

# **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 WHELPPTONS 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>
	<u>£</u>	<u>£</u>
<b>Income Receipts</b>		
Contributions from Almshouses	31,071	29,880
Bank interest	4	32
<b>Total Receipts</b>	<hr/> 31,075	<hr/> 29,912
<b><u>Direct Charitable Expenditure</u></b>		
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	-
	<hr/> 44,110	<hr/> 26,345
<b><u>Other Expenditure</u></b>		
Agency charges	5,736	3,109
Independent examiner fee	582	567
Subscriptions	209	182
	<hr/> 6,527	<hr/> 3,858
<b>Total Payments</b>	<hr/> 50,637	<hr/> 30,203
<b>Net Payments for the year</b>	(19,562)	(291)
<b>Bank Deposit, Current and Cash Accounts at 1st January 2021</b>	84,686	84,977
<b>Bank Deposit, Current and Cash Accounts at 31st December 2021</b>	<hr/> 65,124	<hr/> 84,686

GEORGE WHELPTONS ALMSHOUSES TRUST

ACCOUNTS FOR THE YEAR ENDED 31ST DECEMBER 2021

**Receipts and Payments Account: Restricted Fund. The Ida Bowen Bequest**

	<u>2021</u>	<u>2020</u>
	<u>£</u>	<u>£</u>
<b>Income Receipts</b>		
Rents Received	11,900	14,700
Bank Interest	-	1
The Dispute Service	645	-
	<hr/>	<hr/>
<b>Total Receipts</b>	12,545	14,701
 <b>Direct Charitable Expenditure</b>		
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
 <b>Other Expenditure</b>		
Agency charges	1,138	1,424
Independent examiner fee	582	567
Letting and inspection fees	-	54
	<hr/>	<hr/>
	1,720	2,045
 <b>Expenditure sub total</b>	<hr/>	<hr/>
	27,083	13,986
 <b>Total Payments</b>	<hr/>	<hr/>
	27,083	13,986
 <b>Net payments for the year</b>	<hr/>	<hr/>
	(14,538)	715
 <b>Bank Deposit and Cash Accounts at 1st January 2021</b>	<hr/>	<hr/>
	32,966	32,251
 <b>Bank Deposit and Cash Accounts at 31st December 2021</b>	<hr/>	<hr/>
	18,428	32,966

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> £
<b>Monetary Assets:</b>		
<b>Bank and Cash Balances:</b>		
Bank Accounts	65,124	18,428
R.Bell & Co client account		
	<hr/>	<hr/>
	65,124	18,428
	<hr/>	<hr/>
<b>Loan:</b>		
Ida Bowen Fund	41,500	
	<hr/>	
<b>Other Assets:</b>		
-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		
<b>Liabilities :</b>		<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

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