

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 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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Signature B. Sargent

Full name BARRY SARGENT

Position CHAIRMAN OF TRUSTEES

SIR JOHN PORT AND JOHN OSBORNE ALMSHOUSES
Registered Charity Number 1188360

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

2023		RECEIPTS		2024	
£				£	
		<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
		<u>PAYMENTS</u>			
		<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

Market Value:

<u>2023</u>			<u>2024</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.

SIR JOHN PORT AND JOHN OSBORNE ALMSHOUSES
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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