SIR JOHN JACOB'S ALMSHOUSES

England & Wales · Charity number 201934

Details

Other names	THE ALMSHOUSES, SIR JOHN JACOBS ALMSHOUSES
Status	Registered
Legal form	Other
Registered	1961-12-22
Register	View on the Charity Commission register

Contact

Address	Manor Barn East Hatley Sandy SG19 3JA
Phone	01767651982
Email	skindersley@hotmail.com

Activities

Objects: THE PROVISION OF ALMSHOUSES FOR POOR WIDOWS OF GOOD CHARACTER RESIDENT IN THE ANCIENT PARISH OF GAMLINGAY.

Activities: Provide 10 Almshouses in accordance with the founders wishes and as varied by the Charity Comminssion scheme.

Classification

- **How:** Provides Buildings/facilities/open Space
- **What:** General Charitable Purposes, Accommodation/housing
- **Who:** Other Defined Groups

Geography

- **Area of benefit:** ANCIENT PARISH OF GAMLINGAY.
- Cambridgeshire
- Central Bedfordshire

Finances

Period end	Income	Expenditure	Assets	Employees
2025-12-31	£75,000	£23,000	-	-
2024-12-31	£68,093	£33,695	-	-
2023-12-31	£59,000	£41,000	-	-
2022-12-31	£60,449	£55,687	-	-
2021-12-31	£57,000	£36,000	-	-
2020-12-31	£55,000	£39,000	-	-

Trustees

Name	Role	Appointed
Irene Joyce Gray		2019-11-12
JACKIE HOUGH		
ROBERT CHARLES DUMMER		2023-03-23
SEBASTIAN GERALD MOLESWORTH KINDERSLEY		

Linked charities

- ELIZABETH LANE (201934-1)

Accounts

Sir John Jacob's Almshouses
(Registered Charity 201934)

Report for the Year 2025

1. Trustees

Councillor S Kindersley	(Chairman)
Mrs. J Hough	(Hon Secretary)
Mrs I Gray	(Hon Treasurer)
Mr R Dummer	(Trustee)

2. Addresses

Correspondence
Mrs C Wright
Clerk to the Trustees
24 Elizabeth Way
Gamlingay
Nr. Sandy Bedfordshire
SG19 3NH
01767 651120
Email: cwsjjapc@outlook.com

Finances
Mrs I Gray
32 Northfield Close
Gamlingay
Nr. Sandy
Bedfordshire
SG193NP
01767 651212

3. Authority
The Charity Commission Scheme dated 11th July 1958 and as amended by the Commissioners Scheme of 9th August 1974, 26th January 1984,16th September 1996 and 9th July 2015.

4. Objective.
To provide accommodation in accordance with the founder's wishes. These may be summarised as:- "To provide accommodation for 10 poor widows of good character resident in the Parish of Gamlingay". The Charity Commission amended the scheme to give the trustees considerable latitude over appointments provided that the wishes of the founder were given proper consideration.

5. Constraints.
The almshouses in this trust have very steep kite winding staircases which are structurally unsuited for elderly or frail persons. With only a single bedroom it is also the trustees' view that the houses are not suitable for other than single occupation.
It should be noted that the founder made no distinction on the grounds of age. The trustees are however faced with a real dilemma. According to the Almshouse Association an appointment once made should extend for the lifetime of the beneficiary. The trustees seek elderly or retired beneficiaries.

6. Status of the Trust.
Capital.
Virtually all the wealth and assets of the trust are vested in buildings. The almshouses and the associated Chapel are Grade 2* Listed buildings. A professional valuation carried out in 2012 indicated a capital value in the region of £1,100,000 if the properties were sold with vacant possession. It was decided that to show a true and fair view, the accounts in 2020 were updated to show the estimated current market value of the land and buildings owned by the charity. This has been estimated to be £3M. The trustees will monitor this on an ongoing basis.

7. Building Stock

The trustees have undertaken a programme of repair and refurbishment. The trustees do not consider it appropriate to seek charitable donations from the general public. In their view the sums received in Weekly Maintenance Contributions (WMCs) should be set at a level sufficient for all purposes. This has of necessity imposed a long time span upon the refurbishment programme.

8. Security

The installation of CCTV in 2010 to both the front and the rear of the almshouses, has been a great benefit to the Trustees.

9. Building Works

Following the 2012 – 2013 refurbishment programme the single exception to the general refurbishment is still outstanding. This property was vacated in December 2025 and will be subject to a full refurbishment in Spring 2026

Conditions update. The trustees have engaged a surveyor to inspect the gable ends of the kitchens. It was agreed that the surveyor would arrange for a structural and civil engineering consultant to undertake a complete survey and report their findings.

External Painting During the year the external paintwork and its associated woodwork was subjected to the usual 5 year rotation. This was due in July 2023. The rear of the property will be painted in 2026 followed by the front of the property as soon as possible.

Electrical testing. Vacant properties always have a new consumer unit installed. This means that dates for electrical testing varies from property to property. Six properties are due in 2026/2027, one in February 2026, one in March 2026, one in August 2026, two in March 2027 and one in June 2027. The remaining five are due in November 2028.

10 The Future.

The trustees must consider works which, though desirable, are not essential. These include:-

1. Removal of cement tiles from the South roof slope and replace with clay pin tiles.
2. Installation of photo voltaic cells to south facing North roof plus associated wiring.
3. Conversion of The Chapel to residential use.

11 Funding.

11.1 The Charity Bank

Following detailed discussions with the Charity Bank, and much hard work from the trust, the trustees took up a mortgage in the sum of £245,000. The interest required is 6.5%. Unfortunately, they are not able to offer any fixed term deal. The Trustees agreed on 16th March 2021 to the amendment of the Loan Agreement. The rate of interest will be 3.5 per cent per annum above the base rate of the Bank of England from time to time, provided that if the Bank of England base rate is lower than 0%, the Bank of England base rate applicable to the Loan shall be deemed to be 0% for the period of time that the rate is lower than 0%. The Charity Bank sent a new repayment schedule detailing the revised repayments.
In February 2025 the base rate was lowered to 4.5%. In 8 May 2025 the base rate was lowered to 4.25%. In August 2025 the base rate was lowered to 4%. On 18 December 2025 the base rate was lowered to 3.75%. Repayment schedules were duly received.

12. Income and Expenditure
Detail of the trust's income and expenditure for the year 2025 is attached at Appendix 1.

13. WMCs
Keeping the level of WMCs up to date is vital for the financial stability of the trust. This is reviewed annually. The current WMC for each property is £142.92 per week. This is subject to review in May 2026. Equivalent fair rent non statutory valuation obtained in October 2024 is £150.00 per week.

14. Long Term Financial Objective
After many years of spending all the trust's resources to bring the houses up to standard the trustees can at last look forward to a time of financial stability mainly due to the grant from the Almshouse Consortium. As previously reported the trustees seek to maintain a balance in the Current Account in the region of £10,000. This sum has been suggested by the Charity Bank. The Almshouse Association advise that the trustees should form both a Cyclical Repair Fund and an Emergency Repair Fund. The sum of £30,000 has been earmarked this year for the Emergency Repair Fund.

15. The Elizabeth Lane Charity.
In the 17th century Elizabeth Lane gave £ 2,000 in South Seas Stock to the almshouse trustees to provide a fund for the benefit of the eight most senior of the poor widows, resident in the almshouses. In 1993 the trustees cashed in all the shares to the value of £4999.16.

16. Residents
We do not seek to keep a waiting list but rather collect names and addresses of interested parties. Every vacancy is advertised in the local press. There seems to be a steady demand of people wishing to be considered. By and large these applicants fit most of the selection criteria but frequently they fail on one. The trustees need to ensure the income from Weekly Maintenance Contributions and aim to avoid almshouses being unoccupied for long periods.

17. The Gardens
These are maintained by the beneficiaries with some help from the trustees. The Trustees arranged a contract with a local gardener to cut the lawns on a regular basis.

18. The Chapel

The Chapel is now let at a peppercorn rent to the local foodbank. It is anticipated that the foodbank may be occupying the Chapel for the foreseeable future.

19. Summary
The trustees need to keep the very long term objectives in mind. The almshouses have been fulfilling a need within the village and the trustees do not see that need ceasing. Whilst it is appreciated that this could cause difficulties, the ease of administration that is associated with low numbers has much to commend it. At the end of 2018, the trustees appointed a Clerk, this appointment has been proven to be very worthwhile.

The trustees feel that the almshouses continue to be assets to the village.

Mr. S Kindersley (Chairman)
....

Mrs. J Hough (Hon Secretary) ....

Mrs. I Gray (Hon Treasurer) … ………………………………………………………………..

Mr. R Dummer (Trustee) …………………………………………………………………...

Trustees Sir John Jacob's Almshouses Gamlingay Dated ...……….. ………................ 2026

Mr. S Kindersley
(Chairman) ....

) ....

Mrs. J Hough (Hon Secretary)

Mrs. I Gray (Hon Treasurer) … ………………………………………………………………..

Mr. R Dummer (Trustee) …………………………………………………………………...

Trustees Sir John Jacob's Almshouses Gamlingay Dated 4th MARCH 2026

INDEPENDENT EXAMINER'S REPORT
SIR JOHN JACOB'S ALMSHOUSES GAMLINGAY

I report on the accounts of Sir John Jacob's Almshouses for the period ended 31st December 2025 which are set out on page 1

Respective responsibilities of the 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
Follow the procedures laid down in the general Directions given by the Charity Commission under section 145(5) (b) of the 2011 Act
State whether particular matters have come to my attention

Basis of independent examiners report
My examination was carried out in accordance with 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 present with those records. It also includes consideration of any usual items or disclosures in the accounts, and seeking matters, The procedures undertaken do not provide all the evidence that would be required in any audit and consequently I do not express and audit opinion on the view given by the accounts

- to prepare accounts which accord with the accounting records and to comply with the accounting requirements of section 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

9/7/26

Antoinette Gorst FCCA CTA MAAT
Anstee Gorst
Chartered Certified Accountants &
Chartered Tax Advisers
Ground Floor Offices
Unit 4 Eaton Court
Colmworth Business Park
Eaton Socon, St Neots
Cambs, PE19 8ER

Accounts for the 12 months to 31 December 2025 to

Bank reconciliation 31/12/2025

Outgoings	£	£	Income	£
Minor Repairs and maintenance		5,253.18		
			Maintenance Contributions	72,992.46
Management			Rent for Chapel	1.00
Insurance	2,329.58		Grant from Consortium	0.00
Garden	1,953.00		Miscellaneous	0.00
Utilities Chapel - electric and water	1,915.45		Donation	0.00
Security	175.04		Electricity recharged Chapel	1,904.94
Legal & AHA membership	400.00			
Accountancy	570.00			
Office	152.02			
Payroll	177.40			
		17,479.28		
		22,732.46	Total income	74,898.40
Surplus (deficit) for period		52,165.94		
			Total Expenditure	22,732.46
Major Repairs/refurbishment and upgrades		0.00		
Excess income over expenditure		**52,165.94**		**52,165.94**

Capital Balances

As at 31 December 2025			**Start of the Year**	**1st January 2025**	
Fixed assets - Land and Buildings		3,000,000.00			
at Bank			at Bank		
Current Acc	71,184.73		Current Acc	35,935.17	
less cheques in transit	0.00		less Cheques in transit	0.00	
		71,184.73			35,935.17
Mortgage at Charity Bank	-131,496.72				
Less Capital Repayments	13,241.38	-118,255.34	Mortgage at Charity Bank		-131,496.72
Almshouse Association Loan	-3,675.00		Almshouse Association Loan		-3,675.00
Less Capital repayments	3,675.00	0.00	Add Surplus (deficit) for period		52,165.94
			Deemed cost of Land and Buildings		3,000,000.00
		2,952,929.39			2,952,929.39

INDEPENDENT EXAMINER'S REPORT
SIR JOHN JACOB'S ALMSHOUSES GAMLINGAY

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Respective responsibilities of the trustees and examiner
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Basis of independent examiners report
My examination was carried out in accordance with 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 present with those records. It also includes consideration of any usual items or disclosures in the accounts, and seeking matters, The procedures undertaken do not provide all the evidence that would be required in any audit and consequently I do not express and audit opinion on the view given by the accounts

- to prepare accounts which accord with the accounting records and to comply with the accounting requirements of section 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

9/7/26

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Unit 4 Eaton Court
Colmworth Business Park
Eaton Socon, St Neots
Cambs, PE19 8ER

Accounts for the 12 months to 31 December 2025 to

Bank reconciliation 31/12/2025

Outgoings

	£	£
Minor Repairs and maintenance		5,253.18
Management		
Insurance	2,329.58	
Garden	1,953.00	
Utilities Chapel - electric and water	1,915.45	
Security	175.04	
Legal & AHA membership	400.00	
Accountancy	570.00	
Office	152.02	
Payroll	177.40	
		17,479.28
		22,732.46
Surplus (deficit) for period		52,165.94
Major Repairs/refurbishment and upgrades		0.00
Excess income over expenditure		**52,165.94**

Income	£
Maintenance Contributions	72,992.46
Rent for Chapel	1.00
Grant from Consortium	0.00
Miscellaneous	0.00
Donation	0.00
Electricity recharged Chapel	1,904.94
Total income	74,898.40
Total Expenditure	22,732.46
	52,165.94

Capital Balances

As at 31 December 2025

Fixed assets - Land and Buildings		3,000,000.00
at Bank		
Current Acc	71,184.73	
less cheques in transit	0.00	
		71,184.73
Mortgage at Charity Bank	-131,496.72	
Less Capital Repayments	13,241.38	-118,255.34
Almshouse Association Loan	-3,675.00	
Less Capital repayments	3,675.00	0.00
		2,952,929.39

Start of the Year **1st January 2025**

at Bank		
Current Acc	35,935.17	
less Cheques in transit	0.00	
		35,935.17
Mortgage at Charity Bank		-131,496.72
Almshouse Association Loan		-3,675.00
Add Surplus (deficit) for period		52,165.94
Deemed cost of Land and Buildings		3,000,000.00
		2,952,929.39

SIR JOHN JACOB'S ALMSHOUSES

England & Wales - Charity number 201934

Accounts

Sir John Jacob's Almshouses
(Registered Charity 201934)

Report for the Year 2024

1. Trustees

2. Addresses

Correspondence	**Finances**
Mrs C Wright	Mrs I Gray
Clerk to the Trustees	32 Northfield Close
24 Elizabeth Way	Gamlingay
Gamlingay	Nr. Sandy
Nr. Sandy Bedfordshire	Bedfordshire
SG19 3NH	SG193NP
01767 651120	01767 651212
Email: cwsjjapc@outlook.com	

3. Authority

The Charity Commission Scheme dated 11th July 1958 and as amended by the Commissioners Scheme of 9th August 1974, 26th January 1984,16th September 1996 and 9th July 2015.

4. Objective.

To provide accommodation in accordance with the founder's wishes. These may be summarised as:- "To provide accommodation for 10 poor widows of good character resident in the Parish of Gamlingay". The Charity Commission amended the scheme to give the trustees considerable latitude over appointments provided that the wishes of the founder were given proper consideration.

5. Constraints.

The almshouses in this trust have very steep kite winding staircases which are structurally unsuited for elderly or frail persons. With only a single bedroom it is also the trustees' view that the houses are not suitable for other than single occupation.

It should be noted that the founder made no distinction on the grounds of age. The trustees are however faced with a real dilemma. According to the Almshouse Association an appointment once made should extend for the lifetime of the beneficiary. This difficulty is sharpened by the stance taken by the Housing Officer of the Local District Council who regards the almshouses as cheap housing stock with "tenants" with protected tenancies. Thus, the trustees seek elderly or retired beneficiaries.

6. Status of the Trust.

Capital.

Virtually all the wealth and assets of the trust are vested in buildings. The almshouses and the associated Chapel are Grade 2* Listed buildings. A professional valuation carried out in 2012 indicated a capital value in the region of £1,100,000 if the properties were sold with vacant possession. It was decided that to show a true and fair view, the accounts in 2020 were updated to show the estimated current market value of the land and buildings owned by the charity. This has been estimated to be £3M. The trustees will monitor this on an ongoing basis and will revalue the property every 5 years or sooner if it is considered that a material change in the value has taken place.

7. Building Stock

Over the last 41 years the trustees have undertaken a programme of repair and refurbishment. The trustees do not consider it appropriate to seek charitable donations from the general public. In their view the sums received in Weekly Maintenance Contributions (WMCs) should be set at a level sufficient for all purposes. This has of necessity imposed a long time span upon the refurbishment programme.

8. Security

The installation of CCTV in 2010 to both the front and the rear of the almshouses, has been a great benefit to the Trustees.

Fire alarms. In 2017 it was discovered that there were faults in the installed system. In spite of repeated requests for the faults to be rectified, the firm charged with the maintenance of the system failed to act. The trustees commissioned an independent firm to report on what was required. The report disclosed multiple failures and it was decided to cancel the existing contract (at no cost) and install a completely new system. The trustees decided to follow the Almshouse Association's recommendations and supply each house with fire blankets and fire extinguishers. Each occupier was given instruction on the use of this equipment and it was stressed that the occupants should not put themselves at risk.

9. Building Works

Following the 2012 – 2013 refurbishment programme the single exception to the general refurbishment is still outstanding. This exception was at the personal request of one beneficiary.

External Painting During the year the external paintwork and its associated woodwork was subjected to the usual 5 year rotation. This was due in July 2023. The rear of the property will be painted in 2025 followed by the front of the property as soon as possible.

Electrical testing. In 2018 qualified electricians tested the properties' electrical wiring. This was found to be sound. Since this testing was undertaken several properties have become vacant. Once vacant these properties have had new consumer units installed. This means that dates for electrical testing varies from property to property. Five properties are due in November 2023, one in February 2026, one in March 2026, one in August 2026, two in March 2027 and one in June 2027. The five properties due in November 2023 have been tested.

10 The Future.

The trustees must consider works which, though desirable, are not essential. These include:-

1. Removal of cement tiles from the South roof slope and replace with clay pin tiles.
2. Installation of photo voltaic cells to south facing North roof plus associated wiring.
3. Conversion of The Chapel to residential use.

11 Funding.

11.1 Almshouse Association

In 2012 the trustees accepted a loan offered by the Almshouse Association in the sum of £50,000 at nil interest repayable over a 10 year period. This proved to be a real "life saver" and permitted the trustees to bring forward the whole programme of works.
A further £35,000 loan was agreed in December 2014, also at zero interest, and drawn down in stages, the final drawdown being in May 2016.
One of the loans was paid off in May 2022 the remaining loan is due to be paid off in October 2025.
In August 2022 the Trust received a one off emergency grant of £3,000 from the Almshouse Association. This grant was to assist with cashflow following the depletion of funds due to the need to renovate 3 properties in the first half of the year and the lack of income whilst these properties were vacant.

11.2 The Charity Bank

Following detailed discussions with the Charity Bank, and much hard work from the trust, the trustees took up a mortgage in the sum of £245,000. The interest required is 6.5%. Unfortunately, they are not able to offer any fixed term deal. The Trustees agreed on 16th March 2021 to the amendment of the Loan Agreement. The rate of interest will be 3.5 per cent per annum above the base rate of the Bank of England from time to time, provided that if the Bank of England base rate is lower than 0%, the Bank of England base rate applicable to the Loan shall be deemed to be 0% for the period of time that the rate is lower than 0%. The Charity Bank sent a new repayment schedule detailing the revised repayments.
In August 2024 the base rate was lowered to 5%. In November the base rate was lowered to 4.75%. A repayment schedule was duly received.

12. Income and Expenditure

Detail of the trust's income and expenditure for the year 2024 is attached at Appendix 1. This appendix also gives details of the outstanding loans from the Almshouse Association and the mortgage with the Charity Bank.

13. WMCs

Keeping the level of WMCs up to date is vital for the financial stability of the trust. This is reviewed annually. The current WMC for each property is £139.16 per week. This is subject to review in May 2025. Equivalent fair rent non statutory valuation obtained in October 2024 is £150.00 per week.

14. Long Term Financial Objective
After many years of spending all the trust's resources to bring the houses up to standard the trustees can at last look forward to a time of financial stability mainly due to the grant from the Almshouse Consortium. As previously reported the trustees seek to maintain a balance in the Current Account in the region of £10,000. This sum has been suggested by the Charity Bank. The Almshouse Association advise that the trustees should form both a Cyclical Repair Fund and an Emergency Repair Fund.

15. The Elizabeth Lane Charity.
In the 17th century Elizabeth Lane gave £ 2,000 in South Seas Stock to the almshouse trustees to provide a fund for the benefit of the eight most senior of the poor widows, resident in the almshouses. In 1993 the trustees cashed in all the shares to the value of £4999.16.

16. Residents
We do not seek to keep a waiting list but rather collect names and addresses of interested parties. Every vacancy is advertised in the local press. There seems to be a steady demand of people wishing to be considered. By and large these applicants fit most of the selection criteria but frequently they fail on one. The trustees need to ensure the income from Weekly Maintenance Contributions and do not keep almshouses unoccupied for long periods.

17. The Gardens
These are maintained by the beneficiaries with some help from the trustees. The Trustees arranged a contract with a local gardener to cut the lawns on a regular basis. New roses were purchased to celebrate the Queen's Platinum Jubilee.

18. The Chapel
The Chapel is now let at a peppercorn rent to the local foodbank. It is anticipated that the foodbank may be occupying the Chapel for the foreseeable future.

19. Summary
The trustees need to keep the very long term objectives in mind. The almshouses have been fulfilling a need within the village and the trustees do not see that need ceasing. Whilst it is appreciated that this could cause difficulties, the ease of administration that is associated with low numbers has much to commend it. At the end of 2018, the trustees appointed a Clerk, this appointment has been proven to be very worthwhile.

The trustees feel that the almshouses are an asset to the village.

Councillor S Kindersley (Chairman) ....

Mrs. J Hough (Hon Secretary) ....

Mrs. I Gray (Hon Treasurer) … ……………………………………………

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Trustees Sir John Jacob's Almshouses Gamlingay Dated ..……….. … 2025

Councillor S Kindersley (Chairman) ....

Mrs. J Hough (Hon Secretary)) ....

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Trustees Sir John Jacob's Almshouses Gamlingay Dated .!+..æ.4. 2025

Sir John Jacob's Almshouses — Registered Charity No 201934

Accounts for the 12 months to 31 Dec 2024 to

Bank reconciliation 31/12/2024

Outgoings	£	£
Minor Repairs and maintenance		14999.80
Management		
Insurance	2,214.00	
Garden	635.50	
Utilities (unoccupied properties)	99.00	
Utilities Chapel (standing chge) and water	1,503.62	
Security	166.70	
Legal & AHA membership	378.00	
Accountancy	642.00	
Office	368.28	
Wages	699.40	
Miscellaneous	36.00	
Mortgage interest	11,952.42	
		18,694.92
Charity Bank Charges interest only		
		33,694.72
Surplus (deficit) for period		34,399.09
Major Repairs/refurbishment and upgrades		0.00
Excess current expenditure over Income		**34,399.09**

Income	£
Maintenance Contributions	67,303.57
Rent for Chapel	1.00
Grant from Consortium	0.00
Miscellaneous	0.00
Donation	0.00
Electricity recharged	789.24
Total income	68,093.81
Total Expenditure	33,694.72
	34,399.09

Capital Balances

As at 31 December 2024

Fixed assets - Land and Buildings		3,000,000.00
at Bank		
Current Acc	35,935.17	
less cheques in transit	0.00	
		35,935.17
Mortgage at Charity Bank	-143,239.91	
Less Capital Repayments	11,743.19	-131,496.72
Almshouse Association Loan	-7,350.00	
Less Capital repayments	3,675.00	-3,675.00
		2,900,763.45

Start of the Year 1st January 2024

at Bank		
Current Acc	16,954.27	
less Cheques in transit	0.00	
		16,954.27
Mortgage at Charity Bank		-143,239.91
Almshouse Association Loan		-7,350.00
Add Surplus (deficit) for period		34,399.09
Deemed cost of Land and Buildings		3,000,000.00
		2,900,763.45

J Gray
16. 4. 25

INDEPENDENT EXAMINER'S REPORT
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- to prepare accounts which accord with the accounting records and to comply with the accounting requirements of section 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

15/4/25

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Security	166.70	
Legal & AHA membership	378.00	
Accountancy	642.00	
Office	368.28	
Wages	699.40	
Miscellaneous	36.00	
Mortgage interest	11,952.42	
		18,694.92
Charity Bank Charges interest only		
		33,694.72
Surplus (deficit) for period		34,399.09
Major Repairs/refurbishment and upgrades		0.00
Excess current expenditure over Income		**34,399.09**

Income	£
Maintenance Contributions	67,303.57
Rent for Chapel	1.00
Grant from Consortium	0.00
Miscellaneous	0.00
Donation	0.00
Electricity recharged	789.24
Total income	68,093.81
Total Expenditure	33,694.72
	34,399.09

Capital Balances

As at 31 December 2024		
Fixed assets - Land and Buildings		3,000,000.00
at Bank		
Current Acc	35,935.17	
less cheques in transit	0.00	
		35,935.17
Mortgage at Charity Bank	-143,239.91	
Less Capital Repayments	11,743.19	-131,496.72
Almshouse Association Loan	-7,350.00	
Less Capital repayments	3,675.00	-3,675.00
		2,900,763.45

Start of the Year	**1st January 2024**	
at Bank		
Current Acc	16,954.27	
less Cheques in transit	0.00	
		16,954.27
Mortgage at Charity Bank		-143,239.91
Almshouse Association Loan		-7,350.00
Add Surplus (deficit) for period		34,399.09
Deemed cost of Land and Buildings		3,000,000.00
		2,900,763.45

J Gray
16. 4. 25

INDEPENDENT EXAMINER'S REPORT
SIR JOHN JACOB'S ALMSHOUSES GAMLINGAY

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15/4/25

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Anstee Gorst
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Unit 4 Eaton Court
Colmworth Business Park
Eaton Socon, St Neots
Cambs, PE19 8ER

Accounts

Sir John Jacob's Almshouses
(Registered Charity 201934)

Report for the Year 2023

1. Trustees

2. Addresses

Correspondence	**Finances**
Mrs C Wright	Mrs I Gray
Clerk to the Trustees	32 Northfield Close
24 Elizabeth Way	Gamlingay
Gamlingay	Nr. Sandy
Nr. Sandy Bedfordshire	Bedfordshire
SG19 3NH	SG193NP
01767 651120	01767 651212
Email: cwsjjapc@outlook.com	

3. Authority

The Charity Commission Scheme dated 11th July 1958 and as amended by the Commissioners Scheme of 9th August 1974, 26th January 1984,16th September 1996 and 9th July 2015.

4. Objective.

To provide accommodation in accordance with the founder's wishes. These may be summarised as:- "To provide accommodation for 10 poor widows of good character resident in the Parish of Gamlingay". The Charity Commission amended the scheme to give the trustees considerable latitude over appointments provided that the wishes of the founder were given proper consideration.

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The almshouses in this trust have very steep kite winding staircases which are structurally unsuited for elderly or frail persons. With only a single bedroom it is also the trustees' view that the houses are not suitable for other than single occupation.

It should be noted that the founder made no distinction on the grounds of age. The trustees are however faced with a real dilemma. According to the Almshouse Association an appointment once made should extend for the lifetime of the beneficiary. This difficulty is sharpened by the stance taken by the Housing Officer of the Local District Council who regards the almshouses as cheap housing stock with "tenants" with protected tenancies. Thus, the trustees seek elderly or retired beneficiaries.

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Capital.
Virtually all the wealth and assets of the trust are vested in buildings. The almshouses and the associated Chapel are Grade 2* Listed buildings. A professional valuation carried out in 2012 indicated a capital value in the region of £1,100,000 if the properties were sold with vacant possession. It was decided that to show a true and fair view, the accounts in 2020 were updated to show the estimated current market value of the land and buildings owned by the charity. This has been estimated to be £3M. The trustees will monitor this on an ongoing basis and will revalue the property every 5 years or sooner if it is considered that a material change in the value has taken place.

7. Building Stock
Over the last 41 years the trustees have undertaken a programme of repair and refurbishment. The trustees do not consider it appropriate to seek charitable donations from the general public. In their view the sums received in Weekly Maintenance Contributions (WMCs) should be set at a level sufficient for all purposes. This has of necessity imposed a long time span upon the refurbishment programme.

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The installation of CCTV in 2010 to both the front and the rear of the almshouses, has been a great benefit to the Trustees.

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Following the 2012 – 2013 refurbishment programme the single exception to the general refurbishment is still outstanding. This exception was at the personal request of one beneficiary.

External Painting During the year the external paintwork and its associated woodwork was subjected to the usual 5 year rotation. This was due in July 2023 and is a priority on the schedule for 2024.

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The trustees must consider works which, though desirable, are not essential. These include:-

1. Removal of cement tiles from the South roof slope and replace with clay pin tiles.
2. Installation of photo voltaic cells to south facing North roof plus associated wiring.
3. Conversion of The Chapel to residential use.

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A further £35,000 loan was agreed in December 2014, also at zero interest, and drawn down in stages, the final drawdown being in May 2016.
One of the loans was paid off in May 2022 the remaining loan is due to be paid off in October 2025.
In August 2022 the Trust received a one off emergency grant of £3,000 from the Almshouse Association. This grant was to assist with cashflow following the depletion of funds due to the need to renovate 3 properties in the first half of the year and the lack of income whilst these properties were vacant.

11.2 The Charity Bank

Following detailed discussions with the Charity Bank, and much hard work from the trust, the trustees took up a mortgage in the sum of £245,000. The interest required is 6.5%. Unfortunately, they are not able to offer any fixed term deal. The Trustees agreed on 16th March 2021 to the amendment of the Loan Agreement. The rate of interest will be 3.5 per cent per annum above the base rate of the Bank of England from time to time, provided that if the Bank of England base rate is lower than 0%, the Bank of England base rate applicable to the Loan shall be deemed to be 0% for the period of time that the rate is lower than 0%. The Charity Bank sent a new repayment schedule detailing the revised repayments.
In 2022, the Trustees were informed that the Bank of England had increased its Base Rate by the following: February 0.5% to 4%, March 0.25% to 4.25%, May 0.25% to 4.5%, June 0.05% to 5%, August 0.25% to 5.25%, The Charity Bank sent a new repayment schedule detailing the revised repayments.

12. Income and Expenditure

Detail of the trust's income and expenditure for the year 2023 is attached at Appendix 1. This appendix also gives details of the outstanding loans from the Almshouse Association and the mortgage with the Charity Bank.

13. WMCs

Keeping the level of WMCs up to date is vital for the financial stability of the trust. This is reviewed annually. The current WMC for each improved property is £129.21 per week. This is subject to review in May 2024. Equivalent fair rent non statutory valuation obtained in October 2023 is £140.00 per week.

14. Long Term Financial Objective

After many years of spending all the trust's resources to bring the houses up to standard the trustees can at last look forward to a time of financial stability mainly due to the grant from the Almshouse Consortium. As previously reported the trustees seek to maintain a balance in the Current Account in the region of £10,000. This sum has been suggested by the Charity Bank. The Almshouse Association advise that the trustees should form both a Cyclical Repair Fund and an Emergency Repair Fund.

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In the 17th century Elizabeth Lane gave £ 2,000 in South Seas Stock to the almshouse trustees to provide a fund for the benefit of the eight most senior of the poor widows, resident in the almshouses. In 1993 the trustees cashed in all the shares to the value of £4999.16.

16. Residents

In July 2023 the Trustees set aside the appointment of the resident at no.46. This resident was unable to live independently and breached a number of regulations. It took five weeks for the resident to vacate the property. Once the property was vacant a professional company had to be employed to clean, remove the carpets and fumigate. This added additional cost to the Trust. A new beneficiary was appointed in October 2023.

We do not seek to keep a waiting list but rather collect names and addresses of interested parties. Every vacancy is advertised in the local press. There seems to be a steady demand of people wishing to be considered. By and large these applicants fit most of the selection criteria but frequently they fail on one. The trustees need to ensure the income from Weekly Maintenance Contributions and do not keep almshouses unoccupied for long periods.

17. The Gardens

These are maintained by the beneficiaries with some help from the trustees. The Trustees arranged a contract with a local gardener to cut the lawns on a regular basis. New roses were purchased to celebrate the Queen's Platinum Jubilee.

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The Chapel is now let at a peppercorn rent to the local foodbank. It is anticipated that the foodbank may be occupying the Chapel for the foreseeable future.

19. Summary

The trustees need to keep the very long term objectives in mind. The almshouses have been fulfilling a need within the village and the trustees do not see that need ceasing. Criticism has been levelled that the trustees have only 4 members. Whilst it is appreciated that this could cause difficulties, the ease of administration that is associated with low numbers has much to commend it. At the end of 2018, the trustees appointed a Clerk which has greatly eased the burden on the trustees, whilst improving the service to the beneficiaries. Five years on, this appointment has been proven to be very worthwhile.

The trustees feel that the almshouses are an asset to the village.

With the death of Mr Gorton the Trustees actively sought a new trustee. Mr Robert Dummer kindly offered his services and was duly appointed.

Councillor S Kindersley (Chairman) ....

Mrs. J Hough (Hon Secretary) ....

Mrs. I Gray (Hon Treasurer) … ……………………………………………

Mr R Dummer (Trustee) ………………………………………………

Trustees Sir John Jacob's Almshouses Gamlingay Dated ..……….. … 2024

Councillor S Kindersley (Chairman) ....

Mrs. J Hough (Hon Secretary) ....

Mrs. I Gray (Hon Treasurer) ....J Gray..

Mr R Dummer (Trustee) ....

Trustees Sir John Jacob's Almshouses Gamlingay Dated ..7 MARCH 2024

INDEPENDENT EXAMINER'S REPORT
SIR JOHN JACOB'S ALMSHOUSES GAMLINGAY

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13/6/2024

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Anstee Gorst
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Ground Floor Offices
Unit 4 Eaton Court
Colmworth Business Park
Eaton Socon, St Neots
Cambs, PE19 8ER

Sir John Jacob's Almshouses — Registered Charity No 201934

Accounts for the 12 months to 31 December 2023

Outgoings	£	£
Minor Repairs and maintenance		22,966.05
Management		
Insurance	2,032.51	
Garden	956.23	
Utilities (unoccupied properties)	94.33	
Utilities Chapel (standing chge) and water	1,903.23	
Security	158.76	
Legal & AHA membeship	231.00	
Accountancy	534.00	
Office	115.96	
Wages	600.00	
Miscellaneous	32.50	
Mortgage interest	12,040.13	
		18,698.65
		41,664.70
Excess current income over expenditure		19,315.33
Major Repairs/refurbishment and upgrades		0.00
Excess income over expenditure		**19,315.33**

to

Bank reconciliation 31/12/2023

Income	£
Maintenance Contributions	59,460.47
Rent for Chapel	1.00
Grant from Consortium	0.00
TV Licence Contributions	15.00
Donation	0.00
Electricity recharged	1,503.56
Total income	60,980.03
Total Expenditure	41,664.70
	19,315.33

Capital Balances

As at 31 December 2023

Fixed assets - Land and Buildings		3,000,000.00
at Bank		
Current Acc	16,954.27	
less cheques in transit	0.00	
		16,954.27
Mortgage at Charity Bank	-154,438.33	
Less Capital Repayments	11,198.42	-143,239.91
Almshouse Association Loan	-11,025.00	
Less Capital repayments	3,675.00	-7,350.00
		2,866,364.36

Start of the Year **1st January 2023**

at Bank		
Current Acc	12,512.36	
less Cheques in transit	0.00	
		12,512.36
Mortgage at Charity Bank		-154,438.33
Almshouse Association Loan		-11,025.00
Add Surplus (deficit) for period		19,315.33
Deemed cost of Land and Buildings		3,000,000.00
		2,866,364.36

J Gray 13.6.24

IRENE GRAY Trustee

INDEPENDENT EXAMINER'S REPORT
SIR JOHN JACOB'S ALMSHOUSES GAMLINGAY

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13/6/2024

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Sir John Jacob's Almshouses Registered Charity No 201934

Accounts for the 12 months to 31 December 2023 to

Outgoings			Bank reconciliation 31/12/2023		
	£	£	**Income**		£
Minor Repairs and maintenance		22,966.05			
			Maintenance Contributions		59,460.47
Management			Rent for Chapel		1.00
Insurance	2,032.51		Grant from Consortium		0.00
Garden	956.23		TV Licence Contributions		15.00
Utilities (unoccupied properties)	94.33		Donation		0.00
Utilities Chapel (standing chge) and water	1,903.23		Electricity recharged		1,503.56
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Wages	600.00				
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Mortgage interest	12,040.13				
		18,698.65			
		41,664.70	Total income		60,980.03
Excess current income over expenditure		19,315.33			
			Total Expenditure		41,664.70
Major Repairs/refurbishment and upgrades		0.00			
Excess income over expenditure		**19,315.33**			**19,315.33**

Capital Balances

As at 31 December 2023			**Start of the Year**	**1st January 2023**	
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Accounts

Sir John Jacob's Almshouses
(Registered Charity 201934)

Report for the Year 2022

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Mrs. J Hough	(Hon Secretary)
Mrs I Gray	(Hon Treasurer)

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The trustees feel that the almshouses are an asset to the village.

The trustees are actively seeking a new trustee to bring back their numbers to 4.

20. Philip Murray Gorton

It was with great sadness that the Trustees report that Mr Gorton died on 3rd November 2022. Mr Gorton had been a very proactive and supportive Trustee for over 40 years.

Councillor S Kindersley (Chairman) ....

Mrs. J Hough (Hon Secretary) ....

Mrs. I Gray (Hon Treasurer) ……………………………………………………..

Trustees Sir John Jacob's Almshouses Gamlingay Dated ..……….. … 2023

Councillor S Kindersley (Chairman) ....

Mrs. J Hough (Hon Secretary) ....

Mrs. I Gray (Hon Treasurer) ....JGray........

Trustees Sir John Jacob's Almshouses Gamlingay Dated 14 Feb 2023

INDEPENDENT EXAMINER'S REPORT
SIR JOHN JACOB'S ALMSHOUSES GAMLINGAY

I report on the accounts of Sir John Jacob's Almshouses for the period ended 31st December 2022 which are set out on page 1

Respective responsibilities of the 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.

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Examine the accounts under section 145 of the 2011 Act
Follow the procedures laid down in the general Directions given by the Charity Commission under section 145(5) (b) of the 2011 Act
State whether particular matters have come to my attention

Basis of independent examiners report
My examination was carried out in accordance with 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 present with those records. It also includes consideration of any usual items or disclosures in the accounts, and seeking matters, The procedures undertaken do not provide all the evidence that would be required in any audit and consequently I do not express and audit opinion on the view given by the accounts

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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

Antoinette Gorst FCCA CTA MAAT
Anstee Gorst
Chartered Certified Accountants &
Chartered Tax Advisers
Ground Floor Offices
Unit 4 Eaton Court
Colmworth Business Park
Eaton Socon, St Neots
Cambs, PE19 8ER

Sir John Jacob's Almshouses Registered Charity No 201934

Accounts for the 3 months to **31 December 2022** to

Bank reconciliation 31/12/2022

Outgoings

	£	£
Minor Repairs		6,496.20
Management		
Insurance	1,891.96	
Garden	558.00	
Utilities (unoccupied properties)	515.38	
Utilities Chapel (standing chge) and water	488.48	
Security	151.20	
Legal & AHA membeship	187.00	
Accountancy	606.00	
Office	94.37	
Wages	380.00	
Miscellaneous	30.00	
Mortgage interest	7,673.50	
		12,575.89
		19,072.09
Excess current income over expenditure		41,377.83
Major Repairs/refurbishment		36615.00
Excess income over expenditure		**4,762.83**

Income	£
Maintenance Contributions	57,418.92
Rent for Chapel	1.00
Grant from Consortium	3,000.00
TV Licence Contributions	30.00
Donation	0.00
Total income	60,449.92
Total Expenditure	55,687.09
	4,762.83

Capital Balances

As at 31 December 2022

Fixed assets - Land and Buildings		3,000,000.00
at Bank		
Current Acc	12,512.36	
less cheques in transit	0.00	
		12,512.36
Mortgage at Charity Bank	-166,993.41	
Less Capital Repayments	12,555.08	-154,438.33
Almshouse Association Loan	-17,325.00	
Less Capital repayments	6,300.00	-11,025.00
		2,847,049.03

Start of the Year **1st January 2022**

at Bank		
Current Acc	26,604.61	
less Cheques in transit	0.00	
		26,604.61
Mortgage at Charity Bank		-166,993.41
Almshouse Association Loan		-17,325.00
Add Surplus (deficit) for period		4,762.83
Deemed cost of Land and Buildings		3,000,000.00
		2,847,049.03

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SIR JOHN JACOB'S ALMSHOUSES GAMLINGAY

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	£	£		**Income**	£
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SIR JOHN JACOB'S ALMSHOUSES

England & Wales - Charity number 201934

Accounts

Sir John Jacob's Almshouses
(Registered Charity 201934)

Report for the Year 2021

1. Trustees

2. Addresses

Correspondence	**Finances**
Mrs C Wright	Mr P.M. Gorton
Clerk to the Trustees	The Emplins
24 Elizabeth Way	Church Street
Gamlingay	Gamlingay
Nr. Sandy Bedfordshire	Nr. Sandy Bedfordshire
SG19 3NH	SG193ER
01767 651120	01767 650581
Email: cwsjjapc@outlook.com	

3. Authority

The Charity Commission Scheme dated 11th July 1958 and as amended by the Commissioners Scheme of 9th August 1974, 26th January 1984,16th September 1996 and 9th July 2015.

4. Objective.

To provide accommodation in accordance with the founder's wishes. These may be summarised as:- "To provide accommodation for 10 poor widows of good character resident in the Parish of Gamlingay". The Charity Commission amended the scheme to give the trustees considerable latitude over appointments provided that the wishes of the founder were given proper consideration.

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The almshouses in this trust have very steep kite winding staircases which are structurally unsuited for elderly or frail persons. With only a single bedroom it is also the trustees' view that the houses are not suitable for other than single occupation.

It should be noted that the founder made no distinction on the grounds of age. The trustees are however faced with a real dilemma. According to the Almshouse Association an appointment once made should extend for the lifetime of the beneficiary. This difficulty is sharpened by the stance taken by the Housing Officer of the Local District Council who regards the almshouses as cheap housing stock with "tenants" with protected tenancies. Thus, the trustees seek elderly or retired beneficiaries.

6. Status of the Trust.

Capital.

Virtually all the wealth and assets of the trust are vested in buildings. The almshouses and the associated Chapel are Grade 2* Listed buildings. A professional valuation carried out in 2012 indicated a capital value in the region of £1,100,000 if the properties were sold with vacant possession. It was decided that to show a true and fair view, the accounts in 2020 were updated to show the estimated current market value of the land and buildings owned by the charity. This has been estimated to be £3M. The trustees will monitor this on an ongoing basis and will revalue the property every 5 years or sooner if it is considered that a material change in the value has taken place.

7. Building Stock

Over the last 41 years the trustees have undertaken a programme of repair and refurbishment. The trustees do not consider it appropriate to seek charitable donations from the general public. In their view the sums received in Weekly Maintenance Contributions (WMCs) should be set at a level sufficient for all purposes. This has of necessity imposed a long time span upon the refurbishment programme. The time span has lengthened in recent years because of the withdrawal of public funding from virtually all building projects, and more recently by the imposition of VAT at 20% even upon Listed Building alterations.

Things changed in 2017 with a grant from the Almshouse Consortium (para 11.1 below)

8. Security

In 2010 the trustees reported a series of incidents when written verbal and physical abuse was suffered by one of the beneficiaries. The installation of CCTV to both the front and the rear of the almshouses appear to have been entirely effective in preventing further abuse. A review in October 2018 showed that the CCTV system was faulty. An updated CCTV has now been installed.

Fire alarms. In 2017 it was discovered that there were faults in the installed system. In spite of repeated requests for the faults to be rectified, the firm charged with the maintenance of the system failed to act. The trustees commissioned an independent firm to report on what was required. The report disclosed multiple failures and it was decided to cancel the existing contract (at no cost) and install a completely new system. The trustees decided to follow the Almshouse Association's recommendations and supply each house with fire blankets and fire extinguishers. Each occupier was given instruction on the use of this equipment and it was stressed that the occupants should not put themselves at risk.

Fire barriers. The fire risk assessment checked on the fire barriers between each almshouse. The main roof barriers were in good order however there was a risk disclosed in the lean-to kitchen area. It will be necessary to extend the dividing wall to the apex of the roof. This work has now been completed.

9. Building Works

Following the 2012 – 2013 refurbishment programme the single exception to the general refurbishment is still outstanding. This exception was at the personal request of one beneficiary.

External Painting During the year the external paintwork and its associated woodwork was subjected to the usual 5 year rotation. This is next due in July 2023.
Electrical testing. Qualified electricians tested the properties' electrical wiring. This was found to be sound. At the same time the electricians were asked to test the beneficiaries' appliances. Beneficiaries were offered this testing, this work has been undertaken for those who requested it. This testing is next due in November 2023.

10 The Future.

The trustees must consider works which, though desirable, are not essential. These include:-

1. Removal of cement tiles from the South roof slope and replace with clay pin tiles.
2. Installation of photo voltaic cells to south facing North roof plus associated wiring.
3. Conversion of The Chapel to residential use.

11 Funding.

11.1 Almshouse Consortium.

An application for substantial funds was made to the Almshouse Consortium. This resulted in a grant of £58,540. The final tranche was received in October 2019.

11.2 Almshouse Association

In 2012 the trustees accepted a loan offered by the Almshouse Association in the sum of £50,000 at nil interest repayable over a 10 year period. This proved to be a real "life saver" and permitted the trustees to bring forward the whole programme of works.
A further £35,000 loan was agreed in December 2014, also at zero interest, and drawn down in stages, the final drawdown being in May 2016.

11.3 The Charity Bank

Following detailed discussions with the Charity Bank, and much hard work from the trust, the trustees took up a mortgage in the sum of £245,000. The interest required is 6.5%. Unfortunately, they are not able to offer any fixed term deal. The Trustees agreed on 16th March 2021 to the amendment of the Loan Agreement. The rate of interest will be 3.5 per cent per annum above the base rate of the Bank of England from time to time, provided that if the Bank of England base rate is lower than 0%, the Bank of England base rate applicable to the Loan shall be deemed to be 0% for the period of time that the rate is lower than 0%. The Charity Bank sent a new repayment schedule detailing the revised repayments.
In December 2021, the Trustees were informed that the Bank of England had increased its Base Rate by 0.15% to 0.25%. The Charity Bank sent a new repayment schedule detailing the revised repayments.

12 Income and Expenditure

Detail of the trust's income and expenditure for the year 2021 is attached at Appendix 1.This appendix also gives details of the outstanding loans from the Almshouse Association and the mortgage with the Charity Bank.

13. WMCs

Keeping the level of WMCs up to date is vital for the financial stability of the trust. In the past the trustees have reviewed the position every two years. The new legislation concerning Housing Benefit and the delays imposed on the alteration of WMC levels make it necessary for the trustees to carry out the review on a yearly basis. The current WMC for each improved property is £116.22 per week. This is subject to review in May 2022.

14. Long Term Financial Objective

After many years of spending all the trust's resources to bring the houses up to standard the trustees can at last look forward to a time of financial stability mainly due to the grant from the Almshouse Consortium. As previously reported the trustees seek to maintain a balance in the Current Account in the region of £10,000. This sum has been suggested by the Charity Bank. The Almshouse Association advise that the trustees should form both a Cyclical Repair Fund and an Emergency Repair Fund. The trustees propose to use surplus money to reduce the mortgage with the Charity Bank.

15. The Elizabeth Lane Charity.

In the 17th century Elizabeth Lane gave £ 2,000 in South Seas Stock to the almshouse trustees to provide a fund for the benefit of the eight most senior of the poor widows, resident in the almshouses. In 1993 the trustees cashed in all the shares to the value of £4999.16.

Should funds become available after the mortgage and the loan have been paid off it is at least arguable that the Charity Commission should be asked to modernise this Charity to serve a useful purpose. Whatever happens, however, this strategy must be regarded as a very long term target.

16. Residents

In 2021 there were two vacancies, one of which was filled and the other currently being refurbished for occupation in March 2022. We do not seek to keep a waiting list but rather collect names and addresses of interested parties. Every vacancy is advertised for two months in the local press. There seems to be a steady demand of people wishing to be considered. By and large these applicants fit most of the selection criteria but frequently they fail on one. The trustees need to ensure the income from Weekly Maintenance Contributions and do not keep almshouses unoccupied for long periods.

17. The Gardens

These are maintained by the beneficiaries with some help from the trustees. The Trustees arranged a contract with a local gardener to cut the lawns on a regular basis.

18. The Chapel

The Chapel is now used by the local foodbank. It is anticipated that the foodbank may be occupying the Chapel for the foreseeable future. The trustees have been advised that the income from this building could be significantly greater if a change of use was sought and the building converted into a residential unit. The trustees have instructed their architects to report on the alterations needed to convert the Chapel into a residential unit with a preference for use as an almshouse. The trustees have received a report from the architects and are discussing the way forward. The anticipated cost of this is in the region of £80,000.

19. Summary

The trustees need to keep the very long term objectives in mind. The almshouses have been fulfilling a need within the village and the trustees do not see that need ceasing. Criticism has been levelled that the trustees have only 4 members. Whilst it is appreciated that this could cause difficulties, the ease of administration that is associated with low numbers has much to commend it. At the end of 2018, the trustees appointed a Clerk which has greatly eased the burden on the trustees, whilst improving the service to the beneficiaries. Three years on, this appointment has been proven to be very worthwhile.

The trustees feel that the almshouses are an asset to the village. Provided the increasing bureaucratic interference can be kept in check the trustees see no reason not to expect another 350 years of service to this community.

Councillor S Kindersley (Chairman) ....

Mrs. J Hough (Hon Secretary) ....

P. M. Gorton (Hon Consultant) ....

Mrs. I Gray (Hon Treasurer) ……………………………………………………..

Trustees Sir John Jacob's Almshouses Gamlingay Dated ..……….. … 2022

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Trustees Sir John Jacob's Almshouses Gamlingay Dated ..17/5... 2022

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Sir John Jacob's Almshouses Registered Charity No 201934

Accounts for the 12 months to **31 December 2021** to

Outgoings				Bank reconciliation	31/12/2021	
	£	£		**Income**		£
Minor Repairs		11,615.40				
				Maintenance Contributions		56,942.23
Management				Rent for Chapel		1.00
Insurance	2,278.38			Grant from Consortium		0.00
Garden	697.50			Miscellaneous		37.50
Utilities (unoccupied properties)	314.10			Donation		50.00
Security	144.00					
Legal & AHA membeship	200.00					
Accountancy	510.00					
Office	155.34					
Wages incl HMRC	690.00					
Miscellaneous	65.00					
Mortgage interest	7,288.44	12,342.76		Total income		57,030.73
		23,958.16				
Excess current income over expenditure		33,072.57				
				Total Expenditure		36,708.16
Major reapirs/refurbishment		12,750.00				
Excess income over expenditure		**20,322.57**				**20,322.57**

Note

Charity Bank Capital repayment		*-12,220.52*	
Loan capital repayments		*-8,925.00*	
Disposable Surplus after mortgage repayments			*-822.95*
Check total outgoings		-57,853.68	

Capital Balances

As at 31 December 2021			**Start of the Year**		**1st January 2021**	
Fixed assets - Land and Buildings		3,000,000.00				
at Bank			at Bank			
Current Acc	26,604.61		Current Acc		27,427.56	
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			Deemed cost of Land and Buildings			3,000,000.00
		2,842,286.20				2,842,286.20

J Gray
17-5-22

[signature]
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to

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SIR JOHN JACOB'S ALMSHOUSES

England & Wales - Charity number 201934

Accounts

Sir John Jacob's Almshouses
(Registered Charity 201934)

Report for the Year 2020

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Councillor S Kindersley	(Chairman).
Mrs. J Hough	(Hon Secretary)
P. M. Gorton	(Hon Treasurer)
Mrs I Gray	

2. Addresses

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Things changed in 2017 with a grant from the Almshouse Consortium (para 11.1 below)

8. Security
In 2010 the trustees reported a series of incidents when written verbal and physical abuse was suffered by one of the beneficiaries. The installation of CCTV to both the front and the rear of the Almshouses appear to have been entirely effective in preventing further abuse. A review in October 2018 showed that the CCTV system was faulty. An updated CCTV has now been installed.

Fire alarms. In 2017 it was discovered that there were faults in the installed system. In spite of repeated requests for the faults to be rectified, the firm charged with the maintenance of the system failed to act. The trustees commissioned an independent firm to report on what was required. The report disclosed multiple failures and it was decided to cancel the existing contract (at no cost) and install a completely new system. The trustees decided to follow the Almshouse Association's recommendations and supply each house with fire blankets and fire extinguishers. Each occupier was given instruction on the use of this equipment and it was stressed that the occupants should not put themselves at risk.

Fire barriers. The fire risk assessment checked on the fire barriers between each almshouse. The main roof barriers were in good order however there was a risk disclosed in the lean-to kitchen area. It will be necessary to extend the dividing wall to the apex of the roof. This work is being undertaken and due to be completed by Easter 2020.

9. Building Works
Following the 2012 – 2013 refurbishment programme the single exception to the general refurbishment is still outstanding. This exception was at the personal request of one beneficiary.

External Painting During the year the external paintwork and its associated woodwork was subjected to the usual 5 year rotation. This is next due in July 2023.

Electrical testing. Qualified electricians tested the properties' electrical wiring. This was found to be sound. At the same time the electricians were asked to test the beneficiaries' appliances. Beneficiaries were offered this testing, this work has been undertaken for those who requested it. This testing is next due in November 2023.

10 The Future.

The trustees must consider works which, though desirable, are not essential. These include:-

1. Removal of cement tiles from the South roof slope and replace with clay pin tiles.
2. Installation of photo voltaic cells to south facing North roof plus associated wiring.
3. Conversion of The Chapel to residential use.

11 Funding.

11.1 Almshouse Consortium.

An application for substantial funds was made to the Almshouse Consortium. This resulted in a grant of £58,540. The final tranche was received in October 2019.

11.2 Almshouse Association

In 2012 the trustees accepted a loan offered by the Almshouse Association in the sum of £50,000 at nil interest repayable over a 10 year period. This proved to be a real "life saver" and permitted the trustees to bring forward the whole programme of works.
A further £35,000 loan was agreed in December 2014, also at zero interest, and drawn down in stages, the final drawdown being in May 2016.

11.3 The Charity Bank

Following detailed discussions with the Charity Bank, and much hard work from the trust, the trustees took up a mortgage in the sum of £245,000. The interest required is 6.5%. Unfortunately, they are not able to offer any fixed term deal.

12 Income and Expenditure

Detail of the trust's income and expenditure for the year 2020 is attached at Appendix 1. This appendix also gives details of the outstanding loans from the Almshouse Association and the mortgage with the Charity Bank.

13. WMCs

Keeping the level of WMCs up to date is vital for the financial stability of the trust. In the past the trustees have reviewed the position every two years. The new legislation concerning Housing Benefit and the delays imposed on the alteration of WMC levels make it necessary for the trustees to carry out the review on a yearly basis. The current WMC for each improved property is £114.28 per week. This is subject to review in May 2021.

14. Long Term Financial Objective

After many years of spending all the trust's resources to bring the houses up to standard the trustees can at last look forward to a time of financial stability mainly due to the grant from the Almshouse Consortium. As previously reported the trustees seek to maintain a balance in the Current Account in the region of £10,000. This sum has been suggested by the Charity Bank. The Almshouse Association advise that the trustees should form both a Cyclical Repair Fund and an Emergency Repair Fund. The trustees propose to use surplus money to reduce the mortgage with the Charity Bank.

15. The Elizabeth Lane Charity.

In the 17th century Elizabeth Lane gave £ 2,000 in South Seas Stock to the Almshouse Trustees to provide a fund for the benefit of the eight most senior of the poor widows resident in the Almshouses. If £2,000 was converted into present day values this would be a very substantial sum. At the moment, capital of only some £ 500 is left. The trustees are entitled to the interest.

Should funds become available after the mortgage and the loan have been paid off it is at least arguable that the Charity Commission should be asked to modernise this Charity to serve a useful purpose. Whatever happens, however, this strategy must be regarded as a very long term target.

16. Residents

In 2020 there were two vacancies, one of which was filled and the other currently being refurbished for occupation in March 2021. We do not seek to keep a waiting list but rather collect names and addresses of interested parties. Every vacancy is advertised for two months in the local press. There seems to be a steady demand of people wishing to be considered. By and large these applicants fit most of the selection criteria but frequently they fail on one. The trustees need to ensure the income from Weekly Maintenance Contributions and do not keep Almshouses unoccupied for long periods.

17. The Gardens

These are maintained by the beneficiaries with some help from the trustees. The Trustees arranged a contract with a local gardener to cut the lawns on a regular basis.

18. The Chapel

The Chapel is vacant at the present time. At the end of 2020 the Trustees were approached by the local churches with regard to using the Chapel for a foodbank, discussions are on going. The trustees have been advised that the income from this building could be significantly greater if a change of use was sought and the building converted into a residential unit. The trustees have instructed their architects to report on the alterations needed to convert the Chapel into a residential unit with a preference for use as an Almshouse. The trustees have received a report from the architects and are discussing the way forward. The anticipated cost of this is in the region of £80,000.

19. Summary

The trustees need to keep the very long term objectives in mind. The almshouses have been fulfilling a need within the village and the trustees do not see that need ceasing. Criticism has been levelled that the trustees have only 4 members. Whilst it is appreciated that this could cause difficulties, the ease of administration that is associated with low numbers has much to commend it. At the end of 2018, the trustees appointed a Clerk which has greatly eased the burden on the trustees, whilst improving the service to the beneficiaries. Two years on, this appointment has been proven to be very worthwhile.

The trustees feel that the Almshouses are an asset to the village. Provided the increasing bureaucratic interference can be kept in check the trustees see no reason not to expect another 350 years of service to this community.

Councillor S Kindersley (Chairman) ....

Mrs. J Hough (Hon Secretary) ....

P. M. Gorton (Hon Treasurer) ....

Mrs. I Gray ………………………………………………..

Trustees Sir John Jacob's Almshouses Gamlingay Dated ..……….. … 2021

Councillor S Kindersley (Chairman) ....

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P. M. Gorton (Hon Treasurer) ....

Mrs. I Gray ....

Trustees Sir John Jacob's Almshouses Gamlingay Dated .... … 2021

INDEPENDENT EXAMINER'S REPORT
SIR JOHN JACOB'S ALMSHOUSES GAMLINGAY

I report on the accounts of Sir John Jacob's Almshouses for the period ended 31st December 2020 which are set out on page 1

Respective responsibilities of the 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
Follow the procedures laid down in the general Directions given by the Charity Commission under section 145(5) (b) of the 2011 Act
State whether particular matters have come to my attention

Basis of independent examiners report
My examination was carried out in accordance with 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 present with those records. It also includes consideration of any usual items or disclosures in the accounts, and seeking matters, The procedures undertaken do not provide all the evidence that would be required in any audit and consequently I do not express and audit opinion on the view given by the accounts

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 to comply with the accounting requirements of section 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

Antoinette Gorst FCCA CTA MAAT
Anstee Gorst
Chartered Certified Accountants &
Chartered Tax Advisers
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Unit 4 Eaton Court
Colmworth Business Park
Eaton Socon, St Neots
Cambs, PE19 8ER

Sir John Jacob's Almshouses Registered Charity No 201934

Accounts for the month **1st January 2020** to **31 December 2020**

Bank reconciliation 31/12/2020

Outgoings	£	£	**Income**	£
Minor Repairs		5,380.40		
Management			Maintenance Contributions	55,278.20
Insurance	1,166.56		Rent for Chapel	0.00
Garden	387.60		Grant from Consortium	0.00
Utilities (unoccupied properties)	488.94		TV Licence Contributions	22.50
Security	144.00			
Legal, accountancy & AHA membership	179.00			
Accountancy	576.00			
Consultancy	3,810.00			
Office	177.43			
Wages	600.00			
Miscellaneous	37.50			
Mortgage interest	12,099.13			
		19,666.16		
		25,046.56	Total income	55,300.70
Excess current income over expenditure		30,254.14		
			Total Expenditure	39,146.56
Major Repairs/refurbishment		14,100.00		
Excess income over expenditure		**16,154.14**		**16,154.14**

Capital Balances

As at 31 December 2020			**Start of the Year 1st January 2020**		
Fixed Assets - Land and Buildings		3,000,000.00			
at Bank			at Bank		
Current Acc	27,427.56		Current Acc	30,144.97	
less cheques in transit	0.00		less Cheques in transit	0.00	
		27,427.56			30,144.97
Mortgage at Charity Bank		-179,213.93	Mortgage at Charity Bank		-189,160.48
Almshouse Association Loan		-26,250.00	Almshouse Association Loan		-35,175.00
			Add Excess income over expenditure		16,154.14
			Deemed cost of Land and Buildings		3,000,000.00
		2,821,963.63			2,821,963.63