

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 2021.

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 and a New Resident moved in. Unfortunately, the Coronavirus Pandemic, Health & Safety issues and Lockdown rulings persisted well into 2021 and with the Contractors reluctance to attend on site prevented the refurbishment from going ahead until July, finishing in October at a final cost of £ 17,341.41, this figure being included within the Maintenance figure in the enclosed Accounts. There was an additional cost of £ 2,094.15 for Council Tax costs incurred on the vacancy of Flat 4 outside the allowed vacancy period of 6 months. This is included in Sundry costs in the Accounts,

The occupancy rate during the year was 83.3%. We start 2022 with an occupancy figure of 100% and hope that we shall maintain this figure throughout the Year.

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 2021 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.

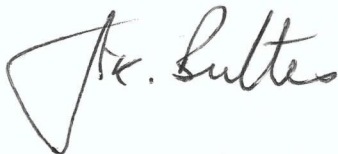
BASIS OF EXAMINER'S REPORT

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 6AL.

Dated : 23rd September 2022

ST CHRISTOPHER'S HOME FOR THE AGED.

FINANCIAL ACTIVITIES SUMMARY FOR YEAR 2021.

This Year Budget £	This Year Total £	Previous Year Total £
47,726.00 Total income resources (page 3)	43,881.01	60,025.81
38,880.00 Total resources expended (page 4)	46,073.78	20,884.40
8,846.00 Net Income/Outgoing resources	-2,192.77	39,141.41
8,846.00 Movement in funds	-2,192.77	39,141.41
0.00 Fund balances brought forward	78,470.09	39,328.68
0.00 Transfers from Reserves	0.00	0.00
8,846.00 Fund balances carried forward	76,277.32	78,470.09

ST. CHRISTOPHER'S HOME FOR THE AGED

STATEMENT OF FINANCIAL ACTIVITIES FOR YEAR 2021.

INCOMING RESOURCES

This Year Budget	This Year Total	Previous Year Total
35,900.00 Weekly Maintenance Contribution	32,603.70	31,308.90
11,700.00 Monthly Service Charge	10,918.21	8,769.69
47,600.00	43,521.91	40,078.59
INVESTMENT INCOME		
20.00 Building Society Interest	49.22	25.61
6.00 N.S. & I, Glasgow, Interest	0.08	5.95
26.00	49.30	31.56
CONTRIBUTION TO SERVICES		
Electricity via metered supplies	0.00	571.95
0.00	0.00	571.95
SUNDRY INCOME		
100.00 Sundries	309.80	-77.29
0.00 Grant from Almshouses Assn.	0.00	17,981.00
0.00 Grant from Hurst Charity	0.00	1,440.00
100.00	309.80	19,343.71
47,726.00 TOTAL INCOMING RESOURCES	43,881.01	60,025.81

ST. CHRISTOPHER'S HOME FOR THE AGED.

STATEMENT OF FINANCIAL ACTIVITIES FOR YEAR 2021.

Budget £	Total £	Previous Year Total £
1,100.00 Water Rates	1,291.46	1,147.41
1,400.00 Insurances	1,502.95	1,223.77
25,000.00 Maintenance - Repairs	29,634.50	6,892.15
450.00 - Cleaning	105.00	536.49
700.00 - Window Cleaning	525.00	600.00
200.00 Aid Call		178.26
3,000.00 Heating	1,980.18	2,758.79
4,000.00 Electricity	5,206.50	3,257.18
480.00 Telephone	467.41	1,168.56
1,700.00 Garden Upkeep	2,888.04	1,804.00
200.00 NAA Subscription	200.00	200.00
650.00 Sundries	2,272.74	1,117.79
38,880.00	46,073.78	20,884.40
0.00 Trustee Expenses	0.00	0.00
38,880.00 TOTAL EXPENDED	46,073.78	20,884.40

ST CHRISTOPHER'S HOME FOR THE AGED

BALANCE SHEET AS AT 31st December 2021.

	This Year £	Previous Year £	Previous Year £
FIXED ASSETS			
Tangible Assets 2	1,200,000.00		1,250,000.00
Investments 3	2,661.46		2,351.66
	1,202,661.46		1,252,351.66
CURRENT ASSETS			
Debtors / Prepayment 4	4,657.52	4,407.17	
Cash at Bank 5	40,974.72	43,888.97	
	45,632.24	48,296.14	
less : LIABILITIES			
Amounts due within one year	2,181.64	2,342.97	
	43,450.60	45,953.17	
NETT CURRENT ASSETS	43,450.60	45,953.17	
NETT ASSETS	1,246,112.06	1,298,304.83	
FUNDS			
Revaluation Reserve	1,167,834.74	1,217,834.74	
General Fund	76,277.32	78,470.09	
Endowment Policy	2,000.00	2,000.00	
TOTAL FUNDS	1,246,112.06	1,298,304.83	

ST. CHRISTOPHER'S HOME FOR THE AGED.

NOTES TO THE ACCOUNTS FOR THE YEAR ENDED 31st. DECEMBER 2021.

This Year

£

Last Year

£

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 were revalued by Clifford Dann on 4th. June 2021 for Advice for Value Basis.

£ 1,200,000.00

£ 1,250,000.00

3) INVESTMENTS

30 NACCIF Accumulation 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: 2021 £3,141.11 Historically entered at 84.73% of Gross Value.

£ 2,661.46

£ 2,351.66

4) DEBTORS

£ 3,938.08

£ 3,709.36

PREPAYMENTS

£ 719.44

£ 697.81

Total

£ 4,657.52

£ 4,407.17

5) CASH IN HAND

Nationwide Business Investor Account

£ 40,142.69

£ 43,057.02

National Savings Account

£ 832.03

£ 831.95

Total

£ 40,974.72

£ 43,888.97

6) LIABILITIES

Accrued Expenses

£ 2,181.64

£ 2,342.97

7) FUNDS

The Charity, after substantial delays due to the Pandemic, refurbished Flat 4 by late December 2021 at a cost of £ 19,270.56 and has since achieved and maintained 100% occupancy. By astute Management, the Trustees have maintained a healthy Bank balance despite a High Rate of Inflation and the accelerating cost of Utilities.

8) TRUSTEE EXPENSES

No Trustee claimed or received expenses during this or last year other than Sundry expenses (postage, stationery, batteries, 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.

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