

THE INNS ALMSHOUSE TRUST
(registered charity number 1195768)

ACCOUNTS FOR THE YEAR ENDED 5 APRIL 2025

**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 - 6	Receipts and Payments Account
7	Statement of Assets and Liabilities
8	Notes to the Financial Statements

THE INNS ALMSHOUSE TRUST
(registered charity number 1195768)

REPORT OF THE TRUSTEES FOR THE YEAR ENDED 5 APRIL 2025

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 2025. 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

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 £246,835 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 2025
(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: 11/2/26

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 2025 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: 12 / 2 / 2026

THE INNS ALMSHOUSE TRUST
(registered charity number 1195768)

RECEIPTS AND PAYMENTS ACCOUNT FOR THE YEAR ENDED 5TH APRIL 2025

	General Fund £	Total 2025 £	Total 2024 £
RECEIPTS			
Contributions by Almspeople:			
Rent received	28,583	28,583	32,879
Investment income:			
Bank account interest	-	-	361
Brokers deposit interest	236	236	151
UK dividends received	50	50	1,538
Unit trust/OEIC dividend Acc units	-	-	178
Unit trust/OEIC dividends received	-	-	631
UK fixed interest	47	47	-
Overseas interest	30	30	-
Overseas dividend	149	149	-
	<u>29,095</u>	<u>29,095</u>	<u>35,438</u>
ASSET AND INVESTMENT SALES			
Receipts from sale of investments	14,684	14,684	74,170
	<u>14,684</u>	<u>14,684</u>	<u>74,170</u>
Total Receipts	<u>43,779</u>	<u>43,779</u>	<u>109,608</u>
Less: Total payments (Page 6)	<u>(53,706)</u>	<u>(53,706)</u>	<u>(73,462)</u>
Net Receipts / (Payments) for year	<u>(9,927)</u>	<u>(9,927)</u>	<u>36,146</u>
Transfers between funds	-	-	-
Adjustment to brought forward bank balance	1,515	1,515	-
Bank Balances at 6.4.24	168,796	168,796	132,650
Bank Balances at 5.4.25	<u>160,384</u>	<u>160,384</u>	<u>168,796</u>

THE INNS ALMSHOUSE TRUST
(registered charity number 1195768)

**RECEIPTS AND PAYMENTS ACCOUNT (CONTINUED) FOR THE YEAR ENDED 5TH
APRIL 2025**

	General Fund £	Total 2025 £	Total 2024 £
PAYMENTS			
Payments in relation to Charitable activities:			
Insurance	1,167	1,167	1,329
Subscription	353	353	343
Water	917	917	1,107
Light and heating	486	486	2,526
Repairs and maintenance	2,865	2,865	1,457
Sundry expenses	-	-	12
Rates	2,554	2,554	-
Legal and professional fees	17,709	17,709	-
Investment management fees	1,791	1,791	-
	<u>27,842</u>	<u>27,842</u>	<u>6,774</u>
ASSET AND INVESTMENT PURCHASES			
Purchase of investments	25,864	25,864	66,688
	<u>25,864</u>	<u>25,864</u>	<u>66,688</u>
Total Payments	<u>53,706</u>	<u>53,706</u>	<u>73,462</u>

THE INNS ALMSHOUSE TRUST
(registered charity number 1195768)

STATEMENT OF ASSETS AND LIABILITIES
AS AT 5TH APRIL 2025

	Note	2025 £	2024 £
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)	61,268	56,113
	- Community Account (John Inns)	95,783	90,172
Longmores	- Client Account	7	6,720
Brewin Dolphin	- Capital Account	3,307	15,772
	- Income Account	19	19
		<u>160,384</u>	<u>168,796</u>
Investment Assets			
Investment portfolio (at Market Value)		76,153	66,152
Freehold Land and Buildings: (at Historic Cost)			
7, 8, 9 & 10 Inns Close, Steveange		4,758	4,758
53, 55, 57 & 59 Benington Road, Aston		5,540	5,540
		<u>86,451</u>	<u>76,450</u>
		<u>246,835</u>	<u>245,246</u>

Approved on behalf of the Trustees:


.....

Mr R Horwood

Date:

11/2/26

THE INNS ALMSHOUSE TRUST
(registered charity number 1195768)

NOTES TO THE ACCOUNTS FOR THE YEAR ENDED 5TH APRIL 2025

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. Trustees expenses

No remuneration was paid to the Trustees during the current and preceding year. During the current year £Nil (2024: £Nil) was paid to a trustee for reimbursed expenses.