

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.

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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

I report on the accounts of the Trust for the year ended 31st December 2020, 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

16th March 2021

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 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
Total Receipts	<u>29,912</u>	<u>27,964</u>
<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
	<u>26,345</u>	<u>22,998</u>
<u>Other Expenditure</u>		
Agency charges	3,109	3,140
Independent examiner fee	567	540
Subscriptions	182	192
	<u>3,858</u>	<u>3,872</u>
Total Payments	<u>30,203</u>	<u>26,870</u>
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	<u>84,686</u>	<u>84,977</u>

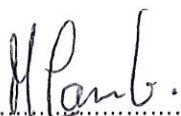
GEORGE WHELPTONS ALMSHOUSES TRUST**ACCOUNTS FOR THE YEAR ENDED 31ST DECEMBER 2020****Receipts and Payments Account: Restricted Fund. The Ida Bowen Bequest**

	<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
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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
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Loan:		
Ida Bowen Fund	41,500	
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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		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.



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Trustee authorised to sign on behalf of all Trustees

16th March 2021

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