

REVEREND JOHN COOPER'S HOSPITAL CHARITY

TRUSTEES ANNUAL REPORT YEAR ENDING

31ST DECEMBER 2023

STATUS AND ADMINISTRATION

The Reverend John Cooper's Hospital Charity, 23-29 Overend, Elton, Peterborough, Cambridgeshire PE8 6RU registered with the Charity Commission as No. 202569 and constituted as an unincorporated association by a Deed of Trust dated 23rd June 1663. It is also known as Cooper's Hospital.

The Charity is administered by a management committee of trustees comprising:

	Vacant	Ex-officio
Chair	Mrs S. M. Garner	Co-opted
	Mr J.P. Fairweather (resigned October 2023)	Co-opted
	Mr M. G. H. Holman	Co-opted
	Mrs G. P. Thompson	Co-opted
	Mr D. J. New	Nominated
Clerk	Mrs S.D. Ranford	Nominated

The Charity is administered and managed by the Trustees, subject to and in conformity with the provisions of the Scheme dated 12th October 1998 (superseding that of 17th December 1880) and such services provided by the Trustees are made on a voluntary basis with no payment made to them during the year other than expenses.

The correspondent and clerk is Mrs S. D. Ranford of 12 Faber Lane, Elton PE8 6RN, sylvielton@aol.com .

CHARITABLE OBJECTS

The object of the charity is to provide accommodation in the almshouses in the parish of Elton, Peterborough for persons who qualify according to the conditions as laid down by the Trust Deed.

REVIEW OF ACTIVITIES AND ACHIEVEMENTS

The position of the Ex-officio remained vacant during the year. A new appointment has been made and it is anticipated that the position will be taken up within the next few months.

All almshouses have had their loft insulation renewed and cavity wall insulation upgraded.

The cost of heating at No. 1 Almshouse is still causing concern. The trustees will investigate changing to an oil central heating system.

All almshouses are now fitted with smart metres from Anglian Water. Sylvi has registered to access bills online and can check water usage on an hourly, daily, weekly and monthly. This is very useful checking for any water leaks.

The trustees agreed to increase the monthly maintenance contribution from 1st January 2024. The smaller almshouses will contribute £200 per calendar month and the larger almshouses £275 per calendar month. Letters informing the alms people were delivered in October 2023.

Julian Fairweather resigned as a trustee at the end of our October meeting. He had served for 57 years. A celebratory lunch was held in his honour attended by all trustees and two residents.

The sale of land at Long Leys Road, Lincoln was completed in November 2023 and the funds invested as advised by the Almshouses Association.

The Trustees confirm in their opinion that the management of the Charity was completed to a satisfactory basis during the year.

There have been no significant changes in the operation of the Charity during the year and the financial position at 31st December 2023 is considered adequate to meet the objectives of the Charity.

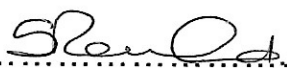
ACCOUNTING AND REPORTING RESPONSIBILITIES

The Charities Act 2011 requires the Trustees to prepare financial statements which give a true and fair view of the Charity's financial position during the year and at the end of the year.

The financial statements and accounts must be prepared using suitable accounting policies and make judgments that are reasonable and prudent. Any departures must be disclosed and full explanation given.

The Trustees are responsible for keeping accounting records which disclose with reasonable accuracy the financial position of the Charity at any time and to ensure that financial statements comply with Charity law. The Trustees are responsible for safeguarding the assets of the Charity and taking reasonable steps for the prevention and detection of fraud and other irregularities.

Approved by the Trustees on 27th February 2024 and signed on their behalf.

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Mrs S.D. Ranford – Trustee and Clerk.

Reverend John Cooper's Hospital Charity

Statement of Accounts for the Year ending 31st December 2023

<u>2022</u>	<u>INCOME</u>	<u>2023</u>
£10,200.00	Residents' Contributions	£10,200.00
£770.00	Farm Rent	£770.00
£1,897.69	COIF Share Dividends	£1,905.04
£0.00	Donations	£0.00
£0.00	Fete Stall	£0.00
£0.00	Land Sale	£120,059.84
<u>£12,867.69</u>		<u>£132,934.88</u>
	<u>EXPENDITURE</u>	
	<u>Cyclical Maintenance</u>	
£0.00	Plumbing	£0.00
£0.00	Decorating	£0.00
£2,035.97	Electrical	£96.00
£675.50	Boiler Repairs	£727.50
£230.00	General Repairs	£3,266.03
£190.00	Lifeline Alarm	£230.00
£1,824.79	Gardening	£1,381.50
£0.00	Chimney Sweep	<u>£0.00</u>
£0.00	Resident Electricity	£5,701.03
£737.74	Water Charges	£300.00
£872.63	Insurance	£763.61
£159.00	TV Licence	£1,018.09
£0.00	Subscriptions & Donations	£159.00
£0.00	Grants	£0.00
£0.00	Trustee Expenses	£0.00
£1,200.00	Quinquennial Report	£476.65
£844.00	Administration Costs	£0.00
£85.00	Almshouse Renovation	£613.75
<u>8854.63</u>		<u>£2,804.40</u>
		<u>£11,836.53</u>
<u>4013.06</u>	Excess of Income over Expenditure	<u>£121,098.35</u>
	<u>PERMANENT ENDOWMENT</u>	
£90,966.33	Freehold Property	£600,000.00
<u>£90,966.33</u>	TOTAL	<u>£600,000.00</u>

Reverend John Cooper's Hospital Charity

Investments and Balances

<u>2022</u>	<u>Cash at Bank</u>	<u>2023</u>
£6,615.18	Barclays Current Account as at 02.01.2023	£10,628.24
<u>£4,013.06</u>	Add. Excess of Income over Expenditure	<u>£121,098.35</u>
£10,628.24		£131,726.59
	<u>Less. COIF Units Purchased</u>	
£0.00	Extraordinary Repairs Fund	£0.00
<u>£0.00</u>	Endowment Repayment	<u>£0.00</u>
£0.00	<u>Less. Transfer to COIF Deposit Account</u>	£125,000.00
<u>£10,628.24</u>	Barclays Current Account as at 31.12.2023	<u>£6,726.59</u>
£4,248.87	COIF Deposit Account as at 31.12.2023	£4,435.09
£63,463.75	COIF Income Units A/c No 050380001T - Market Value at 31.12.23	£190,771.82
£10,895.97	COIF Accumulation Units A/c No 050380001R-ERF - Market Value at 31.12.23	£17,575.78

Independent examiner's report to the Trustees of Reverend John Cooper's Hospital Charity

I report to the trustees on my examination of the accounts of Reverend John Cooper's Hospital Charity (the Charity) for the year ended 31 December 2023.

Responsibilities and basis of report

As the charity 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 2011 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.

Independent examiner's statement

I have completed a full examination of the Bank Statements, Invoices and Investment records. 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:

- 1) accounting records were not kept in respect of the Charity as required by section 130 of the Act; or
- 2) the accounts do not accord with those records; or
- 3) the accounts do not comply with the applicable requirements concerning the form and content of accounts set out in the Charities (Accounts and Reports) Regulations 2008 other than any requirement that the accounts give a true and fair view which is not a matter considered as part of an independent examination.

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.

Signed:

 24.08.2024

David John Burton

4 Stocks Green, Elton, Peterborough, Cambridgeshire. PE8 6RF