

ST. CHRISTOPHER'S HOME FOR THE AGED CHARITABLE TRUST

Registered Charity No 210688 Almshouse Association No 927

Annual Report and Accounts for the year ended 31st. December 2020.

The name of the Charity is St. Christopher's Home for the Aged. The Charity's registered number is 210688. The official address is 12, Cuckfield Road, Hurstpierpoint, Hassocks, West Sussex, BN6 9SA. The correspondent is Mr. J.E. Kearns, 170, Western Road, Hurstpierpoint, Hassocks, West Sussex, BN6 9TE.

The charity's objective as set out in the constitution is to provide a home for aged persons of 60 years and upward of unexceptional character, preference being given to persons who have for three years or upwards resided in the Civil Parish of Hurstpierpoint and Sayers Common or within the neighbouring parishes of Albourne, Clayton or Keymer.

The Trustees who served throughout the year were :

Mr. Michael Nailard -	Trustee.
Mr. John Kearns -	Trustee.
Mr. Michael Barnes -	Trustee.

The Chair is at the moment uncertain and consequently, all matters are dealt with by the Trustees.

The affairs of the trust and the operations of the home were performed by the Trustees. The Trust has followed its aim during the year maintaining the building and surrounding gardens to a high standard. It was hoped that Flat 4 would be refurbished in 2020 as the Resident was taken into care and an application for a Grant towards the cost was made and in April 2020, £ 17,981.00 was received from The Almshouses Association by way of such a Grant. Unfortunately, the Coronavirus Pandemic and the Health & Safety issues and Lockdown, coupled with Contractors reluctance to attend on site has prevented the refurbishment from going ahead. In the meantime, the Grant has been included in the General Account and will be spent accordingly when matters return to normal.

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The occupancy rate during the year was 87.5%. It remains the aim of the Trustees to obtain full occupancy during 2021.

Registered Office : 12, Cuckfield Road, Hurstpierpoint, Hassocks, BN6 9SA.

INDEPENDENT EXAMINER'S REPORT TO THE TRUSTEES OF ST. CHRISTOPHER'S HOME FOR THE AGED.

I report on the accounts for the Home for the year ended 31st December 2020 which are set out pages 2 to 6.

RESPECTIVE RESPONSIBILITIES OF TRUSTEES AND EXAMINER.

The Charity's Trustees are responsible for the preparation of the accounts. They 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 account under section 145 of the 2011 Act
to follow the procedures laid down in the under section 145(5)(b) of the 2011 Act and to state whether particular matters have come to my attention.

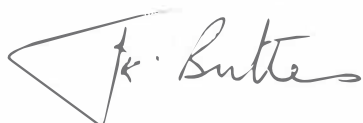
BASIS OF EXAMINER'S REPORT

My examination was carried out in accordance with the General Directions given by the Charity Commission. An examination includes a review of the accounting records kept by the Charity and a comparison of the accounts presented with these records. It also includes a consideration of any unusual items or disclosures in the accounts, and seeking explanations from the Trustees concerning such matters. The procedures undertaken do not provide all the evidence that would be required in an audit, and consequently no opinion is given as to whether the accounts present a 'true and fair' view and the report is limited to those matters set out in the statement below.

INDEPENDENT EXAMINER'S STATEMENT

In connection with my examination, no matter has come to my attention :-

- 1) which gives me reasonable cause to believe that in any material respect the Trustees have not met the requirements that :-
 - + proper accounting records are kept (in accordance with section 130 of the 2011 Act) and
 - + accounts are prepared which agree with the accounting records and comply with the accounting requirements of the 2011 Act or :-
- 2) to which, in my opinion, attention should be drawn in order to enable a proper understanding of the accounts to be reached.



J.K. Birtles, BA CPFA,
2 Hurst Wickham Close,
HURSTPIERPOINT,
BN6 9AL.

Dated :

27th February 2021

ST CHRISTOPHER'S HOME FOR THE AGED.

FINANCIAL ACTIVITIES SUMMARY FOR YEAR 2020.

This Year Budget £	This Year Total £	Previous Year Total £
Total income resources (page 3)	60,025.81	31,807.68
Total resources expended (page 4)	20,884.40	40,025.86
0.00 Net Income/Outgoing resources	39,141.41	-8,218.18
0.00 Movement in funds	39,141.41	-8,218.18
0.00 Fund balances brought forward	39,328.68	47,546.86
0.00 Transfers from Reserves	0.00	0.00
Fund balances carried forward	78,470.09	39,328.68

STATEMENT OF FINANCIAL ACTIVITIES FOR YEAR 2020

ST. CHRISTOPHER'S HOME FOR THE AGED

INCOMING RESOURCES

This Year Budget	This Year Total	Previous Year Total
Weekly Maintenance Contribution	31,308.90	27,014.85
Monthly Service Charge	8,769.69	
0.00	40,078.59	27,014.85

INVESTMENT INCOME

Building Society Interest	25.61	7.97
N.S. & I, Glasgow, Interest	5.95	6.56
0.00	31.56	14.53

CONTRIBUTION TO SERVICES

Electricity via metered supplies	571.95	2,277.15
0.00	571.95	2,277.15

SUNDRY INCOME

0.00 Sundries	-77.29	374.67
0.00 Donation from disbanded 'Friends.'		2,126.48
0.00 Grant from Almshouses Assn.	17,981.00	
0.00 Grant from Hurst Charity	1,440.00	

0.00

19,343.71

2,501.15

0.00 TOTAL INCOMING RESOURCES

60,025.81

31,807.68

STATEMENT OF FINANCIAL ACTIVITIES FOR YEAR 2020.

ST. CHRISTOPHER'S HOME FOR THE AGED.

Budget £	Total £	Previous Year Total £
Water Rates	1,147.41	987.46
Insurances	1,223.77	1,163.57
Maintenance - Repairs	6,892.15	24,962.63
- Cleaning	536.49	855.00
- Window Cleaning	600.00	450.00
Aid Call	178.26	296.22
Heating	2,758.79	2,988.58
Electricity	3,257.18	3,597.36
Telephone	1,168.56	1,476.93
Garden Upkeep	1,804.00	2,693.73
NAA Subscription	200.00	355.00
Sundries	1,117.79	199.38
<div>0.00</div>	<div>20,884.40</div>	<div>40,025.86</div>
<div>0.00</div> Trustee Expenses	<div>0.00</div>	<div>0.00</div>
<div>0.00</div> TOTAL EXPENDED	<div>20,884.40</div>	<div>40,025.86</div>

ST CHRISTOPHERS HOME FOR THE AGED

BALANCE SHEET AS AT 31st December 2020.

		This Year £	Previous Year £	Previous Year £
FIXED ASSETS				
Tangible Assets	2	1,250,000.00		1,250,000.00
Investments	3	2,351.66		2,428.95
		1,252,351.66		1,252,428.95
CURRENT ASSETS				
Debtors / Prepayments	4	4,407.17	3,625.75	
Cash at Bank	5	43,888.97	5,541.27	
		48,296.14	9,167.02	
less : LIABILITIES				
Amounts due within one year		2,342.97	2,432.55	
		45,953.17	6,734.47	
NETT CURRENT ASSETS		45,953.17		6,734.47
NETT ASSETS		1,298,304.83		1,259,163.42
FUNDS				
Revaluation Reserve		1,217,834.74	1,217,834.74	
General Fund		78,470.09	39,328.68	
Endowment Policy		2,000.00	2,000.00	
TOTAL FUNDS		1,298,304.83		1,259,163.42

ST. CHRISTOPHER'S HOME FOR THE AGED.

NOTES TO THE ACCOUNTS FOR THE YEAR ENDED 31st. DECEMBER 2020.

1) ACCOUNTING POLICIES

These accounts have been prepared under historical cost conventions as modified by the revaluation of fixed assets and in accordance with applicable accounting standards and the Statement of Recommended Practice on Accounting for Charities.

2) TANGIBLE ASSETS

Premises:-

The Trustees hold the premises of 12, Cuckfield Road, Hurstpierpoint, in trust under a Trust Deed executed on 14th, November 1898 by Miss Harriet Gurney. No provision has been made in the accounts for depreciation. The premises are revalued as necessary and any changes in value taken to specific revaluation reserve.

3) INVESTMENTS

30 NACCIF Accululation Shares. (Market Value Dec.2014:£1,975.57:2015:£2,000.54 2016:£2,358.04:2017:£2,610.45:2018 :£ 2,424.51:2019 : £2,866.70:2020 £2,775.47, Historically entered at 84.73% of Gross Value.

4) DEBTORS

PREPAYMENTS

5) CASH IN HAND

Nationwide Business Investor Account

National Savings Account

	This Year £	Last Year £
	£ 1,250,000.00	£ 1,250,000.00
	£ 2,351.66	£ 2,428.95
	£ 3,709.36	£ 2,422.10
	£ 697.81	£ 1,203.65
Total	£ 4,407.17	£ 3,625.75
	£ 43,057.02	£ 4,715.27
	£ 831.95	£ 826.00
	£ 43,888.97	£ 5,541.27
Total		

6) LIABILITIES

Accrued Expenses

£ 2,342.97

£ 2,432.55

7) FUNDS

The Charity received from The Almhouses Associationa Grant of £ 17,981.00 towards the refurbishment of Flat No. 4 upon it's vacation by the Resident due to long term illness but due to the outbreak of Coronavirus, work was unable to be undertaken and the funds, therefore remain in the Accounts pending the work starting.

8) TRUSTEE EXPENSES

No Trustee claimed or received expenses during this or last year other than Sundry expenses (postage, stationery, betteries, light bulbs, etc.) which are detailed in the Accounts as Sundries.

9) INDEPENDENT EXAMINER FEES

No Independent Examiner Fees were claimed or received during this or last year.

6) LIABILITIES

Accrued Expenses

£ 2,342.97

£ 2,432.55

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