF (Extraordinary Repair Fund) -

The Trustees shall establish and maintain a reserve fund, to be entitled Extraordinary Repair Fund, for the purpose of providing for the extraordinary repair, improvements or rebuilding of the Almshouses belonging to the Charity.

End of Year ACCOUNTING STATEMENTS - Year ended 31st DECEMBER 2022

SUNDIAL RE-INSTATEMENT FUND: (restricted)

This Fund, set up in 2019, is specifically intended for the re-instatement of 2 Sundials at the front of the Almshouses on Chimneys either side of the Pedimented Archway

RECEIPTS

<u>2021</u>		<u>2022</u>
£		£
45	Anonymous Donation	40
0	Donation from R & J Newton	500
500	Repton School - Sale of Goods	0
0	Donation from Etwall Community Project	500
0	Grant from South Derbyshire District Council	2,949
	Donation from Derbyshire Archaeological Society	478
<hr/> £545 <hr/>	<u>TOTAL RECEIPTS:</u>	<hr/> £4,467 <hr/>

PAYMENTS

2000	Deposit for Sundials	0
0	Balance of cost of Sundials	4,878
0	Plaque manufacture & fixing	272
0	Unveiling day expenses	542
<hr/> £ 2,000 <hr/>	<u>TOTAL PAYMENTS:</u>	<hr/> £5,691 <hr/>

Fund Balance

-(1,455)	Surplus / (Deficit) for year	-(1,225)
4860	Fund total last year end	3,405
<hr/> £ 3,405 <hr/>	Fund total this year end	<hr/> £2,180 <hr/>

NOTES TO THE ACCOUNTS

1. ACCOUNTING POLICIES

(a) Basis of Accounting

The Trustees have chosen to prepare the accounts on a Receipts and Payments Basis

(b) Housing, Land and Buildings

Sir John Port and John Osborne Almshouses were constructed in the seventeenth century and there is no record of the original cost. The Housing Land and Buildings costs relates to improvements carried out since 1987, less a Housing Corporation grant, and a grant from English Heritage Historic Buildings and Movements Commission.

Independent examiner's report to the trustees of the Sir John Port and John Osbourne Almshouse Trust

I report to the trustees on my examination of the accounts of the Sir John Port and John Osbourne Almshouse Trust ('the Trust') for the year ended 31 December 2022.

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 all 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 in connection with the examination giving me cause to believe that in any material respect:

1. accounting records were not kept in respect of the Trust as required by section 130 of the Act; or
 2. the accounts do not accord with those records.
-

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.

Signed: 

Name: Paul Ian Rayment

Relevant professional qualification or membership of professional bodies (if any): None

Address: 4 Oaklands Road, Etwell, Derbyshire DE65 6JJ

Date: 16.5.23