

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 2023.

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. Timothy Leech	- Trustee.
Ms. Patricia Steers	- Trustee.

The position of Chair was uncertain for the first four months of the financial year, and consequently, all matters were dealt with by the Trustees. However, because of the Fire, on 12th May 2022, The Reverend Jane Willis re-assumed The Chair.

The 2023 financial year, marked the final year of major fire repair being undertaken, returning St. Christopher's Home to a fully operational condition. The Trustees look forward to all room achieving full occupancy from 2024

Independent examiner's report to the Trustees of St Christopher's Home for the Aged

I report to the trustees on my examination of the accounts of St Christopher's Home for the Aged (the Trust) for the year ended 31st December 2023, which are set out on pages 2 to 6.

Responsibilities and basis of the 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').

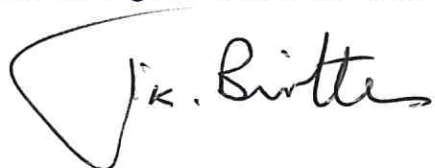
I report in respect of my examination of the Trustees' accounts carried out under section 145 of the 2011 Act and in carrying out my examination I have followed all the applicable directions given by the Charity Commission under section 145(5)(b) of the 2011 Act.

Independent examiner's statement

I have completed my examination in accordance with the general directions given by the Charity Commission. 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 Trust 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 to enable a proper understanding of the accounts to be reached.



John Keith Birtles BA CPFA
2 Hurst Wickham Close,
Hurstpierpoint
BN6 9AL

Dated: 30th October 2024

ST CHRISTOPHER'S HOME FOR THE AGED.

FINANCIAL ACTIVITIES SUMMARY FOR THE YEAR ENDING 31 DECEMBER 2023. INCOME AND EXPENDITURE ACCOUNT

This Year Budget £	2023 This Year Total £	2022 Previous Year Total £
Total income resources (page 3)	118,177.38	115,761.08
Total resources expended (page 4)	114,444.17	100,180.27
Net Income/Outgoing resources	<u>3,733.21</u>	<u>15,580.81</u>
Movement in funds	3,733.21	15,580.81
Fund balances brought forward	91,858.13	76,277.32
Transfers from Reserves	0.00	0.00
Fund balances carried forward	<u>95,591.34</u>	<u>91,858.13</u>

ST CHRISTOPHER'S HOME FOR THE AGED.

STATEMENT OF FINANCIAL ACTIVITIES FOR THE YEAR ENDING 31 DECEMBER 2023.
INCOME ACCOUNT

This Year Budget	2023 This Year Total	2022 Previous Year Total
Monthly Maintenance Contribution	37,264.15	28,427.00
Monthly Service Charge	10,503.79	9,310.08
Fire Insurance Claim for Loss of Rent	0.00	12,415.35
Fire Insurance Claim for Damage to Building	70,236.46	65,540.03
	<u>118,004.40</u>	<u>115,692.46</u>
INVESTMENT INCOME		
Building Society Interest	0.00	46.81
N.S. & I, Glasgow, Interest	6.44	0.78
	<u>6.44</u>	<u>47.59</u>
SUNDRIES		
Gain on investment	166.54	21.03
	<u>118,177.38</u>	<u>115,761.08</u>
TOTAL INCOMING RESOURCES		

ST CHRISTOPHER'S HOME FOR THE AGED.

STATEMENT OF FINANCIAL ACTIVITIES FOR THE YEAR ENDING 31 DECEMBER 2023. EXPENDITURE ACCOUNT

Budget £	Total £	Previous Year Total £
Water Rates	2,496.00	1,359.28
Insurances	1,290.44	1,193.76
Fire Repair Work	67,223.37	65,540.03
Maintenance - Repairs	31,533.64	17,670.65
- Cleaning	772.00	640.74
- Window Cleaning	600.00	600.00
Heating	3,028.07	2,559.38
Electricity	469.04	5,868.68
Telephone	583.29	518.49
Garden Upkeep	2,632.49	2,619.49
NAA Subscription	360.00	220.00
Sundries	3,455.83	1,389.77
	<u>114,444.17</u>	<u>100,180.27</u>
Trustee Expenses	0.00	0.00
TOTAL EXPENDED	<u>114,444.17</u>	<u>100,180.27</u>

ST CHRISTOPHERS HOME FOR THE AGED

BALANCE SHEET AS AT 31st December 2023.

		2023	2023 This Year £	2022 Previous Year £	2022 Previous Year £
FIXED ASSETS					
Tangible Assets	2		1,200,000.00		1,200,000.00
Investments	3		2,849.03		2,682.49
			<u>1,202,849.03</u>		<u>1,202,682.49</u>
CURRENT ASSETS					
Debtors / Prepayments	4	4,857.88		2,875.33	
Cash at Bank	5	62,307.63		86,964.72	
		<u>67,165.51</u>		<u>89,840.05</u>	
less : LIABILITIES					
Amounts due within one year		4,588.46		30,829.67	
		<u>62,577.05</u>		<u>59,010.38</u>	
NET CURRENT ASSETS			62,577.05		59,010.38
NET ASSETS			<u>1,265,426.08</u>		<u>1,261,692.87</u>
FUNDS					
Revaluation Reserve			1,167,834.74		1,167,834.74
General Fund			95,591.34		91,858.13
Endowment Policy			2,000.00		2,000.00
TOTAL FUNDS			<u>1,265,426.08</u>		<u>1,261,692.87</u>

ST CHRISTOPHER'S HOME FOR THE AGED.

NOTES TO THE ACCOUNTS FOR THE YEAR ENDING 31 DECEMBER 2023

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, Hurstpierpointm in trust under a Trust Deed executed on 14 November 1898 by Miss Harriet Gurney. No provision has been made in the accounts for depreciation.

The premises were revalued by Clifford Dann on 5 June 2021 for advice for Value Basis.

	2023 This Year Total	2022 Previous Year Total
	<u>1,200,000.00</u>	<u>1,200,000.00</u>
	<u>2,849.03</u>	<u>2,682.49</u>

3 INVESTMENTS

30 NACCIF Accumulation Shares. (Market Value December 2022: £3,165.93, 2023 £3,362.48)
Historically entered at 84.73% of Gross Value

4 DEBTORS / PREPAYMENTS

DEBTORS

4,857.88

2,236.51

PREPAYMENTS

0.00	638.82
<u>4,857.88</u>	<u>2,875.33</u>

5 **CASH IN HAND**

Lloyds Bank Treasurer's Account	61,468.38	86,131.91
National Savings Account	839.25	832.81
	<u>62,307.63</u>	<u>86,964.72</u>

6 **LIABILITIES**

Accrued Expenses	2,108.24	2,009.53
Accrued Contractor's Account for Fire Repairs	2,480.22	24,090.00
Insurance Claim received in advance	0.00	4,730.14
	<u>4,588.46</u>	<u>30,829.67</u>

7 **FUNDS**

The Charity, unfortunately suffered a fire last financial year on 12 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 that financial year and later. They needed complete repair and decorating; the remaining flats remained inhabitable and subject to the usual residences leaving and 2 residences passing. Insurance was prompt at paying for damages and as a result of good management, Finances have continued to be good throughout the year, and we remain with a healthy bank balance despite high inflation and with large increases in the 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 described in the Accounts as sundries.

9 **INDEPENDENT EXAMINER FEES**

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