

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.



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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.

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

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	<u>31,264</u>	<u>31,075</u>
<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
	<u>15,099</u>	<u>44,110</u>
<u>Other Expenditure</u>		
Agency charges	2,806	5,736
Independent examiner fee	540	582
Subscriptions	243	209
	<u>3,589</u>	<u>6,527</u>
Total Payments	<u>18,688</u>	<u>50,637</u>
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	<u>77,700</u>	<u>65,124</u>

GEORGE WHELPTONS ALMSHOUSES TRUST

ACCOUNTS FOR THE YEAR ENDED 31ST DECEMBER 2022

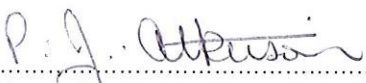
Receipts and Payments Account: Restricted Fund. The Ida Bowen Bequest

	<u>2022</u>	<u>2021</u>
	<u>£</u>	<u>£</u>
Income Receipts		
Contributions from Almshouses	17,100	11,900
Bank Interest	2	-
The Dispute Service	-	645
Polius deposit	<u>185</u>	<u> </u>
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
	<u>11,647</u>	<u>25,363</u>
Other Expenditure		
Agency charges	1,659	1,138
Independent examiner fee	540	582
Letting and tenant finding fee	652	-
	<u>2,851</u>	<u>1,720</u>
Expenditure sub total	14,498	27,083
Total Payments	<u>14,498</u>	<u>27,083</u>
Net receipts for the year	2,789	(14,538)
Bank Deposit and Cash Accounts at 1st January 2022	<u>18,428</u>	<u>32,966</u>
Bank Deposit and Cash Accounts at 31st December 2022	<u>21,217</u>	<u>18,428</u>

GEORGE WHELPPTONS 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/>

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

21st March 2023

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