

GEORGE WHELPTON'S ALMSHOUSES

England & Wales · Charity number 213645

Details

Status Registered

Legal form Other

Registered 1962-01-26

Register [View on the Charity Commission register](#)

Contact

Address Old Bank Chambers
Bull Ring
Horncastle
Lincolnshire
LN9 5HY

Phone 01507522222

Activities

Objects: PROVIDING AND MAINTAINING ALMSHOUSES FOR POOR PEOPLE OF GOOD CHARACTER WHO ARE NOT LESS THAN 45 YEARS OF AGE AND ARE RESIDENT IN THE ANCIENT PARISH OF HORNCASTLE AT THE TIME OF APPOINTMENT.

Activities: Providing almshouses accommodation for the elderly.

Classification

- **How:** Provides Buildings/facilities/open Space
- **What:** Accommodation/housing
- **Who:** Elderly/old People

Geography

- **Area of benefit:** ANCIENT PARISH OF HORNCASTLE
- Lincolnshire

Finances

Period end	Income	Expenditure	Assets	Employees
2024-12-31	£67,197	£31,459	-	-
2023-12-31	£34,389	£27,742	-	-
2022-12-31	£31,264	£18,688	-	-
2021-12-31	£31,075	£50,637	-	-
2020-12-31	£29,912	£30,203	-	-

Trustees

Name	Role	Appointed
PAULINE ATKINSON	Chair	
Fiona Margaret Martin		2022-05-12
Jonathon Duncan		2019-06-19
Michael Beecham		2022-05-12
Rev CHARLES PATRICK		2015-03-17

Linked charities

- WILLIAM THOMPSON WHELPTON (213645-1)
- IDA BOWEN BEQUEST (213645-2)

GEORGE WHELPTON'S ALMSHOUSES

England & Wales - Charity number 213645

Accounts

GEORGE WHELPTON'S ALMSHOUSES

ANNUAL REPORT FOR THE YEAR ENDED 31/12/24

General

This almshouse Charity was established in Victorian times by the Whelpton family and it aims to provide almshouse accommodation for the elderly poor of Horncastle. Originally a terrace of 6 brick and slate almshouses, they were modernised with a loan from the Housing Corporation in the early 1980's. Following a bequest from Ida Bowen in the mid-1980's porches were added, the loan repaid and two further adjoining homes bought and converted. The Charity now provides accommodation in 10 houses (numbers 61 to 83 Queen Street) in a quiet residential area of the town. Money from the Ida Bowen Bequest is used for the improvement of the Almshouses.

The Charity has Charity Commission No. 213645 and is a member of the National Association of Almshouses (No. 0648). Its address and management agents are c/o Robert Bell & Company, Old Bank Chambers, Horncastle, LN9 5HY.

The Charity Trustees, during 2024, were:

- Mrs.P.Atkinson (Chairman)
- Mrs F Martin MBE
- Mr M Beecham
- Rev Charles Patrick
- Mr. J.C. Duncan

General administration work has included:-

Collecting the maintenance contributions; Keeping records; Organising repairs and maintenance; Checking work; Paying bills; Keeping accounts; Drafting and comparing budgets and drafting the annual income/expenditure accounts. Circulating agendas; organising meetings of the Trustees taking minutes and circulating these to the Trustees; Filling out Charity and Ombudsman Scheme returns; Organising insurance cover, TV concessionary licences, gas inspections, Christmas cards and presents for the Almspeople, and obtaining advice on re-investment.



Robert Bell & Company
Managing Agents
Old Bank Chambers
Horncastle, Lincolnshire

July 2025

GEORGE WHELPTONS ALMSHOUSES TRUST

REGISTERED CHARITY NO: 213645

FINANCIAL ACCOUNTS FOR THE YEAR ENDED
31ST DECEMBER 2024

Independent examiner's report to the trustees of

1

The George Whelpton Almshouses Trust

I report on the accounts of the Trust for the year ended 31st December 2024, which are set out on pages 2 to 4.

Respective responsibilities of trustees and examiner

The charity's trustees are responsible for the preparation of the accounts. The charity's trustees 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 accounts under section 145 of the 2011 Act;
to follow the procedures laid down in the general Directions given by the Charity Commission under section 145(5)(b) of the 2011 Act;
and
to state whether particular matters have come to my attention.

Basis of independent 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 those records. It also includes consideration of any unusual items or disclosures in the accounts and seeking explanations from you as trustees concerning any such matters. The procedures 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 requirements:

to keep accounting records in accordance with section 130 of the 2011 Act; and
to prepare accounts which accord with the accounting records and comply with the accounting requirements of the 2011 Act have not been met or

(2) to which, in my opinion, attention should be drawn in order to enable a proper understanding of the accounts to be reached



Tristan J Russell
BA (Hons) FCCA

18th March 2025

For and on behalf of
Dexter & Sharpe
Chartered Certified Accountants
20-22 Bridge Street
Horncastle
Lincolnshire

GEORGE WHELPTONS ALMSHOUSES TRUST**ACCOUNTS FOR THE YEAR ENDED 31ST DECEMBER 2024****Receipts and Payments Account: General Fund**

	<u>2024</u>	<u>2023</u>
	<u>£</u>	<u>£</u>
Income Receipts		
Contributions from Almshouses	35,959	33,765
Bank interest	1,238	624
Ida Bowen Bequest Loan Repayment	30,000	-
Total Receipts	<u>67,197</u>	<u>34,389</u>
<u>Direct Charitable Expenditure</u>		
Water rates	2,448	2,397
Insurances	963	944
Gardening	180	160
Gas services	828	846
TV Licences	37	45
Xmas gifts	452	444
Repairs and maintenance	18,740	9,179
Improvement costs - New boilers	-	6,930
New lets	-	300
Inspection fee and valuation office	0	-
Utilities	15	263
	<u>23,663</u>	<u>21,508</u>
<u>Other Expenditure</u>		
Agency charges	2,400	3,240
Independent examiner fee	1,248	594
Subscriptions	696	-
Management fee	3,452	2,400
	<u>7,796</u>	<u>6,234</u>
Total Payments	<u>31,459</u>	<u>27,742</u>
Net receipts for the year	35,738	6,647
Bank Deposit, Current and Cash Accounts at 1st January 2024	84,347	77,700
Bank Deposit, Current and Cash Accounts at 31st December 2024	<u>120,085</u>	<u>84,347</u>

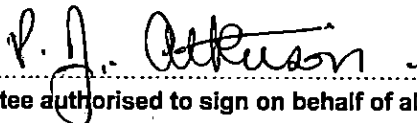
GEORGE WHELPTONS ALMSHOUSES TRUST**ACCOUNTS FOR THE YEAR ENDED 31ST DECEMBER 2024****Receipts and Payments Account: Restricted Fund. The Ida Bowen Bequest**

	<u>2024</u> £	<u>2023</u> £
Income Receipts		
Contributions from Almshouses	18,650	18,500
Bank Interest	23	18
	<hr/>	<hr/>
Total Receipts	18,673	18,518
Direct Charitable Expenditure		
Insurances	963	944
Repairs and maintenance	1,357	442
Flooring	-	-
Improvement costs - windows	-	-
Gas services	210	204
Council tax & utilities	-	-
	<hr/>	<hr/>
	2,530	1,590
Other Expenditure		
Agency charges	1,200	1,776
Independent examiner fee	-	594
Letting and tenant finding fee	-	-
Management fee	1,790	1,200
George Whelptons Loan Repayment	30,000	-
	<hr/>	<hr/>
	32,990	3,570
Expenditure sub total	35,520	5,160
Total Payments	<hr/> 35,520	<hr/> 5,160
Net receipts for the year	(16,847)	13,358
Bank Deposit and Cash Accounts at 1st January 2024	<hr/> 34,575	<hr/> 21,217
Bank Deposit and Cash Accounts at 31st December 2024	<hr/> 17,728	<hr/> 34,575

GEORGE WHELPTONS ALMSHOUSES TRUST**STATEMENT OF ASSETS AND LIABILITIES AT 31 DECEMBER 2024**

	<u>George Whelptons</u> <u>General</u> <u>Fund</u> £	<u>Ida Bowen</u> <u>Restricted</u> <u>Fund</u> £
Monetary Assets:		
Bank and Cash Balances:		
Bank Accounts	120,085	17,728
R.Bell & Co client account		
	<hr/>	<hr/>
	120,085	17,728
	<hr/>	<hr/>
Loan:		
Ida Bowen Fund	11,500	
	<hr/>	
Other Assets:		
-held for functional use by the Charity		
<u>Housing Properties</u>		
61,63,69,71,73,75,77,79,81,83 Queen Street, Horncastle - General Fund		
42 East Street, 72 Queen Street, Horncastle - Restricted Fund		
Liabilities :		<u>Ida Bowen</u> <u>Restricted</u> <u>Fund</u>
Loan: G Whelpton		<hr/> 11,500

The accounts set out on pages 2 and 3 for the financial year ended on the above date, and the statement of assets and liabilities at that date set out on page 4 are as approved by the Trustees.



Trustee authorised to sign on behalf of all Trustees

18th March 2025

Independent examiner's report to the trustees of

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The George Whelpton Almshouses Trust

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to keep accounting records in accordance with section 130 of the 2011 Act; and
to prepare accounts which accord with the accounting records and comply with the accounting requirements of the 2011 Act have not been met or

(2) to which, in my opinion, attention should be drawn in order to enable a proper understanding of the accounts to be reached



Tristan J Russell
BA (Hons) FCCA

18th March 2025

For and on behalf of
Dexter & Sharpe
Chartered Certified Accountants
20-22 Bridge Street
Horncastle
Lincolnshire

GEORGE WHELPTON'S ALMSHOUSES

England & Wales - Charity number 213645

Accounts

GEORGE WHELPTONS ALMSHOUSES TRUST

REGISTERED CHARITY NO: 213645

FINANCIAL ACCOUNTS FOR THE YEAR ENDED
31ST DECEMBER 2023

Independent examiner's report to the trustees of

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Tristan J Russell
BA (Hons) FCCA

25th March 2024

For and on behalf of
Dexter & Sharpe
Chartered Certified Accountants
20-22 Bridge Street
Horncastle
Lincolnshire

GEORGE WHELPTONS ALMSHOUSES TRUST**ACCOUNTS FOR THE YEAR ENDED 31ST DECEMBER 2023****Receipts and Payments Account: General Fund**

	<u>2023</u>	<u>2022</u>
	£	£
Income Receipts		
Contributions from Almshouses	33,765	31,187
Bank interest	624	77
Total Receipts	<u>34,389</u>	<u>31,264</u>
<u>Direct Charitable Expenditure</u>		
Water rates	2,397	2,402
Insurances	944	735
Gardening	160	180
Gas services	846	882
TV Licences	45	53
Xmas gifts	444	477
Repairs and maintenance	9,179	9,980
Improvement costs - New boilers	6,930	-
New lets	300	300
Inspection fee and valuation office	0	90
Utilities	263	-
	-	-
	<u>21,508</u>	<u>15,099</u>
<u>Other Expenditure</u>		
Agency charges	3,240	2,806
Independent examiner fee	594	540
Subscriptions	-	243
Management fee	2,400	-
	<u>6,234</u>	<u>3,589</u>
Total Payments	<u>27,742</u>	<u>18,688</u>
Net receipts for the year	6,647	12,576
Bank Deposit, Current and Cash Accounts at 1st January 2022	77,700	65,124
Bank Deposit, Current and Cash Accounts at 31st December 2022	<u>84,347</u>	<u>77,700</u>

GEORGE WHELPTONS ALMSHOUSES TRUST**ACCOUNTS FOR THE YEAR ENDED 31ST DECEMBER 2023****Receipts and Payments Account: Restricted Fund. The Ida Bowen Bequest**

	<u>2023</u>	<u>2022</u>
	£	£
Income Receipts		
Contributions from Almshouses	18,500	17,100
Bank Interest	18	2
The Dispute Service	-	-
Polius deposit	-	185
	<hr/>	<hr/>
Total Receipts	18,518	17,287
 Direct Charitable Expenditure		
Insurances	944	873
Repairs and maintenance	442	7,885
Flooring	-	-
Improvement costs - windows	-	2,436
Gas services	204	235
Council tax & utilities	-	218
	<hr/>	<hr/>
	1,590	11,647
 Other Expenditure		
Agency charges	1,776	1,659
Independent examiner fee	594	540
Letting and tenant finding fee	-	652
Management fee	1,200	-
	<hr/>	<hr/>
	3,570	2,851
 Expenditure sub total	 5,160	 14,498
 Total Payments	 5,160	 14,498
	<hr/>	<hr/>
Net receipts for the year	13,358	2,789
 Bank Deposit and Cash Accounts at 1st January 2022	 21,217	 18,428
	<hr/>	<hr/>
Bank Deposit and Cash Accounts at 31st December 2022	 34,575	 21,217
	<hr/>	<hr/>

GEORGE WHELPTONS ALMSHOUSES TRUST**STATEMENT OF ASSETS AND LIABILITIES AT 31 DECEMBER 2023**

	<u>George Whelptons</u> <u>General</u> <u>Fund</u> £	<u>Ida Bowen</u> <u>Restricted</u> <u>Fund</u> £
Monetary Assets:		
Bank and Cash Balances:		
Bank Accounts	84,347	34,575
R.Bell & Co client account		
	<hr/>	<hr/>
	84,347	34,575
	<hr/>	<hr/>
Loan:		
Ida Bowen Fund	41,500	
	<hr/>	
Other Assets:		
-held for functional use by the Charity		
<u>Housing Properties</u>		
61,63,69,71,73,75,77,79,81,83 Queen Street, Horncastle - General Fund		
42 East Street, 72 Queen Street, Horncastle - Restricted Fund		
Liabilities :		
		<u>Ida Bowen</u> <u>Restricted</u> <u>Fund</u>
Loan: G Whelpton		<hr/> 41,500

The accounts set out on pages 2 and 3 for the financial year ended on the above date, and the statement of assets and liabilities at that date set out on page 4 are as approved by the Trustees.

P. A. Atkinson

Trustee authorised to sign on behalf of all Trustees

25th March 2024

GEORGE WHELPTON'S ALMSHOUSES

England & Wales - Charity number 213645

Accounts

GEORGE WHELPTON'S ALMSHOUSES

ANNUAL REPORT FOR THE YEAR ENDED 31/12/22

General

This almshouse Charity was established in Victorian times by the Whelpton family and it aims to provide almshouse accommodation for the elderly poor of Horncastle. Originally a terrace of 6 brick and slate almshouses, they were modernised with a loan from the Housing Corporation in the early 1980's. Following a bequest from Ida Bowen in the mid-1980's porches were added, the loan repaid and two further adjoining homes bought and converted. The Charity now provides accommodation in 10 houses (numbers 61 to 83 Queen Street) in a quiet residential area of the town. Money from the Ida Bowen Bequest is used for the improvement of the Almshouses.

The Charity has Charity Commission No. 213645 and is a member of the National Association of Almshouses (No. 0648). Its address and management agents are c/o Robert Bell & Company, Old Bank Chambers, Horncastle, LN9 5HY.

The Charity Trustees, during 2022, were:

- Mrs.P.Atkinson (Chairman)
- Mr.D.Roark replaced by Mrs F Martin
- Mr.M.Lamb replaced by Mr M Beecham
- Rev Charles Patrick
- Mr. J.C. Duncan

General administration work has included:-

Collecting the maintenance contributions; Keeping records; Organising repairs and maintenance; Checking work; Paying bills; Keeping accounts; Drafting and comparing budgets and drafting the annual income/expenditure accounts. Circulating agendas; organising meetings of the Trustees (because of the virus there were only two meetings during the year); taking minutes and circulating these to the Trustees; Filling out Charity and Ombudsman Scheme returns; Organising insurance cover, TV concessionary licences, gas inspections, Christmas cards and presents for the Almspeople, and obtaining advice on re-investment.

2022 Year

The barge boards, finials and external woodwork on the original row of 6 almshouses have been painted this year together with the front doors and railings (in blue).

Maintenance contributions were re-assessed and increased. There was one change of occupancy during the year.



.....
Robert Bell & Company
Managing Agents
Old Bank Chambers
Horncastle, Lincolnshire

February 2023

Office copy

GEORGE WHELPTONS ALMSHOUSES TRUST

REGISTERED CHARITY NO: 213645

FINANCIAL ACCOUNTS FOR THE YEAR ENDED
31ST DECEMBER 2022

Independent examiner's report to the trustees of

1

The George Whelpton Almshouses Trust

I report on the accounts of the Trust for the year ended 31st December 2022, which are set out on pages 2 to 4.

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Basis of independent examiner's report

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Julian Loveley
FCCA, FMAAT

21st March 2023

For and on behalf of
Dexter & Sharpe
Chartered Certified Accountants
10/12 The Terrace
Spilsby
Lincolnshire

GEORGE WHELPTONS ALMSHOUSES TRUSTACCOUNTS FOR THE YEAR ENDED 31ST DECEMBER 2022**Receipts and Payments Account: General Fund**

	<u>2022</u>	<u>2021</u>
	<u>£</u>	<u>£</u>
Income Receipts		
Contributions from Almshouses	31,187	31,071
Bank interest	77	4
Total Receipts	<hr/> 31,264	<hr/> 31,075
<u>Direct Charitable Expenditure</u>		
Water rates	2,402	2,199
Insurances	735	801
Gardening	180	200
Gas services	882	1,008
TV Licences	53	-
Xmas gifts	477	443
Repairs and maintenance	9,980	4,313
Improvement costs - windows & doors	-	33,912
New lets	300	-
Inspection fee and valuation office	90	
ELDC Planning permission	-	34
Design & Submission for windows	-	1,200
	<hr/> 15,099	<hr/> 44,110
<u>Other Expenditure</u>		
Agency charges	2,806	5,736
Independent examiner fee	540	582
Subscriptions	243	209
	<hr/> 3,589	<hr/> 6,527
Total Payments	<hr/> 18,688	<hr/> 50,637
Net receipts for the year	12,576	(19,562)
Bank Deposit, Current and Cash Accounts at 1st January 2022	65,124	84,686
Bank Deposit, Current and Cash Accounts at 31st December 2022	<hr/> 77,700	<hr/> 65,124


GEORGE WHELPTONS ALMSHOUSES TRUSTACCOUNTS FOR THE YEAR ENDED 31ST DECEMBER 2022**Receipts and Payments Account: Restricted Fund. The Ida Bowen Bequest**

	<u>2022</u>	<u>2021</u>
	£	£
Income Receipts		
Contributions from Almshouses	17,100	11,900
Bank Interest	2	-
The Dispute Service	-	645
Polius deposit	185	-
	<hr/>	<hr/>
Total Receipts	17,287	12,545
 Direct Charitable Expenditure		
Insurances	873	801
Repairs and maintenance	7,885	4,078
Flooring	-	5,480
Improvement costs - windows	2,436	14,220
Gas services	235	216
Council tax & utilities	218	568
	<hr/>	<hr/>
	11,647	25,363
 Other Expenditure		
Agency charges	1,659	1,138
Independent examiner fee	540	582
Letting and tenant finding fee	652	-
	<hr/>	<hr/>
	2,851	1,720
	<hr/>	<hr/>
Expenditure sub total	14,498	27,083
 Total Payments	14,498	27,083
	<hr/>	<hr/>
Net receipts for the year	2,789	(14,538)
 Bank Deposit and Cash Accounts at 1st January 2022	18,428	32,966
	<hr/>	<hr/>
Bank Deposit and Cash Accounts at 31st December 2022	21,217	18,428
	<hr/>	<hr/>

GEORGE WHELPTONS ALMSHOUSES TRUSTSTATEMENT OF ASSETS AND LIABILITIES AT 31 DECEMBER 2022

	<u>George Whelptons</u> <u>General</u> <u>Fund</u> £	<u>Ida Bowen</u> <u>Restricted</u> <u>Fund</u> £
Monetary Assets:		
Bank and Cash Balances:		
Bank Accounts	77,700	21,217
R.Bell & Co client account		
	<hr/>	<hr/>
	77,700	21,217
	<hr/>	<hr/>
Loan:		
Ida Bowen Fund	41,500	
	<hr/>	
Other Assets:		
-held for functional use by the Charity		
<u>Housing Properties</u>		
61,63,69,71,73,75,77,79,81,83 Queen Street, Horncastle - General Fund		
42 East Street, 72 Queen Street, Horncastle - Restricted Fund		
Liabilities :		
Loan: G Whelpton		41,500
		<hr/>

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England & Wales - Charity number 213645

Accounts

GEORGE WHELPTON'S ALMSHOUSES

ANNUAL REPORT FOR THE YEAR ENDED 31/12/21

General

This almshouse Charity was established in Victorian times by the Whelpton family and it aims to provide almshouse accommodation for the elderly poor of Horncastle. Originally a terrace of 6 brick and slate almshouses, they were modernised with a loan from the Housing Corporation in the early 1980's. Following a bequest from Ida Bowen in the mid-1980's porches were added, the loan repaid and two further adjoining homes bought and converted. The Charity now provides accommodation in 10 houses (numbers 61 to 83 Queen Street) in a quiet residential area of the town. Money from the Ida Bowen Bequest is used for the improvement of the Almshouses.

The Charity has Charity Commission No. 213645 and is a member of the National Association of Almshouses (No. 0648). Its address and management agents are c/o Robert Bell & Company, Old Bank Chambers, Horncastle, LN9 5HY.

The Charity Trustees, during 2021, were:

- Mrs.P.Atkinson (Chairman)
- Mr.D.Roark
- Mr.M.Lamb
- Rev Charles Patrick
- Mr. J.C. Duncan

General administration work has included:-

Collecting the maintenance contributions; Keeping records; Organising repairs and maintenance; Checking work; Paying bills; Keeping accounts; Drafting and comparing budgets and drafting the annual income/expenditure accounts. Circulating agendas; organising meetings of the Trustees (because of the virus there were only two meetings during the year); taking minutes and circulating these to the Trustees; Filling out Charity and Ombudsman Scheme returns; Organising insurance cover, TV concessionary licences, gas inspections, Christmas cards and presents for the Almspeople, and obtaining advice on re-investment.

2021 Year

New double glazed windows were installed in the original block of 6 Almshouses as well as No.72 Queen Street (Ida Bowen Bequest). No.42 East Street (Ida Bowen) has been renovated and redecorated ready for reletting.



.....
Robert Bell & Company
Managing Agents
Old Bank Chambers
Horncastle, Lincolnshire

February 2022

OFFICE

GEORGE WHELPTONS ALMSHOUSES TRUST

REGISTERED CHARITY NO: 213645

FINANCIAL ACCOUNTS FOR THE YEAR ENDED
31ST DECEMBER 2021

Independent examiner's report to the trustees of

1

The George Whelpton Almshouses Trust

I report on the accounts of the Trust for the year ended 31st December 2021, which are set out on pages 2 to 4.

Respective responsibilities of trustees and examiner

The charity's trustees are responsible for the preparation of the accounts. The charity's trustees 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 accounts under section 145 of the 2011 Act;
to follow the procedures laid down in the general Directions given by the Charity Commission under section 145(5)(b) of the 2011 Act;
and
to state whether particular matters have come to my attention.

Basis of independent 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 those records. It also includes consideration of any unusual items or disclosures in the accounts and seeking explanations from you as trustees concerning any such matters. The procedures 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 requirements:

to keep accounting records in accordance with section 130 of the 2011 Act; and
to prepare accounts which accord with the accounting records and comply with the accounting requirements of the 2011 Act have not been met or

(2) to which, in my opinion, attention should be drawn in order to enable a proper understanding of the accounts to be reached



Julian Loveley
FCCA, FMAAT

15th March 2022

For and on behalf of
Dexter & Sharpe
Chartered Certified Accountants
10/12 The Terrace
Spilsby
Lincolnshire

GEORGE WHELPTONS ALMSHOUSES TRUSTACCOUNTS FOR THE YEAR ENDED 31ST DECEMBER 2021**Receipts and Payments Account: General Fund**

	<u>2021</u>	<u>2020</u>
	£	£
Income Receipts		
Contributions from Almshouses	31,071	29,880
Bank interest	4	32
Total Receipts	<u>31,075</u>	<u>29,912</u>
<u>Direct Charitable Expenditure</u>		
Water rates	2,199	2,347
Insurances	801	777
Gardening	200	440
Gas services	1,008	1,116
TV Licences	-	98
Xmas gifts	443	446
Repairs and maintenance	4,313	3,787
Improvement costs - windows & doors	33,912	16,956
Gas, electric, council tax	-	378
ELDC Planning permission	34	-
Design & Submission for windows	1,200	-
	<u>44,110</u>	<u>26,345</u>
<u>Other Expenditure</u>		
Agency charges	5,736	3,109
Independent examiner fee	582	567
Subscriptions	209	182
	<u>6,527</u>	<u>3,858</u>
Total Payments	<u>50,637</u>	<u>30,203</u>
Net Payments for the year	(19,562)	(291)
Bank Deposit, Current and Cash Accounts at 1st January 2021	84,686	84,977
Bank Deposit, Current and Cash Accounts at 31st December 2021	<u>65,124</u>	<u>84,686</u>

GEORGE WHELPTONS ALMSHOUSES TRUSTACCOUNTS FOR THE YEAR ENDED 31ST DECEMBER 2021**Receipts and Payments Account: Restricted Fund. The Ida Bowen Bequest**

	<u>2021</u>	<u>2020</u>
	£	£
Income Receipts		
Rents Received	11,900	14,700
Bank Interest	-	1
The Dispute Service	645	-
	<hr/>	<hr/>
Total Receipts	12,545	14,701
 Direct Charitable Expenditure		
Insurances	801	777
Repairs and maintenance	4,078	4,160
Flooring	5,480	-
Improvement costs - windows	14,220	4,632
Gas service	216	306
Planning permission	-	1,166
Planning windows & doors	-	900
Council tax & utilities	568	
	<hr/>	<hr/>
	25,363	11,941
 Other Expenditure		
Agency charges	1,138	1,424
Independent examiner fee	582	567
Letting and inspection fees	-	54
	<hr/>	<hr/>
	1,720	2,045
 Expenditure sub total	27,083	13,986
 Total Payments	27,083	13,986
	<hr/>	<hr/>
Net payments for the year	(14,538)	715
 Bank Deposit and Cash Accounts at 1st January 2021	32,966	32,251
	<hr/>	<hr/>
 Bank Deposit and Cash Accounts at 31st December 2021	18,428	32,966
	<hr/>	<hr/>

GEORGE WHELPTONS ALMSHOUSES TRUSTSTATEMENT OF ASSETS AND LIABILITIES AT 31 DECEMBER 2021

	<u>George Whelptons</u> <u>General</u> <u>Fund</u> £	<u>Ida Bowen</u> <u>Restricted</u> <u>Fund</u> £
Monetary Assets:		
Bank and Cash Balances:		
Bank Accounts	65,124	18,428
R.Bell & Co client account		
	<hr/>	<hr/>
	65,124	18,428
	<hr/>	<hr/>
Loan:		
Ida Bowen Fund	41,500	
	<hr/>	
Other Assets:		
-held for functional use by the Charity		
<u>Housing Properties</u>		
61,63,69,71,73,75,77,79,81,83 Queen Street, Horncastle - General Fund		
42 East Street, 72 Queen Street, Horncastle - Restricted Fund		
Liabilities :		<u>Ida Bowen</u> <u>Restricted</u> <u>Fund</u>
Loan: G Whelpton		<hr/> 41,500

The accounts set out on pages 2 and 3 for the financial year ended on the above date, and the statement of assets and liabilities at that date set out on page 4 are as approved by the Trustees.

P. J. Atkinson 15/3/22
Trustee authorised to sign on behalf of all Trustees

15th March 2022

Independent examiner's report to the trustees of

1

The George Whelpton Almshouses Trust

I report on the accounts of the Trust for the year ended 31st December 2021, which are set out on pages 2 to 4.

Respective responsibilities of trustees and examiner

The charity's trustees are responsible for the preparation of the accounts. The charity's trustees 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 accounts under section 145 of the 2011 Act;
to follow the procedures laid down in the general Directions given by the Charity Commission under section 145(5)(b) of the 2011 Act;
and
to state whether particular matters have come to my attention.

Basis of independent 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 those records. It also includes consideration of any unusual items or disclosures in the accounts and seeking explanations from you as trustees concerning any such matters. The procedures 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 requirements:

to keep accounting records in accordance with section 130 of the 2011 Act; and
to prepare accounts which accord with the accounting records and comply with the accounting requirements of the 2011 Act have not been met or

(2) to which, in my opinion, attention should be drawn in order to enable a proper understanding of the accounts to be reached



Julian Loveley
FCCA, FMAAT

15th March 2022

For and on behalf of
Dexter & Sharpe
Chartered Certified Accountants
10/12 The Terrace
Spilsby
Lincolnshire

GEORGE WHELPTON'S ALMSHOUSES

England & Wales - Charity number 213645

Accounts

GEORGE WHELPTON'S ALMSHOUSES

ANNUAL REPORT FOR THE YEAR ENDED 31/12/20

General

This almshouse Charity was established in Victorian times by the Whelpton family and it aims to provide almshouse accommodation for the elderly poor of Horncastle. Originally a terrace of 6 brick and slate almshouses, they were modernised with a loan from the Housing Corporation in the early 1980's. Following a bequest from Ida Bowen in the mid-1980's porches were added, the loan repaid and two further adjoining homes bought and converted. The Charity now provides accommodation in 10 houses (numbers 61 to 83 Queen Street) in a quiet residential area of the town. Money from the Ida Bowen Bequest is used for the improvement of the Almshouses.

The Charity has Charity Commission No. 213645 and is a member of the National Association of Almshouses (No. 0648). Its address and management agents are c/o Robert Bell & Company, Old Bank Chambers, Horncastle, LN9 5HY.

The Charity Trustees, during 2020, were:

- Mrs.P.Atkinson (Chairman)
- Mr.D.Roark
- Mr.M.Lamb
- Rev Charles Patrick
- Mr. J.C. Duncan

General administration work has included:-

Collecting the maintenance contributions; Keeping records; Organising repairs and maintenance; Checking work; Paying bills; Keeping accounts; Drafting and comparing budgets and drafting the annual income/expenditure accounts. Circulating agendas; organising meetings of the Trustees (because of the virus there was only one meeting during the year); taking minutes and circulating these to the Trustees: Filling out Charity and Ombudsman Scheme returns: Organising insurance cover, TV concessionary licences, gas inspections, Christmas cards and presents for the Almspeople, and obtaining advice on re-investment.

2020 Year

There have been changes of occupant in No. 69 (Donworth to Duffin) and at No. 79 (Davies to Smith). Considerable time has been taken up with trying to get permission for the replacement of doors and windows at the main almshouses and No. 72 Queen Street.

.....
Robert Bell & Company
Managing Agents
Old Bank Chambers
Horncastle, Lincolnshire

21st January, 2021

GEORGE WHELPTONS ALMSHOUSES TRUST

REGISTERED CHARITY NO: 213645

FINANCIAL ACCOUNTS FOR THE YEAR ENDED
31ST DECEMBER 2020

Independent examiner's report to the trustees of

1

The George Whelpton Almshouses Trust

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Basis of independent examiner's report

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- to prepare accounts which accord with the accounting records and comply with the accounting requirements of the 2011 Act have not been met or

(2) to which, in my opinion, attention should be drawn in order to enable a proper understanding of the accounts to be reached



Julian Loveley
FCCA, FMAAT

16th March 2021

For and on behalf of
Dexter & Sharpe
Chartered Certified Accountants
10/12 The Terrace
Spilsby
Lincolnshire

GEORGE WHELPTONS ALMSHOUSES TRUST**ACCOUNTS FOR THE YEAR ENDED 31ST DECEMBER 2020****Receipts and Payments Account: General Fund**

	<u>2020</u>	<u>2019</u>
	£	£
Income Receipts		
Contributions from Almshouses	29,880	27,892
Bank interest	32	72
	<hr/>	<hr/>
Total Receipts	29,912	27,964
<u>Direct Charitable Expenditure</u>		
Water rates	2,347	2,149
Insurances	777	841
Gardening	440	345
Gas services	1,116	696
TV Licences	98	45
Xmas gifts	446	385
Repairs and maintenance	3,787	10,029
Improvement costs - windows & doors	16,956	6,204
Planning doors and windows	-	1,307
Gas, electric, council tax	378	937
Energy certificates	-	60
	<hr/>	<hr/>
	26,345	22,998
	<hr/>	<hr/>
<u>Other Expenditure</u>		
Agency charges	3,109	3,140
Independent examiner fee	567	540
Subscriptions	182	192
	<hr/>	<hr/>
	3,858	3,872
	<hr/>	<hr/>
Total Payments	<hr/> 30,203	<hr/> 26,870
Net Payments for the year	(291)	1,094
Bank Deposit, Current and Cash Accounts at 1st January 2020	84,977	83,883
Bank Deposit, Current and Cash Accounts at 31st December 2020	<hr/> 84,686	<hr/> 84,977

GEORGE WHELPTONS ALMSHOUSES TRUST**ACCOUNTS FOR THE YEAR ENDED 31ST DECEMBER 2020****Receipts and Payments Account: Restricted Fund. The Ida Bowen Bequest**

	<u>2020</u> £	<u>2019</u> £
Income Receipts		
Rents Received	14,700	14,700
Bank Interest	1	2
	<hr/>	<hr/>
Total Receipts	14,701	14,702
Direct Charitable Expenditure		
Insurances	777	840
Repairs and maintenance	4,160	303
Improvement costs	4,632	1,759
Gas service	306	84
Planning permission	1,166	
Planning windows & doors	900	
	<hr/>	<hr/>
	11,941	2,986
Other Expenditure		
Agency charges	1,424	1,424
Independent examiner fee	567	540
Letting and inspection fees	54	108
	<hr/>	<hr/>
	2,045	2,072
Expenditure sub total	13,986	5,058
Total Payments	13,986	5,058
	<hr/>	<hr/>
Net Receipts for the year	715	9,644
Bank Deposit and Cash Accounts at 1st January 2020	32,251	22,607
	<hr/>	<hr/>
Bank Deposit and Cash Accounts at 31st December 2020	32,966	32,251
	<hr/>	<hr/>

GEORGE WHELPTONS ALMSHOUSES TRUST**STATEMENT OF ASSETS AND LIABILITIES AT 31 DECEMBER 2020**

	<u>George Whelptons</u> <u>General</u> <u>Fund</u> £	<u>Ida Bowen</u> <u>Restricted</u> <u>Fund</u> £
Monetary Assets:		
Bank and Cash Balances:		
Bank Accounts	84,686	32,966
R.Bell & Co client account		
	<hr/>	<hr/>
	84,686	32,966
	<hr/>	<hr/>
Loan:		
Ida Bowen Fund	41,500	
	<hr/>	
Other Assets:		
-held for functional use by the Charity		

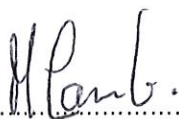
Housing Properties

61,63,69,71,73,75,77,79,81,83 Queen Street, Horncastle - General Fund

42 East Street, 72 Queen Street, Horncastle - Restricted Fund

	<u>Ida Bowen</u> <u>Restricted</u> <u>Fund</u>
Liabilities :	
Loan: G Whelpton	41,500

The accounts set out on pages 2 and 3 for the financial year ended on the above date, and the statement of assets and liabilities at that date set out on page 4 are as approved by the Trustees.



.....
Trustee authorised to sign on behalf of all Trustees

16th March 2021

Independent examiner's report to the trustees of

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Julian Loveley
FCCA, FMAAT

16th March 2021

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Dexter & Sharpe
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