

STAMFORD MUNICIPAL ALMSHOUSE CHARITIES

England & Wales · Charity number 216140

Details

Other names STAMFORD MUNICIPAL ALMSHOUSE CHARITY

Status Registered

Legal form Other

Registered 1964-07-22

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

Contact

Address Clerk to the Trustees
Truesdale Hospital
Scotgate
Stamford
PE9 2YE

Phone 07311 254147

Email clerk@thesmac.co.uk

Activities

Objects: SEE INDIVIDUAL CONSTITUENTS

Activities: Provision of Almshouse accommodation to poor persons of good character who (except in special cases to be approved by the Charity Commissioners) are to be resident in the Borough of Stamford at the time of appointment

Classification

- **How:** Provides Buildings/facilities/open Space
- **What:** Accommodation/housing
- **Who:** Other Defined Groups

Geography

- **Area of benefit:** BOROUGH OF STAMFORD
- Lincolnshire

Finances

Period end	Income	Expenditure	Assets	Employees
2024-12-31	£96,029	£64,052	-	-
2023-12-31	£57,294	£36,656	-	-
2022-12-31	£50,357	£128,662	-	-
2021-12-31	£40,131	£63,769	-	-
2020-12-31	£37,524	£39,070	-	-

Trustees

Name	Role	Appointed
Councillor Andrew Croft		2020-09-17
HELEN ELSIE DRAKE		
JILL HUNTER		2016-12-12
John Dawson Mr		2017-05-01
Maureen Ann Jalili		2022-06-08
Michelle Anne Elizabeth Feasey		2023-12-14

Linked charities

- MARIA ALICIA COOPER AND OTHERS (216140-10)
- LADY EXETER'S CHARITY (216140-11)
- JAMES GANE (216140-12)
- ELIZABETH KENNAN HODSON (216140-13)
- JAMES HURST (216140-14)
- ELIZABETH HURST (216140-15)
- REVEREND THOMAS BROWN (216140-16)
- HARRIET HURST (216140-17)
- SOPHIA CLAY (216140-18)
- RICHARD SNOWDEN'S HOSPITAL (216140-2)
- ALL SAINTS' CALLIS HOSPITAL (216140-3)
- HOPKINS' OTHERWISE ST PETER'S HILL HOSPITAL (216140-4)
- WILLIAMSON'S HOSPITAL (216140-5)
- REBECCA CHAMBERLAIN (216140-6)
- FRYER'S ALMSHOUSES (216140-7)
- JOHN WARRINGTON (216140-8)
- HENRY FRYER (216140-9)

STAMFORD MUNICIPAL ALMSHOUSE CHARITIES

England & Wales - Charity number 216140

Accounts

CHARITY No. 216140

**THE STAMFORD MUNICIPAL ALMSHOUSE CHARITIES
CHAIRMAN'S ANNUAL REPORT 2024**

This report describes the activities and achievements of the Board of Trustees of the Stamford Municipal Almshouse Charities (Charity No. 216140) for the year ending 31st December 2024. The charity was established by a Charity Commission Charter dated 22nd October 1964. The Trust's charitable objective is unchanged, namely to provide accommodation on a needs basis to any residents of the Stamford area requiring help.

Trustees

1. Councillor Andrew Croft, who was elected Chair in 2022, continues in the role.
2. There have been no changes to the Board of Trustees.
3. The Board of Trustees met 4 times during the year, namely in March, June, September and December, with an additional extraordinary meeting in October when urgent decisions were needed on matters concerning the Charity's property, and continues to actively seek to appoint Trustees with specific skills for the future operation of the Charity.

Residents

4. The Chair and Clerk have visited all the residents regularly to continue our face-to-face approach to regular meetings. We are available by phone on a daily basis for any emergency cover required.
All of the Charity's Almshouses were occupied at the end of the 2024, except for one unit at Fryers' Callis.

Achievements

5. Following the successful refurbishment of Hopkins Hospital into two high quality dwellings in 2022, the charity turned to applying for

planning permission for the large scale improvement of another building. Fryers' Callis is a single storey almshouse built in 1832, originally housing "six poor widows". Until recent times there were four residents. We are hoping to convert the building into 3 good sized single occupancy apartments for the existing three residents to occupy after completion. We will spend next year looking for the considerable funds necessary to restore this historic building for future use.

6. The Charity continues to run on a "shoestring budget" basis with insufficient funds available to carry out necessary refurbishments we would like to see happen. Essential maintenance to the charity's almshouses and commercial assets is never ending. We are always seeking financial help to keep our properties in excellent condition.

Assets

7. A list of the Charity's property assets (as re-assessed in Dec 2019) is as follows:

Almshouses:

a) 1-4 Fryer's Callis	£807000	
b) 1-2 Hopkins' Hospital	£880000	
c) 1&2 Austin Friars Lane	£500000	
Almshouses Total:		£2,187,000

Commercial:

d) 1-3 Snowden's Hospital	£375000	
e) 6 and 6a St Mary's Street	£840000	
Commerical Total:		£1,215,000

Overall Property Total **£3,402,000**

8. The annual income from the commercial properties listed above was as follows:

Snowden's Hospital	£13226.19
Shop 6 St Mary's street	£14463.96
Flat 6a St Mary's street	£4202.26

Annual Accounts and Investments

9. The annual accounts and a summary of the Charity's investments as at 31st Dec 2024 will be submitted separately by the Clerk.

A handwritten signature in black ink that reads "Andy Croft." The signature is written in a cursive style and is underlined with a simple horizontal stroke.

Andrew Croft,
Chairman, Board of Trustees
5th March 2025

STAMFORD MUNICIPAL ALMSHOUSE CHARITIES

ACCOUNTS FOR THE YEAR ENDED

31st DECEMBER 2024

STAMFORD MUNICIPAL ALMSHOUSE CHARITIES
RECEIPTS AND PAYMENTS ACCOUNT
FOR THE YEAR ENDING 31st DECEMBER 2024

	<u>2024</u>		<u>2023</u>
	£		£
RECEIPTS			
Rentals and Contributions			
Hopkins Hospital	£9,300.00		£8,630.00
1 Austin Friars	£11,791.43		£6,725.00
1 Austin Friars arrears Naismith	£600.00		£0.00
2 Austin Friars	£6,032.96		£5,513.56
Fryers Callis	£6,298.00		£5,428.38
Snowdens Hospital	£13,226.19		£7,826.16
6 St Mary's Street	£14,463.96		£14,463.96
6A St Mary's Street	£4,202.26		£7,370.36
	£65,914.80		£55,957.42
Dividends			
M&G Charfund	£1,339.70		£1,257.00
COIF	£0.00		£0.00
Barclays savings (new)	£2.47		
Donations			
Burghley Rotary	£500.00		
The Harry Skells Trust grant	£15,000.00		
Sundries			
VAT Refund	£12,703.89		
Court Fees refund 6A	£424.50		
Anglian Water refund	£143.79		
British Gas refund - 4 Hopkins Hospital	£0.00		£74.57
Payment/credit made in error	£0.00		£5.00
	£30,114.35		£1,336.57
	£96,029.15		£57,293.99

	2024	2023
	£	£
PAYMENTS		
Repairs and Renewals		
Hopkins Hospital	£22,617.00	£4,092.57
1 Austin Friars	£2,516.05	£6,947.52
2 Austin Friars	£6,152.80	£4,228.07
Fryers Callis	£500.00	£1,682.00
6 St Mary's Street	£0.00	£1,446.00
6A St Mary's Street	£1,500.45	£0.00
Snowdens Hospital	£0.00	£0.00
	£33,286.30	£18,396.16
Lighting & Heating		
Gas	£0.00	£20.00
Electricity	£391.57	£57.44
Water	£2,344.31	£2,386.81
Rates & Insurance		
Insurance	£4,480.94	£4,849.42
Council tax	£1,234.49	£1,929.13
Administration		
Clerk	£5,480.01	£4,752.03
Admin/Office Expenses	£610.06	£675.91
Gardener/Odd jobs	£655.00	£380.00
Almshouse Association	£353.00	£539.00
Architect	£7,413.92	£0.00
Accountant (incl. VAT services)	£1,799.47	£690.00
Legal fees	£4,293.40	£0.00
Richardson's Surveyor	£1,440.00	£0.00
Survey Snowdens (EPC)	£270.00	£0.00
Survey 6A Wall	£0.00	£480.00
Survey Fryers' Callis	£0.00	£1,500.00
	£30,766.17	£18,259.74
TOTAL PAYMENTS	£64,052.47	£36,655.90
TOTAL RECEIPTS	£96,029.15	£57,293.99
EXCESS OF PAYMENTS OVER RECEIPTS		
EXCESS OF RECEIPTS OVER PAYMENTS	£31,976.68	£20,638.09

STAMFORD MUNICIPAL ALMSHOUSE CHARITIES

RECONCILIATION WITH CASH AND BANK BALANCES

General Fund

	<u>2024</u>		<u>2023</u>		
	£		£		
Bank Balances as at 1st January 2024					
Barclays current account (No. 30827310)	£11,159.56		£10,521.47		
Total:	<u>£11,159.56</u>		<u>£10,521.47</u>		
Surplus of Payments over Receipts					
Surplus of Receipts over Payments	£31,976.68		£20,638.09		
Transfer to COIF	-£15,000.00		-£20,000.00		
Transfer to Barclays Savings Account	-£20,000.00		£0.00		
Balances as at 31st December 2024					
General Fund bank balances at 31st December 2024		<u>£28,136.24</u>		<u>£11,159.56</u>	
Barclays current account	£8,133.77		£11,159.56		
Barclays business savings account	£20,002.47		£0.00		
Total:	<u>£28,136.24</u>		<u>£11,159.56</u>		
Other Investments:					
COIF Charities Deposit Fund (Endowment - 1C)					
Balance at 1.1.2024	£56,632.33		£56,632.33		
Interest	£2,836.34		£2,433.70	<i>Interest £20k</i>	
Interest transferred to 2C	£2,836.34		£2,433.70		
Balance at 31.12.2024	£56,632.33	£56,632.33	£56,632.33	£56,632.33	
					Retained
					From 1C
					£58.98
					£247.98
					£88.32
					£247.18
					£138.69
					£230.14
					£159.75
					£245.25
					£177.11
					£0.00
					£208.39
					£236.20
					£217.83
					£244.17
					£211.55
					£235.14
					£219.87
					£242.10
					£215.41
					£235.09
					£208.39
					£225.53
					£215.11
					£230.83
					£203.57
					£216.73
					£2,322.97
					£2,836.34
COIF Charities Deposit Fund (General Funds) 2C					
Balance at 1.1.2024	£13,498.35		£10,553.92		
Interest retained	£2,322.97		£510.73		
Interest from COIF 1C	£2,836.34		£2,433.70		
Transfer to Barclays current account	£0.00		£0.00		
Transfer from Barclays current account	£35,000.00 **		£20,000.00 *		
Balance at 31.12.2024		<u>£53,657.66</u>		<u>£13,498.35</u>	
		<u>£138,426.23</u>		<u>£81,290.24</u>	

* 2023 only - not yet on COIF statement & interest yet to be added

** this includes the November 2023 transfer

STAMFORD MUNICIPAL ALMSHOUSE CHARITIES

Schedule of assets under management at 31st December 2024

<u>NAME</u>	<u>Type</u>	<u>Holding</u>	<u>2024 Value</u>	<u>2023 Value</u>
General Fund Balance	Deposit		£28,136.24	£11,159.56
COIF Deposit (Endowment) 1C	Deposit		£56,632.33	£56,632.33
COIF Deposit (General Fund) - 2C	Income		£53,657.66	£13,498.35
M&G Repair Fund	Income	3,200.00	£2,970.56	£2,874.24
M&G Repair Fund	Accumulation	29.00	£3,511.07	£3,250.40
M&G Repair Fund - J Warrington	Income	2,382.00	£2,211.21	£2,139.51
M&G Repair Fund - D William Hospital J Warrington	Income	1,189.00	£1,103.75	£1,067.96
M&G Extraordinary Repair Fund	Income	26,308.00	£24,421.72	£23,629.85
M&G Extraordinary Repair Fund	Accumulation	417.00	£50,486.77	£46,738.44
M&G Recoupment Account	Accumulation	2.00	£242.14	£224.17
<u>Total value:</u>			£223,373.45	£161,214.81
				£20,000.00
				£181,214.81

PROPERTIES VALUES - RE-ASSESSED - DECEMBER 2019

Freehold Properties - Almshouses

Hopkins Hospital	£880,000.00
Fryers Callis	£807,000.00
1 & 2 Austin Friars	£500,000.00
Almshouse Total:	£2,187,000.00

Freehold Properties - Commercial

1-3 Snowden's Hospital	£375,000.00
6/6A St Mary's Street	£840,000.00
Commercial Total:	£1,215,000.00

Total Value of Almshouse and Commercial Properties **£3,402,000.00**

The accounts for the year ended 31st December 2024 and the above statement have been approved and adopted by the Trustees

Chairman of Trustees	<i>Andrew Croft</i>	Date <i>22/10/25</i>
----------------------	---------------------	----------------------

Clerk to the Trustees	<i>a o'Grady</i>	Date <i>22/10/25</i>
-----------------------	------------------	----------------------

**Independent Examiners Report to the
Trustees of Stamford Municipal Almshouse Charities
Accounts Period Year 2023 Charity Number: 216140**

I report to the trustees on my examination of the accounts of the above charity ("the Trust") for the period from the 1st January 2024 to the 31st December 2024.

Responsibilities and basis of report:

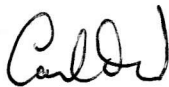
As the charity trustees of the Trust, you are responsible for the preparation of the accounts in accordance with the requirements of the Charities Act 2011 ("the Act").

I report in respect of my examination of the Trust's accounts carried out under section 145 of the 2011 Act and in carrying out my examination, I have followed the applicable Directions given by the Charity Commission under section 145(5)(b) of the Act.

Independent Examiners Statement

I have completed my examination. I confirm that no material matters have come to my attention in connection with the examination

- 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 Charities Act and
 - to prepare accounts which accord with the accounting records and comply with the Charities 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.



Carl Midgley ACIB
CTax Management
13th October 2025

STAMFORD MUNICIPAL ALMSHOUSE CHARITIES

England & Wales - Charity number 216140

Accounts

THE STAMFORD MUNICIPAL ALMSHOUSE CHARITIES
CHAIRPERSON'S ANNUAL REPORT 2023

This report describes the activities and achievements of the Board of Trustees of the Stamford Municipal Almshouse Charities (Charity No. 216140) established by a Charity Commission Charter dated 22nd October 1964, for the year ending 31st December 2023. The Trust's charitable objective is unchanged, namely to provide accommodation on a needs basis to residents of the Stamford area requiring help.

Trustees

1. There have been further changes to the membership of the Board of Trustees during the year with the appointment of Mrs Michelle Feasey.
2. Councillor Andrew Croft remains as elected Chair from 2022 and continues in the role.
3. The Board of Trustees met 4 times during the year, namely in March, June, September and December and continues to actively seek to appoint Trustees with specific skills for the future operation of the Charity. Mrs Feasey is an accountant.

Residents

4. Chair and Clerk have visited all the residents regularly throughout the year and maintain regular face to face contact. The Clerk is always available to respond to queries or more urgent issues.
5. All of the Charity's Almshouses were occupied at the end of the 2023, except for one unit at Hopkins Hospital as one of our residents sadly passed away unexpectedly. The one empty unit at Fryers' Callis is uninhabitable at present.

Achievements.

6. The Charity continues to run on a "shoestring budget" basis with insufficient funds available to carry out necessary refurbishments we would like to see happen. Essential maintenance to the charity's almshouses and commercial assets is never ending. We are actively seeking financial help, via available grants, in order to keep our properties in excellent condition.

Assets

7. A list of the Charity's property assets (as re-assessed in Dec 2019) is as follows:

Almshouses:

a. 1 – 4 Fryer's Callis	£807,000
b. 1 – 4 Hopkins' Hospital	£880,000
c. 1 & 2 Austin Friars Lane	£500,000
Almshouses Total:	£2,187,000

Commercial:

d. 1 – 3 Snowden's Hospital	£375,000
e. 6/6a St Mary's Street	£840,000
Commercial Total:	£1,215,000

Overall Total: £3,402,000

8. Annual income from the commercial properties listed above was as follows:

Snowden's Hospital:	£7826.16
Shop, 6, St Mary's Street:	£14463.96
Flat, 6a, St Mary's Street:	£7370.36

Annual Accounts and Investments

9. The annual accounts and a summary of the Charity's investments as at 31st Dec 2023 will be submitted separately by the Clerk.



Andrew Croft,
Chairman, Board of Trustees
5th March 2024

STAMFORD MUNICIPAL ALMSHOUSE CHARITIES

ACCOUNTS FOR THE YEAR ENDED

31st DECEMBER 2023

STAMFORD MUNICIPAL ALMSHOUSE CHARITIES
RECEIPTS AND PAYMENTS ACCOUNT
FOR THE YEAR ENDING 31st DECEMBER 2023

	<u>2023</u>	<u>2022</u>
	£	£
RECEIPTS		
Rentals and Contributions		
Hopkins Hospital	£8,630.00	£4,347.53
1 Austin Friars	£6,725.00	£6,825.00
2 Austin Friars	£5,513.56	£3,682.66
Fryers Callis	£5,428.38	£4,851.50
Snowdens Hospital	£7,826.16	£7,826.16
6 St Mary's Street	£14,463.96	£14,463.96
6A St Mary's Street	£7,370.36	£6,866.92
	£55,957.42	£48,863.73
Dividends		
M&G Charfund	£1,257.00	£1,157.76
COIF	£0.00	£335.56
Barclays savings acct 60792268 closed	£0.00	£0.12
Donations		
	£0.00	£0.00
Sundries		
British Gas refund - 4 Hopkins Hospital	£74.57	
Payment/credit made in error	£5.00	
	£1,336.57	
	<u>£57,293.99</u>	<u>£1,493.44</u>
		<u>£50,357.17</u>

	2023		2022
	£		£
<u>PAYMENTS</u>			
Repairs and Renewals			
Hopkins Hospital	£4,092.57		£106,878.90
1 Austin Friars	£6,947.52		£1,190.40
2 Austin Friars	£4,228.07		£918.40
Fryers Callis	£1,682.00		£1,637.40
6 St Mary's Street	£1,446.00		£0.00
6A St Mary's Street	£0.00		£1,115.00
Snowdens Hospital	£0.00	£18,396.16	£0.00
			£111,740.10
Lighting & Heating			
Gas	£20.00		£372.52
Electricity	£57.44		£445.22
Water	£2,386.81		£1,787.59
Rates & Insurance			
Insurance	£4,849.42		£4,242.37
Council tax	£1,929.13		£1,797.71
Administration			
Clerk	£4,752.03		£4,009.32
Admin/Office Expenses	£675.91		£1,029.07
Gardener/Odd jobs	£380.00		£0.00
Almshouse Association	£539.00		£187.00
Architect	£0.00		£2,360.84
Accountant	£690.00		£690.00
Legal fees	£0.00		£0.00
Survey 6A Wall	£480.00		£0.00
Survey Fryers' Callis	£1,500.00		£0.00
		£18,259.74	£16,921.64
TOTAL PAYMENTS		<u>£36,655.90</u>	<u>£128,661.74</u>
TOTAL RECEIPTS		£57,293.99	<u>£50,357.21</u>
EXCESS OF PAYMENTS OVER RECEIPTS			<u>£78,304.57</u>
EXCESS OF RECEIPTS OVER PAYMENTS		<u>£20,638.09</u>	

STAMFORD MUNICIPAL ALMSHOUSE CHARITIES

RECONCILIATION WITH CASH AND BANK BALANCES

General Fund

	<u>2023</u>		<u>2022</u>		
	£		£		
Bank Balances as at 1st January 2023					
Barclays current account (No. 30827310)	£10,521.47		£34,515.40		
Business Premium Account (No. 60792268)	£0.00		£1,585.45		
Total:			<u>£36,100.85</u>		
Surplus of Payments over Receipts			£78,304.57		
Surplus of Receipts over Payments	£20,638.09				
Transfer from COIF below	£0.00		£30,000.00		
Transfer from closed COIF accounts	£0.00		£22,725.19		
Transfer to COIF below	-£20,000.00				
Balances as at 31st December 2023					
General Fund bank balances at 31st December 2023		<u>£11,159.56</u>		<u>£10,521.47</u>	
Barclays current account	£11,159.56		£10,521.47		
Barclays business account - Apprentice Account	£0.00		£0.00		
Total:	<u>£11,159.56</u>		<u>£10,521.47</u>		
Other Investments:					
COIF Charities Deposit Fund (Endowment - 1C)					
Balance at 1.1.2023	£56,632.33		£56,632.33	£27.02	£144.97
Interest	£2,433.70		£550.23	£30.05	£158.82
Interest transferred to 2C	-£2,433.70		-£550.23	£31.06	£161.16
Balance at 31.12.2023	£56,632.33	£56,632.33	£56,632.33	£36.00	£183.58
				£37.36	£187.02
				£41.13	£201.79
				£42.48	£204.00
				£47.90	£225.58
				£52.13	£239.73
COIF Charities Deposit Fund (General Funds) 2C				£53.00	£238.10
Balance at 1.1.2023	£10,553.92		£39,863.90	£56.51	£248.34
Interest retained	£510.73		£139.79	£56.09	£240.61
Interest from COIF 1C	£2,433.70		£550.23		
Transfer to Barclays current account			-£30,000.00		
Transfer from Barclays current account *	£20,000.00			£510.73	£2,433.70
Balance at 31.12.2023		<u>£13,498.35</u>	£10,553.92	<u>£10,553.92</u>	
		<u>£81,290.24</u>		<u>£77,707.72</u>	

* not yet on COIF statement & interest yet to be added

STAMFORD MUNICIPAL ALMSHOUSE CHARITIES

Schedule of assets under management at 31st December 2023

<u>NAME</u>	<u>Type</u>	<u>Holding</u>	2023	2022
			<u>Value</u>	<u>Value</u>
General Fund Balance	Deposit		£11,159.56	£10,521.47
COIF Deposit (Endowment) 1C	Deposit		£56,632.33	£56,632.33
COIF Deposit (General Fund) - 2C	Income		£13,498.35	£10,553.92
COIF - Educational (1T)	Income	0.00	£0.00	£0.00
COIF - App/Educational (2T)	Income	0.00	£0.00	£0.00
COIF - Apprenticing (3T)	Income	0.00	£0.00	£0.00
M&G Repair Fund	Income	3,200.00	£2,874.24	£2,825.92
M&G Repair Fund	Accumulation	29.00	£3,250.40	£3,060.40
M&G Repair Fund - J Warrington	Income	2,382.00	£2,139.51	£2,103.54
M&G Repair Fund - D William Hospital J Warrington	Income	1,189.00	£1,067.96	£1,050.01
M&G Extraordinary Repair Fund	Income	26,308.00	£23,629.85	£23,232.59
M&G Extraordinary Repair Fund	Accumulation	417.00	£46,738.44	£44,006.39
M&G Recoupment Account	Accumulation	2.00	£224.17	£211.06
<u>Total value:</u>			£161,214.81	£154,197.63
			£20,000.00	
			£181,214.81	

PROPERTIES VALUES - RE-ASSESSED - DECEMBER 2019

Freehold Properties - Almshouses

Hopkins Hospital	£880,000.00
Fryers Callis	£807,000.00
1 & 2 Austin Friars	£500,000.00
Almshouse Total:	£2,187,000.00

Freehold Properties - Commercial

1-3 Snowden's Hospital	£375,000.00
6/6A St Mary's Street	£840,000.00
Commercial Total:	£1,215,000.00

Total Value of Almshouse and Commercial Properties **£3,402,000.00**

The accounts for the year ended 31st December 2023 and the above statement have been approved and adopted by the Trustees

Chairman of Trustees	<i>Andrews Craft</i>	Date <i>28/10/24</i>
----------------------	----------------------	----------------------

Clerk to the Trustees	<i>a.o'Grady</i>	Date <i>28/10/24</i>
-----------------------	------------------	----------------------

**Independent Examiners Report to the
Trustees of Stamford Municipal Almshouse Charities
Accounts Period Year 2023 Charity Number: 216140**

I report to the trustees on my examination of the accounts of the above charity ("the Trust") for the period from the 1st January 2023 to the 31st December 2023.

Responsibilities and basis of report:

As the charity trustees of the Trust, you are responsible for the preparation of the accounts in accordance with the requirements of the Charities Act 2011 ("the Act").

I report in respect of my examination of the Trust's accounts carried out under section 145 of the 2011 Act and in carrying out my examination, I have followed the applicable Directions given by the Charity Commission under section 145(5)(b) of the Act.

Independent Examiners Statement

I have completed my examination. I confirm that no material matters have come to my attention in connection with the examination

- 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 Charities Act and
 - to prepare accounts which accord with the accounting records and comply with the Charities 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.



Carl Midgley ACIB
CTax Management
24th October 2024

STAMFORD MUNICIPAL ALMSHOUSE CHARITIES

England & Wales - Charity number 216140

Accounts

CHARITY No. 216140

**THE STAMFORD MUNICIPAL ALMSHOUSE CHARITIES
CHAIRMAN'S ANNUAL REPORT 2023**

1. This report describes the activities and achievements of the Board of Trustees of the Stamford Municipal Almshouse Charities (Charity No. 216140, established by a Charity Commission Charter dated 22nd October 1964), for the year ending 31st December 2022. The Trust's charitable objective is unchanged, namely to provide accommodation on a needs basis to residents of the Stamford area requiring help.

Trustees

2. Councillor Andrew Croft was elected Chair in December 2021 and continues in the role.

3. The Board of Trustees met 4 times during the year, namely in March, June, September and December. The Charity continues to seek to add to the Trustees' number, with people bringing specific skills for the future operation of Stamford Municipal Almshouse Charities.

Residents

4. The Chair and Clerk have visited the residents twice yearly to continue a face to face approach and maintain regular contact. The Clerk remains the first point of call for any issues or emergencies.

All the Charity's Almshouses were occupied at the end of the 2022, except for the one unit at Fryers' Callis which is uninhabitable at present.

5. Hopkins Hospital, following the complete restructuring from 4 into 2 units and internal refit in the first half of 2022 at a cost nearing £110000, now has two residents in an excellent standard of accommodation. The most recent was occupied in the summer of 2022, following their application via our selection panel.

Achievements.

6. The Charity continues to run on a "shoestring budget" basis with insufficient funds available to carry out necessary refurbishments we would like to see happen. Essential maintenance to the charity's almshouses and commercial assets is never ending. We are actively seeking financial help to keep our properties in excellent condition.

7. As mentioned in 5., the Charity has turned 4 bedsits which were in derelict condition into 2 modern and comfortable one bedroom apartments. This came at a cost and any future refurbishment of the almshouses will be dependent on successful external funding.

Assets

8. A list of the Charity's property assets (as re-assessed in Dec 2019) is as follows:

Almshouses:

a. 1 – 4 Fryer's Callis	£807,000
b. 1 – 4 Hopkins' Hospital	£880,000
c. 1 & 2 Austin Friars Lane	£500,000
Almshouses Total:	£2,187,000

Commercial :

d. 1 – 3 Snowden's Hospital	£375,000
e. 6/6a St Mary's Street	£840,000
Commercial Total:	£1,215,000

Overall Total: **£3,402,000**

9. Annual income from the commercial properties listed above was as follows:

Snowden's Hospital:	£7826.16
Shop, 6, St Mary's Street:	£14463.96
Flat, 6a, St Mary's Street:	£6866.92

Annual Accounts and Investments

10. The annual accounts and a summary of the Charity's investments as at 31 Dec 2022 will be submitted separately by the Clerk.

A CROFT

Chairman, Board of Trustees

31st August 2022



Section A

Independent Examiner's Report

**Report to the trustees/
members of**

Charity Name
Stamford Municipal Almshouse Charities

**On accounts for the year
ended**

31st December 2022

**Charity no
(if any)**

Set out on pages

1 to 4

(remember to include the page numbers of additional sheets)

I report to the trustees on my examination of the accounts of the above charity ("the Trust") for the year ended 31st December 2022

**Responsibilities and
basis of report**

As the charity trustees of the Trust, you are responsible for the preparation of the accounts in accordance with the requirements of the Charities Act 2011 ("the Act").

I report in respect of my examination of the Trust's accounts carried out under section 145 of the 2011 Act and in carrying out my examination, I have followed the applicable Directions given by the Charity Commission under section 145(5)(b) of the Act.

**Independent
examiner's statement**

I have completed my examination. I confirm that no material matters have come to my attention (other than that disclosed below *) in connection with the examination which gives me cause to believe that in, any material respect:

- accounting records were not kept in accordance with section 130 of the Act or
- the accounts do not accord with the accounting records

I have no concerns and have come across no other matters in connection with the examination to which attention should be drawn in order to enable a proper understanding of the accounts to be reached.

** Please delete the words in the brackets if they do not apply.*

Signed:

Date:

23rd October 2023

Name:

Michael Jacklin

**Relevant professional
qualification(s) or body
(if any):**

FCCA

Address:

Jackson & Grimes Limited

22 St Georges Street

Stamford Lincolnshire PE9 2BU

STAMFORD MUNICIPAL ALMSHOUSE CHARITIES

England & Wales - Charity number 216140

Accounts

The Stamford Municipal Almshouse Charities - Chairman's Annual Report 2021

(Charity No. 216140)

Introduction

1. This report describes the activities and achievements of the Board of Trustees of the Stamford Municipal Almshouse Charities (Charity No 216140, established by a Charity Commission Charter dated 22nd October 1964), for the year ending 31st December 2021.

General Remarks

2. With an improved Covid-19 Pandemic situation, the charity has been able to function normally from spring onwards, with only the first quarterly Trustees meeting taking place via Zoom. The Chairman and Clerk continued to meet every two weeks to conduct the normal day-to-day management of the Charity's business, and the charity was able to carry out essential maintenance and repairs.

Trustees.

3. There were some changes to the composition of the Board of Trustees during 2021. This year was marked by the resignation of our Chairman of several years, J L Harvey, who relocated to the South of England, and the retirement of our Clerk, Mrs Maureen Jalili. Cllr Andy Croft was elected Chairman and Mrs Anne O'Grady was appointed Clerk. We were also joined in December by a new Trustee, Mr Tom Nottidge.

Residents.

4. One resident moved out of Fryers Callis in the summer. A neighbouring resident moved into the newly vacated flat whilst her flat remains vacant, requiring substantial work. It was agreed to approach an architect and investigate the possibility of merging the 4 poorly designed flats into 3 better appointed flats.

5. 3 of the 4 bedsits at Hopkins Hospital remained vacant awaiting work due to start in January 2022. All of the other Charity's almshouses were fully occupied.

Activities.

5. The Board of Trustees met 4 times during the year on 8th March, 7th June, 6th September and 6th December. Every meeting was quorate.

6. The refurbishment work at the Charity's commercial property at 6 St Mary's Street was completed at a cost of £7400 and a new tenant moved in

September 2021 at a much improved rent of £16000 per annum (minus management fees). This was double the rent previously paid. The contract is for six years and will be subject to a rent review after three years.

7. Following the Trustees' decision, at their meeting in December 2019, to investigate the possibility of merging the 2 upstairs bed-sits and the 2 downstairs bed-sits into 2 one-bedroomed apartments an architect was engaged, plans were approved and a firm was appointed to start work in January 2022 at a cost of £80000 + VAT.

8. The boilers of the four flats at Fryers Callis were deemed dangerous and four new central heating systems had to be installed, at a cost of £20000. The Charity tried, albeit unsuccessfully so, to obtain funding towards that cost.

Achievements

8. As already mentioned in para 7 above, the new commercial rent obtained at 6 St Mary's Street brought a much-needed influx of funds at a time when the Charity's almshouses are in great need of refurbishment.

Assets

12. A list of the Charity's property assets (as re-assessed in Dec 2019) is as follows:

Almshouses:

a. 1 – 4 Fryer's Callis	£807,000
b. 1 – 4 Hopkins' Hospital	£880,000
c. 1 & 2 Austin Friars Lane	£500,000
Almshouses Total:	£2,187,000

Commercial :

d. 1 – 3 Snowden's Hospital	£375,000
e. 6/6a St Mary's Street	£840,000
Commercial Total:	£1,215,000
Overall Total:	<u>£3,402,000</u>

13. Annual income from the commercial properties listed above was as follows:

Snowden's Hospital:	£8589.49
Shop, 6, St Mary's Street:	£4821.32
Flat, 6a, St Mary's Street:	£6760.00

Annual Accounts and Investments

14. The annual accounts and a summary of the Charity's investments as at 31 Dec 2021 will be submitted separately by the Clerk. Our investments, despite the Covid Pandemic, have seen a slight rise in value of just under 6%. The general fund balance has decreased due to the necessary work carried out over the year.

A CROFT

Chairman, Board of Trustees

31st August 2022

STAMFORD MUNICIPAL ALMSHOUSE CHARITIES

ACCOUNTS FOR THE YEAR ENDED

31st DECEMBER 2021

STAMFORD MUNICIPAL ALMSHOUSE CHARITIES
RECEIPTS AND PAYMENTS ACCOUNT
FOR THE YEAR ENDING 31st DECEMBER 2021

	<u>2021</u>	<u>2020</u>
	£	£
<u>RECEIPTS</u>		
Rentals and Contributions		
Hopkins Hospital	£1,500.00	£1,500.00
1 Austin Friars	£6,825.00	£6,065.00
2 Austin Friars	£2,340.00	£2,340.00
Fryers Callis	£5,842.71	£5,482.00
Snowdens Hospital	£8,589.49	£7,121.64
6 St Mary's Street	£4,821.32	£3,000.00
6A St Mary's Street	£6,760.00	£7,051.20
	£36,678.52	£32,559.84
Dividends		
M&G Charfund	£1,091.60	£1,157.76
COIF	£656.25	£643.47
Barclays savings acct 60792268	£0.16	£1.25
Donations Stamford Methodist Church	£1,500.00	£2,000.00
Mr and Mrs Wade		£1,000.00
Grant-Winifrede Browne		
Sundries Anglian Water refund - Hopkins Hospital		£162.55
Sale of postcard rack	£40.00	
Payment/credit made in error	£164.00	
	<u>£3,452.01</u>	<u>£4,965.03</u>
	<u>£40,130.53</u>	<u>£37,524.87</u>

	2021		2020	
	£		£	
PAYMENTS				
Repairs and Renewals				
Hopkins Hospital	£3,993.00		£238.62	
1 Austin Friars	£905.40		£319.95	
2 Austin Friars	£168.00		£9,887.85	
Fryers Callis	£20,889.32		£1,265.06	
6 St Mary's Street	£7,687.00		£888.00	
6A St Mary's Street*	£2,803.60		£421.95 *	
Snowdens Hospital	£0.00	£36,446.32	£8,449.20	£21,470.63
*£421.95 for works and renewals for 6A St Mary's deducted from rent at source by Richardsons				
Lighting & Heating				
Gas	£90.74		£514.20	
Electricity	£315.25		£440.58	
Water	£1,706.36		£2,514.29	
Rates & Insurance				
Insurance	£3,684.33		£3,556.47	
Council tax	£4,478.58		£2,662.25	
Administration				
Clerk	£4,674.68		£3,600.00	
Admin/Office Expenses	£1,063.67		£1,014.74	
Gardener/Odd jobs	£0.00		£0.00	
Almshouse Association**	£0.00		£380.00	
Architect	£5,816.49			
Accountant	£660.00		£630.00	
Legal fees	£1,800.00		£1,010.80	
Building Regs Hopkins	£572.40			
Energy survey 6 St Mary's	£180.00			
Structural engineer	£360.00 *		£450.00	
Estate Agents	£1,920.00	£27,322.50	£826.50	£17,599.83
* wall survey 6A St Mary's				
TOTAL PAYMENTS		£63,768.82		£39,070.46
TOTAL RECEIPTS		£40,130.53		£37,524.87
EXCESS OF PAYMENTS OVER RECEIPTS		<u>£23,638.29</u>		<u>£1,545.59</u>
EXCESS OF RECEIPTS OVER PAYMENTS				

** Represents two years subscriptions

STAMFORD MUNICIPAL ALMSHOUSE CHARITIES

RECONCILIATION WITH CASH AND BANK BALANCES

General Fund	2021	2020	
	£	£	
Bank Balances as at 1st January 2021			
Barclays current account (No. 30827310)	£58,153.85	£59,700.69	
Business Premium Account (No. 60792268)	<u>£1,585.29</u>	<u>£1,584.04</u>	
Total:	<u>£59,739.14</u>	<u>£61,284.73</u>	£61,284.73
Surplus of Payments over Receipts	£23,638.29		£1,545.59
Surplus of Receipts over Payments			
Balances as at 31st December 2021			
General Fund bank balances at 31st December 2021		<u>£36,100.85</u>	<u>£59,739.14</u>
Barclays current account	£34,515.40	£58,153.85	
Barclays business account - Apprentice Account	<u>£1,585.45</u>	<u>£1,585.29</u>	
Total:	<u>£36,100.85</u>	<u>£59,739.14</u>	
Other Investments:			
COIF Charities Deposit Fund (Endowment - 1C)			
Balance at 1.1.2021	£56,632.33	£56,632.33	
Interest	£6.72	£148.71	
Interest transferred to 2C	-£6.72	-£148.71	
Balance at 31.12.2021	<u>£56,632.33</u>	<u>£56,632.33</u>	£56,632.33
COIF Charities Deposit Fund (General Funds) 2C			
Balance at 1.1.2021	£39,852.44	£39,599.45	
Interest retained	£4.74	£104.28	
Interest from COIF 1C	£6.72	£148.71	
Balance at 31.12.2021	<u>£39,863.90</u>	<u>£39,852.44</u>	<u>£39,852.44</u>
			<u>£156,223.91</u>

STAMFORD MUNICIPAL ALMSHOUSE CHARITIES

Schedule of assets under management at 31st December 2021

<u>NAME</u>	<u>Type</u>	<u>Holding</u>	<u>2021 Value</u>	<u>2020 Value</u>
General Fund Balance	Deposit		£36,100.85	£59,739.14
COIF Deposit (Endowment) 1C	Deposit		£56,632.33	£56,632.33
COIF Deposit (General Fund) - 2C	Income		£39,863.90	£39,852.44
COIF - Educational (1T)	Income	411.00	£8,452.79	£7,402.69
COIF - App/Educational (2T)	Income	383.00	£7,876.93	£6,898.37
COIF - Apprenticing (3T)	Income	447.00	£9,193.18	£8,051.10
M&G Repair Fund	Income	3,200.00	£2,916.80	£2,675.84
M&G Repair Fund	Accumulation	29.00	£3,036.40	£2,682.96
M&G Repair Fund - J Warrington	Income	2,382.00	£2,171.19	1,991.83
M&G Repair Fund - D William Hospital J Warrington	Income	1,189.00	£1,083.77	£994.24
M&G Extraordinary Repair Fund	Income	26,308.00	£23,979.74	£21,998.75
M&G Extraordinary Repair Fund	Accumulation	417.00	£43,661.36	£38,579.05
M&G Recoupment Account	Accumulation	2.00	£209.41	£185.03
Total value:			£234,969.24	£247,498.74

PROPERTIES VALUES - RE-ASSESSED - DECEMBER 2019

Freehold Properties - Almshouses

Hopkins Hospital	£880,000.00
Fryers Callis	£807,000.00
1 & 2 Austin Friars	£500,000.00
Almshouse Total:	£2,187,000.00

Freehold Properties - Commercial

1-3 Snowden's Hospital	£375,000.00
6/6A St Mary's Street	£840,000.00
Commercial Total:	£1,215,000.00

Total Value of Almshouse and Commercial Propertie £3,402,000.00

The accounts for the year ended 31st December 2021 and the above statement have been approved and adopted by the Trustees

Chairman of Trustees	<i>A Craft</i>	Date	<i>23/8/22</i>
----------------------	----------------	------	----------------

Clerk to the Trustees	<i>a o'Grady</i>	Date	<i>23.08.22</i>
-----------------------	------------------	------	-----------------



Section A

Independent Examiner's Report

Report to the trustees/ members of	Charity Name Stamford Municipal Almshouse Charities		
On accounts for the year ended	31 st December 2021	Charity no (if any)	
	Set out on pages 1 to 4 <small>(remember to include the page numbers of additional sheets)</small>		

I report to the trustees on my examination of the accounts of the above charity ("the Trust") for the year ended 31st December 2019.

**Responsibilities and
basis of report**

As the charity trustees of the Trust, you are responsible for the preparation of the accounts in accordance with the requirements of the Charities Act 2011 ("the Act").

I report in respect of my examination of the Trust's accounts carried out under section 145 of the 2011 Act and in carrying out my examination, I have followed the applicable Directions given by the Charity Commission under section 145(5)(b) of the Act.

**Independent
examiner's statement**

I have completed my examination. I confirm that no material matters have come to my attention (other than that disclosed below *) in connection with the examination which gives me cause to believe that in, any material respect:

- accounting records were not kept in accordance with section 130 of the Act or
- the accounts do not accord with the accounting records

I have no concerns and have come across no other matters in connection with the examination to which attention should be drawn in order to enable a proper understanding of the accounts to be reached.

** Please delete the words in the brackets if they do not apply.*

Signed: **Date:**

Name:

Relevant professional qualification(s) or body (if any):

Address:

STAMFORD MUNICIPAL ALMSHOUSE CHARITIES

England & Wales - Charity number 216140

Accounts

**The Stamford Municipal Almshouse Charities - Chairman's Annual
Report 2020**

(Charity No. 216140)

Introduction

1. This report describes the activities and achievements of the Board of Trustees of the Stamford Municipal Almshouse Charities (Charity No 216140, established by a Charity Commission Charter dated 22nd October 1964), for the year ending 31st December 2020.

General Remarks

2. Throughout 2020, the Covid-19 Pandemic had a severe impact on the ability of the charity to function normally. Only one of the quarterly meetings was conducted face -to-face, two were cancelled and replaced by a Situation Report kindly prepared by the Clerk and the fourth was conducted virtually as a "Zoom" meeting. The Chairman and Clerk continued to meet (socially distanced) every two weeks to conduct the normal day-to-day management of the Charity's business, but maintenance and repairs were more difficult to resolve in a timely manner. Sadly, this situation is likely to continue well into 2021.

Trustees.

3. There were some changes to the composition of the Board of Trustees during 2020. I am very saddened to have to report the death in June of one of our trustees, Councillor Maxine Couch during her Mayoral year, after a brave fight against lung cancer. This was followed in July by the resignation for personal reasons of Ms Christine Brough, a trustee of several years standing. We were joined in November by a new trustee appointed by Stamford Town Council, namely Cllr Andy Croft.

Residents.

4. Following the deaths of two of our most elderly residents in late 2019, 3 of the 4 bed-sits that form Hopkins Hospital were vacant at the start of the year. These vacancies were not filled because of the plans to convert the hospital from 4 bed-sits to 2 self-contained apartments (see paragraphs 7 & 10 below). All of the Charity's other almshouses were fully occupied.

Activities.

5. For the reasons stated in paragraph 2 above, the Board of Trustees met only twice during the year, once face-to-face on 9th March and virtually (by Zoom) on 14th December. The meetings due to take place on 8th June and 7th September had to be cancelled because of the Covid-19 restrictions. The Clerk kindly prepared a Situation Report in lieu of each of the cancelled meetings and these were distributed to every trustee.

6. The tenants in the Charity's commercial property at 6 St Mary's Street decided to give notice rather than sign up to a revised lease (which was about 10 years overdue due to an administrative oversight). The property was duly handed back at the end of June in a fairly poor state of repair and required considerable work to make it marketable again. This work continued through and beyond the year's end and was planned for completion early in 2021.

7. Following the trustees' decision, at their meeting in December 2019, to investigate the possibility of merging the 2 upstairs bed-sits and the 2 downstairs bed-sits into 2 one-bedroomed apartments an architect was engaged, early in the new year, to carry out the investigation and prepare draft plans for consideration by the trustees.

Achievements

8. The refurbishment of the stonework at the front of Snowden's Hospital (currently rented out for commercial use) was completed, with about 12 badly eroded (due to years of splashing with winter road-salt) blocks, including some of the lower parts of the entrance, being replaced with new limestone. The total cost to the Charity was approx. £8.5k.

9. As already mentioned in para 6 above, considerable refurbishment of the commercial premises at 6 St Mary's Street was carried out including repairs to the main drains, which were thought to be the main cause of much of the dampness in the walls, a new toilet and handbasin and a totally refurbished kitchen area as well as repainting inside and out, and a new electrical consumer unit installed followed by a full electrical safety inspection. The total cost of these works was approx. £8k. Works were also undertaken to the garden of 6/6A St Mary's.

10. As stated in paragraph 7 above, options for the conversion of Hopkins' Hospital into 2 self-contained apartments were prepared by our architect. These also highlighted the need for further investigative work on the layout of the drains and the need for remedial work on the roof to cure a damp problem in the existing Flat No2. Both items were put out to contract, but the roof repairs to cure the damp problem in Flat 2 were delayed because of the Covid-19 restrictions and are now due to take place in early 2021. A planning application covering the proposed changes will be submitted to SKDC in the New Year.

11. A document giving a historical description of the Charity's almshouses was prepared by the Clerk in November and a copy issued to every trustee.

Assets

12. A list of the Charity's property assets (as re-assessed in Dec 2019) is as follows:

Almshouses:

a. 1 – 4 Fryer’s Callis	£807,000
b. 1 – 4 Hopkins’ Hospital	£880,000
c. 1 & 2 Austin Friars Lane	£500,000
Almshouses Total:	£2,187,000

Commercial :

d. 1 – 3 Snowden’s Hospital	£375,000
e. 6/6a St Mary’s Street	£840,000
Commercial Total:	£1,215,000
Overall Total:	<u>£3,402,000</u>

13. Annual income from the commercial properties listed above was as follows:

Snowden’s Hospital:	£ 7,121.64
Shop, 6, St Mary’s Street:	£3,000 (tenant gave notice to quit)
Flat, 6a, St Mary’s Street:	£7,051.20

Annual Accounts and Investments

14. The annual accounts and a summary of the Charity’s investments as at 31 Dec 2020 will be submitted separately by the Clerk. Sadly, the Covid-19 Pandemic has had a significant effect on stock markets worldwide and this has, in turn, affected the value of our investments which have reduced over the year by between 11.4% and 15.9% of the Accumulation and Income funds respectively.



J L Harvey

Chairman, Board of Trustees

4th May 2021

STAMFORD MUNICIPAL ALMSHOUSE CHARITIES

ANNUAL ACCOUNTS FOR THE YEAR ENDING

31st DECEMBER 2019

STAMFORD MUNICIPAL ALMSHOUSE CHARITIES
RECEIPTS AND PAYMENTS ACCOUNT
FOR THE YEAR ENDING 31st DECEMBER 2019

	2019
RECEIPTS	£
Rentals and Contributions	
Hopkins Hospital	£4,324.26
1 Austin Friars	£1,392.98
2 Austin Friars	£2,340.00
Fryers Callis	£5,883.41
Snowdens Hospital	£7,121.64
6 St Mary's Street	£8,000.00
6A Sta Mary's Street	£6,829.20
Dividends and Interest	
M&G Charifund	£1,049.42
COIF	£518.22
M&G Charifund in closed account	£108.34
COIF in closed account	£112.47
Interest on closed accounts (Barclays)	£31.49
Interest on Apprentice account (Barclays)	£3.16
Sundries Grant from Winifrede Browne*	£4,680.00
Unknown Anglian Water receipt	£144.17
TOTAL RECEIPTS	£42,538.76

*This was a grant to replace the boilers in Hopkins Hospital

	2019
<u>PAYMENTS</u>	£
Repairs and Renewals	
Hopkins Hospital	£16,438.71
1 Austin Friars	£737.56
2 Austin Friars	£390.22
Fryers Callis	£1,614.09
6 St Mary's Street	
6A St Mary's Street	
Snowdens Hospital	
Total:	£19,180.58
Lighting & Heating	
Gas	£569.30
Electricity	£81.39
Water	£3,001.55
Rates & Insurance	
Insurance	£3,592.42
Council tax	£513.19
Administration	
Clerk	£5,494.68
Gardener/Odd jobs	£170.15
Admin/Office expenses	£1,896.25
Almshouse Association	£170.00
Architect	£1,613.00
Accountant	£750.00
Land agent	
Solicitor	£20.00
Land Valuation - Gowers	£2,640.00
Structural engineer	
TOTAL PAYMENTS	<u>£39,692.51</u>
TOTAL RECEIPTS:	£42,538.76
EXCESS OF PAYMENTS OVER RECEIPTS	
EXCESS OF RECEIPTS OVER PAYMENTS	£2,846.25

STAMFORD MUNICIPAL ALMSHOUSE CHARITIES

RECONCILIATION WITH CASH AND BANK BALANCES - GENERAL FUND

	2019	
	£	
Bank Balances as at 1st January 2019		
Barclays current account (No. 30832731)	£34,522.08	
Business Saver (No. 90829668)	£12,319.38	
Business Premium Account (No. 90518212)	£10,016.14	
Business Premium Account (No. 60792268)	<u>£1,580.88</u>	
Total:		£58,438.48
Surplus of Receipts over Payments	£2,846.25	
Total:		£2,846.25
Balances as at 31st December 2019		
Barclays current account	£59,700.69	
Barclays business account - Apprentice Account	<u>£1,584.04</u>	
		£61,284.73
Other Investments:		
COIF Charities Deposit Fund (Endowment - 1C)		
Balance at 1.1.2019	£56,632.33	
Interest	£321.49	
Interest transferred to 2C	-£321.49	
Balance at 31.12.2019	£56,632.33	£56,632.33
COIF Charities Deposit Fund (General Funds) 2C		
Balance at 1.1.2019	£39,054.84	
Interest retained	£223.12	
Interest from COIF 1C	<u>£321.49</u>	£39,599.45
		<u>£96,231.78</u>

Stamford Municipal Almshouse Charities

Schedule of assets under management at 31st December 2019

<u>Name</u>	<u>Type</u>	<u>Holding</u>	<u>Value</u>
General Fund Balance			£61,284.73
COIF Deposit (Endowment) - 1C	Deposit		£56,632.33
COIF Deposit (General Fund) - 2C	Deposit		£39,599.45
COIF - Educational (1T)	Income	411.000	£6,957.70
COIF - App/Educational (2T)	Income	383.000	£6,483.69
COIF - Apprenticing (3T)	Income	447.000	£7,567.13
M&G Repair Fund	Income	3,200.000	£2,891.84
M&G Repair Fund	Accumulation	29.000	£2,771.14
M&G Repair Fund - J Warrington	Income	2,382.000	£2,152.61
M&G Repair Fund - D William Hospital J Warrington	Income	1,189.000	£1,074.50
M&G Extraordinary Repair Fund	Income	26,308.000	£23,774.54
M&G Extraordinary Repair Fund	Accumulation	417.000	£39,847.10
M&G Recoupment Account	Accumulation	2.000	£191.11
			£251,227.87

PROPERTIES VALUES - RE-ASSESSED DECEMBER, 2019

Freehold Properties - Almshouses

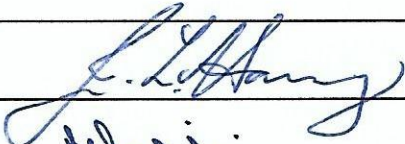

Hopkins Hospital	£880,000.00
Fryers Callis	£807,000.00
1 & 2 Austin Friars	£500,000.00
Almshouse Total:	£2,187,000.00

Freehold Properties - Commercial

1-3 Snowden's Hospital	£375,000.00
6/6a St Mary's Street	£840,000.00
Commercial Total:	£1,215,000.00

Total Value of Almshouse and Commercial Properties	£1,215,000.00
	£2,187,000.00
	£3,402,000.00

The accounts for the year ended 31st December 2019 and the above statement have been approved and adopted by the Trustees

Chairman of Trustees		Date	11 SEP 2020
Clerk to the Trustees		Date	11/9/2020



Section A

Independent Examiner's Report

Report to the trustees/ members of	Charity Name Stamford Municipal Almshouse Charities		
On accounts for the year ended	31 st December 2019	Charity no (if any)	
Set out on pages	2 to 6 <small>(remember to include the page numbers of additional sheets)</small>		

I report to the trustees on my examination of the accounts of the above charity ("the Trust") for the year ended 31st December 2019.

Responsibilities and basis of report As the charity trustees of the Trust, you are responsible for the preparation of the accounts in accordance with the requirements of the Charities Act 2011 ("the Act").

I report in respect of my examination of the Trust's accounts carried out under section 145 of the 2011 Act and in carrying out my examination, I have followed the applicable Directions given by the Charity Commission under section 145(5)(b) of the Act.

Independent examiner's statement I have completed my examination. I confirm that no material matters have come to my attention (other than that disclosed below *) in connection with the examination which gives me cause to believe that in, any material respect:

- accounting records were not kept in accordance with section 130 of the Act or
- the accounts do not accord with the accounting records

I have no concerns and have come across no other matters in connection with the examination to which attention should be drawn in order to enable a proper understanding of the accounts to be reached.

** Please delete the words in the brackets if they do not apply.*

Signed:		Date:	16 th September 2020
----------------	--	--------------	---------------------------------

Name: Michael Jacklin

Relevant professional qualification(s) or body (if any): FCCA

Address: Jackson & Grimes Limited
22 St Georges Street
Stamford Lincolnshire PE9 2BU



Section A

Independent Examiner's Report

**Report to the trustees/
members of**

Charity Name
Stamford Municipal Almshouse Charities

**On accounts for the year
ended**

31st December 2019

**Charity no
(if any)**

Set out on pages

2 to 6

(remember to include the page numbers of additional sheets)

I report to the trustees on my examination of the accounts of the above charity ("the Trust") for the year ended 31st December 2019.

**Responsibilities and
basis of report**

As the charity trustees of the Trust, you are responsible for the preparation of the accounts in accordance with the requirements of the Charities Act 2011 ("the Act").

I report in respect of my examination of the Trust's accounts carried out under section 145 of the 2011 Act and in carrying out my examination, I have followed the applicable Directions given by the Charity Commission under section 145(5)(b) of the Act.

**Independent
examiner's statement**

I have completed my examination. I confirm that no material matters have come to my attention (other than that disclosed below *) in connection with the examination which gives me cause to believe that in, any material respect:

- accounting records were not kept in accordance with section 130 of the Act or
- the accounts do not accord with the accounting records

I have no concerns and have come across no other matters in connection with the examination to which attention should be drawn in order to enable a proper understanding of the accounts to be reached.

** Please delete the words in the brackets if they do not apply.*

Signed:

Date:

16th September
2020

Name:

Michael Jacklin

**Relevant professional
qualification(s) or body
(if any):**

FCCA

Address:

Jackson & Grimes Limited

22 St Georges Street

Stamford Lincolnshire PE9 2BU