



CHARITY COMMISSION
FOR ENGLAND AND WALES

Trustees' Annual Report for the period

From. 1 July 2024 Period start date.

To 30 June 2025 Period end date

Charity name: Susan Countess of Hardwicke Almshouse Charity

Charity registration number: 1198867

Objectives and Activities

	SORP reference	
Summary of the purposes of the charity as set out in its governing document	Para 1.17	To relieve the poverty of persons who are in need and who have previously resided in the Parishes of Wimpole or Arrington or the surrounding areas through the provision and maintenance of almshouses accommodation.
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	The main activities undertaken in relation to those purposes are the maintenance and repair of the four Grade II listed Almshouses and grounds.
Statement confirming whether the trustees have had regard to the guidance issued by the Charity Commission on public benefit.	Para 1.18	Trustees work within the Charity Commission Guidance on public benefit by applying the maintenance contributions and other invested income the charity receives for reinvestment and the maintenance and repair of the Almshouses for the benefit of the residents.

Additional information (optional)

You may choose to include further statements where relevant about:

	SORP reference	
Policy on grant making	Para 1.38	
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	Charity's achievements during the year are reactive maintenance and Grounds maintenance. Planned maintenance identified from the 2024 Quinquennial Inspection Report. Unplanned refurbishment of number 125.

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 overall position for income and expenditure reported was an operating surplus for the year of £764. Lower than 2024 due to the unplanned refurbishment of number 125 during the year and its vacancy for two months. The Trustees consider the financial position of the Charity to be stable.
Statement explaining the policy for holding reserves stating why they are held	Para 1.22	The trustees of the Charity hold that reserves are essential to maintain the ongoing viability of the charity. The Charity has two designated reserves; an Annual Planned Maintenance Fund (APMF) and a Major Repair/Renovation Fund (MRF). In addition, sufficient funds will be held as a General Reserve, in a readily available form, to cover day to day expenditure – such as insurance, Almshouse Association membership, bank charges, etc.
Amount of reserves held	Para 1.22	Annual Planned Maintenance fund is £10,000.00. Major Repair/Renovation fund is £88,000.00 held in an interest-bearing account. General reserve is £3,000.00.
Reasons for holding zero reserves	Para 1.22	Not applicable
Details of fund materially in deficit	Para 1.24	Not applicable
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	The Charity's governing document is the Charity Commission scheme No. 1198867.
How is the charity constituted? (e.g. unincorporated association, CIO)	Para 1.25	The Charity is constituted as a Charitable Incorporated Organisation.
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	Trustees are selected based on the experience, skills and dedication necessary for the running of the Charity. Such as: Surveyors and Managers for repair and maintenance of a Grade II listed building and services, Accountants or Finance Directors for financial management, fund raising and grant application, Social and Pastoral care for the health and wellbeing of residents. Pastoral Care is provided by The Rector of the Orwell Group Benefice who is the Ex Officio Trustee. The Rector is appointed by The Diocese of Ely.

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	Susan Countess of Hardwicke Almshouse Charity
Other name the charity uses	None
Registered charity number	1198867
Charity's principal address	18 High Street, Shepreth, Royston, Hertfordshire SG8 6PP

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	Julia Clarke			
2	Liz Dand			
3	Nigel Seymour			
4	Mukesh Malhotra			
5	Charles Cook	Chair		
6	Jane Hamilton	Treasurer	1 July to 17 October 2024	
7				
8				
9				
10				

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

Director name		
None		

Name of trustees holding title to property belonging to the charity

Trustee name	Dates acted if not for whole year	
None		

Funds held as custodian trustees on behalf of others

Description of the assets held in this capacity	None
Name and objects of the charity on whose behalf the assets are held and how this falls within the custodian charity's objects	None
Details of arrangements for safe custody and segregation of such assets from the charity's own assets	None

Additional information (optional)

Names and addresses of advisers (Optional information)

Type of adviser	Name	Address

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

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Exemptions from disclosure

Reason for non-disclosure of key personnel details

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Other optional information

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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)	Charles Cook	
Position (Secretary, Chair, etc)	Chair	

Date	16 October 2025
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Susan Countess of Hardwicke Almshouse Charity

(CIO 1198867 - merged with 202087)

Financial Statements

Balance sheet

	Jun-25	Jun-24	Jun-23
Fixed Assets			
Land and Buildings	18,873	18,873	18,873
Current Assets			
Barclays Current Account	18,823	18,238	11,325
Deposit Account COIF (0108800001C)	30,735	27,574	24,525
COIF Investment (3205 units @ £19.4144)	62,223	65,195	60,206
	111,781	111,007	96,057
Maintenance Contributions outstanding			
Prepaid insurance for following year	2,613	2,161	2,028
Insurance claim			2,124
Total assets	133,267	132,041	119,082
Current Liabilities			
Maintenance Contribution paid in advance.	Note 1	283	608
Sundry creditors			-
Residents deposits	Note 2	535	0
Total liabilities	1,075	818	608
Net assets	132,192	131,223	118,474
<i>movement in net assets in year</i>	-970	12,749	

Income and Expenditure for year

Income	Jun-25	Jun-24	Jun-23
Contribution due from residents	21,506	17,377	14,964
Dividend and Interest on CCLA accounts	3,161	3,049	2,358
Unrealised Gain/(loss) on investment	(2,972)	4,989	1,852
		225	2,124
TOTAL	21,695	25,640	21,298
Expenses			
Maintenance of Houses	4,751	3,178	14,437
Maintenance of Grounds	3,658	5,381	3,015
Buildings Insurance	2,406	2,028	1,917
Director and Officer insurance	207	485	460
Subscriptions	275	267	153
Clerk's fee		375	750
Sundry	173	11	100
125 refurbishment	6,926		
Legal fees - Land registry & transfer to CIO			
Quinquennial Inspection	2,526		
Maintenance fee written off		405	25
TOTAL	20,921	12,130	20,857
(Deficit)/surplus for the year	774	13,510	441

Notes to Financial Statements

Note 1

Contribution in advance			
No 123			311
No 127		283	297
	0	283	608

Note2

Residents deposits			
No 123. received April 2015	235	235	235
No 125. Received October 2024	540		225
No 127. Received June 2016	300	300	300
No 129. None recorded			
TOTAL	1,075	535	760