

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



Tristran 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	<u>35,738</u>	<u>6,647</u>
Bank Deposit, Current and Cash Accounts at 1st January 2024	<u>84,347</u>	<u>77,700</u>
Bank Deposit, Current and Cash Accounts at 31st December 2024	<u>120,085</u>	<u>84,347</u>

GEORGE WHELPTONS ALMSHOUSES TRUSTACCOUNTS 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	35,520	5,160
	<hr/>	<hr/>
Net receipts for the year	(16,847)	13,358
Bank Deposit and Cash Accounts at 1st January 2024	34,575	21,217
	<hr/>	<hr/>
Bank Deposit and Cash Accounts at 31st December 2024	17,728	34,575
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GEORGE WHELPTONS ALMSHOUSES TRUSTSTATEMENT 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/> 120,085	<hr/> 17,728
Loan:		
Ida Bowen Fund	<hr/> 11,500	

Other Assets:

-held for functional use by the Charity

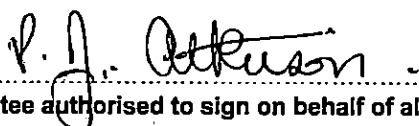
Housing Properties

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

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

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

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