

## **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 2024.

### **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:



Date 31<sup>st</sup> March 2025

David John Burton

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

# REVEREND JOHN COOPER'S HOSPITAL CHARITY

## Trustees Annual Report Year Ending

31<sup>st</sup> December 2024

### 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 23<sup>rd</sup> June 1663. It is also known as Cooper's Hospital.

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

|        |                                                  |             |
|--------|--------------------------------------------------|-------------|
|        | Reverend Diane Kutar                             | Ex- officio |
|        | appointed 21 <sup>st</sup> June 2024             |             |
| Chair; | Mrs S. Garner                                    | Co-opted    |
|        | appointed 25 <sup>th</sup> June 1985: Chair 1999 |             |
|        | Mr M. G. H. Holman                               | Co-opted    |
|        | appointed 9 <sup>th</sup> March 2015             |             |
|        | Mrs G. P. Thompson                               | Co-opted    |
|        | appointed 1 <sup>st</sup> September 2015         |             |
|        | Reverend D. Parkes                               | Co-opted    |
|        | appointed 21 <sup>st</sup> June 2024             |             |
|        | Mr D. J. New                                     |             |
|        | appointed 20 <sup>th</sup> October 2020          | Nominated   |
|        | resigned October 2024                            |             |
| Clerk: | Mrs S. D. Ranford                                | Nominated   |
|        | appointed 20 <sup>th</sup> October 2020.         |             |

Secretary and bookkeeper.     Mrs R Lane

The Charity is administered and managed by the Trustees, subject to and in conformity with the provisions of the Scheme dated 12<sup>th</sup> October 1998 (superseding that of 17<sup>th</sup> 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](mailto:sylvielton@aol.com)

#### Residents:

|                   |                                     |
|-------------------|-------------------------------------|
| 23: Jill Adamson  | from 1 <sup>st</sup> December 2020  |
| 25: Julie Moore   | from 1 <sup>st</sup> May 2005       |
| 27: Robin Aykroyd | from 1st May 2017                   |
| 29: Lulia Mocanu  | from 1 <sup>st</sup> September 2014 |

## Charitable Objects

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

## Review of Activities and Achievements

We welcomed two new trustees, the Reverend Diane Kutar, rector of the parish and the Reverend David Parkes, a resident of Elton. Regretfully, David New resigned after four years of service, for which thank him for. One vacancy remains.

We completed quinquennial electrical review and all satisfactory.

Stone walls at front and side of boundaries repaired at a cost of £4,380.

New oil central heating installed at number 23, together with new walk-in shower, flooring and redecoration, total cost £21,950.

The gates fronting the properties were striped and professionally recoated and painted, cost £630.00

Oil tanks for numbers 25 and 27 were replaced and repositioned due to deterioration. Cost £4,671.60.

All boilers in each house, serviced.

The Trustees confirm that in their opinion that the management of the Charity was completed satisfactorily during the year.

There has been no significant change in the operation of the Charity during the year and the financial position as at 31<sup>st</sup> December 2024 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 acceptable accounting policies and judgements made that are reasonable and prudent. Any departures must be disclosed and a 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 the 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

.....and signed on their behalf.

.....

Mrs S. D. Ranford – Trustee and Clerk

# Reverend John Cooper's Hospital Charity

## Statement of Accounts for the Year ending 31st December 2024

| <u>2023</u>        | <b>INCOME</b>                           | <u>2024</u>        |
|--------------------|-----------------------------------------|--------------------|
| £10,200.00         | Residents' Contributions                | £11,400.00         |
| £770.00            | Farm Rent                               | £0.00              |
| £1,905.04          | COIF Share Dividends                    | £30,230.73         |
| £0.00              | Donations                               | £0.00              |
| £120,059.84        | Lincoln Land Sale                       | £0.00              |
| <u>£132,934.88</u> |                                         | <u>£41,630.73</u>  |
|                    | <b>EXPENDITURE</b>                      |                    |
|                    | <u>Cyclical Maintenance</u>             |                    |
| £0.00              | Plumbing                                | £288.00            |
| £0.00              | Decorating                              | £0.00              |
| £96.00             | Electrical                              | £1,489.32          |
| £727.50            | Boiler Repairs                          | £590.00            |
| £3,266.03          | General Repairs                         | £5,085.00          |
| £230.00            | Lifeline Alarm                          | £230.00            |
| £1,381.50          | Gardening                               | £1,132.50          |
|                    |                                         | <u>£8,814.82</u>   |
| £300.00            | Resident Electricity                    | £410.00            |
| £763.31            | Water Charges                           | £888.50            |
| £1,018.09          | Insurance                               | £852.57            |
| £159.00            | TV Licence                              | £169.50            |
| £0.00              | Subscriptions & Donations               | £0.00              |
| £0.00              | Grants                                  | £0.00              |
| £476.65            | Trustee Expenses                        | £0.00              |
| £0.00              | Quinquennial Report                     | £0.00              |
| £613.75            | Administration Costs                    | £808.75            |
| £2,804.40          | Almshouse Renovation                    | £27,279.28         |
| <u>£11,836.23</u>  |                                         | <u>£39,223.42</u>  |
| <u>121098.65</u>   | Excess of Income over Expenditure       | <u>£2,407.31</u>   |
|                    | <b>PERMANENT ENDOWMENT</b>              |                    |
| £600,000.00        | Freehold Property (estimated valuation) | £600,000.00        |
| <u>£600,000.00</u> | TOTAL                                   | <u>£600,000.00</u> |

# Reverend John Cooper's Hospital Charity

## Investments and Balances

| <u>2023</u>                                                              | <b><u>Cash at Bank</u></b>                           | <u>2024</u>               |
|--------------------------------------------------------------------------|------------------------------------------------------|---------------------------|
| £10,628.24                                                               | Barclays Current Account as at 01.01.2024            | £6,726.59                 |
| <u>£121,098.35</u>                                                       | Add. Excess of Income over Expenditure               | <u>£2,407.31</u>          |
| £131,726.59                                                              |                                                      | £9,133.90                 |
|                                                                          | <b><u>Less. COIF Units Purchased</u></b>             |                           |
| £0.00                                                                    | Extraordinary Repairs Fund                           | £0.00                     |
| <u>£0.00</u>                                                             | Endowment Repayment                                  | <u>£0.00</u>              |
| <u>£125,000.00</u>                                                       | <b><u>Less. Transfer to COIF Deposit Account</u></b> | <u>£0.00</u>              |
| <u>£6,726.59</u>                                                         | <b>Barclays Current Account as at 31.12.2024</b>     | <b><u>£9,133.90</u></b>   |
|                                                                          |                                                      |                           |
| £4,435.09                                                                | <b>COIF Deposit Account as at 31.12.2024</b>         |                           |
|                                                                          |                                                      |                           |
| COIF Income Units A/c No 050380001T - Market Value at 31.12.24           |                                                      | <b>£172,379.82</b>        |
| COIF Accumulation Units A/c No 050380001R-ERF - Market Value at 31.12.24 |                                                      | <b>£18,469.83</b>         |
|                                                                          | <b>Total Cash Valuation</b>                          | <b><u>£199,983.55</u></b> |