

THE CAMBRIDGE ROYAL ALBERT HOMES

England & Wales · Charity number 1190144

Details

Other names	ROYAL ALBERT HOMES
Status	Registered
Legal form	CIO
Registered	2020-06-26
Register	View on the Charity Commission register

Contact

Address	Royal Albert Homes 120 Hills Road Cambridge CB2 1PP
Phone	01223302531
Email	admin@cambridgeroyalalberthomes.org.uk
Website	www.cambridgeroyalalberthomes.org.uk

Activities

Objects: THE OBJECTS OF THE CIO ARE, FOR THE PUBLIC BENEFIT, THE PREVENTION OR RELIEF OF POVERTY BY PROVIDING SOCIAL HOUSING IN THE FORM OF ALMSHOUSE ACCOMMODATION FOR OLDER PERSONS OF MODEST MEANS WHO ARE RESIDENTS OF, OR WHO HAVE CLOSE ASSOCIATIONS WITH, THE CITY OF CAMBRIDGE.

Activities: Warden controlled accommodation, promoting the welfare of the Residents, to allow them to lead an independent life

Classification

- **How:** Provides Buildings/facilities/open Space, Provides Services
- **What:** Disability
- **Who:** Elderly/old People

Geography

- Cambridgeshire

Finances

Period end	Income	Expenditure	Assets	Employees
2025-03-31	£335,634	£240,964	-	-
2024-03-31	£2,550,395	£256,428	£2,438,694	2
2023-03-31	£0	£0	-	-
2022-02-28	£0	£0	-	-
2021-02-28	£0	£0	-	-

Trustees

Name	Role	Appointed
Richard James Peachey	Chair	2022-10-27
Ann Bullock		2020-06-20
Anne Margery Devenport		2025-01-08
Jean-Pierre Faivre		2025-01-08
Penelope Louise Topel		2023-06-21
Stefania Borchia		2026-04-22
Stephen Philip Conrad		2022-10-27
Susan Greenbank		2021-07-28

THE CAMBRIDGE ROYAL ALBERT HOMES

England & Wales - Charity number 1190144

Accounts

Registered Charity Number: 1190144

**THE CAMBRIDGE ROYAL ALBERT HOMES CIO
FINANCIAL STATEMENTS
FOR THE YEAR ENDED 31 MARCH 2025**

CAMBRIDGE ROYAL ALBERT HOMES CIO

Reference and administration details

Registered Charity Number: 1190144

TRUSTEES

Mr R Peachey (Chair)
Mr M Ambury
Mrs P Topel
Mr S Conrad
Mr S Greenbank
Mr G Handley
Mrs A Bullock
Mr J-P Faivre
Mrs A Devenport

INVESTMENT ADVISERS

CCLA (Churches, Charities and Local Authorities)
1 Angel Lane
London
EC4R 3AB

PRINCIPAL OFFICE

28 Royal Albert Homes
120 Hills Road
Cambridge, CB2 1PP

TREASURER

Martyn Ambury

CLERK TO THE TRUSTEES

Miss Sheena Ohene

BOOKKEEPER

Mrs R Coles FCCA of Coles Accounting (Cambridge) Limited
Newton Hall, Town Street, Newton
Cambridge, CB22 7ZE

ACCOUNTANT

Mrs R Coles FCCA of Coles Accounting (Cambridge) Limited
Newton Hall, Town Street, Newton
Cambridge, CB22 7ZE

INDEPENDENT EXAMINER

Mrs A Price FCA CTA of TC Group
Suite 501, The Nexus Building, Broadway
Letchworth Garden City
Herts, SG6 9BL

BANKERS

CAF Bank Ltd
25 Kings Hill Avenue
Kings Hill
West Malling, Kent, ME19 4JQ

CAMBRIDGE ROYAL ALBERT HOMES CIO

Reference and administration details

Registered Charity Number: 1190144

The trustees present their report and independently examined financial statements for the period ended 31 March 2025.

Structure, Governance and Management

The charity is governed by the constitution of the CIO registered on 26 June 2020 as amended on 8 August 2022. The charity has elected to adopt Appendix 5 of the Statement of Recommended Practice, accounting for smaller companies.

Trustees

The trustees who served during the year were:

Mr R Peachey (Chair)	Mr G Handley
Mr M Ambury	Mrs K McCorquodale (resigned 19 September 2024)
Mrs P Topel	Mrs A Bullock
Mr S Conrad	Mr E Thackray (resigned 1 April 2024)
Mrs S Greenbank	Mr J-P Faivre (appointed 8 January 2025)
Mrs A Devenport (appointed 8 January 2025)	

Trustees are appointed by resolution of the existing trustees at a properly convened meeting of the trustees after interview and references and having regard to the skills, knowledge and experience required for the effective administration of the charity. Each appointment is for a term of three years. The Chair may be appointed by the trustees from among their number.

The trustees set out the general policy of the charity. Committees of the trustees are delegated to manage the charity's activities and to report to the full board as appropriate. The Clerk and Community Living Co-ordinator are responsible for the day-to-day affairs. The bookkeeper is responsible for recording all financial transactions of the charity. The board meets every two months and the committees meet quarterly or more frequently as required.

Objectives and Activities for the Public Benefit

The objects of the CIO are for the public benefit as follows:

The prevention or relief of poverty by providing social housing in the form of almshouse accommodation for older persons of modest means who are residents of or who have a close association with the City of Cambridge.

The trustees confirm that they have referred to the guidance contained in the Charity Commission's general guidance on public benefit when reviewing the charity's aims and objectives.

The charity carries out these objects by:

- Providing care call assisted accommodation for older persons of modest means who are resident in Cambridge or who have a close connection to it.
- Promoting the welfare of the residents by maintaining and, where finances permit, improving the buildings and grounds, offering opportunities to socialise through lunches and clubs with the aim of allowing the residents to lead an independent life with the knowledge that help can be reached should the need arise.

Achievements and Performance

The charity successfully transferred from being a benevolent society to becoming a charitable incorporated organisation in the previous year. The transfer has been recorded with the Register of Mergers. The charity provided a home for 4 couples and 21 single persons during the year.

As a CIO can hold property, the land held by the charity is now registered with the Land Registry in the name of the CIO and is no longer vested in the Official Custodian.

Buildings and Strategy Committee: During the past year the Trustees have been considering how best they might provide

CAMBRIDGE ROYAL ALBERT HOMES CIO

Reference and administration details

Registered Charity Number: 1190144

accommodation for our present and future residents fit for the 21st century. To help address this crucial question architects have been appointed to undertake a feasibility study to establish if the existing buildings may be reconfigured to better suit today's needs, to improve thermal performance and if it is possible to provide additional accessible accommodation.

The year also saw many day-to-day maintenance items being addressed that are typical of buildings more than 150 years old. In addition, to a quinquennial inspection we have commenced annual checks on all properties so that small issues are attended to before they become larger problems.

The Selection and Welfare Committee looks after admission to the Homes and oversees social activities and the general well-being of the residents. There were no vacancies during the financial year. The residents' association continued to flourish, organising social events outside of the CLC's working hours. Residents' meetings with the trustees were held bi-annually or more regularly when requested.

The Human Resources Committee reviews requirements for staff and trustee skills. As vacancies arise, applications are sought from potential candidates via advertisements in the local press, the charity's website and word of mouth. Applicants are then short-listed, interviewed and appointed by the board after taking references. New trustees and staff undergo an induction programme to introduce them to the history and activities of the charity. Training is provided through Almshouse Association courses and the Charity Commission's guidance *The Essential Trustee*. New trustees are given a copy of the CIO's constitution, the latest Annual Report and Accounts and board minutes and *The Royal Albert – The History of a Cambridge Almshouse*, by Ken Atkins. Access to the Almshouse Association's Standard of Almshouse management is also provided. This year, we welcomed Anne Devenport, who brings extensive experience in property management and Jean-Pierre Faivre, who has a strong background in business and project management, as new trustees. We also welcomed Sheena Ohene as our new Clerk, following the retirement of her predecessor. Chloe Ward also joined us to augment the marketing team as a new associate trustee.

The Marketing Committee is charged with responsibility for fundraising and increasing awareness of the Homes. A new website was commissioned, and marketing materials designed to explain the nature of Almshouses and promote the benefits of living in a community in terms of increased longevity and reduced loneliness. During 2024/5, preparations began to promote the charity through a summer garden party when our premises would be opened to the public to mark the 165th year of the laying of the original foundation stone.

The Finance Committee met quarterly to manage budgets, review income against costs and consider our investment strategy. With the approval of the Charity Commission, the use of the Miss Nutter restricted fund was widened for the benefit of our residents. The Investment Sub-committee continued to review the performance of our investments.

Risk

Through the employment of professional advisers, the trustees aim to ensure that the charity's management and decision-making processes take full account of and comply with relevant legislation and regulatory controls. The trustees continue to review major risks to which the charity is exposed and to take action to mitigate those risks. Insurance, both property and public liability, is reviewed annually.

Financial Review

The Finance Committee met quarterly to manage budgets, review income against costs and review our investment strategy.

The investment powers are governed by the constitution which permits funds to be deposited or invested in the same manner and subject to the same conditions as the trustees of a trust are permitted to do under the Trustee Act 2000. The Investment Sub-committee has considered the most appropriate policy for investing funds and with regular advice from the brokers consider that the mix of investments in shares, unit trusts and bonds meet their requirement to generate both income and long-term capital growth.

As a result of the investment strategy review, the Investment Sub-committee, with the approval of the Board, moved our investments held with Brown Shipley to the Charities, Churches and Local Authorities (CCLA), Charities Only Investment Fund (COIF), which has historically provided better returns.

The trustees have also moved the deposit accounts with the Charities Aid Foundation Gold Account and the Saffron Walden Building Society (Alsop Fund) to COIF deposit accounts, which pay higher rates of interest.

CAMBRIDGE ROYAL ALBERT HOMES CIO

Reference and administration details

Registered Charity Number: 1190144

The charity has unrestricted funds as well as restricted funds. The restricted funds were bequeathed to the charity for specific purposes. The two restricted funds are the Miss Nutter fund, for such charitable purposes as the trustees see fit for the benefit of the residents, and the R Alsop fund for a meal and entertainment once a year. As a result of last year's financial review, the trustees decided to protect funds needed for maintenance and opened CIF deposit accounts for two designated funds – cyclical and exceptional – with a third designated fund for routine maintenance to follow. The trustees intend to transfer 25% of weekly maintenance charge receipts to these designated funds quarterly.

The trustees have adopted a policy whereby the unrestricted funds not committed or invested in tangible fixed assets held by the charity should be between three to six months of the resources expended. The charity's policy on reserves is to maintain sufficient but not excessive reserves to enable it to continue to achieve its principal objectives.

Financial Overview

The charity is funded by a combination of weekly maintenance charges, set annually, the proceeds of investments and donations.

The net incoming resources for the year amounted to £94,670 (2024: £2,293,967).

At 31 March 2025, the charity's net assets amounted to £2,527,171 (2024: £2,438,694). Short term deposits at 31 March 2025 amounted to £307,471 (2024: £348,286).

ON BEHALF OF THE TRUSTEES

Mr R Peachey

Chair 

Date: 20 August 2025

CAMBRIDGE ROYAL ALBERT HOMES CIO

Independent Examiner's Report to the Trustees

I report on the accounts of The Cambridge Royal Albert Homes for the period ended 31 March 2025 which are set out on Pages 4 to 14.

Respective Responsibilities of Trustees and Examiner

The Charity's trustees are responsible for the preparation of the accounts. The Charity's trustees consider that an audit is not required for this year under section 144(2) of the Charities Act 2011 (the Charities Act) and that an independent examination is needed.

It is my responsibility to:

- examine the accounts under section 145 of the Charities Act;
- to follow procedures laid down in the general Directions given by the Charity Commission (under section 145 (5)(b) of the Charities Act); and
- to state whether particular matters have come to our attention.

Basis of Independent Examiner's Report

The charity's gross income exceeded £250,000 and I am qualified to undertake the examination by being a qualified member of the Institute of Chartered Accountants in England and Wales.

My examination was carried out in accordance with the general Directions given by the Charity Commission. An examination includes a review of accounting records kept by the Charity and a comparison of the accounts presented with those records. It also includes consideration of any unusual items or disclosures in the accounts, and seeking explanations from you as trustees concerning any such matters. The procedures undertaken do not provide all the evidence that would be required in an audit, and consequently no opinion is given as to whether the accounts present a 'true and fair' view and the report is limited to those matters set out in the statement below.

Independent Examiner's Statement

In connection with my examination, no matter has come to my attention:

- 1 which gives me reasonable cause to believe that, in any material respect the requirements:
 - to keep accounting records in accordance with section 130 of the Charities Act; and
 - to prepare accounts which accord with the accounting records and comply with the accounting requirements of the Charities Acthave not been met; or
- 2 to which, in my opinion, attention should be drawn in order to enable a proper understanding of the accounts to be reached.



Alison Price of TC Group

Suite 501, The Nexus Building, Broadway
Letchworth Garden City
Herts, SG6 9BL

Date 26 August 2025

CAMBRIDGE ROYAL ALBERT HOMES CIO

Statement of Financial Activities

For the year ended 31 March 2025

	Notes	Un- restricted Funds £	Restricted Funds £	2025 Total Funds £	2024 Total Funds £
Incoming Resources					
Incoming Resources from generated funds					
Voluntary Income	2	19,667	-	19,667	2,923
Investment Income	2	11,040	9,384	20,424	39,318
Incoming Resources from Charitable activities					
Contributions from Residents	2	287,014	-	287,014	227,113
Other income	2	8,529	-	8,529	2,281,041
Total Incoming Resources		<u>326,250</u>	<u>9,384</u>	<u>335,634</u>	<u>2,550,395</u>
Resources Expended					
Costs of Generating Funds					
Investment management costs	3	3,619	-	3,619	7,667
Charitable Activities					
Direct costs	3	191,800	69	191,869	184,207
Support costs	3	36,087	6,770	42,857	61,614
Governance costs	3	2,619	-	2,619	2,940
Total Resources Expended		<u>234,125</u>	<u>6,839</u>	<u>240,964</u>	<u>256,428</u>
<i>Net incoming / (outgoing) resources before transfers</i>		92,125	2,545	94,670	2,293,967
Gross transfers between funds		-	-	-	-
<i>Net incoming / (outgoing) resources before other recognised gains/losses</i>		<u>92,125</u>	<u>2,545</u>	<u>94,670</u>	<u>2,293,967</u>
Other Recognised Gains and Losses					
Gains and (losses) on disposals or revaluation of fixed assets					
Realised gains/(losses) on disposal of investments		6,957	-	6,957	12,376
Unrealised gains/(losses) on revaluation of investments		(18,999)	5,849	(13,150)	132,351
Net movement in funds		80,083	8,394	88,477	2,438,694
Fund balances brought forward		<u>2,248,621</u>	<u>190,073</u>	<u>2,438,694</u>	-
Fund balances carried forward		<u>2,328,704</u>	<u>198,467</u>	<u>2,527,171</u>	<u>2,438,694</u>

All amounts relate to continuing activities.

There have been no recognised gains or losses other than those included above.

CAMBRIDGE ROYAL ALBERT HOMES CIO

Statement of Financial Activities

For the year ended 31 March 2025

	Notes	2025 £	2025 £	2024 £	2024 £
Fixed Assets					
Tangible Assets for use by the Charity	5		611,315		624,025
Investments	6		<u>1,626,997</u>		<u>1,511,940</u>
			2,238,312		2,135,965
Current Assets					
Debtors	7	7,026		4,015	
Short term deposits		307,471		348,286	
Cash in hand		<u>75</u>		<u>137</u>	
			<u>314,572</u>	<u>352,438</u>	
Creditors: amounts falling due within one year	8	<u>25,713</u>		<u>49,709</u>	
Net Current Assets			<u>288,859</u>		<u>302,729</u>
Net Assets			<u><u>2,527,171</u></u>		<u><u>2,438,694</u></u>
Income Funds					
Restricted Funds:	9	198,467		190,073	
Unrestricted Funds:					
-Designated	10	175,000		175,000	
-Retained Income		<u>2,153,704</u>		<u>2,073,621</u>	
			<u>2,328,704</u>		<u>2,248,621</u>
			<u><u>2,527,171</u></u>		<u><u>2,438,694</u></u>

ON BEHALF OF THE TRUSTEES

Mr R Peachey

President



Approved by the Trustees on 20 August 2025

CAMBRIDGE ROYAL ALBERT HOMES CIO

Notes to the Financial Statements

For the year ended 31 March 2025

1 ACCOUNTING POLICIES

Basis of Preparation

The financial statements have been prepared under the historical cost convention, as modified by the revaluation of freehold property and fixed asset investments being included at market value, and in accordance with the Charities Act 2011, the Charities (Accounts and Reports) Regulations 2005 and the Statement of Recommended Practice on Accounting and Reporting by Charities (SORP 2005).

Tangible Fixed Assets

i Freehold Property

The freehold property was built over many decades commencing in the 1850s.

The last valuation performed on the property was by Savills (UK) Limited in November 2021. This showed a value in use of £702,000. The trustees are therefore confident that the value shown in the accounts is still appropriate.

A The valuation was prepared in accordance with the guideline laid down by the Royal Institution of Chartered Surveyors for the valuation of properties owned by Registered Housing Associations or similar bodies. One of the requirements under these guidelines is that the valuation will reflect that “the property will continue to be let by a body pursuant to the delivery of a service for the existing use”. This precludes a valuation based upon the development potential in the site.

B If the circumstances existed where dissolution was appropriate, the Board of Management would clearly wish to transfer the property for a proper value but to a similar charity. It therefore seems proper that a notional rental value should be assumed based on the rental evidence available from similar units let as social housing to subsidised tenants.

C Depreciation

Depreciation is provided at 2% per annum on valuation.

ii Furniture and Equipment

Furniture and equipment acquired is not capitalised, as the amounts are not material. The expenditure is written off in the Financial Statements in the year it is incurred.

iii Land

Freehold land is not depreciated.

Investments

Investments held for the long-term to generate income or capital growth are carried at market value as fixed assets.

Expenditure

All expenditure is accounted for on an accruals basis and has been listed under headings that aggregate all the costs related to that activity. Investment management costs include stockbroker charges. Direct costs, including warden and caretaking costs, are the costs associated with running an Alms house and are allocated on an actual basis. Support costs, including administration and office costs, are the cost of services provided for the wellbeing of the residents, and are allocated on an accruals basis. Governance costs are those incurred in connection with the organisational administration and compliance with constitutional and statutory requirements.

CAMBRIDGE ROYAL ALBERT HOMES CIO

Notes to the Financial Statements

For the year ended 31 March 2025

1 ACCOUNTING POLICIES (continued)

Incoming Resources

All income is accounted for as soon as the Charity has entitlement to the income and there is a certainty of receipt. Income is received through donations, mainly individuals, investment income from money on deposit and from stock market investments. Contributions from the residents consist of a management charge and contributions towards the cost of heat, light and water.

Resources received are allocated to Restricted Funds according to the limitations on their use specified by the donors or other providers. Funds received in the direct operation of the Charity are treated as unrestricted income funds. Other resources received without external restriction are designated by the trustees for particular purposes as deemed appropriate.

Funds

Restricted funds represent money that has been given to provide for specific activities and for no other purpose.

Designated funds are funds whose use is not legally restricted but whose purpose has been designated by the trustees.

2 INCOMING RESOURCES

	Unrestricted Funds £	Restricted Funds £	2025 Total £	2024 Total £
Voluntary Income:				
Donations and gifts	3,897	-	3,897	2,323
Grant and legacy income	15,770	-	15,770	600
	<u>19,667</u>	<u>-</u>	<u>19,667</u>	<u>2,923</u>
Investment Income:				
Investment Income (gross)	7,449	9,384	16,833	36,019
Bank Interest Receivable	3,591	-	3,591	3,299
	<u>11,040</u>	<u>9,384</u>	<u>20,424</u>	<u>39,318</u>
Contributions from Residents:				
Heat, light, water, insurance & services	61,289	-	61,289	49,687
Maintenance	225,725	-	225,725	177,426
	<u>287,014</u>	<u>-</u>	<u>287,014</u>	<u>227,113</u>
Other income:				
Commercial rental income	8,280	-	8,280	20,922
Transfer in from Benevolent Society	249	-	249	2,260,119
	<u>8,529</u>	<u>-</u>	<u>8,529</u>	<u>2,281,041</u>
Total Incoming Resources	<u>326,250</u>	<u>9,384</u>	<u>335,634</u>	<u>2,550,395</u>

CAMBRIDGE ROYAL ALBERT HOMES CIO

Notes to the Financial Statements

For the year ended 31 March 2025

3 RESOURCES EXPENDED

	Unrestricted Funds £	Restricted Funds £	2025 Total £	2024 Total £
Investment management costs	3,619	-	3,619	7,667
Direct costs in furtherance of the Charity's objectives:				
Maintenance of grounds	2,534	-	2,534	6,189
Repairs and maintenance	39,770	-	39,770	92,622
Property changeovers	-	-	-	-
Rates & council tax	(716)	-	(716)	5,057
Water	5,013	-	5,013	5,363
Insurance	6,687	-	6,687	3,579
Heat and light	56,169	-	56,169	43,564
Telephone	2,558	-	2,558	2,311
Salaries & Employers NIC	30,970	-	30,970	12,008
Pensions	1,596	-	1,596	669
Advertising and marketing	2,624	-	2,624	1,668
Residents support expenses	-	-	-	-
Professional fees	35,680	-	35,680	7,861
Outing expenses	-	69	69	-
Office costs	8,915	-	8,915	3,316
	<u>191,800</u>	<u>69</u>	<u>191,869</u>	<u>184,207</u>
Support costs				
Salaries & Employers NIC	11,490	-	11,490	30,469
Pensions	575	-	575	1,456
Community care call service fees	-	6,380	6,380	7,172
Bookkeeping services	6,576	-	6,576	5,429
Sundry expenses	4,736	390	5,126	4,378
Depreciation	12,710	-	12,710	12,710
	<u>36,087</u>	<u>6,770</u>	<u>42,857</u>	<u>61,614</u>
Governance costs				
Independent Examiners fees and accountancy services	2,619	-	2,619	2,940
	<u>2,619</u>	<u>-</u>	<u>2,619</u>	<u>2,940</u>
Total Resources Expended	<u>234,125</u>	<u>6,839</u>	<u>240,964</u>	<u>256,428</u>

4 STAFF COSTS

	2025 £	2024 £
Wages and Salaries	42,460	42,477
Employers NIC	-	-
Pension costs	2,171	2,125
	<u>44,631</u>	<u>44,602</u>
	2025	2024
	Number	Number
The number of employees analysed by function was:		
Administration and office (part time)	1	1
Community Living Coordinator (part time)	1	1
	<u>2</u>	<u>2</u>

The above numbers do not include trustees who are not permitted to receive remuneration for their duties.

CAMBRIDGE ROYAL ALBERT HOMES CIO

Notes to the Financial Statements

For the year ended 31 March 2025

5 TANGIBLE FIXED ASSETS FOR USE BY THE CHARITY

	Freehold Property £	Land £	Total £
Valuation at beginning and end of year	635,503	1,232	636,735
Depreciation at beginning of year	12,710	-	12,710
Charge for year	12,710	-	12,710
Depreciation at end of year	25,420	-	25,420
Book value at end of year	610,083	1,232	611,315
Book value at beginning of year	622,793	1,232	624,025

6 FIXED ASSET INVESTMENTS

	2025 £	2024 £
Market value at 1 March 2024	1,511,940	-
Transferred in from Benevolent Society	-	1,362,590
Disposals at opening book value	(1,312,169)	(325,129)
Acquisitions at cost	1,433,420	329,752
Net surpluses/(deficit) on revaluation at 31 March 2025	(6,194)	144,727
Market value at 31 March 2025	1,626,997	1,511,940
Historical cost at 31 March 2025	1,515,236	1,236,265

7 DEBTORS

	2025	2024
Due within one year		
Trade debtors	2,219	14
Prepayments and accrued income	3,217	4,001
Other taxes and social security	1,590	-
	7,026	4,015

8 CREDITORS

	2025 £	2024 £
Amounts falling due within one year		
Trade creditors	23,313	47,933
Other taxes and social security	-	-
Other creditors	555	306
Accruals and deferred income	1,845	1,470
	25,713	49,709

CAMBRIDGE ROYAL ALBERT HOMES CIO

Notes to the Financial Statements

For the year ended 31 March 2025

9 RESTRICTED FUNDS

	Balance 1 March 2024 £	Movement in Resources		Balance 31 March 2025 £
		Incoming £	Outgoing £	
Miss Nutter Fund	183,103	9,384	921	191,566
R Alsop Fund	6,970	-	69	6,901
	<u>190,073</u>	<u>9,384</u>	<u>990</u>	<u>198,467</u>

Miss Nutter Fund

This fund was set up out of the money given by the Estate of Miss Nutter in the 1980s to provide income for nursing care for the residents. With effect from 7th May 2024 in accordance with section 275 of the Charities Act 2011 and in the best interests of the Charity, the purposes of the Miss Nutter Fund were widened "to allow the Trustees to use the income of the Fund for such charitable purposes for the benefit of the residents of the Charity's Almshouses as the Trustees see fit from time to time."

R Alsop Fund

This fund has been set up out of money given by the trustees of the Estate of R Alsop to provide income for an annual dinner and entertainment for the residents and committee in the memory of Mr R Alsop. Any balance of income is available for general purposes.

Miss Nutter Fund Expenditure	2025 £	2024 £
Community Care Call Service Fees	6,380	7,172
Chiropody (Net)	390	210
Unrealised (gains)/losses on revaluation of investments	(5,849)	2,548
	<u>921</u>	<u>9,930</u>

10 DESIGNATED FUNDS

The income funds of the Charity include the following designated funds:- The Cyclical Maintenance Fund, which is to meet maintenance costs occurring at regular intervals, including the cost of professional fees in respect of Quinquennial inspections and the Extraordinary Repair Fund, which is a reserve fund for future major unexpected expenditure. The designated funds have been set aside out of unrestricted funds by the trustees.

	Balance 1 March 2024 £	Movement in Resources			Balance 31 March 2025 £
		New Designations £	Between Funds £	Utilised £	
Cyclical Maintenance Fund	80,000	16,236		(16,236)	80,000
Extraordinary Repair Fund	95,000	5,737		(5,737)	95,000
	<u>175,000</u>	<u>21,973</u>		<u>(21,973)</u>	<u>175,000</u>

CAMBRIDGE ROYAL ALBERT HOMES CIO

Notes to the Financial Statements

For the year ended 31 March 2025

11 ANALYSIS OF NET ASSETS BETWEEN FUNDS

	Tangible Fixed Assets £	Investments £	Other Net Assets £	Total £
Restricted Funds:-				
Miss Nutter Fund	-	142,720	48,846	191,566
R Alsop Fund	-	-	6,901	6,901
	<u>-</u>	<u>142,720</u>	<u>55,747</u>	<u>198,467</u>
Unrestricted Funds	611,315	1,484,277	233,112	2,328,704
Total Funds	<u>611,315</u>	<u>1,626,997</u>	<u>289,234</u>	<u>2,527,171</u>

12 FINANCIAL COMMITMENTS

The CIO had no financial commitments either contracted or authorised at the year end.

13 CONTINGENT LIABILITIES

The CIO has no contingent liabilities.

14 TRUSTEES EXPENSES

During the year two trustees received reimbursed expenses. The total amount of the expenses reimbursed was £127.

THE CAMBRIDGE ROYAL ALBERT HOMES

England & Wales - Charity number 1190144

Accounts

Registered Charity Number: 1190144

THE CAMBRIDGE ROYAL ALBERT HOMES
FINANCIAL STATEMENTS
FOR THE YEAR ENDED 31 MARCH 2024

THE CAMBRIDGE ROYAL ALBERT HOMES

Reference and administration details

Registered Charity Number: 1190144

TRUSTEES

Mr R Peachey (Chair)
Mr M Ambury
Mrs P Topel
Mr S Conrad
Mr S Greenbank
Mr G Handley
Mrs K McCorquodale
Mrs A Bullock
Mr E Thackery

INVESTMENT ADVISERS

Brown Shiple
Richmond House
16 – 20 Regent Street
Cambridge, CB2 1DB

PRINCIPAL OFFICE

28 Royal Albert Homes
120 Hills Road
Cambridge, CB2 1PP

TREASURER

Martyn Ambury

CLERK TO THE TRUSTEES

Mrs E Matthewson

BOOKKEEPER

Mrs R Coles FCCA of Coles Accounting (Cambridge) Limited
Newton Hall, Town Street, Newton
Cambridge, CB22 7ZE

ACCOUNTANT

Mrs R Coles FCCA of Coles Accounting (Cambridge) Limited
Newton Hall, Town Street, Newton
Cambridge, CB22 7ZE

INDEPENDENT EXAMINER

Mrs A Price FCA CTA of TC Group
Suite 501, The Nexus Building, Broadway
Letchworth Garden City
Herts, SG6 9BL

BANKERS

CAF Bank Ltd
25 Kings Hill Avenue
Kings Hill
West Malling, Kent, ME19 4JQ

THE CAMBRIDGE ROYAL ALBERT HOMES

Reference and administration details

Registered Charity Number: 1190144

The trustees present their report and independently examined financial statements for the period ended 31 March 2024.

Structure, Governance and Management

The charity is governed by the constitution of the CIO registered on 26 June 2020 as amended on 8 August 2022. The charity has elected to adopt Appendix 5 of the Statement of Recommended Practice, accounting for smaller companies.

Trustees

The trustees who served during the year were:

Mr R Peachey (Chair)	Mr G Handley
Mr M Ambury (appointed 6 September 2023)	Mrs K McCorquodale
Mrs P Topel (appointed 21 June 2023)	Mrs A Bullock
Mr S Conrad	Mr E Thackray
Mrs S Greenbank	

Edward Thackray stepped down as the Chair in June 2023 and was replaced by Richard Peachey. Edward continued to support the charity in the marketing team.

Trustees are appointed by resolution of the existing trustees at a properly convened meeting of the trustees after interview and references and having regard to the skills, knowledge and experience required for the effective administration of the charity. Each appointment is for a term of three years. The Chair may be appointed by the trustees from among their number.

The trustees set out the general policy of the charity. Committees of the trustees are delegated to manage the charity's activities and to report to the full board as appropriate. The Clerk and Community Living Co-ordinator are responsible for the day-to-day affairs. The bookkeeper is responsible for recording all financial transactions of the charity. The board meets every two months and the committees meet quarterly or more frequently as required.

Objectives and Activities for the Public Benefit

The objects of the CIO are for the public benefit as follows:

The prevention or relief of poverty by providing social housing in the form of almshouse accommodation for older persons of modest means who are residents of or who have a close association with the City of Cambridge.

The trustees confirm that they have referred to the guidance contained in the Charity Commission's general guidance on public benefit when reviewing the charity's aims and objectives.

The charity carries out these objects by:

- Providing care call assisted accommodation for older persons of modest means who are resident in Cambridge or who have a close connection to it.
- Promoting the welfare of the residents by maintaining and, where finances permit, improving the buildings and grounds, offering opportunities to socialise through lunches and clubs with the aim of allowing the residents to lead an independent life with the knowledge that help can be reached should the need arise.

Achievements and Performance

The charity successfully transferred from being a benevolent society to becoming a charitable incorporated organisation. The transfer has been recorded with the Register of Mergers. The charity provided a home for 4 couples and 21 single persons during the year.

As a CIO can hold property, the land held by the charity is now registered with the Land Registry in the name of the CIO and is no longer vested in the Official Custodian.

THE CAMBRIDGE ROYAL ALBERT HOMES

Reference and administration details

Registered Charity Number: 1190144

Buildings and Strategy Committee oversaw the refurbishment of two homes improving bathrooms and kitchens and commissioned the quinquennial report and EPCs in July 2023 to help us explore ways to upgrade and improve our energy efficiency for the long-term viability of the homes. The quinquennial report will enable the committee to determine a programme of repair and improvement works. All such work is set and carried out according to budget allocations set and approved by the trustees. Work began on planning for the future, looking at options for improving energy efficiency and accessibility balanced with the cost of adapting and maintaining our listed buildings.

The Selection and Welfare Committee welcomed one new beneficiary to join our community moving into a recently refurbished home and welcomed our new Community Living Co-ordinator (CLC) to join our staff. The residents' association continued to flourish, organising social events outside of the CLC's working hours. Residents' meetings with the trustees were held bi-annually or more regularly when requested.

The Human Resources Committee reviews requirements for staff and trustee skills. As vacancies arise, applications are sought from potential candidates via advertisements in the local press, the charity's website and word of mouth. Applicants are then short-listed, interviewed and appointed by the board after taking references. New trustees and staff undergo an induction programme to introduce them to the history and activities of the charity. Training is provided through Almshouse Association courses and the Charity Commission's guidance *The Essential Trustee*. New trustees are given a copy of the CIO's constitution, the latest Annual Report and Accounts and board minutes and *The Royal Albert – The History of a Cambridge Almshouse*, by Ken Atkins. Access to the Almshouse Association's Standard of Almshouse management is also provided. This year, we welcomed Martyn Ambury with HR experience, Penelope Topel with experience in project management as new trustees, and Sadia Shan as our new CLC after reviewing the on-going need for support amongst the residents. Chloe Ward also joined us to augment the marketing team as a new associate trustee.

The Marketing Committee is charged with responsibility for fundraising and increasing awareness of the Homes. A new website was commissioned and marketing materials designed to explain the nature of almshouses and promote the benefits of living in a community in terms of increased longevity and reduced loneliness. During 2023/4, preparations began to promote the charity through a summer garden party when our premises would be opened to the public to mark the 165th year of the laying of the original foundation stone.

The Finance Committee met quarterly to manage budgets, review income against costs and consider our investment strategy. With the approval of the Charity Commission, the use of the Miss Nutter restricted fund was widened for the benefit of our residents. The Investment Sub-committee continued to review the performance of our investments.

Risk

Through the employment of professional advisers, the trustees aim to ensure that the charity's management and decision-making processes take full account of and comply with relevant legislation and regulatory controls. The trustees continue to review major risks to which the charity is exposed and to take action to mitigate those risks. Insurance, both property and public liability, is reviewed annually.

Financial Review

The charity is funded by a combination of weekly maintenance charges, set annually, the proceeds of investments and donations.

The trustees have adopted a policy whereby the unrestricted funds not committed or invested in tangible fixed assets held by the charity should be between three to six months of the resources expended. The charity's policy on reserves is to maintain sufficient but not excessive reserves to enable it to continue to achieve its principal objectives.

The investment powers are governed by the constitution which permits funds to be deposited or invested in the same manner and subject to the same conditions as the trustees of a trust are permitted to do under the Trustee Act 2000. The Investment Sub-committee has considered the most appropriate policy for investing funds and with regular advice from the brokers consider that the mix of investments in shares, unit trusts and bonds meet their requirement to generate both income and long-term capital growth.

THE CAMBRIDGE ROYAL ALBERT HOMES

Reference and administration details

Registered Charity Number: 1190144

The charity has general funds as well as restricted funds. The restricted funds were bequeathed to the charity for specific purposes. The two restricted funds are the Miss Nutter fund for care-related expenditure and the R Alsop fund for a meal and entertainment once a year.

The net outgoing resources for the year amounted to £2,293,967 (2023: incoming resources of £nil). £2,260,119 of this was transferred from the benevolent society following the transfer of its assets and activities to this CIO.

At 31 March 2024, the benevolent society's net assets amounted to £2,438,694 (2023: £nil). Short term deposits at 31 March 2024 amounted to £348,286 (2023: £nil).

ON BEHALF OF THE TRUSTEES



Mr R Peachey

Chair

Date: 17.1.2025

THE CAMBRIDGE ROYAL ALBERT HOMES

Independent Examiner's Report to the Trustees

I report on the accounts of The Cambridge Royal Albert Homes for the period ended 31 March 2024 which are set out on Pages 4 to 14.

Respective Responsibilities of Trustees and Examiner

The Charity's trustees are responsible for the preparation of the accounts. The Charity's trustees consider that an audit is not required for this year under section 144(2) of the Charities Act 2011 (the Charities Act) and that an independent examination is needed.

It is my responsibility to:

- examine the accounts under section 145 of the Charities Act;
- to follow procedures laid down in the general Directions given by the Charity Commission (under section 145 (5)(b) of the Charities Act); and
- to state whether particular matters have come to our attention.

Basis of Independent Examiner's Report

The charity's gross income exceeded £250,000 and I am qualified to undertake the examination by being a qualified member of the Institute of Chartered Accountants in England and Wales.

My examination was carried out in accordance with the general Directions given by the Charity Commission. An examination includes a review of accounting records kept by the Charity and a comparison of the accounts presented with those records. It also includes consideration of any unusual items of disclosures in the accounts, and seeking explanations from you as trustees concerning any such matters. The procedures undertaken do not provide all the evidence that would be required in an audit, and consequently no opinion is given as to whether the accounts present a 'true and fair' view and the report is limited to those matters set out in the statement below.

Independent Examiner's Statement

In connection with my examination, no matter has come to my attention:

- 1 which gives me reasonable cause to believe that, in any material respect the requirements:
 - to keep accounting records in accordance with section 130 of the Charities Act; and
 - to prepare accounts which accord with the accounting records and comply with the accounting requirements of the Charities Acthave not been met; or
- 2 to which, in my opinion, attention should be drawn in order to enable a proper understanding of the accounts to be reached.



Alison Price of TC Group

Suite 501, The Nexus Building, Broadway
Letchworth Garden City
Herts, SG6 9BL

Date 21 January 2025

THE CAMBRIDGE ROYAL ALBERT HOMES

Statement of Financial Activities

For the year ended 31 March 2024

	Notes	Un- restricted Funds £	Restricted Funds £	2024 Total Funds £	2023 Total Funds £
Incoming Resources					
Incoming Resources from generated funds					
Voluntary Income	2	2,323	600	2,923	-
Investment Income	2	31,234	8,084	39,318	-
Incoming Resources from Charitable activities					
Contributions from Residents	2	227,113	-	227,113	-
Other income	2	<u>2,089,122</u>	<u>191,919</u>	<u>2,281,041</u>	-
Total Incoming Resources		<u>2,349,792</u>	<u>200,603</u>	<u>2,550,395</u>	-
Resources Expended					
Costs of Generating Funds					
Investment management costs	3	7,667	-	7,667	-
Charitable Activities					
Direct costs	3	183,607	600	184,207	-
Support costs	3	54,232	7,382	61,614	-
Governance costs	3	<u>2,940</u>	<u>-</u>	<u>2,940</u>	-
Total Resources Expended		<u>248,446</u>	<u>7,982</u>	<u>256,428</u>	-
<i>Net incoming / (outgoing) resources before transfers</i>		2,101,346	192,621	2,293,967	-
Gross transfers between funds		-	-	-	-
<i>Net incoming / (outgoing) resources before other recognised gains/losses</i>		<u>2,101,346</u>	<u>192,621</u>	<u>2,293,967</u>	-
Other Recognised Gains and Losses					
Gains and (losses) on disposals or revaluation of fixed assets					
Realised gains/(losses) on disposal of investments		12,376	-	12,376	-
Unrealised gains/(losses) on revaluation of investments		<u>134,899</u>	<u>(2,548)</u>	<u>132,351</u>	-
Net movement in funds		<u>2,248,621</u>	<u>190,073</u>	<u>2,438,694</u>	-
Fund balances brought forward		-	-	-	-
Fund balances carried forward		<u>2,248,621</u>	<u>190,073</u>	<u>2,438,694</u>	-

All amounts relate to continuing activities.

There have been no recognised gains or losses other than those included above.

The notes on page 6 to 11 form part of these financial statements

THE CAMBRIDGE ROYAL ALBERT HOMES

Statement of Financial Activities

For the year ended 31 March 2024

	Notes	2024 £	2024 £	2023 £	2023 £
Fixed Assets					
Tangible Assets for use by the Charity	5		624,025		-
Investments	6		<u>1,511,940</u>		<u>-</u>
			<u>2,135,965</u>		<u>-</u>
Current Assets					
Debtors	7	4,015		-	
Short term deposits		348,286		-	
Cash in hand		<u>137</u>		<u>-</u>	
			<u>352,438</u>		<u>-</u>
Creditors: amounts falling due within one year	8	<u>49,709</u>		<u>-</u>	
Net Current Assets			<u>302,729</u>		<u>-</u>
Net Assets			<u>2,438,694</u>		<u>-</u>
Income Funds					
Restricted Funds:	9	190,073		-	
Unrestricted Funds:					
-Designated	10	175,000		-	
-Retained Income		<u>2,073,621</u>		<u>-</u>	
			<u>2,248,621</u>		<u>-</u>
			<u>2,438,694</u>		<u>-</u>

ON BEHALF OF THE TRUSTEES



Mr R Peachey

President

Approved by the Trustees on

17.1.2025

THE CAMBRIDGE ROYAL ALBERT HOMES

Notes to the Financial Statements

For the year ended 31 March 2024

1 ACCOUNTING POLICIES

Basis of Preparation

The financial statements have been prepared under the historical cost convention, as modified by the revaluation of freehold property and fixed asset investments being included at market value, and in accordance with the Charities Act 2011, the Charities (Accounts and Reports) Regulations 2005 and the Statement of Recommended Practice on Accounting and Reporting by Charities (SORP 2005).

Tangible Fixed Assets

i Freehold Property

The freehold property was originally built by public subscriptions in the 1850's. The property was transferred over from the previous Benevolent Society as at 1st April 2023 at its net book value of £635,503. It continues to be depreciated from that date at 2% per annum.

The last valuation performed on the property was by Januarys (Cambridge) Limited on 28 February 2022. This showed a value in use of £702,000. The trustees are therefore confident that the value shown in the accounts is still appropriate.

A The valuation was prepared in accordance with the guideline laid down by the Royal Institution of Chartered Surveyors for the valuation of properties owned by Registered Housing Associations or similar bodies. One of the requirements under these guidelines is that the valuation will reflect that "the property will continue to be let by a body pursuant to the delivery of a service for the existing use". This precludes a valuation based upon the development potential in the site.

B If the circumstances existed where dissolution was appropriate, the Board of Management would clearly wish to transfer the property for a proper value but to a similar charity. It therefore seems proper that a notional rental value should be assumed based on the rental evidence available from similar units let as social housing to subsidised tenants.

C Depreciation

Depreciation is provided at 2% per annum on cost.

ii Furniture and Equipment

Furniture and equipment acquired is not capitalised, as the amounts are not material. The expenditure is written off in the Financial Statements in the year it is incurred.

iii Land

Freehold land is not depreciated.

THE CAMBRIDGE ROYAL ALBERT HOMES

Notes to the Financial Statements

For the year ended 31 March 2024

1 ACCOUNTING POLICIES (continued)

Investments

Investments held for the long-term to generate income or capital growth are carried at market value as fixed assets.

Expenditure

All expenditure is accounted for on an accruals basis and has been listed under headings that aggregate all the costs related to that activity. Investment management costs include stockbroker charges. Direct costs, including warden and caretaking costs, are the costs associated with running an Alms house and are allocated on an actual basis. Support costs, including administration and office costs, are the cost of services provided for the wellbeing of the residents, and are allocated on an accruals basis. Governance costs are those incurred in connection with the organisational administration and compliance with constitutional and statutory requirements.

Incoming Resources

All income is accounted for as soon as the Charity has entitlement to the income and there is a certainty of receipt. Income is received through donations, mainly individuals, investment income from money on deposit and from stock market investments. Contributions from the residents consist of a management charge and contributions towards the cost of heat, light and water.

Resources received are allocated to Restricted Funds according to the limitations on their use specified by the donors or other providers. Funds received in the direct operation of the Charity are treated as unrestricted income funds. Other resources received without external restriction are designated by the trustees for particular purposes as deemed appropriate.

Funds

Restricted funds represent money that has been given to provide for specific activities and for no other purpose.

Designated funds are funds whose use is not legally restricted but whose purpose has been designated by the trustees.

2 INCOMING RESOURCES

	Unrestricted Funds £	Restricted Funds £	2024 Total £	2023 Total £
Voluntary Income:				
Donations and gifts	2,323	-	2,323	-
Grant income	-	600	600	-
	<u>2,323</u>	<u>600</u>	<u>2,923</u>	<u>-</u>
Investment Income:				
Investment Income (gross)	27,935	8,084	36,019	-
Bank Interest Receivable	3,299	-	3,299	-
	<u>31,234</u>	<u>8,084</u>	<u>39,318</u>	<u>-</u>
Contributions from Residents:				
Heat, light, water, insurance & services	49,687	-	49,687	-
Maintenance	177,426	-	177,426	-
	<u>227,113</u>	<u>-</u>	<u>227,113</u>	<u>-</u>
Other income:				
Commercial rental income	20,922	-	20,922	-
Transfer in from Benevolent Society	2,068,200	191,919	2,260,119	-
	<u>2,089,122</u>	<u>191,919</u>	<u>2,281,041</u>	<u>-</u>
Total Incoming Resources	<u>2,349,792</u>	<u>200,603</u>	<u>2,550,395</u>	<u>-</u>

Assets were transferred on 1st April 2023 from The Cambridge Royal Albert Benevolent Society (Charity number 204757).

THE CAMBRIDGE ROYAL ALBERT HOMES

Notes to the Financial Statements

For the year ended 31 March 2024

3 RESOURCES EXPENDED

	Unrestricted Funds £	Restricted Funds £	2024 Total £	2023 Total £
Investment management costs	7,667	-	7,667	-
Direct costs in furtherance of the Charity's objectives:				
Maintenance of grounds	6,189	-	6,189	-
Repairs and maintenance	92,622	-	92,622	-
Property changeovers	-	-	-	-
Rates & council tax	5,057	-	5,057	-
Water	5,363	-	5,363	-
Insurance	3,579	-	3,579	-
Heat and light	43,564	-	43,564	-
Telephone	2,311	-	2,311	-
Salaries & Employers NIC	12,008	-	12,008	-
Pensions	669	-	669	-
Advertising and marketing	1,668	-	1,668	-
Residents support expenses	-	-	-	-
Professional fees	7,861	-	7,861	-
Outing expenses	-	-	-	-
Office costs	2,716	600	3,316	-
	<u>183,607</u>	<u>600</u>	<u>184,207</u>	<u>-</u>
Support costs				
Salaries & Employers NIC	30,469	-	30,469	-
Pensions	1,456	-	1,456	-
Community care call service fees	-	7,172	7,172	-
Bookkeeping services	5,429	-	5,429	-
Sundry expenses	4,168	210	4,378	-
Depreciation	12,710	-	12,710	-
	<u>54,232</u>	<u>7,382</u>	<u>61,614</u>	<u>-</u>
Governance costs				
Independent Examiners fees and accountancy services	2,940	-	2,940	-
	<u>2,940</u>	<u>-</u>	<u>2,940</u>	<u>-</u>
Total Resources Expended	<u>248,446</u>	<u>7,982</u>	<u>256,428</u>	<u>-</u>

4 STAFF COSTS

	2024 £	2023 £
Wages and Salaries	42,477	-
Employers NIC	-	-
Pension costs	2,125	-
	<u>44,602</u>	<u>-</u>
	2024 Number	2023 Number
The number of employees analysed by function was:		
Administration and office (part time)	1	-
Community Living Coordinator (part time)	1	-
	<u>2</u>	<u>-</u>

The above numbers do not include trustees who are not permitted to receive remuneration for their duties.

THE CAMBRIDGE ROYAL ALBERT HOMES

Notes to the Financial Statements

For the year ended 31 March 2024

5 TANGIBLE FIXED ASSETS FOR USE BY THE CHARITY

	Freehold Property £	Land £	Total £
Valuation at beginning of year	-	-	-
Additions (transferred in from Benevolent Society)	635,503	1,232	636,735
	<u>635,503</u>	<u>1,232</u>	<u>636,735</u>
Depreciation at beginning of year	-	-	-
Charge for year	12,710	-	12,710
	<u>12,710</u>	<u>-</u>	<u>12,710</u>
Depreciation at end of year	12,710	-	12,710
	<u>12,710</u>	<u>-</u>	<u>12,710</u>
Book value at end of year	<u>622,793</u>	<u>1,232</u>	<u>624,025</u>
Book value at beginning of year	<u>-</u>	<u>-</u>	<u>-</u>

6 FIXED ASSET INVESTMENTS

	2024 £	2023 £
Market value at 1 March 2023	-	-
Transferred in from Benevolent Society	1,362,590	-
Disposals at opening book value	(325,129)	-
Acquisitions at cost	329,752	-
Net surpluses/(deficit) on revaluation at 31 March 2024	144,727	-
	<u>1,511,940</u>	<u>-</u>
Market value at 31 March 2024	<u>1,511,940</u>	<u>-</u>
	<u>1,236,265</u>	<u>-</u>
Historical cost at 31 March 2024	<u>1,236,265</u>	<u>-</u>

7 DEBTORS

	2024	2023
Due within one year		
Trade debtors	14	-
Prepayments and accrued income	4,001	-
	<u>4,015</u>	<u>-</u>

8 CREDITORS

	2024 £	2023 £
Amounts falling due within one year		
Trade creditors	47,933	-
Other creditors	306	-
Accruals and deferred income	1,470	-
	<u>49,709</u>	<u>-</u>

THE CAMBRIDGE ROYAL ALBERT HOMES

Notes to the Financial Statements

For the year ended 31 March 2024

9 RESTRICTED FUNDS

	Balance 1 March 2023 £	Movement in Resources		Balance 31 March 2024 £
		Incoming £	Outgoing £	
Miss Nutter Fund	-	193,033	9,930	183,103
R Alsop Fund	-	6,970	-	6,970
Council Coronation Grant	-	600	600	-
	-	200,603	10,530	190,073

Miss Nutter Fund

This fund has been set up out of money given by the Estate of Miss Nutter to provide income for nursing care for the residents and is not available for any other purpose. The balance on this fund held by the Benevolent Society was transferred into the CIO from 1st April 2023.

R Alsop Fund

This fund has been set up out of money given by the trustees of the Estate of R Alsop to provide income for an annual dinner and entertainment for the residents and committee in the memory of Mr R Alsop. Any balance of income is available for general purposes. The balance on this fund held by the Benevolent Society was transferred into the CIO from 1st April 2023.

Miss Nutter Fund Expenditure	2024 £	2023 £
Community Care Call Service Fees	7,172	-
Chiropody (Net)	210	-
Unrealised (gains)/losses on revaluation of investments	2,548	-
	9,930	-

10 DESIGNATED FUNDS

The income funds of the Charity include the following designated funds:- The Cyclical Maintenance Fund, which is to meet maintenance costs occurring at regular intervals, including the cost of professional fees in respect of Quinquennial inspections and the Extraordinary Repair Fund, which is a reserve fund for future major unexpected expenditure. The designated funds have been set aside out of unrestricted funds by the trustees.

	Balance 1 March 2023 £	Movement in Resources			Balance 31 March 2024 £
		New Designations £	Between Funds £	Utilised £	
Cyclical Maintenance Fund	-	87,998	-	(7,998)	80,000
Extraordinary Repair Fund	-	158,272	-	(63,272)	95,000
	-	246,270	-	(71,270)	175,000

THE CAMBRIDGE ROYAL ALBERT HOMES

Notes to the Financial Statements

For the year ended 31 March 2024

11 ANALYSIS OF NET ASSETS BETWEEN FUNDS

	Tangible Fixed Assets £	Investments £	Other Net Assets £	Total £
Restricted Funds:-				
Miss Nutter Fund	-	136,872	46,231	183,103
R Alsop Fund	-	-	6,970	6,970
	<u>-</u>	<u>136,872</u>	<u>53,201</u>	<u>190,073</u>
Unrestricted Funds	624,025	1,375,068	249,528	2,248,621
Total Funds	<u>624,025</u>	<u>1,511,940</u>	<u>302,729</u>	<u>2,438,694</u>

12 FINANCIAL COMMITMENTS

The CIO had no financial commitments either contracted or authorised at the year end.

13 CONTINGENT LIABILITIES

The CIO has no contingent liabilities.

14 TRUSTEES EXPENSES

During the year no trustees received reimbursed expenses or had expenses directly paid to a third party on their behalf.

THE CAMBRIDGE ROYAL ALBERT HOMES

England & Wales - Charity number 1190144

Accounts



Trustees' Annual Report for the period

**From 1 March 2022
To 31 March 2023**

**Period start date
Period end date**

Charity name: The Cambridge Royal Albert Homes

Charity registration number: 1190144

Objectives and Activities

	SORP reference	
Summary of the purposes of the charity as set out in its governing document	Para 1.17	For the public benefit, the prevention or relief of poverty by providing social housing in the form of Almshouse accommodation for older persons of modest means who are residents of, or who have close associations with, the city of Cambridge.
Summary of the main activities in relation to those purposes for the public benefit, in particular, the activities, projects or services identified in the accounts.	Para 1.17 and 1.19	Currently inactive pending arrangements for the transfer of the operation and assets of another Almshouse charity.
Statement confirming whether the trustees have had regard to the guidance issued by the Charity Commission on public benefit	Para 1.18	Currently inactive, see above.

Additional information (optional)

You may choose to include further statements where relevant about:

	SORP reference	
Policy on grant making	Para 1.38	N/A
Policy on social investment including program related investment	Para 1.38	N/A
Contribution made by volunteers	Para 1.38	All of the trustees of the organisation are volunteers.

Financial Review

Review of the charity's financial position at the end of the period	Para 1.21	Within this reporting period no activity took place under the name of the Charity.
Statement explaining the policy for holding reserves stating why they are held	Para 1.22	N/A
Amount of reserves held	Para 1.22	N/A
Reasons for holding zero reserves	Para 1.22	N/A
Details of fund materially in deficit	Para 1.24	N/A
Explanation of any uncertainties about the charity continuing as a going concern	Para 1.23	N/A

Additional information (optional)

You may choose to include further statements where relevant about:

The charity's principal sources of funds (including any fundraising)	Para 1.47	N/A
Investment policy and objectives including any social investment policy adopted	Para 1.46	N/A
A description of the principal risks facing the charity	Para 1.46	N/A
Other		

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)
1	Richard Peachey	Chair	Appointed 27 th October 2022	
2	Stephen Conrad		Appointed 27 th October 2022	
3	Susan Greenbank			
4	Graham Handley			
5	Rasikal Kotecha	Treasurer		
6	Kate McCorquodale			
7	Edward Thackray			
8	Ann Bullock			
9	Roger Winter			
10				
11				
12				
13				
14				
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16				
17				
18				
19				
20				

Corporate trustees – names of the directors at the date the report was approved

Director name		
N/A		

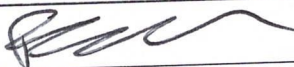
Name of trustees holding title to property belonging to the charity

Trustee name	Dates acted if not for whole year	
N/A		

Declarations

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

Signed on behalf of the charity's trustees

Signature(s)		
Full name(s)	Richard Penney	
Position (eg Secretary, Chair, etc)	CHAIR (INTERIM)	
Date	6/9/23	



CHARITY COMMISSION
FOR ENGLAND AND WALES

CAMBRIDGE ROYAL ASBLET HOMES (CIO) 1190144

Receipts and payments accounts

CC16a

For the period from 1st March 22 To 31 March 23

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					
	-	-	-	-	-
	-	-	-	-	-
	-	-	-	-	-
	-	-	-	-	-
	-	-	-	-	-
	-	-	-	-	-
	-	-	-	-	-
	-	-	-	-	-
	-	-	-	-	-
Sub total (Gross income for AR)	-	-	-	NIL	NIL
A2 Asset and investment sales, (see table).					
	-	-	-	-	-
	-	-	-	-	-
Sub total	-	-	-	NIL	NIL
Total receipts	-	-	-	NIL	NIL
A3 Payments					
	-	-	-	-	-
	-	-	-	-	-
	-	-	-	-	-
	-	-	-	-	-
	-	-	-	-	-
	-	-	-	-	-
	-	-	-	-	-
	-	-	-	-	-
	-	-	-	-	-
Sub total	-	-	-	NIL	NIL
A4 Asset and investment purchases, (see table)					
	-	-	-	-	-
	-	-	-	-	-
Sub total	-	-	-	NIL	NIL
Total payments	-	-	-	NIL	NIL
Net of receipts/(payments)	-	-	-	-	-
A5 Transfers between funds	-	-	-	-	-
A6 Cash funds last year end	-	-	-	-	-
Cash funds this year end	-	-	-	NIL	NIL

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		-	-	-
		-	-	-
		-	-	-
	Total cash funds	NIL -	NIL -	NIL -

(agree balances with receipts and payments account(s))

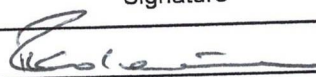
Categories	Details	Unrestricted funds to nearest £	Restricted funds to nearest £	Endowment funds to nearest £
B2 Other monetary assets		-	-	-
		-	-	-
		-	-	-
		-	-	-
		-	-	-
		NIL -	NIL -	NIL -

Categories	Details	Fund to which asset belongs	Cost (optional)	Current value (optional)
B3 Investment assets			-	-
			-	-
			-	-
			-	-
		NIL	NIL	NIL

Categories	Details	Fund to which asset belongs	Cost (optional)	Current value (optional)
B4 Assets retained for the charity's own use			-	-
			-	-
			-	-
			-	-
			-	-
			-	-
			-	-
		NIL	NIL	NIL

Categories	Details	Fund to which liability relates	Amount due (optional)	When due (optional)
B5 Liabilities			-	
			-	
			-	
			-	
		NIL	NIL	NIL

Signed by one or two trustees on behalf of all the trustees

Signature	Print Name	Date of approval
	RASHAN KOTECUA	6.9.2023
2		

THE CAMBRIDGE ROYAL ALBERT HOMES

England & Wales - Charity number 1190144

Accounts



**CHARITY COMMISSION
FOR ENGLAND AND WALES**

Trustees' Annual Report for the period

From 1 March 2021 **Period start date**

To 28th February 2022 **Period end date**

Charity name: The Cambridge Royal Albert Homes

Charity registration number: 1190144

Objectives and Activities

	SORP reference	
Summary of the purposes of the charity as set out in its governing document	Para 1.17	For the public benefit, the prevention or relief of poverty by providing social housing in the form of almshouse accommodation for older persons of modest means who are residents of, or who have close associations with, the city of Cambridge.
Summary of the main activities in relation to those purposes for the public benefit, in particular, the activities, projects or services identified in the accounts.	Para 1.17 and 1.19	Currently inactive pending arrangements for the transfer of the operation and assets of another almshouse charity.
Statement confirming whether the trustees have had regard to the guidance issued by the Charity Commission on public benefit	Para 1.18	Currently inactive (see above).

Additional Information (optional)

You may choose to include further statements where relevant about:

	SORP reference	
Policy on grant making	Para 1.38	N/A
Policy on social investment including program related investment	Para 1.38	N/A
Contribution made by volunteers	Para 1.38	All of the trustees of the organisation are volunteers.
Other		

Achievements and Performance

	SORP reference	
Summary of the main achievements of the charity, identifying the difference the charity's work has made to the circumstances of its beneficiaries and any wider benefits to society as a whole.	Para 1.20	Within this reporting period, no activity took place under the name of the charity.

Additional Information (optional)

You may choose to include further statements where relevant about:

Achievements against objectives set	Para 1.41	Within this reporting period, no activity took place under the name of the charity.
Performance of fundraising activities against objectives set	Para 1.41	N/A
Investment performance against objectives	Para 1.41	N/A
Other		N/A

Financial Review

Review of the charity's financial position at the end of the period	Para 1.21	Within this reporting period, no activity took place under the name of the charity.
Statement explaining the policy for holding reserves stating why they are held	Para 1.22	N/A
Amount of reserves held	Para 1.22	N/A
Reasons for holding zero reserves	Para 1.22	N/A
Details of fund materially in deficit	Para 1.24	N/A
Explanation of any uncertainties about the charity continuing as a going concern	Para 1.23	N/A

Additional information (optional)

You may choose to include further statements where relevant about:

The charity's principal sources of funds (including any fundraising)	Para 1.47	N/A
Investment policy and objectives including any social investment policy adopted	Para 1.46	N/A
A description of the principal risks facing the charity	Para 1.46	N/A
Other		

Structure, Governance and Management

Description of charity's trusts:			
Type of governing document (trust deed, royal charter)	Para 1.25	Constitution	
How is the charity constituted? (e.g. unincorporated association, CIO)	Para 1.25	CIO	
Trustee selection methods including details of any constitutional provisions e.g. election to post or name of any person or body entitled to appoint one or more trustees	Para 1.25	Election at AGM	

Additional information (optional)

You may choose to include further statements where relevant about:

Policies and procedures adopted for the induction and training of trustees	Para 1.51	Induction programme in line with Almshouse Association Guidance	
The charity's organisational structure and any wider network with which the charity works	Para 1.51	CIO with board of trustees	
Relationship with any related parties	Para 1.51	N/A	
Other			

Reference and Administrative details

Charity name	The Cambridge Royal Albert Homes	
Other name the charity uses		
Registered charity number	1190144	
Charity's principal address	120 Hills Road Cambridge CB2 1PP	

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)
1	Edward Thackray	President		
2	Rosalind Bird			
3	Annie Bullock			
4	Crispian Faux			
5	Rasiklal Kotecha	Treasurer	From 01.10.21	
6	John Martin	Deputy President		
7	Susan McCave			
8	Kate McCorquodale			
9	Stephanie Stafford			
10	Roger Winter			
15	Graham Handley		28.04.21	
16	Susan Greenbank		28.07.21	
17				
18				
19				
20				

Corporate trustees – names of the directors at the date the report was approved

Director name		
N/A		

Name of trustees holding title to property belonging to the charity

Trustee name	Dates acted If not for whole year	
N/A		

Funds held as custodian trustees on behalf of others

Description of the assets held in this capacity	N/A
Name and objects of the charity on whose behalf the assets are held and how this falls within the custodian charity's objects	
Details of arrangements for safe custody and segregation of such assets from the charity's own assets	

Additional information (optional)

Names and addresses of advisers (Optional information)

Type of adviser	Name	Address
N/A		

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

N/A

Exemptions from disclosure

Reason for non-disclosure of key personnel details


Within this reporting period, no activity took place under the name of the charity.

Other optional information

Declarations

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

Signed on behalf of the charity's trustees

Signature(s)		
Full name(s)	EDWARD HAROLD THACKLEY	
Position (eg Secretary, Chair, etc)	PRESIDENT	
Date	2.9.2022	



CHARITY COMMISSION
FOR ENGLAND AND WALES

Charity No
1190144

THE CAMBRIDGE ROYAL ALBERT HOME

Receipts and payments accounts

CC16a

For the period from	28/2/2021	To	28/2/2022
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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					
	-	-	-	-	-
	-	-	-	-	-
	-	-	-	-	-
	-	-	-	-	-
	-	-	-	-	-
	-	-	-	-	-
Sub total (Gross income for AR)	-	-	-	NIL	NIL
A2 Asset and investment sales, (see table)					
	-	-	-	-	-
	-	-	-	-	-
Sub total	-	-	-	NIL	NIL
Total receipts	-	-	-	NIL	NIL
A3 Payments					
	-	-	-	-	-
	-	-	-	-	-
	-	-	-	-	-
	-	-	-	-	-
	-	-	-	-	-
	-	-	-	-	-
	-	-	-	-	-
Sub total	-	-	-	NIL	NIL
A4 Asset and investment purchases, (see table)					
	-	-	-	-	-
	-	-	-	-	-
Sub total	-	-	-	NIL	NIL
Total payments	-	-	-	NIL	NIL
Net of receipts/(payments)	-	-	-	-	-
A5 Transfers between funds	-	-	-	-	-
A6 Cash funds last year end	-	-	-	-	-
Cash funds this year end	-	-	-	NIL	NIL

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

B1 Cash funds

	Unrestricted funds to nearest £	Restricted funds to nearest £	Endowment funds to nearest £
	-	-	-
	-	-	-
	-	-	-
Total cash funds	NIL	NIL	NIL

(agree balances with receipts and payments account(s))

B2 Other monetary assets

Details	Unrestricted funds to nearest £	Restricted funds to nearest £	Endowment funds to nearest £
	-	-	-
	-	-	-
	-	-	-
	-	-	-
	-	-	-
	NIL	NIL	NIL

B3 Investment assets

Details	Fund to which asset belongs	Cost (optional)	Current value (optional)
		-	-
		-	-
		-	-
		-	-
	NIL	NIL	NIL

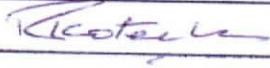
B4 Assets retained for the charity's own use

Details	Fund to which asset belongs	Cost (optional)	Current value (optional)
		-	-
		-	-
		-	-
		-	-
		-	-
		-	-
		-	-
	NIL	NIL	NIL

B5 Liabilities

Details	Fund to which liability relates	Amount due (optional)	When due (optional)
		-	
		-	
		-	
		-	
	NIL	NIL	NIL

Signed by one or two trustees on behalf of all the trustees

Signature	Print Name	Date of approval
	RASIKLAL KOTECHA	11/9/22

THE CAMBRIDGE ROYAL ALBERT HOMES

England & Wales - Charity number 1190144

Accounts



Trustees' Annual Report for the period

From 26th June 2020 Period start date

To 28th February 2021 Period end date

Charity name: The Cambridge Royal Albert Homes

Charity registration number: 1190144

Objectives and Activities

	SORP reference	
Summary of the purposes of the charity as set out in its governing document	Para 1.17	For the public benefit, the prevention or relief of poverty by providing social housing in the form of almshouse accommodation for older persons of modest means who are residents of, or who have close associations with, the city of Cambridge.
Summary of the main activities in relation to those purposes for the public benefit, in particular, the activities, projects or services identified in the accounts.	Para 1.17 and 1.19	Currently inactive pending arrangements for the transfer of the operation and assets of another almshouse charity.
Statement confirming whether the trustees have had regard to the guidance issued by the Charity Commission on public benefit	Para 1.18	Currently inactive (see above).

Additional information (optional)

You may choose to include further statements where relevant about:

	SORP reference	
Policy on grant making	Para 1.38	N/A
Policy on social investment including program related investment	Para 1.38	N/A
Contribution made by volunteers	Para 1.38	All of the trustees of the organisation are volunteers.
Other		

Achievements and Performance

	SORP reference	
Summary of the main achievements of the charity, identifying the difference the charity's work has made to the circumstances of its beneficiaries and any wider benefits to society as a whole.	Para 1.20	Within this reporting period, no activity took place under the name of the charity.

Additional information (optional)

You may choose to include further statements where relevant about:

Achievements against objectives set	Para 1.41	Within this reporting period, no activity took place under the name of the charity.
Performance of fundraising activities against objectives set	Para 1.41	N/A
Investment performance against objectives	Para 1.41	N/A
Other		N/A

Financial Review

Review of the charity's financial position at the end of the period	Para 1.21	Within this reporting period, no activity took place under the name of the charity.
Statement explaining the policy for holding reserves stating why they are held	Para 1.22	N/A
Amount of reserves held	Para 1.22	N/A
Reasons for holding zero reserves	Para 1.22	N/A
Details of fund materially in deficit	Para 1.24	N/A
Explanation of any uncertainties about the charity continuing as a going concern	Para 1.23	N/A

Additional information (optional)

You may choose to include further statements where relevant about:

The charity's principal sources of funds (including any fundraising)	Para 1.47	N/A
Investment policy and objectives including any social investment policy adopted	Para 1.46	N/A
A description of the principal risks facing the charity	Para 1.46	N/A
Other		

Structure, Governance and Management

Description of charity's trusts:		
Type of governing document	Para 1.25	Constitution
How is the charity constituted?	Para 1.25	CIO
Trustee selection methods including details of any constitutional provisions e.g. election to post or name of any person or body entitled to appoint one or more trustees	Para 1.25	Election at AGM with option of two trustees appointed by almshouse residents.

Additional information (optional)

You may choose to include further statements where relevant about:

Policies and procedures adopted for the induction and training of trustees	Para 1.51	Induction programme in line with Almshouse Association Guidance
The charity's organisational structure and any wider network with which the charity works	Para 1.51	CIO with board of trustees
Relationship with any related parties	Para 1.51	N/A
Other		

Reference and Administrative details

Charity name	The Cambridge Royal Albert Homes
Other name the charity uses	
Registered charity number	1190144
Charity's principal address	120 Hills Road Cambridge CB2 1PP

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)
1	Edward Thackray	President07		
2	Rosalind Bird			
3	Annie Bullock			
4	Crispian Faux		From 30.06.20	
5	Rasiklal Kotecha		From 28.01.21	
6	John Martin	Deputy President		
7	Susan McCave			
8	Kate McCorquodale		From 30.09.20	
9	Stephanie Stafford		From 28.01.21	
10	Roger Winter			
11	Anthony Littlechild		To: 30 September 2020	
12	Martin Tyson	Treasurer		
13	Judith Gay		To: 30 September 2020	
14	Sheila Rushton		To 31 December 2020	
15				
16				
17				
18				
19				
20				

Corporate trustees – names of the directors at the date the report was approved

Director name		
N/A		

Name of trustees holding title to property belonging to the charity

Trustee name	Dates acted if not for whole year	
N/A		

Funds held as custodian trustees on behalf of others

Description of the assets held in this capacity	N/A
Name and objects of the charity on whose behalf the assets are held and how this falls within the custodian charity's objects	
Details of arrangements for safe custody and segregation of such assets from the charity's own assets	

Additional information (optional)

Names and addresses of advisers (Optional information)

Type of adviser	Name	Address
N/A		

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

N/A

Exemptions from disclosure

Reason for non-disclosure of key personnel details

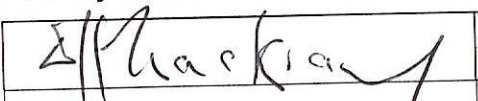
Within this reporting period, no activity took place under the name of the charity.

Other optional information

Declarations

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

Signed on behalf of the charity's trustees

Signature(s)		
Full name(s)	EDWARD THACKERY	
Position (eg Secretary, Chair, etc)	PRESIDENT	
Date	5. 5. 2022	



CHARITY COMMISSION
FOR ENGLAND AND WALES

Charity Name
The Cambridge Royal Albert Holmes

Charity No.
190148

CC16a

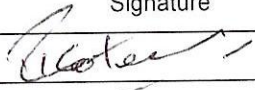
Receipts and payments accounts

For the period from 26/06/2020 To 28/02/2021

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					
	-	-	-	-	-
	-	-	-	-	-
	-	-	-	-	-
	-	-	-	-	-
	-	-	-	-	-
	-	-	-	-	-
	-	-	-	-	-
Sub total (Gross income for AR)	-	-	-	Nil -	Nil -
A2 Asset and investment sales, (see table).					
	-	-	-	-	-
	-	-	-	-	-
Sub total	-	-	-	-	-
Total receipts	-	-	-	Nil -	Nil -
A3 Payments					
	-	-	-	-	-
	-	-	-	-	-
	-	-	-	-	-
	-	-	-	-	-
	-	-	-	-	-
	-	-	-	-	-
	-	-	-	-	-
	-	-	-	-	-
Sub total	-	-	-	Nil -	Nil -
A4 Asset and investment purchases. (see table)					
	-	-	-	-	-
	-	-	-	-	-
Sub total	-	-	-	Nil -	Nil -
Total payments	-	-	-	Nil -	Nil -
Net of receipts/(payments)	-	-	-	Nil -	Nil -
A5 Transfers between funds	-	-	-	-	-
A6 Cash funds last year end	-	-	-	-	-
Cash funds this year end	-	-	-	Nil -	Nil -

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		-	-	-
		-	-	-
		-	-	-
	Total cash funds	Nil -	Nil -	Nil -
	(agree balances with receipts and payments account(s))	UK	UK	UK
B2 Other monetary assets	Details	-	-	-
		-	-	-
		-	-	-
		-	-	-
		-	-	-
		-	-	-
		Nil -	Nil -	Nil -
B3 Investment assets	Details	Fund to which asset belongs	Cost (optional)	Current value (optional)
		-	-	-
		-	-	-
		-	-	-
		-	-	-
		Nil	Nil -	Nil -
B4 Assets retained for the charity's own use	Details	Fund to which asset belongs	Cost (optional)	Current value (optional)
		-	-	-
		-	-	-
		-	-	-
		-	-	-
		-	-	-
		-	-	-
		-	-	-
		Nil	Nil -	Nil -
B5 Liabilities	Details	Fund to which liability relates	Amount due (optional)	When due (optional)
		-	-	
		-	-	
		-	-	
		-	-	
		Nil	Nil -	Nil
Signed by one or two trustees on behalf of all the trustees	Signature	Print Name	Date of approval	
		Rasklal Haridas Kotecha	12/04/2022	