



CHARITY COMMISSION
FOR ENGLAND AND WALES

Trustees' Annual Report for the period

From **06/04/2023**

Period start date To **05/04/2024**

Period end date

Charity name:

The Inns Almshouse Trust

Charity registration number: **019166**

Objectives and Activities

	SORP reference	
Summary of the purposes of the charity as set out in its governing document	Para 1.17	The provision and maintenance of Almshouses for the benefit of elderly and poor persons within the Stevenage and Aston areas and to make grant and allowances to the same.
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	Provision of 8 almshouses as above – occupation 7 of 8, with one to be refurbished
Statement confirming whether the trustees have had regard to the guidance issued by the Charity Commission on public benefit	Para 1.18	We confirm this.

Additional information (optional)

You may choose to include further statements where relevant about:

	SORP reference	
Policy on grant making	Para 1.38	The charity has the ability to make grants, but has not made any and will not intend to in the immediate future
Policy on social investment including program related investment	Para 1.38	
Contribution made by volunteers	Para 1.38	

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	Provision of accommodation for 6/7 elderly and poor persons at the two sites owned by the charity in Stevenage and Aston, which relieves the burden upon Local Authorities and the public purse to assist in providing this for them.

Additional information (optional)

You may choose to include further statements where relevant about:

Achievements against objectives set	Para 1.41	
Performance of fundraising activities against objectives set	Para 1.41	
Investment performance against objectives	Para 1.41	
Other		

Financial Review

Review of the charity's financial position at the end of the period	Para 1.21	The charity has made an excess of income over expenditure during the period and can be considered to be in good financial health
Statement explaining the policy for holding reserves stating why they are held	Para 1.22	The charity is holding reserves of funds in order to use them to modernise 2 of the almshouses and for unexpected ongoing maintenance costs
Amount of reserves held	Para 1.22	At y/e £146,285
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	None

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	
Investment policy and objectives including any social investment policy adopted	Para 1.46	
A description of the principal risks facing the charity	Para 1.46	
Other		

Structure, Governance and Management

Description of charity's trusts:		
Type of governing document (trust deed, royal charter)	Para 1.25	CIO
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	As per CIO Clause 9.2 – Natural person over the age of 18 who is not disqualified from as a charity Trustee by virtue of sections 178-180 Charities Act 2011

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	
The charity's organisational structure and any wider network with which the charity works	Para 1.51	
Relationship with any related parties	Para 1.51	
Other		

Reference and Administrative details

Charity name	The Inns Almshouse Trust
Other name the charity uses	
Registered charity number	1195768
Charity's principal address	Longmores Solicitors LLP 24 Castle Street Hertford SG14 1HP

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 Michael Horwood			
2	Nicholas Stephen Collingridge			
3				
4				
5				
6				
7				
8				
9				
10				
11				
12				
13				
14				
15				
16				
17				
18				
19				
20				

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

Director name		

Name of trustees holding title to property belonging to the charity

Trustee name	Dates acted if not for whole year	

Funds held as custodian trustees on behalf of others

Description of the assets held in this capacity	
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
Solicitors	Longmores Solicitors LLP	24 Castle Street, Herrford, Hertfordshire SG14 1HP

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

--

Exemptions from disclosure

Reason for non-disclosure of key personnel details

--

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)	Alastair Peter John Liddiard	
Position (eg Secretary, Chair, etc)	Clerk	
Date	03/09/2025	

THE INNS ALMSHOUSE TRUST
(registered charity number 1195768)

ACCOUNTS FOR THE YEAR ENDED 5 APRIL 2024

**Hentons
Stag House
Old London Road
Hertford
SG13 7LA**

THE INNS ALMSHOUSE TRUST
(registered charity number 1195768)

Index

Pages

2 - 3	Trustees Report
4	Independent Examiner's Report
5	Receipts and Payments Account
6	Statement of Assets and Liabilities
7	Notes to the Financial Statements

THE INNS ALMSHOUSE TRUST
(registered charity number 1195768)

REPORT OF THE TRUSTEES FOR THE YEAR ENDED 5 APRIL 2024

Trustees

Mr N S Collingridge
Mr R Horwood

Principal Office

24 Castle Street, Hertford, Hertfordshire, SG14 1HP.

The Trustees present their annual report and financial statements of the charity for the year ended 5th April 2024. The financial statements have been prepared in accordance with the accounting policies set out in note 1 to the accounts and comply with their governing documents, and the Charities Act 2011

Structure, Governance and Management

The charity was established by a charitable trust deed on 9th September 2021.

The charity has been founded by the amalgamation of two charities, The Jeremiah Inns Almshouse Charity (charity number: 213088) and The John Inns Almshouse Charity (charity number: 213087). This is with the aim of enhancing the capacity to deliver greater public benefit to both the Stevenage and Aston local areas.

Objectives and Activities

The charity's objects are the provision and maintenance of almshouses for the benefit of elderly and poor persons within the Stevenage and Aston areas and to make grants and allowances to the same areas. The policies adopted in furtherance of these objects are to build sustainable unrestricted reserves to a sufficient level to provide financial stability, meet exceptional expenditure and to assist with the future development of the charity and there has been no change in these during the year.

Achievements and Performance

During the year, the charity provided affordable accommodation for people of limited means in the Stevenage and Aston areas, which are areas of high housing cost.

Financial Review

This year is the first year of activity for The Inns Almshouse Trust. On the 6th April 2023, the investments and cash at bank balances were inherited from the John Inn and the Jeremiah Inn charities. The monetary assets transferred to the charity as at 6th April 2023 totalled £132,650 as per the receipts and payments account. The investments transferred to the charity as at 6th April 2023 had a book value of £38,649. The trustees are happy with the performance following the amalgamation of the previous two charities. Investment growth has been pleasing and the statement of assets and liabilities totals £245,246 at the year end.

The trustees are satisfied with the continued tenancy of the almshouses and offering of affordable accommodation for the tenants which are the elderly and poor.

THE INNS ALMSHOUSE TRUST
(registered charity number 1195768)

REPORT OF THE TRUSTEES FOR THE YEAR ENDED 5 APRIL 2024
(continued)

Public Benefit

The Trustees have reviewed the Charity Commissions guidance on the requirement to report public benefit. The Trustees are satisfied that the work of the charity accords with its stated objects and provides tangible public benefit to a wide section of those who reside within the charity's area of benefit. The criteria used to assess those who may benefit is not considered to be unreasonably restrictive.

Reserves Policy

The Trustees seek to build sustainable unrestricted reserves to a level sufficient to provide financial stability, meet exceptional expenditure and to assist with the future development of the charity.

TRUSTEES RESPONSIBILITIES

The Trustees are required to prepare financial statements for each financial year which give a true and fair view of the state of affairs of each Charity and of the results for the year.

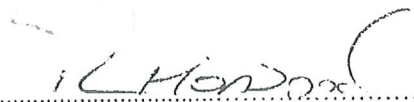
In preparing those financial statements, the Trustees are required to:

- select suitable accounting policies and then apply them consistently;
- make judgements and estimates that are reasonable and prudent;
- prepare the financial statements on the going concern basis unless it is inappropriate to assume that the Charities continue in operation.

The trustees are responsible for:

- keeping proper accounting records which disclose with reasonable accuracy at any time the financial position of each Charity and which enable them to ensure that the financial statements comply with the relevant provisions of the Charities Act 2011, the Charity (Accounts and Reports) Regulations 2008, and the provisions of the schemes.
- safeguarding the assets of each Charity and hence for taking reasonable steps for the prevention and detection of fraud and other irregularities.

Approved by the trustees and signed on their behalf by:


.....
Mr R Horwood

Date: 1 September 2025

THE INNS ALMSHOUSE TRUST
(registered charity number 1195768)

Independent Examiner's Report to the Trustees of The Inns Almshouse Trust

I report to the trustees on my examination of the accounts of the Inns Almshouse Trust for the year ended 5th April 2024 which comprise the summary of receipts and payments and the statement of assets and liabilities.

This report is made solely to the charity's trustees, as a body, in accordance with section 145 of the Charities Act 2011. My work has been undertaken so that I might state to the charity's trustees those matters I am required to state to them in this report and for no other purpose. To the fullest extent permitted by law, I do not accept or assume responsibility to anyone other than the charity and the charity's trustees as a body, for my work, for this report, or for the opinions I have formed.

Responsibilities and basis of report

As the trustees of the charity 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 charity's accounts carried out under section 145 of the 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.

An independent examination does not involve gathering all the evidence that would be required in an audit and consequently does not cover all the matters that an auditor considers in giving their opinion on the accounts. The planning and conduct of an audit goes beyond the limited assurance that an independent examination can provide. Consequently I express no audit opinion on the accounts and my report is limited to those specific matters set out in the independent examiner's statement.

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:

- accounting records were not kept in respect of the charity as required by section 130 of the Act; or
- 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.



.....
Sean Hudson ACA
Hentons
Stag House
Old London Road
Hertford, Herts
SG13 7LA

Date: 1 September 2025

THE INNS ALMSHOUSE TRUST
(registered charity number 1195768)

RECEIPTS AND PAYMENTS ACCOUNT FOR THE YEAR ENDED 5TH APRIL 2024

	General Fund £	Total 2024 £
RECEIPTS		
Contributions by Almspeople:		
Rent received	32,579	32,879
Investment income:		
Bank account interest	361	361
Brokers deposit interest	151	151
UK dividends received	1,538	1,538
Unit trust/OEIC dividend Acc units	178	178
Unit trust/OEIC dividends received	631	631
	35,438	35,438
ASSET AND INVESTMENT SALES		
Receipts from sale of investments	74,170	74,170
	74,170	74,170
Total Receipts	109,608	109,608
PAYMENTS		
Payments in relation to Charitable activities:		
Insurance	1,329	1,329
Subscription	343	343
Water	1,107	1,107
Light and heating	2,526	2,526
Repairs and maintenance	1,457	1,457
Sundry expenses	12	12
	6,774	6,774
ASSET AND INVESTMENT PURCHASES		
Purchase of investments	66,688	66,688
	66,688	66,688
Total Payments	73,462	73,462
Net Receipts / (Payments) for year	36,146	36,146
Transfers between funds	-	-
Bank Balances at 6.4.23 Transferred on this date	132,650	132,650
Bank Balances at 5.4.24	168,796	168,796

The notes on page 7 form part of these financial statements

THE INNS ALMSHOUSE TRUST
(registered charity number 1195768)

STATEMENT OF ASSETS AND LIABILITIES
AS AT 5TH APRIL 2024

	Note	2024 £	2023 £
Monetary Assets			
Bank Balances			
Rowan Dartington	- Income Account (Jeremiah Inns)	-	-
	- Income Account (John Inns)	-	-
	- Capital Account (Jeremiah Inns)	-	-
	- Capital Account (John Inns)	-	-
Barclays	- Community Account (Jeremiah Inns)	56,113	-
	- Community Account (John Inns)	90,172	-
Longmores	- Client Account	6,720	-
Brewin Dolphin	- Capital Account	15,772	-
	- Income Account	19	-
		<u>168,796</u>	<u>-</u>
Investment Assets			
	Investment portfolio (at Market Value)	66,152	-
Freehold Land and Buildings: (at Historic Cost)			
	7, 8, 9 & 10 Inns Close, Steveange	4,758	-
	53, 55, 57 & 59 Benington Road, Aston	5,540	-
		<u>76,450</u>	<u>-</u>
		<u>£245,246</u>	<u>-</u>

Approved on behalf of the Trustees:



Mr R Horwood

Date: 1 September 2025

The notes on page 7 form part of these financial statements

THE INNS ALMSHOUSE TRUST
(registered charity number 1195768)

NOTES TO THE ACCOUNTS FOR THE YEAR ENDED 5TH APRIL 2024

1. Accounting Policies

- a) The Accounts have been prepared on the Receipts and Payments basis in accordance with the requirements of the Charities Act 2011.
- b) Investments are stated at market value as at the Balance Sheet date.
- c) Freehold land and buildings are included in the financial statements at their historical cost. All properties are used for direct charitable purposes. Income generated by these properties is utilised for charitable purposes.

2. Cash at bank and Investments

On the 6th April 2023, the investments and cash at bank balances were inherited from the John Inn and the Jeremiah Inn charities. The monetary assets transferred to the charity as at 6th April 2023 totalled £132,650 as per the receipts and payments account. The investments transferred to the charity as at 6th April 2023 had a book value of £38,649.

3. Trustees expenses

No remuneration was paid to the Trustees during the current and preceding year. During the current year £Nil (2023: £Nil) was paid to a trustee for reimbursed expenses.