

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 2022.

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.

However, as a result of the Fire on 12th. May 2022, The Reverend Jane Willis re-assumed The Chair..

The Fire started in Flat 11 as the result of a chip pan fire which devastated the flat and so severely damaged the flat below, No. 4, to such an extent that they are both uninhabitable after after year end. All flats were vacated but on the advice of the Fire Authorities, Flats 1, 2, 3, 8, 9, 10, the Residents were allowed back into their flats on 18th. May 2022 since when these six flats have remained occupied subject to normal flat turnover due to death and people leaving or moving on.

Following the Fire, Insurance was immediately claimed and all procedures were set in motion. Whilst Underwriters allowed various repairs such as Cleaning and other sundry matters, the Insurers (Royal Sun Alliance) prevaricated and only allowed full repairs and decoration to commence in October 2022.

Repairs and re-decoration then commenced at a pace and continue.

Speaking in retrospect from 2023, Income for flats 11 and 4 remain unoccupied and Rents (M.M.C.) and Management Fees) have been covered by Insurance to Year End.

After such an eventful year the Trustees have summarised the overall Year as follows : -

The Year started well with 100% occupancy.

The year continued well until the fire on 12th. May. The results of this conflagration are summarised above and from then onwards occupancy of

the remaining 6 flats was consistent but occasionally interrupted by the death of the Resident.

The Resident who occupied Flat 11 at the time of the Fire, and who denied ever having started the chip pan fire which caused all the damage, asked to be housed by the Council and moved out immediately after the fire thus leaving the Flat unoccupied until the New Year.

The Resident of Flat 4, directly below Flat 11 moved back in but unfortunately died later in the year. The Residents of Flats 3 & 4 moved out later in the Year leaving just 4 Flats occupied leaving the Block of Flats at year end with an occupancy of 50% at Year's End.

It is hoped that when the final Repairs are completed sometime in 2023, occupancy will approach 100% as soon as can be managed and matters get back on an even keel.

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 2022 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.

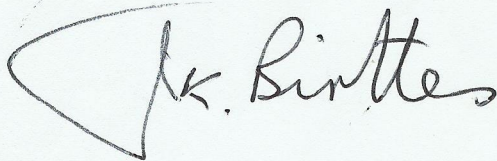
BASIS OF EXAMINER'S REPORT.

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 :

7th November 2023

**ST. CHRISTOPHER'S HOME FOR THE AGED
FINANCIAL ACTIVITIES SUMMARY FOR YEAR 2022.**

| This Year Budget | Total | Previous Year Total |
|-----------------------------|--|--------------------------------|
| £ | £ | £ |
| .00 | 115,761.08 | 43,881.01 |
| | Total Income resources (page 3) | |
| .00 | 100,180.27 | 46,073.78 |
| | Total Resources expended (page 4) | |
| .00 | 15,580.81 | -2,192.77 |
| | Net Income / Outgoing resources | |
| .00 | 15,580.81 | -2,192.77 |
| | Movement in Funds | |
| .00 | 76,277.32 | 78,470.09 |
| | Fund balances brought forward | |
| .00 | .00 | .00 |
| | Transfers from Reserves | |
| .00 | 91,858.13 | 76,277.32 |
| | Fund balances carried forward | |

ST. CHRISTOPHER'S HOME FOR THE AGED

STATEMENT OF FINANCIAL ACTIVITIES FOR YEAR 2022

| This Year Budget | This Year Total | Previous Year Total |
|---------------------|---|------------------------|
| £ | £ | £ |
| .00 | Monthly Maintenance Contribution | 28,427.00 |
| .00 | Monthly Service Charge | 9,310.08 |
| .00 | Fire Insurance Claim for Loss of Rent | 12,415.35 |
| .00 | Fire Insurance Claim for Damage to Building | 65,540.03 |
| | | 115,692.46 |
| | | 43,521.91 |
| .00 | Building Society Interest | 46.81 |
| .00 | N.S. & I. Glasgow , Interest | .78 |
| | | 47.59 |
| .00 | Sundries | 21.03 |
| | | 309.80 |
| .00 | TOTAL INCOMING RESOURCES | 115,761.08 |
| | | 43,881.01 |

ST. CHRISTOPHER'S HOME FOR THE AGED

STATEMENT OF FINANCIAL ACTIVITIES FOR YEAR 2022.

| This Year Budget | This Year | Previous Year Total |
|---------------------|-----------------------|------------------------|
| £ | £ | £ |
| .00 | Water Charges | 1,291.46 |
| .00 | Insurances | 1,502.95 |
| .00 | Fire Repair Work | |
| .00 | Maintenance - Repairs | 29,634.50 |
| .00 | - Cleaning | 105.00 |
| .00 | - Window Cleaning | 525.00 |
| .00 | Heating | 1,980.18 |
| .00 | Electricity | 5,206.50 |
| .00 | Telephone | 467.41 |
| .00 | Garden Upkeep | 2,888.04 |
| .00 | NAA Subscription | 200.00 |
| .00 | Sundries | 2,272.74 |
| .00 | | 46,073.78 |
| .00 | Trustee Expenses | .00 |
| .00 | TOTAL EXPENDED | 46,073.78 |

ST. CHRISTOPHER'S HOME FOR THE AGED

BALANCE SHEET AS AT 31ST. DECEMBER 2022.

| | | This Year | Previous Year |
|-----------------------------|---|--------------|---------------|
| | | £ | |
| FIXED ASSETS | | | |
| Tangible Assets | 2 | 1,200,000.00 | 1,200,000.00 |
| Investments | 3 | 2,682.49 | 2,661.46 |
| | | 1,202,682.49 | 1,202,661.46 |
| CURRENT ASSETS | | | |
| Debtors/Prepayment | 4 | 2,875.33 | 4,657.52 |
| Cash at Bank | 5 | 86,964.72 | 40,974.72 |
| | | 89,840.05 | 45,632.24 |
| Less : CURRENT LIABILITIES | | | |
| Amounts due within one year | | 30,829.67 | 2,181.64 |
| | | 59,010.38 | 43,450.60 |
| ASSETS | | 1,261,692.87 | 1,246,112.06 |
| FUNDS | | | |
| Revaluation Reserve | | 1,167,834.74 | 1,167,834.74 |
| General Fund | | 91,858.13 | 76,277.32 |
| Endowment Policy | | 2,000.00 | 2,000.00 |
| LIABILITIES | | 1,261,692.87 | 1,246,112.06 |

ST. CHRISTOPHER'S HOME FOR THE AGED.

NOTES TO THE ACCOUNTS FOR THE YEAR ENDED 31st. DECEMBER 2022.

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.

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:
2022 £3,165.93

Historically entered at 84.73% of Gross Value.

4) DEBTORS

PREPAYMENTS

5) CASH IN HAND

Lloyds Bank Treasurers Account

National Savings Account

| | This Year £ | Last Year £ |
|--------------|----------------|----------------|
| | £ 1,200,000.00 | £ 1,200,000.00 |
| | £ 2,682.49 | £ 2,661.46 |
| | £ 2,236.51 | £ 3,938.08 |
| | 638.82 | £ 719.44 |
| Total | £ 2,875.33 | £ 4,657.52 |
| | £ 86,131.91 | £ 40,142.69 |
| | £ 832.81 | £ 832.03 |
| Total | £ 86,964.72 | £ 40,974.72 |

6) LIABILITIES

Accrued Expenses
Accrued Contractor's Account for Fire Repairs.
Insurance Claim received in advance

| | |
|-------------|------------|
| £ 2,009.53 | £ 2,181.64 |
| £ 24,090.00 | |
| £ 4,730.14 | |
| ===== | |
| £ 30,829.67 | ===== |

7) FUNDS

The Charity, unfortunately, suffered a fire on 12th. May 2022 as the result of a chip pan fire in Flat 11, resulting in that flat and also flat 4 being uninhabitable for the rest of the year and later. They needed complete repair and decorating; the remaining flats remained inhabitable and subject to the usual residents leaving and 2 Residents dieing, one in their daughter's home, the other in hospital. Insurance was prompt at paying for damages and as a result of good management, Finances have been throughout the year and we remain with a healthy Bank Balance despite High inflation and the large increases in the cast 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.