

# MISS CULLEN'S ALMSHOUSES

England & Wales · Charity number 217572

## Details

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**Status** Registered

**Legal form** Other

**Registered** 1963-05-01

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

## Contact

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**Address** Nelsons Solicitors  
Pennine House  
8 Stanford Street  
Nottingham  
NG1 7BQ

**Phone** 01159895251

**Email** [GEMMA.HOPPER@NELSONSLAW.CO.UK](mailto:GEMMA.HOPPER@NELSONSLAW.CO.UK)

## Activities

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**Objects:** ALMSHOUSES FOR POOR WIDOWS OR SPINSTERS, POOR MEN, AND POOR MARRIED COUPLES OF GOOD CHARACTER WHO ARE NOT LESS THAN 50 YEARS OF AGE WIT PREFERENCE FOR THOSE WHO HAVE BEEN REGULAR ATTENDANTS AT SOME PLACE OF CHRISTIAN WORSHIP SURPLUS INCOME FOR THE BENEFIT OF THE ALMSPEOPLE.(FOR FURTHER DETAILS SEE CLAUSE 7 OF SCHEME)

**Activities:** Providing low cost housing to those in need who fulfil the charity's criteria

## Classification

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- **How:** Provides Buildings/facilities/open Space
- **What:** The Prevention Or Relief Of Poverty, Accommodation/housing
- **Who:** Elderly/old People, Other Defined Groups

## Geography

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- **Area of benefit:** NOTTINGHAM
- Nottingham City

## Finances

Period end	Income	Expenditure	Assets	Employees
2025-12-31	£232,432	£108,316	-	-
2024-12-31	£196,794	£85,949	-	-
2023-12-31	£168,673	£125,690	-	-
2022-12-31	£88,790	£98,660	-	-
2021-12-31	£254,571	£92,512	-	-
2020-12-31	£89,805	£82,447	-	-

## Trustees

Name	Role	Appointed
DAVID HARVEY	Chair	
JOHN BEXON		2000-05-01
Margaret Jayes		2022-07-14
Nicholas John Tennant		2019-04-01
Peter Blair		2016-04-27

**MISS CULLEN'S ALMSHOUSES**

England & Wales - Charity number 217572

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# Accounts

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TRUSTEES OF MISS CULLENS ALMSHOUSES

ANNUAL REPORT

FOR THE YEAR ENDED 31 DEC 2025

**Charity reg No. 217572**

1. Name, Address and Registered Number

Miss Cullens Almshouses

Bingham Road,

Sherwood

Nottingham NG5 2EQ

2. **Objectives**

To provide and maintain 23 dwellings for the residence of almshouses in conformity with the provisions of the charity's trusts. Three other properties are also occupied .

3. Trustees

David Harvey (Chairman)

John Bexon

Mark Robinson

Margaret Jays

Nick Tennant

Peter Blair

4. Review of activities

The dwellings at Cullen Court were fully occupied for a substantial part of the year. One additional Property was purchased in 2025 (17 Laxton Drive Hucknall NG15 6PU)

5. Reserves

The Charity transfers regular amounts to specific funds. These funds are for the long-term upkeep of the properties administered by the Charity.

Gemma Hopper

Secretary

## INDEPENDENT EXAMINER'S REPORT TO THE TRUSTEES OF MISS CULLENS ALMSHOUSES

We report on the accounts of the Charity for the year ended 31 December 2025 which are set out below

This report is made solely to the charity's trustees, as a body, in accordance with Regulation 8 of the Charities (Accounts and Reports) Regulations 2005. Our work has been undertaken so that we might state to the charity's trustees those matters we are required to state to them in an independent examiner's report and for no other purpose. To the fullest extent permitted by law, we do not accept or assume responsibility to anyone other than the charity's trustees as a body, for our work, for this report, or for the statement we have made.

### 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 our responsibility to:

- \* Examine the accounts (under section 145 of the 2011 Act);
- \* Follow the procedures laid down in the General Directions given by the Charity Commissioners (under section 145(5)(b) of the 2011 Act); and
- \* State whether matters have come to our attention.

### Basis of independent examiner's report

Our examination was carried out in accordance with the General Directions given by the Charity Commissioners. 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, seeking explanations from you as Trustees concerning any such matters. The procedures undertaken do not provide all the evidence that would be required in an audit, and consequently we do not express an audit opinion on the view given by the accounts.

## **Independent Examiner's Statement**

In connection with our examination, no matter has come to our attention:

(1) Which gives us 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 our opinion, attention should be drawn in order to enable a proper understanding of the accounts to be reached.

**Trustees Of Miss Cullen's Almshouses**  
**Accountants' Report on the Unaudited Accounts**

As described on page 3 of the accounts, you have approved the accounts for the year ended 31st December 2025, set out on pages 2 to 4.

In accordance with your instructions, we have prepared these unaudited accounts from accounting records and from information and explanations we have required.

We have not carried out an audit or any other review, and consequently we do not express any opinions on these accounts.

*Taylor Accountancy*

**TAYLOR ACCOUNTANCY LTD**  
2 Lynmoor court  
Hucknall  
Nottingham  
NG15 8FT

**Trustees Of Miss Cullen's Almshouses**

**Trading Account**  
**Period from 1 January 2025 to 31 December 2025**

	<u>2025</u>		<u>2024</u>	
	£	£	£	£
Investment Income		8,552		9,751
Other Income from Tenants		266		1,179
Investment Income 2 (Gain)		70,128		41,867
		78,946		52,797
Loss on investments		-		-
<b>GROSS PROFIT</b>		<b>78,946</b>		<b>52,797</b>
Wkly Man Chgs (Rent Payments)	145,038		135,245	
Electric Contributions from Tenants	8,448	153,486	8,752	143,997
		232,432		196,794
<b>OVERHEADS</b>				
Trustees Management Payments	13,352		12,645	
Property Repairs and Maintenance	30,318		25,766	
Rates - Ground and Water	4,225		3,068	
Property Management Charge	13,598		13,836	
British Gas and Total Energies	29,321		17,597	
Insurance	2,679		2,277	
Stationery and Printing	-		-	
Tel - CCTV Monitoring	368		330	
Licences	83		52	
Replaceable White Goods	-		-	
Accountancy	650		400	
Professional Fees - Nelsons	11,655		8,468	
Bank Charges	69		60	
Sundries	1,998		1,450	
		108,316		85,949
<b>NET PROFIT</b>		<b>124,116</b>		<b>110,845</b>

**Trustees Of Miss Cullen's Almshouses**  
**Balance Sheet As At 31 December 2025**

	<u>2025</u>		<u>2024</u>	
	£	£	£	£
<b>FIXED ASSETS</b>		2,982,000		2,834,000
 <b>CURRENT ASSETS</b>				
Bank Current Account	70,867		204,879	
M & G Investments 3388	349,402		300,169	
M & G Investments 3387 - 3389	23,590		21,174	
Brewin Dolphin Investments	<u>304,856</u>		<u>246,377</u>	
	<u>748,715</u>		<u>772,599</u>	
 <b>CURRENT LIABILITIES</b>				
Trade Creditors	-		-	
Revaluation Account Cullen Court	<u>2,561,000</u>		<u>2,561,000</u>	
	<u>2,561,000</u>		<u>2,561,000</u>	
 <b>NET CURRENT LIABILITIES</b>		<u>(1,812,285)</u>		<u>(1,788,401)</u>
 <b>NET ASSETS</b>		<u>1,169,715</u>		<u>1,045,599</u>
 <b>Financed By:</b>				
<b>CAPITAL ACCOUNT</b>				
Brought Forward		1,045,599		934,754
Profit For The Year		<u>124,116</u>		<u>110,845</u>
		<u>1,169,715</u>		<u>1,045,599</u>

I acknowledge my responsibility for the accounts, including the appropriateness of the accounting basis and have made available all the information and explanations necessary for their compilation.

Signed on behalf of the trustees:

*David Harvey*

Date: 20/02/2026

Name: David Harvey

Trustees Of Miss Cullen's Almshouses

Notes To The Accounts  
Period from 1 January 2025 to 31 December 2025

**FIXED ASSETS**

	<u>2025</u>	<u>2024</u>
	£	£
<b>ASSETS AT COST</b>		
17 Rockwood Crescent	85,000	85,000
12 Derwent Drive	188,000	188,000
Addition - 17 Laxton Drive	<u>148,000</u>	<u>-</u>
As at 31 December 2025	<u>421,000</u>	<u>273,000</u>
<b>Freehold Property</b>		
As at 31 December 2025	<u>2,561,000</u>	<u>2,561,000</u>
<b>SUMMARY</b>		
<b>NET BOOK AMOUNTS</b>		
Assets at cost	421,000	273,000
Cullen Court Properties	<u>2,561,000</u>	<u>2,561,000</u>
	<u>2,982,000</u>	<u>2,834,000</u>

**MISS CULLEN'S ALMSHOUSES**

England & Wales - Charity number 217572

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# Accounts

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**NELSONS** NOTTINGHAM  
Business Law | Personal Law | Real Estate OFFICE

10116

- 6 JUN 2025

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**Trustees Of Miss Cullen's Almshouses**

**ACCOUNTS**

**for the period**

**1 January 2024 to 31 December 2024**

Taylor Accountancy Ltd  
2 Lynmoor Court  
Hucknall  
Nottingham  
NG15 8FT



APPROVED



TRUSTEE CHAIRMAN

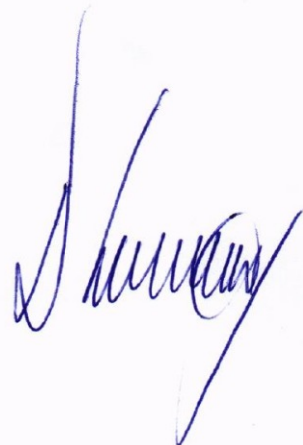
4/6/2025

**Trustees Of Miss Cullen's Almshouses**

**ACCOUNTS**

**Period from 1 January 2024 to 31 December 2024**

<b>CONTENTS</b>	<b>PAGE</b>
Accountants Report	1
Trading Account	2
Balance Sheet	3
Notes to the accounts	4

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**Trustees Of Miss Cullen's Almshouses**

**Accountants' Report on the Unaudited Accounts**

As described on page 3 of the accounts, you have approved the accounts for the year ended 31st December 2024, set out on pages 2 to 4.

In accordance with your instructions, we have prepared these unaudited accounts from accounting records and from information and explanations we have required.

We have not carried out an audit or any other review, and consequently we do not express any opinions on these accounts.

*Taylor Accountancy*

07/02/2025

**TAYLOR ACCOUNTANCY LTD**

2 Lynmoor court

Hucknall

Nottingham

NG15 8FT



**Trustees Of Miss Cullen's Almshouses**

**Trading Account  
Period from 1 January 2024 to 31 December 2024**

	<u>2024</u>		<u>2023</u>	
	£	£	£	£
Investment Income		9,751		8,148
Other Income from Tenants		1,179		1,200
Investment Income 2 (Gain)		41,867		29,014
		52,797		38,362
Loss on investments		-		-
<b>GROSS PROFIT</b>		<b>52,797</b>		<b>38,362</b>
Wkly Man Chgs (Rent Payments)	135,245		122,913	
Electric Contributions from Tenants	8,752	143,997	7,398	130,311
		196,794		168,673
<b>OVERHEADS</b>				
Trustees Management Payments	12,645		12,322	
Property Repairs and Maintenance	25,766		56,612	
Rates - Ground and Water	3,068		6,577	
Property Management Charge	13,836		11,701	
British Gas and Total Energies	17,597		25,032	
Insurance	2,277		2,161	
Stationery and Printing	-		66	
Tel - CCTV Monitoring	330		292	
Licences	52		53	
Replaceable White Goods	-		725	
Accountancy	400		400	
Professional Fees - Nelsons	8,468		9,402	
Bank Charges	60		14	
Sundries	1,450		333	
		85,949		125,690
<b>NET PROFIT</b>		<b>110,845</b>		<b>42,983</b>



**Trustees Of Miss Cullen's Almshouses**  
**Balance Sheet As At 31 December 2024**

		<u>2024</u>		<u>2023</u>	
	£	£	£	£	£
<b>FIXED ASSETS</b>		2,834,000		2,834,000	
 <b>CURRENT ASSETS</b>					
Bank Current Account	204,879		46,757		
M & G Investments 3388	300,169		378,315		
M & G Investments 3387 - 3389	21,174		20,487		
Brewin Dolphin Investments	<u>246,377</u>		<u>217,050</u>		
	<u>772,599</u>		<u>662,609</u>		
 <b>CURRENT LIABILITIES</b>					
Trade Creditors	-		855		
Revaluation Account Cullen Court	<u>2,561,000</u>		<u>2,561,000</u>		
	<u>2,561,000</u>		<u>2,561,855</u>		
 <b>NET CURRENT LIABILITIES</b>		<u>(1,788,401)</u>		<u>(1,899,246)</u>	
 <b>NET ASSETS</b>		<u>1,045,599</u>		<u>934,754</u>	
 <b>Financed By:</b>					
<b>CAPITAL ACCOUNT</b>					
Brought Forward		934,754		891,771	
Profit For The Year		<u>110,845</u>		<u>42,983</u>	
		<u>1,045,599</u>		<u>934,754</u>	

I acknowledge my responsibility for the accounts, including the appropriateness of the accounting basis and have made available all the information and explanations necessary for their compilation.

Signed on behalf of the trustees: *David Harvey*

Date: 07/02/2025

Name: David Harvey



Trustees Of Miss Cullen's Almshouses

Notes To The Accounts  
Period from 1 January 2024 to 31 December 2024

**FIXED ASSETS**

	<u>2024</u> £	<u>2023</u> £
<b>ASSETS AT COST</b>		
17 Rockwood Crescent	85,000	85,000
12 Derwent Drive	<u>188,000</u>	<u>188,000</u>
As at 31 December 2024	<u>273,000</u>	<u>273,000</u>
 <b>Freehold Property</b>		
As at 31 December 2024	<u>2,561,000</u>	<u>2,561,000</u>
 <b>SUMMARY</b>		
<b>NET BOOK AMOUNTS</b>		
Assets at cost	273,000	273,000
Cullen Court Properties	<u>2,561,000</u>	<u>2,561,000</u>
	<u>2,834,000</u>	<u>2,834,000</u>



**MISS CULLEN'S ALMSHOUSES**

England & Wales - Charity number 217572

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# Accounts

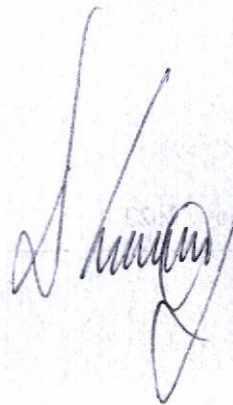
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**Trustees Of Miss Cullen's  
Almshouses**

**ACCOUNTS**

**for the period**

**from 1 January 2023 to 31 December 2023**

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8/4/2024

Trustees Of Miss Cullen's Almshouses

ACCOUNTS

Period from 1 January 2023 to 31 December 2023

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<u>CONTENTS</u>	<u>PAGES</u>
ACCOUNTANTS' REPORT	1
Trading Account	2
BALANCE SHEET	3
NOTES TO THE ACCOUNTS	4



8/4/2024

**ACCOUNTANTS' REPORT ON THE UNAUDITED ACCOUNTS**

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As described on page 3 you have approved the accounts for the year ended 31 December 2023, set out on pages 2 to 4.

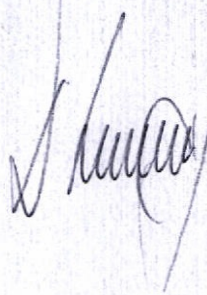
In accordance with your instructions, we have prepared these unaudited accounts from the accounting records and on the basis of information and explanations supplied to us.

We have not carried out an audit or any other review, and consequently we do not express any opinion on these accounts.

31 DECEMBER 2023

**Straw and Bramley Limited**

Accountants and Payroll Agents


  
8/4/2024

## Trustees Of Miss Cullen's Almshouses

## Trading Account

Period from 1 January 2023 to 31 December 2023

	2023		2022	
	£	£	£	£
Investment Income		8,148		5,552
Investment Income 2 (Gain)		29,014		-
Other monies recovered from residents		1,200		-
		<u>38,362</u>		<u>5,552</u>
Loss on investments		-		20,977
<b>GROSS PROFIT/LOSS</b>		<u>38,362</u>		<u>(15,425)</u>
Wkly Management Chgs (Rent Payments)	122,913		98,429	
Electric Contributions from Tenants	7,398		5,786	
		<u>130,311</u>		<u>104,215</u>
		<u>168,673</u>		<u>88,790</u>
<b>OVERHEADS</b>				
Trustees Management Payments	12,322		11,400	
Property Repairs and maintenance	56,612		41,412	
Rates - Ground and Water	6,577		4,562	
Property Management Charge	11,701		10,005	
British Gas and Total Energies	25,032		17,837	
Insurance	2,161		2,236	
Stationery and printing	66		-	
Tel - CCTV Monitoring	292		260	
Licences	53		38	
Replacable white goods	725		668	
Accountancy	400		400	
Professional fees - Nelsons	9,402		9,844	
Bank charges	14		-	
Sundries	333		(2)	
		<u>125,690</u>		<u>98,660</u>
<b>NET PROFIT/LOSS</b>		<u><u>42,983</u></u>		<u><u>(9,870)</u></u>

 8/4/2024

## Trustees Of Miss Cullen's Almshouses

## Balance Sheet

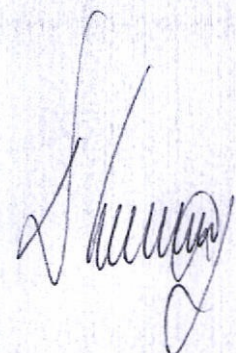
31 December 2023

	2023		2022	
	£	£	£	£
<b>Fixed Assets</b>		<b>2,834,000</b>		<b>2,834,000</b>
<b>Current Assets</b>				
Bank current account	46,757		71,932	
M&G Investments 3388	378,315		338,519	
M&G Investments 3387 - 3389	20,487		20,143	
Brewin Dolphin Investments	217,050		188,177	
	<u>662,609</u>		<u>618,771</u>	
<b>Current Liabilities</b>				
Trade creditors	855		-	
Revaluation account Cullen Court	2,561,000		2,561,000	
	<u>2,561,855</u>		<u>2,561,000</u>	
<b>Net Current Liabilities</b>		<b>(1,899,246)</b>		<b>(1,942,229)</b>
<b>Net Assets</b>		<b>934,754</b>		<b>891,771</b>
<b>Financed by :</b>				
<b>Capital account</b>				
Brought forward		891,771		901,641
Profit for the year		42,983		-
		<u>934,754</u>		<u>901,641</u>
Loss for the year		-		9,870
		<u>934,754</u>		<u>891,771</u>

In accordance with the engagement letter, I approve the accounts set out on pages 2 to 4.

I acknowledge my responsibility for the accounts, including the appropriateness of the accounting basis, and have made available all the information and explanations necessary for their compilation.

Approved by the proprietor on 31 DECEMBER 2023.

 8/4/2024

## Trustees Of Miss Cullen's Almshouses

## Notes to the accounts

Period from 1 January 2023 to 31 December 2023

FIXED ASSETS

	<u>2023</u>	<u>2022</u>
	£	£
<b>ASSETS AT COST</b>		
<u>Cost</u>		
17 Rockwood Crescent	85,000	85,000
12 Derwent Drive	188,000	188,000
As at 31 December 2023	<u>273,000</u>	<u>273,000</u>

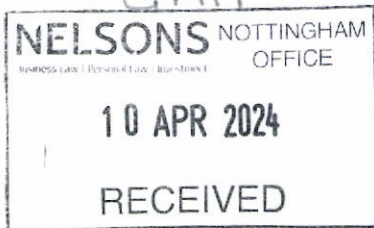
	<u>Freehold Property</u>
	£
Brought Forward and 31 December 2023	2,561,000

## SUMMARY

	<u>2023</u>	<u>2022</u>
	£	£
<b>NET BOOK AMOUNTS</b>		
Assets at cost	273,000	273,000
Cullen Court Properties	2,561,000	2,561,000
	<u>2,834,000</u>	<u>2,834,000</u>

*Shirley* 8/4/2024

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**MISS CULLEN'S ALMSHOUSES**

England & Wales - Charity number 217572

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# Accounts

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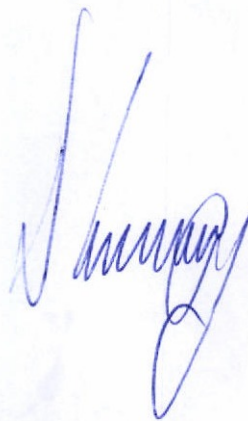
Trustees Of Miss Cullen's Almshouses

**Trustees Of Miss Cullen's  
Almshouses**

**ACCOUNTS**

**for the period**

**from 1 January 2022 to 31 December 2022**



24/3/2023

Straw and Bramley Limited

Accountants and Payroll Agents

XX101

Trustees Of Miss Cullen's Almshouses

ACCOUNTS

Period from 1 January 2022 to 31 December 2022

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<u>CONTENTS</u>	<u>PAGES</u>
ACCOUNTANTS' REPORT	1
Trading Account	2
BALANCE SHEET	3
NOTES TO THE ACCOUNTS	4



29/3/2023

**ACCOUNTANTS' REPORT ON THE UNAUDITED ACCOUNTS**

---

As described on page 3 you have approved the accounts for the year ended 31 December 2022, set out on pages 2 to 4.

In accordance with your instructions, we have prepared these unaudited accounts from the accounting records and on the basis of information and explanations supplied to us.

We have not carried out an audit or any other review, and consequently we do not express any opinion on these accounts.

31 DECEMBER 2022

**Straw and Bramley Limited**

Accountants and Payroll Agents




29/3/2023

## Trustees Of Miss Cullen's Almshouses

## Trading Account

Period from 1 January 2022 to 31 December 2022

	2022		2021	
	£	£	£	£
Investment Income		5,552		4,829
Investment Income 2		-		160,917
		<u>5,552</u>		<u>165,746</u>
Loss on investments		20,977		-
GROSS LOSS/PROFIT		<u>(15,425)</u>		<u>165,746</u>
Wkly Management Chgs (Rent Payments)	98,429		82,584	
Electric Contributions from Tenants	5,786		6,241	
		<u>104,215</u>		<u>88,825</u>
		88,790		254,571
OVERHEADS				
Trustees Management Payments	11,400		6,800	
Property Repairs and maintenance	41,412		34,441	
Rates - Ground and Water	4,562		4,649	
Property Management Charge	10,005		8,784	
Cleaning	-		51	
British Gas	17,837		26,900	
Insurance	2,236		1,992	
Tel - CCTV Monitoring	260		234	
Licences	38		68	
Replacable white goods	668		471	
Accountancy	400		400	
Professional fees - Nelsons	9,844		7,521	
Sundries	(2)		201	
		<u>98,660</u>		<u>92,512</u>
NET LOSS/PROFIT		<u><u>(9,870)</u></u>		<u><u>162,059</u></u>

 29/3/2023

## Trustees Of Miss Cullen's Almshouses


## Balance Sheet

31 December 2022

	2022		2021	
	£	£	£	£
<b>Fixed Assets</b>		<b>2,834,000</b>		<b>2,646,000</b>
<b>Current Assets</b>				
Bank current account	71,932		47,029	
M&G Investments 3388	338,519		536,104	
M&G Investments 3387 - 3389	20,143		20,790	
Brewin Dolphin Investments	188,177		161,998	
COIF Charities Deposit Fund CCLA	-		50,720	
	<u>618,771</u>		<u>816,641</u>	
<b>Current Liabilities</b>				
Revaluation account Cullen Court	2,561,000		2,561,000	
	<u>2,561,000</u>		<u>2,561,000</u>	
Net Current Liabilities		<b>(1,942,229)</b>		<b>(1,744,359)</b>
<b>Net Assets</b>		<b>891,771</b>		<b>901,641</b>
Financed by :				
Capital account				
Brought forward		901,641		739,582
Profit for the year		-		162,059
		<u>901,641</u>		<u>901,641</u>
Loss for the year		9,870		-
		<u>891,771</u>		<u>901,641</u>

In accordance with the engagement letter, I approve the accounts set out on pages 2 to 4.  
I acknowledge my responsibility for the accounts, including the appropriateness of the accounting basis, and have made available all the information and explanations necessary for their compilation.

Approved by the proprietor on 31 DECEMBER 2022.

 29/3/2023

## Trustees Of Miss Cullen's Almshouses

## Notes to the accounts

Period from 1 January 2022 to 31 December 2022


FIXED ASSETS

	<u>2022</u>	<u>2021</u>
	£	£
<b>ASSETS AT COST</b>		
<u>Cost</u>		
17 Rockwood Crescent	<b>85,000</b>	85,000
12 Derwent Drive	<b>188,000</b>	-
As at 31 December 2022	<u><b>273,000</b></u>	<u>85,000</u>

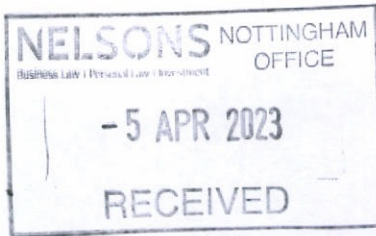
	<u>Total</u>	<u>Freehold Property</u>
	£	£
Brought Forward and 31 December 2022	<b>2,561,000</b>	2,561,000

## SUMMARY

	<u>2022</u>	<u>2021</u>
	£	£
<b>NET BOOK AMOUNTS</b>		
Assets at cost	<b>273,000</b>	85,000
Cullen Court Properties	<b>2,561,000</b>	2,561,000
	<u><b>2,834,000</b></u>	<u>2,646,000</u>

  
 29/3/2023

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**MISS CULLEN'S ALMSHOUSES**

England & Wales - Charity number 217572

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# Accounts

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**Trustees Of Miss Cullen's  
Almshouses**

**DRAFT ACCOUNTS**

**for the period**

**from 1 January 2021 to 31 December 2021**

A handwritten signature in black ink, appearing to be 'S. Bramley', written in a cursive style.

31/8/2022.

Straw and Bramley Limited

Accountants and Payroll Agents

24/02/22

XX101

**Trustees Of Miss Cullen's Almshouses**

**ACCOUNTS - DRAFT**

**Period from 1 January 2021 to 31 December 2021**

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<b><u>CONTENTS</u></b>	<b><u>PAGES</u></b>
Trading Account	1
BALANCE SHEET	2
NOTES TO THE ACCOUNTS	3

## Trustees Of Miss Cullen's Almshouses

## Trading Account

Period from 1 January 2021 to 31 December 2021

	2021		2020	
	£	£	£	£
Investment Income		4,829		5,122
Investment Income 2		160,917		-
		<u>165,746</u>		<u>5,122</u>
Wkly Management Chgs (Rent Payments)	82,584		79,679	
Electric Contributions from Tenants	6,241		5,004	
		<u>88,825</u>		<u>84,683</u>
		<u>254,571</u>		<u>89,805</u>
<b>OVERHEADS</b>				
Management Charges Trustees	6,800		6,400	
Property Repairs and maintenance	34,441		35,546	
Rates - Ground and Water	4,649		4,190	
Property Management Charge	8,784		7,422	
Cleaning	51		125	
British Gas	26,900		19,702	
Insurance	1,992		1,889	
Stationery and printing	-		83	
Tel - CCTV Monitoring	234		107	
Licences	68		83	
Replacable white goods	471		220	
Accountancy	400		400	
Professional fees - Nelsons	7,521		6,018	
Sundries	201		262	
		<u>92,512</u>		<u>82,447</u>
<b>NET PROFIT</b>		<u><u>162,059</u></u>		<u><u>7,358</u></u>



## Trustees Of Miss Cullen's Almshouses

## Balance Sheet

31 December 2021

	2021		2020	
	£	£	£	£
<b>Fixed Assets</b>		<b>2,646,000</b>		<b>85,000</b>
<b>Current Assets</b>				
Trade debtors	-		1,121	
Investments Increase/Decrease	-		(87,635)	
Bank current account	47,029		44,765	
M&G Investments 3388	536,104		474,234	
M&G Investments 3387 - 3389	20,790		19,073	
Brewin Dolphin Investments	161,998		152,304	
COIF Charities Deposit Fund CCLA	50,720		50,720	
	<b>816,641</b>		<b>654,582</b>	
<b>Current Liabilities</b>				
Revaluation account	2,561,000		-	
	<b>2,561,000</b>			
Net Current Liabilities / Assets		<b>(1,744,359)</b>		<b>654,582</b>
<b>Net Assets</b>		<b>901,641</b>		<b>739,582</b>
<b>Financed by :</b>				
<b>Capital account</b>				
Brought forward		739,582		732,224
Profit for the year		162,059		7,358
		<b>901,641</b>		<b>739,582</b>

In accordance with the engagement letter, I approve the accounts set out on pages 2 to 4.

I acknowledge my responsibility for the accounts, including the appropriateness of the accounting basis, and have made available all the information and explanations necessary for their compilation.

Approved by the proprietor on 31 DECEMBER 2021.



Trustees Of Miss Cullen's Almshouses

Notes to the accounts

Period from 1 January 2021 to 31 December 2021

---

FIXED ASSETS

	<u>2021</u>	<u>2020</u>
	£	£
ASSETS AT COST		
<u>Cost</u>		
Freehold property at cost	<u>85,000</u>	<u>85,000</u>
		Freehold Property
Additions		£ <u>2,561,000</u>
		<u>2,561,000</u>

SUMMARY

	<u>2021</u>	<u>2020</u>
	£	£
NET BOOK AMOUNTS		
Assets at cost	85,000	85,000
Other fixed assets	2,561,000	-
	<u>2,646,000</u>	<u>85,000</u>



Date 31 August 2022

Name, Address and Registered Number

Miss Cullens Alms houses Bingham Road, Sherwood Carrington Nottingham NG5 2EQ

Charity reg No. 217572

## 1 INDEPENDENT EXAMINER'S REPORT TO THE TRUSTEES OF MISS CULLENS ALMSHOUSES

Respective Responsibilities of Trustees and Examiner Independent Examiner's Statement In connection with our examination, no matter has come to our attention: (1) Which gives us 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 \* have not been met; or (2)

We report on the accounts of the Charity for the year ended 31 December 2021 which are set out on pages 3 to 5. This report is made solely to the charity's trustees, as a body, in accordance with Regulation 8 of the Charities (Accounts and Reports) Regulations 2008.

Our work has been undertaken so that we might state to the charity's trustees those matters we are required to state to them in an independent examiner's report and for no other purpose. To the fullest extent permitted by law, we do not accept or assume responsibility to anyone other than the charity's trustees as a body, for our work, for this report, or for the statement we have made. 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 our responsibility to: \* examine the accounts (under section 145 of the 2011 Act); Our examination was carried out in accordance with the General Directions given by the Charity Commissioners. 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 undertaken do not provide all the evidence that would be required in an audit, and consequently we do not express an audit opinion on the view given by the accounts. \* follow the procedures laid down in the General Directions given by the Charity Commissioners (under section 145(5)(b) of the 2011 Act); and \* state whether particular matters have come to our attention. Basis of independent examiner's report to which, in our opinion, attention should be drawn in order to enable a proper understanding of the accounts to be reached.

## 2. Objects

To provide and maintain 23 dwellings for the residence of alms houses in conformity with the provisions of the charity's trusts

### 3. Trustees

Craig Staten-Spencer Secretary

John Bexon

Peter Blair

Nick Tennant

D Harvey (Chairman)

### 4. Review of activities

The dwellings were fully occupied for a substantial part of the year. One flat being unoccupied to allow for others to be placed there, as temp accommodation for fire safety work to be carried out in their flats.

### 5. Reserves.

The Charity transfers regular amounts to specific funds. These funds are for the long term upkeep of the properties administered by the Charity.

Signed \_\_\_\_\_

  
David Harvey trustee chairman

Date 31 August 2022

**Copy accounts attached** from Straw And Bramley Accountants- approved by trustees

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**MISS CULLEN'S ALMSHOUSES**

England & Wales - Charity number 217572

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# Accounts

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Trustees Of Miss Cullen's Almshouses

**Trustees Of Miss Cullen's  
Almshouses**

**ACCOUNTS**

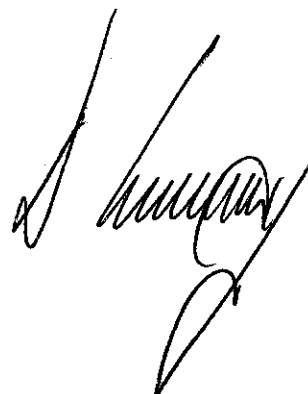
**for the period**

**from 1 January 2020 to 31 December 2020**

Straw and Bramley Limited

Accountants and Payroll Agents

17/6/21

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TRUSTEE .

XX101

Trustees Of Miss Cullen's Almshouses

ACCOUNTS - DRAFT

Period from 1 January 2020 to 31 December 2020

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<u>CONTENTS</u>	<u>PAGES</u>
Trading Account -	1
BALANCE SHEET	2
NOTES TO THE ACCOUNTS	3

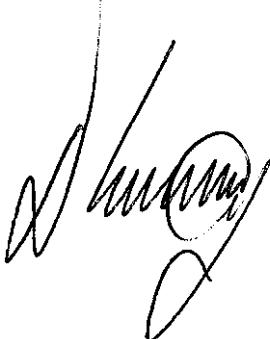
  
TRUSTEE

## Trustees Of Miss Cullen's Almshouses

Trading Account \*\*\* D R A F T \*\*\*

Period from 1 January 2020 to 31 December 2020

	2020		2019	
	£	£	£	£
Investment Income		5,122		5,185
Wkly Management Chgs (Rent Payments)	79,679		77,807	
Electric Contributions from Tenants	5,004		5,089	
		<u>84,683</u>		<u>82,896</u>
		<u>89,805</u>		<u>88,081</u>
<b>OVERHEADS</b>				
Management Charges Trustees	6,400		4,600	
Property Repairs and maintenance	35,546		28,563	
Rates - Ground and Water	4,190		3,945	
Property Management Charge	7,422		7,786	
British Gas	19,702		20,977	
Insurance	1,889		1,703	
Stationery and printing	83		-	
Telephone	107		-	
Licences	83		68	
Replacable white goods	220		-	
Accountancy	400		400	
Professional fees - Nelsons	6,018		7,800	
Cleaning and laundry	125		-	
Sundries	262		86	
		<u>82,447</u>		<u>75,928</u>
<b>NET PROFIT</b>		<u><u>7,358</u></u>		<u><u>12,153</u></u>

  
TRUSTEE

## Trustees Of Miss Cullen's Almshouses

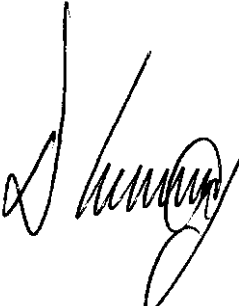
Balance Sheet \*\*\* D R A F T \*\*\*

31 December 2020

	2020		2019	
	£	£	£	£
<b>Fixed Assets</b>		<b>85,000</b>		<b>85,000</b>
<b>Current Assets</b>				
Trade debtors	1,121		120	
Investments Increase/Decrease	(87,635)		(100,192)	
Bank current account	44,765		39,487	
M&G Investments 3388	474,234		490,515	
M&G Investments 3387 - 3389	19,073		20,612	
Brewin Dolphin Investments	152,304		147,039	
COIF Charities Deposit Fund CCLA	50,720		50,720	
	<u>654,582</u>		<u>648,301</u>	
<b>Current Liabilities</b>				
Trade creditors	-		1,077	
			<u>1,077</u>	
<b>Net Current Assets</b>		<b>654,582</b>		<b>647,224</b>
<b>Net Assets</b>		<b>739,582</b>		<b>732,224</b>
<b>Financed by :</b>				
<b>Capital account</b>				
Brought forward		732,224		720,071
Profit for the year		7,358		12,153
		<u>739,582</u>		<u>732,224</u>

In accordance with the engagement letter, I approve the accounts set out on pages 1 to 3.  
I acknowledge my responsibility for the accounts, including the appropriateness of the accounting basis, and have made available all the information and explanations necessary for their compilation.

Approved by the proprietor on 31 DECEMBER 2020.

  
TRUSTEE

## Trustees Of Miss Cullen's Almshouses

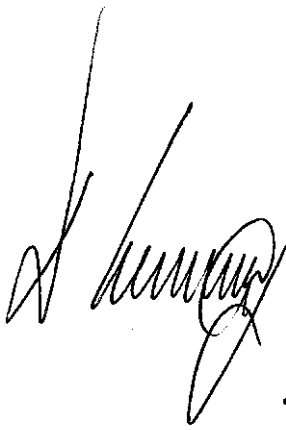
## Notes to the accounts

Period from 1 January 2020 to 31 December 2020

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**FIXED ASSETS**

	<u>2020</u>	<u>2019</u>
	£	£
<b>ASSETS AT COST</b>		
<u>Cost</u>		
Freehold property at cost	<u><u>85,000</u></u>	<u><u>85,000</u></u>

  
TRUSTEE

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**NELSONS** NOTTINGHAM  
Business Law & Personal Law OFFICE  
**- 8 OCT 2021**  
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**ORIGINAL**  
Nelsons

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