

## **Chairperson Report April 2021.**

**This will be the second Chairperson's Report given 'virtually' in conjunction with our annual AGM, which will once again be held 'virtually'.**

My fellows Trustees,  
Our second 'non-physical contact' Chairs Report in line with the present Covid19 restrictions.

It appears that at long last we are beginning to see a brighter future. Many of you have received your 1<sup>st</sup> vaccination against this very destructive virus and some have been notified to receive your second. Hopefully, this will serve not only ourselves but those in our community and the wider world to a healthier future with 'hands on' access to our loved ones and friends.

Further successes achieved by our Charity and reason for celebration:

### **School Title and Indemnity**

As of the 31<sup>st</sup> of March 2021, our Charitable Trust is in full ownership of the New School site at Kings Forest.

The old site at Park Street is in the full control of the NCC or its successor in this region and may now be disposed of as they see fit.

David and I signed (for the second time) all required documentation with Philip Wright acting as witness and last-minute troubleshooter.

Thanks also to our Local County and District Councilor, Annabel De Capell Brooke, for her firm support to push this agreement to its final completion.

We must thank David for his long serving perseverance and steadfastness in helping to resolve this unnecessarily long and costly (to NCC and therefore the taxpayers) process.

A summary from David is included in this AGM.

I must add that David and I are still friends at the end of this sad saga and weary trail. Our senses of humour were challenged but remained intact if not somewhat more sardonic!

### **School House and Almshouses 18 and 20. Sale completed.**

We have also completed the sale of School House and Almshouses 18 and 20.

The funds achieved will be invested in the capital funds as opposed to the funds available for the present benefit of the School through grants or other financial support. This agrees with previous minutes and as required by the Charity Commission.

The new owners are a young local couple, Jody and Jenny, who intend to restore School House and then for it to become their future home, and to also renovate 18 and 20 to act as their office and treatment room.

I understand they will live in 18 while the renovation proceeds.  
I have met them and must say that they will be a true asset to the village.

The collapsed wall by Library House along Bridge Street is now in the hands of our insurance company. I have met the assessors twice to discuss the repairs. Highways will make the decision on traffic management.

**As I noted in my last report:**

We must continue to save funds to the relevant accounts as work, at some point, will need doing to the Collyweston slate roof of the Almshouse properties and other general maintenance work. One slate on the School Room has already detached and slid off.

The Foundation will also need to do the same for Library House and School Room.

I am concerned that our insurance company will raise our premiums or refuse to offer insurance on the boundary stone walls on Bridge Street as this is our second major claim against the walls. They are in an even poorer state after all the heavy weather we have suffered with several 'bulges' quite evident. I also have concerns about any liability, if uninsured, to pedestrian or motor traffic if another collapse occurs. I believe we need to take advice on this situation as a matter of urgency.

**As mentioned in my last report:**

Our Vice Chair, Louise, has prepared a suggested financial formula for maintaining all our fiscal duties in a progressive and sound way.

This will be a key action to be determined in upcoming meetings as soon as possible.

We need to agree or update this plan and have it formally adopted.

We also require a full review of our investments to guarantee they are not only safe but earning to their full potential.

**Also, as suggested:**

I would also like us to agree that online communication is continued to be used to the fullest.

This is the most efficient and open way to drive any debate forward quickly and efficiently.

Reggie has researched this issue and we are following the correct guidelines for meetings and in particular our AGM.

**Committees:**

Financial, Buildings, relationships with the Occupants of the Almshouses and our relationship with the KCEPS.

These also all require a review.



**Foundation Objects:**

The properties, both land and dwellings, of the School Foundation Charity are being managed by our agent Richardsons.

Our Property Committee continue to monitor and repair the buildings as required.

School House: Last year we rebuilt the bathroom from the floor beams up and fitted all new appliances, reinforced the staircase, fitted new insulation to the top bedrooms, rebuilt the stone steps to the basement/cellar, treated timbers and insulated the floor above the cellar.

Reviewed all electrics and plumbing. Fitted a new front door and frame (3-point locking system) to Library House and to the Boiler Room. Painting where required throughout. New fitted outside lighting.

We are maintaining, as far as our income will permit, our level of support to both the education capabilities of the Kings Cliffe Endowed Primary School itself and in Grants to assist those seeking further education and training.

The School Room electrics have been upgraded to suit the Tenant.

Although these times are proving financially unsettling, the Trustees are determined to maintain our close relationship with the school and in so doing its community and future.

**Almshouse Objects:**

We, the Trustees, manage the Almshouse Charity properties.

All Trustees have agreed to no increases in contributions from the occupants of the Almshouses due to the Covid-19 effect on the economy. This is right and proper conduct for an Almshouse Charity at this challenging time.

We need to agree when and by what percentage any increase will be in the future.

Maintenance of Properties:

Almshouses 21, 29 and 35 have all been modernized with gas or oil central heating/hot water,

walk in showers, new kitchen, and plumbing. Painted throughout.

All the gardens /lawns have been made over and patios laid.

We have also appointed a gardener to cut or trim where required and to control weeds where necessary.

All receipts which include the list of works and costs are available to all Trustees and provide a true picture of the financial obligation of maintaining these ancient properties and the efforts required.

If compared to the income received the disparity becomes noticeably clear.

Trustees and office holders have offered their support and comments when requested which is always welcomed and are truly needed for a successful team effort.

Please feel free to seek clarification on any issue.

Once again, our Clerk to the Governors Regina Pugh, has risen to any situation. This year her dedication, her open and honest advice has proven invaluable in recording or amending communications between two different law firms concerning two separate issues – settlement of the school titles and the sale of properties.

Her ability to efficiently locate past comments or records whether incoming or outgoing has greatly help to lead us to a satisfactory conclusion in both matters and over considerable time.

The running of the day to day needs of both charities while managing her own incredibly involved and diverse business during this pandemic have been herculean at times and always with such good nature.

Thank you so much Reggie!

*Peter J Wallace*

Chair of Trustees

## **INDEPENDENT EXAMINER'S REPORT TO THE TRUSTEES OF KINGS CLIFFE ALMSHOUSE CHARITY**

I report on the Receipts and Payments accounts of the Trust for the year ended 30<sup>th</sup> September 2020 which are set out on pages 1 and 2.

### **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 2011 Act) and that an independent examination is needed.

It is my responsibility to:

- examine the accounts under section 145 of the 2011 Act;
- to follow the procedures laid down in the general Directions given by the Charity Commission under section 145(5)(b) of the 2011 Act; and
- to state whether particular matters have come to my attention.

### **Basis of independent examiner's report**

My examination was carried out in accordance with the general Directions given by the Charity Commission. An examination includes a review of the 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 2011 Act; and
- to prepare accounts which accord with the accounting records and comply with the accounting requirements of the 2011 Act

have 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

  
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MICHAEL JACKLIN  
JACKSON & GRIMES LTD  
Chartered Certified Accountant,  
22 St George's Street,  
STAMFORD, Lincs

Dated: 2/8/21