

# 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 2024.

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:

The Reverend Doctor Richard Coldicott	-	Chair of Trustees
Mr. Michael Nailard	-	Trustee
Mr. John Kearns	-	Trustee
Mr. Timothy Leech	-	Trustee
Ms. Patricia Steers	-	Trustee
Mr. Kevin Carey	-	Trustee
Mr. Steven Law	-	Trustee

The position of Chair was assumed by the new Rector of Holy Trinity Church, The Reverend Doctor Richard Coldicott, on 14 March 2024.

The 2024 financial year marked the first year of normal operations given that the prior two years were impacted by the fire in 2021 and subsequent fire repair and unoccupied rooms. There was almost full occupancy in the 2024 financial year and a resumption in healthy financial performance and recovery of its cash position.

## *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 31<sup>st</sup> December 2024, 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').

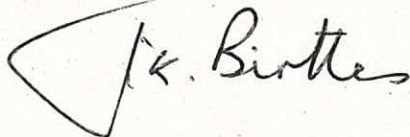
I report in respect of my examination of the Trustees' accounts carried out under section 145 of the 2011 Act and in carrying out my examination I have followed all the applicable directions given by the Charity Commission under section 145(5)(b) of the 2011 Act.

### *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:

18<sup>th</sup> May 2025

ST CHRISTOPHER'S HOME FOR THE AGED.

FINANCIAL ACTIVITIES SUMMARY FOR THE YEAR ENDING 31 DECEMBER 2024.  
INCOME AND EXPENDITURE ACCOUNT

This Year Budget £	2024 This Year Total £	2023 Previous Year Total £
Total income resources (page 3)	83,214.44	118,177.38
Total resources expended (page 4)	37,179.83	114,444.17
<b>Net Income/Outgoing resources</b>	<b><u>46,034.61</u></b>	<b><u>3,733.21</u></b>
Movement in funds	46,034.61	3,733.21
Fund balances brought forward	95,591.34	91,858.13
Transfers from Reserves	0.00	0.00
<b>Fund balances carried forward</b>	<b><u>141,625.95</u></b>	<b><u>95,591.34</u></b>

**ST CHRISTOPHER'S HOME FOR THE AGED.**

**STATEMENT OF FINANCIAL ACTIVITIES FOR THE YEAR ENDING 31 DECEMBER 2024.  
INCOME ACCOUNT**

<b>This Year Budget</b>	<b>2024 This Year Total</b>	<b>2023 Previous Year Total</b>
Monthly Maintenance Contribution	60,547.74	37,264.15
Monthly Service Charge	15,474.48	10,503.79
Scottish Power Rebate	6,955.32	0.00
Fire Insurance Claim for Damage to Building	0.00	70,236.46
	<u>82,977.54</u>	<u>118,004.40</u>
<b>INVESTMENT INCOME</b>		
Building Society Interest	0.00	0.00
N.S. & I, Glasgow, Interest	8.42	6.44
	<u>8.42</u>	<u>6.44</u>
<b>SUNDRIES</b>		
Gain on investment	228.48	166.54
<b>TOTAL INCOMING RESOURCES</b>	<u>83,214.44</u>	<u>118,177.38</u>



# ST CHRISTOPHER'S HOME FOR THE AGED.

## STATEMENT OF FINANCIAL ACTIVITIES FOR THE YEAR ENDING 31 DECEMBER 2024. EXPENDITURE ACCOUNT

Budget £	2024 This Year Total £	2023 Previous Year Total £
Water Rates	899.32	2,496.00
Insurances	1,075.89	1,290.44
Fire Repair Work	0.00	67,223.37
Maintenance - Repairs	23,235.50	31,533.64
- Cleaning	652.50	772.00
- Window Cleaning	695.00	600.00
Heating	2,801.96	3,028.07
Electricity	3,328.02	469.04
Telephone	695.67	583.29
Garden Upkeep	2,710.50	2,632.49
NAA Subscription	380.00	360.00
Sundries	705.47	3,455.83
	<u>37,179.83</u>	<u>114,444.17</u>
Trustee Expenses	0.00	0.00
<b>TOTAL EXPENDED</b>	<u><b>37,179.83</b></u>	<u><b>114,444.17</b></u>

# ST CHRISTOPHERS HOME FOR THE AGED

## BALANCE SHEET AS AT 31st December 2024.

	2024	2024 This Year £	2023 Previous Year £	2023 Previous Year £
<b>FIXED ASSETS</b>				
Tangible Assets	2	1,200,000.00	1,200,000.00	
Investments	3	3,077.51	2,849.03	
		<u>1,203,077.51</u>	<u>1,202,849.03</u>	
<b>CURRENT ASSETS</b>				
Debtors / Prepayments	4	13,427.04	4,857.88	
Cash at Bank	5	98,011.03	62,307.63	
		<u>111,438.07</u>	<u>67,165.51</u>	
<b>less : LIABILITIES</b>				
Amounts due within one year		3,054.89	4,588.46	
		<u>108,383.18</u>	<u>62,577.05</u>	
<b>NET CURRENT ASSETS</b>		108,383.18	59,010.38	
		108,383.18	62,577.05	
<b>NET ASSETS</b>		<u>1,311,460.69</u>	<u>1,265,426.08</u>	
<b>FUNDS</b>				
Revaluation Reserve		1,167,834.74	1,167,834.74	
General Fund		141,625.95	95,591.34	
Endowment Policy		2,000.00	2,000.00	
<b>TOTAL FUNDS</b>		<u>1,311,460.69</u>	<u>1,265,426.08</u>	

# ST CHRISTOPHER'S HOME FOR THE AGED.

## NOTES TO THE ACCOUNTS FOR THE YEAR ENDING 31 DECEMBER 2024

### 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  
Previous  
Year Total

2024  
This Year  
Total

1,200,000.00

1,200,000.00

### 3 INVESTMENTS

30 NACCIF Accumulation Shares. (Market Value  
December 2023 £3,362.48, 2024 £3,632.14)  
Historically entered at 84.73% of Gross Value

2,849.03

3,077.51

### 4 DEBTORS / PREPAYMENTS

DEBTORS

4,857.88

PREPAYMENTS

0.00  
4,857.88

0.00  
13,427.04

13,427.04

5 **CASH IN HAND**

Lloyds Bank Treasurer's Account	47,163.36	61,468.38
Lloyds Bank Treasurer's Account - Extraordinary Repair Fund	50,000.00	
National Savings Account	847.67	839.25
	<u>98,011.03</u>	<u>62,307.63</u>

Note that the Charity reserves a cash balance of £50,000 for future long term maintenance and repairs within its cash holdings, required to maintain the properties in order to be compliant and in a good condition

6 **LIABILITIES**

Accrued Expenses	3,054.89	2,108.24
Accrued Contractor's Account for Fire Repairs	0.00	2,480.22
Insurance Claim received in advance	0.00	0.00
	<u>3,054.89</u>	<u>4,588.46</u>

7 **FUNDS**

The Charity, unfortunately suffered a fire in the 2022 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. All financial transactions were concluded in the previous financial year. 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.