



**CHARITY COMMISSION**  
FOR ENGLAND AND WALES

## Trustees' Annual Report for the period

**From 1<sup>st</sup> January 2022 Period start date to 31<sup>st</sup> December 2022 Period end date**

**Charity name: Simpson's Almshouses**

**Charity registration number: 205950**

### Objectives and Activities

	SORP reference	
Summary of the purposes of the charity as set out in its governing document	Para 1.17	'Almshouses for poor members of the congregation meeting for religious worship at Christchurch. On the occasion of a vacancy for an almsperson if there is no suitable applicant the trustees may appoint a poor person who at the time of appointment is a member of a congregation of Protestant Dissenters meeting for religious worship at any chapel in or near Hitchin'
Summary of the main activities in relation to those purposes for the public benefit, in particular, the activities, projects or services identified in the accounts.	Para 1.17 and 1.19	Provision of 4 single occupancy Almshouses to offer affordable housing for firstly: people in need belonging to Christchurch Methodist/URC Church in Hitchin, secondly to those worshipping in other Churches within and around Hitchin, and thirdly for any needy resident of Hitchin
Statement confirming whether the trustees have had regard to the guidance issued by the Charity Commission on public benefit	Para 1.18	The Trustees confirm that they have had regard to the Charity Commission guidance on public benefit

### Additional information (optional)

You may choose to include further statements where relevant about:

	SORP reference	
Policy on grant making	Para 1.38	
Policy on social investment including program related investment	Para 1.38	
Contribution made by volunteers	Para 1.38	
Other		

## Achievements and Performance

	SORP reference	
Summary of the main achievements of the charity, identifying the difference the charity's work has made to the circumstances of its beneficiaries and any wider benefits to society as a whole.	Para 1.20	<p>Three Almshouses were fully occupied during the entire reporting period. A vacancy was successfully filled in line with the requirements of the Governing Document</p> <p>All the properties are subject to regular oversight and ongoing maintenance. Essential repairs and improvements set out in quinquennial inspections have been carried out. A full refurbishment of the front paving and front and rear gardens was completed. The vacant property was redecorated and other essential work undertaken prior to the new resident taking up occupancy</p> <p>We have been evaluating the possibility of installing solar panels.</p>

### Additional information (optional)

You may choose to include further statements where relevant about:

Achievements against objectives set	Para 1.41	
Performance of fundraising activities against objectives set	Para 1.41	
Investment performance against objectives	Para 1.41	
Other		

## Financial Review

Review of the charity's financial position at the end of the period	Para 1.21	The Charity is solvent and has sufficient funds in reserves
Statement explaining the policy for holding reserves stating why they are held	Para 1.22	In accordance with the Almshouse Association recommendations the Charity holds reserves for Cyclical Repairs and Emergency Repairs
Amount of reserves held	Para 1.22	£154,040
Reasons for holding zero reserves	Para 1.22	Not applicable
Details of fund materially in deficit	Para 1.24	Not applicable
Explanation of any uncertainties about the charity continuing as a going concern	Para 1.23	Currently there are no uncertainties about the Charity continuing as a going concern

### Additional information (optional)

You may choose to include further statements where relevant about:

The charity's principal sources of funds (including any fundraising)	Para 1.47	The Charity's main source of funds are the weekly maintenance contributions paid by the residents. It also received a substantial bequest during the year
Investment policy and objectives including any social investment policy adopted	Para 1.46	
A description of the principal risks facing the charity	Para 1.46	
Other		

## Structure, Governance and Management

Description of charity's trusts:		
Type of governing document (trust deed, royal charter)	Para 1.25	Trust deed. Charity Commission Scheme sealed on 6 <sup>th</sup> April 1971 and amended on 15 <sup>th</sup> May 1972
How is the charity constituted? (e.g. unincorporated association, CIO)	Para 1.25	Unincorporated
Trustee selection methods including details of any constitutional provisions e.g. election to post or name of any person or body entitled to appoint one or more trustees	Para 1.25	Selection of trustees in accordance with governing document

### Additional information (optional)

You may choose to include further statements where relevant about:

Policies and procedures adopted for the induction and training of trustees	Para 1.51	
The charity's organisational structure and any wider network with which the charity works	Para 1.51	
Relationship with any related parties	Para 1.51	
Other		

### Reference and Administrative details

Charity name	Simpson's Almshouses
Other name the charity uses	
Registered charity number	205950
Charity's principal address	Office Address: 93, West Hill Hitchin Hertfordshire SG5 2HX

## Names of the charity trustees who manage the charity

	Trustee name	Office (if any)	Dates acted if not for whole year	Name of person (or body) entitled to appoint trustee (if any)
1	Pauline Edwards			Trustees are appointed at a quorate meeting of the Trustee body, having been given appropriate notice
2	Vic Evans	Treasurer	Existing Trustee Treasurer a/f 2/02/22	
3	John Brooksbank			
4	Roger de Ste Croix	Chair		
5	Don Spivey			
6	Bernard Higgs			
7	Jackie Hamilton			
8	Jacqui Hamilton			
9	Peter Trussell			
10				
11	Elizabeth Burton	Ex - Treasurer	1/01/22 – 2/02/22	
12				
13				
14				
15				
16				
17				
18				
19				
20				

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

Director name		
None		

## Name of trustees holding title to property belonging to the charity

Trustee name	Dates acted if not for whole year	
None		



## Funds held as custodian trustees on behalf of others

Description of the assets held in this capacity	None
Name and objects of the charity on whose behalf the assets are held and how this falls within the custodian charity's objects	Not applicable
Details of arrangements for safe custody and segregation of such assets from the charity's own assets	Not Applicable

### Additional information (optional)

#### Names and addresses of advisers (Optional information)

Type of adviser	Name	Address
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#### Name of chief executive or names of senior staff members (Optional information)

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## Exemptions from disclosure

Reason for non-disclosure of key personnel details

No non - disclosure

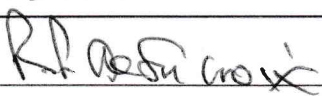
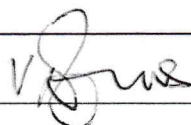
## Other optional information

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## Declarations

The trustees declare that they have approved the trustees' report above.

Signed on behalf of the charity's trustees

Signature(s)		
Full name(s)	ROGER PHILIPPE DE ST. CROIX	VICTOR NORMAN EVANS
Position (eg Secretary, Chair, etc)	CHAIR	TREASURER
Date	18th September 2023	

**SIMPSON'S ALMSHOUSES - STATEMENT OF ACCOUNTS**  
**For 12 months ending 31st December 2022**

	2022	2021
<b>1) General Fund</b>		
<b>RECEIPTS</b>		
ResidentsWMC	22,774.00	20,175.00
M&G	0.00	39.50
Prayer Gr	0.00	0.00
COIF	0.00	0.00
Rent Land	25.00	25.00
CRF	0.00	0.00
ERF	0.00	0.00
Res Ins Repay	41.64	104.17
Legacy - Majorie Wood	25,499.84	0.00
<b>TOTAL INCOME</b>	<b>48,340.48</b>	<b>20,343.67</b>
<b>PAYMENTS</b>		
Insurance	665.59	679.13
Water Rates	571.77	841.16
Lych Gate Lighting	249.59	109.41
TV Licence	15.00	15.00
Other Work and Repairs Horizon	720.00	815.00
Maintenance & Repairs	1,824.29	680.68
Annual Transfer to Cyclical Maintenance Fund	4,016.00	3,416.00
Annual Transfer to Extraordinary Repair Fund	7,125.00	5,300.00
Payments made on behalf of Residents	0.00	0.00
Council Tax and Electricity on Empty House	0.00	0.00
Other Expenses	220.81	46.43
Loss realised on investments	6,489.36	0.00
<b>TOTAL EXPENDITURE</b>	<b>21,897.41</b>	<b>11,902.81</b>
<b>General Reserves:</b>		
Net receipts for Year	26,443.07	8,440.86
ADD Balance b/f 1st January	53,200.79	44,759.93
<b>BALANCE 31ST DECEMBER</b>	<b>79,643.86</b>	<b>53,200.79</b>



**2) Cyclical Maintenance Fund**

Balance Brought Forward		9,996.28	22,707.47
Annual Transfers from Revenue			
<i>Recommended amount per dwelling</i>	£1,004.00	4,016.00	3,416.00
Quinquennial payments made		(3,505.72)	(16,127.19)
<b>Balance Carried Forward</b>		<b>10,506.56</b>	<b>9,996.28</b>

**Reserves made up of:**

<b>General Reserves</b>		79,643.86	53,200.79
<b>Cyclical Maintenance Fund</b>		10,506.56	9,996.28
<b>TOTAL RESERVES</b>		<b>90,150.42</b>	<b>63,197.07</b>

**Represented by:**

Barclays Current Account		13,785.93	10,115.06
Marjorie Wood Account		25,021.84	0.00
Cost of COIF Charities Fixed Interest Fund accumulation units		0.00	52,599.01
Cost of COIF Accumulation units		50,859.65	0.00
Accrua;s/Receivables		483.00	483.00
		90,150.42	63,197.07
<i>check</i>		<i>0.00</i>	<i>0.00</i>

**COIF Charities Fixed Interest Fund accumulation units**

Cost of Units b/fd		52,599.01	48,899.01
Units purchased during year		0.00	3,700.00
Units disposed of during year - proceeds		(46,109.65)	0.00
Units disposed of during year - Profit/(Loss)		(6,489.36)	0.00
Cost of Units c/fd		0.00	52,599.01

Units b/fd		5,705.43	5,314.37
Added during year		0.00	391.06
Disposed of during year		(5,705.43)	0.00
Units c/fd		0.00	5,705.43

Mid Market price at 31st December	0.00	932.11
Value	0.00	53,180.88

#### COIF Accumulation units

Cost of Units b/fd	0.00	0.00
Units purchased during year	50,859.65	0.00
Units disposed of during year	0.00	0.00
Cost of Units c/fd	50,859.65	0.00

Units b/fd	0.00	0.00
Added during year	232.30	0.00
Disposed of during year	0.00	0.00
Units c/fd	232.30	0.00
Mid Market price at 31st December	22,038.78	0.00
Value	51,196.09	0.00

#### 3) Emergency Repair Fund

Cost of Units b/fd	56,765.01	51,465.01
Units purchased during year	7,125.00	5,300.00
Units disposed of during year	0.00	0.00
Cost of Units c/fd	63,890.01	56,765.01

		<i>Interest</i>			<i>Value 31/12/2022</i>
<u>Assets Held:</u>		<u>Units</u>	<u>Added</u>	<u>Price</u>	
No 1 ERF	24002711	807.918	2,885.00	£105.531	85,260.31 <i>Last year - 741.093 units</i>
No 2 N Fields	24002712	1.358	5.30	£105.531	143.31
No 3 M Carter	24002713	20.546	79.99	£105.531	2,168.24
TOTAL		829.822	2,970.29		87,571.86

Interest totalling £2,970 (compared with £2,248) was not distributed, is retained in the fund and reflected in the price of the units.



# CHARITY COMMISSION FOR ENGLAND AND WALES

## Independent examiner's report on the accounts

### Section A

### Independent Examiner's Report

Report to the trustees/  
members of

Charity Name

SIMPSON'S ALMSHOUSES

On accounts for the year  
ended

31<sup>ST</sup> DECEMBER 22

Charity no  
(if any)

205950

Set out on pages

(remember to include the page numbers of additional sheets)

I report to the trustees on my examination of the accounts of the above charity ("the Trust") for the year ended DD / MM / YYYY.

Responsibilities and  
basis of report

As the charity trustees of the Trust, 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 Trust's accounts carried out under section 145 of the 2011 Act and in carrying out my examination, I have followed the applicable Directions given by the Charity Commission under section 145(5)(b) of the Act.

Independent  
examiner's statement

I have completed my examination. I confirm that no material matters have come to my attention (~~other than that disclosed below \*~~) in connection with the examination which gives me cause to believe that in, any material respect:

- accounting records were not kept in accordance with section 130 of the Act or
- the accounts do not accord with the accounting records

I have no concerns and have come across no other matters in connection with the examination to which attention should be drawn in order to enable a proper understanding of the accounts to be reached.

*\* Please delete the words in the brackets if they do not apply.*

Signed:

R. Henderson

Date:

9/9/23

Name:

ROSS HENDERSON

Relevant professional  
qualification(s) or body  
(if any):

CIMA.

Address:

8 HENSLEY CLOSE, HITCHIN,  
Herts. SG4 9DF

### Section B

### Disclosure

Only complete if the examiner needs to highlight matters of concern (see CC32, Independent examination of charity accounts: directions and guidance for examiners).

Give here brief details of any items that the examiner wishes to disclose.