

THE HORTON ALMSHOUSES

England & Wales · Charity number 218452

Details

Status Registered

Legal form Trust

Registered 1963-11-25

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

Contact

Address Chattertons
Dembleby House
12 Broad Street
Spalding
Lincolnshire
PE11 1ES

Phone 01775 765361

Email hortonalmshouses@chattertons.com

Activities

Objects: ALMSHOUSES FOR AGED AND POOR PERSONS OVER THE AGE OF 60 YEARS OF EITHER SEX WHO MAY BE SINGLE OR MARRIED.

Activities: Providing accommodation for elderly people over the age of retirement who are unable to house themselves.

Classification

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

Geography

- **Area of benefit:** PARISHES OF BOSTON AND SKIRBECK
- Lincolnshire

Finances

Period end	Income	Expenditure	Assets	Employees
2025-12-31	£39,973	£40,338	-	-
2024-12-31	£36,825	£37,408	-	-
2023-12-31	£21,599	£15,290	-	-
2022-12-31	£21,599	£15,290	-	-
2021-12-31	£23,486	£34,963	-	-

Trustees

Name	Role	Appointed
LAURENCE JAMES BROWN		
Paul Michael Gleeson		2025-04-24
Scott Wiseman		2023-02-01
Steven Paul Bladon		2025-04-24

Linked charities

- WILLIAM HENRY ROBINSON (218452-1)
- M C WILLSON (218452-2)

THE HORTON ALMSHOUSES

England & Wales - Charity number 218452

Accounts



Trustees' Annual Report for the period

Period start date			Period end date		
1 st	Jan	Year 2025	Day 31 st	Month Dec	Year 2025
From			To		

Section A

Reference and administration details

Charity name

THE HORTON ALMSHOUSES

Other names charity is known by

Registered charity number (if any)

218452

Charity's principal address

Dembleby House

12 Broad Street

Spalding, Lincolnshire

Postcode

PE11 1ES

Names of the charity trustees who manage the charity

	Trustee name	Office (if any)	Dates acted if not for whole year	Name of person (or body) entitled to appoint trustee (if any)
1	Mr L J Brown			
2	Mr P Gleeson			
3	Mr S Wiseman			
4	Mr S Bladon			
5				
6				
7				
8				
9				
10				
11				
12				
13				
14				
15				
16				
17				
18				
19				
20				

Names of the trustees for the charity, if any, (for example, any custodian trustees)

Name	Dates acted if not for whole year

Names and addresses of advisers (Optional information)

Type of adviser	Name	Address
Legal Advisors	Chattertons	Dembleby House, 12 Broad Street, Spalding PE11 1ES

Name of chief executive or names of senior staff members (Optional information)

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Section B Structure, governance and management

Description of the charity's trusts

Type of governing document <i>(eg. trust deed, constitution)</i>	Deed of Conveyance Dated 12 September 1893, Will Proved 28 April 1905
How the charity is constituted <i>(eg. trust, association, company)</i>	Trust
Trustee selection methods <i>(eg. appointed by, elected by)</i>	The Trustees are appointed by the existing Trustees pursuant to paragraph 2 contained in the Deed of Conveyance.

Additional governance issues (Optional information)

You may choose to include additional information, where relevant, about:

- policies and procedures adopted for the induction and training of trustees;
- the charity's organisational structure and any wider network with which the charity works;
- relationship with any related parties;
- trustees' consideration of major risks and the system and procedures to manage them.

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Section C Objectives and activities

Summary of the objects of the charity set out in its governing document

The provision of Almshouses for aged and poor persons over the age of 60 years or in case of husband and wife, one of whom is over that age, being inhabitants of either Boston or Skirbeck.
--

Summary of the main activities undertaken for the public benefit in relation to these objects (include within this section the statutory declaration that trustees have had regard to the guidance issued by the Charity Commission on public benefit)

The Trust provides bungalow accommodation for the elderly and infirm who are inhabitants of the parishes of Boston or Skirbeck.

The bungalows have one bedroom, a bathroom, kitchen and lounge/diner. The bungalows have small lobby entrances. There are small gardens to the front and rear of the bungalows for the benefit of the inhabitants.

The inhabitants must be over the age of 60 years or in the case of husband and wife, one of whom is over that age.

The Charity pays for the annual servicing of the gas appliances in the bungalows, pays the annual water rates. The Charity pays to maintain and repair the bungalows as and when required. The Charity is updating the central heating systems with more efficient boilers when necessary.

The Trustees have had regard to the guidance on public benefit issued by the Charity Commission when exercising their powers and duties when relevant at their Trustee meetings.

Additional details of objectives and activities (Optional information)

You may choose to include further statements, where relevant, about:

- policy on grantmaking;
- policy programme related investment;
- contribution made by volunteers.

Summary of the main achievements of the charity during the year

During the year the bungalows have been kept in good order by a variety of minor repairs and renewals being carried out throughout the year.

During the year a further refurbishment of one the properties commenced. This is hoping to be completed by the end of 2026.

The Trustees also considered the WMC payments as residents had been paying a low rate for many years in 2024 the rent increased to £62.50 and £84 for the refurbished properties. From 01/01/2026 this will increase to £65.00 and £85.00. All residents have been advised of the increase.

The trustees are aware that some of the properties have an issue with damp. At this stage they feel the work is a major task and they will monitor and review in the future. Dehumidifier have been suggested to help rectify the problem and the charity will make a contribution towards the running cost of this if necessary.

Section E

Financial review

Brief statement of the charity's policy on reserves

The properties owned by the trust are intended to be held indefinitely for the furtherance of the goals of the Charity. The Trust holds investments with the intent of generating income to enable the continual repairs required to keep the properties in good condition. The Trust retains monies held on behalf of the Charity in interest bearing accounts.

Details of any funds materially in deficit

n/a

Further financial review details (Optional information)

You **may choose** to include additional information, where relevant about:

- the charity's principal sources of funds (including any fundraising);
- how expenditure has supported the key objectives of the charity;
- investment policy and objectives including any ethical investment policy adopted.

The rent has been slightly increased to reflect the new work done to the properties. The trustees have also made the decision to no longer pay the T V Licence on behalf of the residents. From 01/07/2025 it has been decided to no longer pay the water bills. Due to the large refurbishment costs on several of the properties over the last few years, the trustees feel that the reserves need to be built up again. An amount was taken from the investment to cover some of the larger costs of the refurbishment.

Section F


Other optional information

Section G

Declaration

The trustees declare that they have approved the trustees' report above.

Signed on behalf of the charity's trustees

<input checked="" type="checkbox"/>	Signature(s)		
	Full name(s)	Mr S Wiseman	
Position (eg Secretary, Chair, etc)		Trustee	
Date		4 th February 2026	



Horton Almshouses	218452
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CC16a

Receipts and payments accounts

For the period from	Period start date 1ST JAN 2025	To	Period end date 31ST DEC 2025
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Section A Receipts and payments

	Unrestricted funds to the nearest £	Restricted funds to the nearest £	Endowment funds to the nearest £	Total funds to the nearest £	Last year to the nearest £
A1 Receipts					
RENTAL RECEIPTS	38,355	-	-	38,355	35,389
WAR STOCK INTEREST	-	-	-	-	-
BANK INTEREST	-	-	-	-	-
DIVIDEND INCOME	-	1,618	-	1,618	-
BANK COMPENSATION	-	-	-	-	-
	-	-	-	-	-
	-	-	-	-	-
Sub total (Gross income for AR)	38,355	1,618	-	39,973	35,389
A2 Asset and investment sales, (see table).					
INVESTMENT WITHDRAWAL	5,100	-	-	5,100	-
Sub total	5,100	-	-	5,100	-
Total receipts	43,455	1,618	-	45,073	35,389
A3 Payments					
INSURANCE	1,222	-	-	1,222	1,175
RATES AND CTAX	4,760	-	-	4,760	8,182
LIGHT AND HEAT	351	-	-	351	330
TV LICENCE	-	-	-	-	-
MANAGEMENT FEES	3,000	-	-	3,000	6,000
ACCOUNTANCY	648	-	-	648	618
SUBSCRIPTIONS	433	-	-	433	-
REPAIRS AND RENEWALS	4,424	-	-	4,424	4,638
REFURB COSTS	25,500	-	-	25,500	15,534
SUNDRY	-	-	-	-	931
Sub total	40,338	-	-	40,338	37,408
A4 Asset and investment purchases, (see table)					
Investment Additions - Dividends / Interest not recd	-	1,618	-	1,618	-
Sub total	-	1,618	-	1,618.00	-
Total payments	40,338	1,618	-	41,956	37,408
Net of receipts/(payments)	3,117	-	-	3,117	2,019
A5 Transfers between funds	-	-	-	-	-
A6 Cash funds last year end	3,935	-	-	3,935	5,954
Cash funds this year end	7,052	-	-	7,052	3,935

Section B Statement of assets and liabilities at the end of the period

Categories	Details	Unrestricted funds to nearest £	Restricted funds to nearest £	Endowment funds to nearest £
B1 Cash funds	LLOYDS TSB BANK ACCOUNTS	7,052	-	-
		-	-	-
		-	-	-
	Total cash funds	7,052	-	-
(agree balances with receipts and payments account(s))				

Categories	Details	Unrestricted funds to nearest £	Restricted funds to nearest £	Endowment funds to nearest £
B2 Other monetary assets		-	-	-
		-	-	-
		-	-	-
		-	-	-
		-	-	-
		-	-	-

Categories	Details	Fund to which asset belongs	Cost (optional)	Current value (optional)
B3 Investment assets			-	
	NAACIF 1173 ACC SHARES	RESTRICTED	-	17,616
	NAACIF 125 ACC SHARES	RESTRICTED	-	21,135
			-	

Categories	Details	Fund to which asset belongs	Cost (optional)	Current value (optional)
B4 Assets retained for the charity's own use	12 ALMSHOUSES	UNRESTRICTED	-	-
	156-178 FRIESTON ROAD, BOSTON		-	-
			-	-
			-	-
			-	-
			-	-
			-	-
			-	-

Categories	Details	Fund to which liability relates	Amount due (optional)	When due (optional)
B5 Liabilities			-	
			-	
			-	
			-	
			-	

Signed by one or two trustees on behalf of all the trustees

Signature	Print Name	Date of approval
	Mr S Wiseman	03/02/2026

THE HORTON ALMSHOUSES

T C Group
Lister & Co
75 High Street
Boston
Lincs
PE21 8SX

Dembleby House
12 Broad Street
Spalding
Lincs
PE11 1ES

Clerk : Tracy Griggs
Tel. 01775 765361
Boston Office. 01205 351114

Email - hortonalmshouses@chattertons.com

9 February, 2026

Dear Sirs

THE HORTON ALMSHOUSES

Further to the above matter I enclose herewith the signed accounts.

I look forward to receiving a completed account for submission to the Charity Commission.

Yours sincerely


Tracy Griggs
Clerk



Independent examiner's report on the accounts

Section A Independent Examiner's Report

**Report to the trustees/
members of**

Charity Name
THE HORTON ALMSHOUSES

**On accounts for the year
ended**

31st DECEMBER 2025

**Charity no
(if any)**

218452

Set out on pages

(remember to include the page numbers of additional sheets)

**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 of the Charities Act 2011 (the Charities Act) and that an independent examination is needed.

It is my responsibility to:

- examine the accounts under section 145 of the Charities Act,
- to follow the procedures laid down in the general Directions given by the Charity Commission (under section 145(5)(b) of the Charities Act, and
- to state whether particular matters have come to my attention.

**Basis of independent
examiner's statement**

My examination was carried out in accordance with 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 the trustees concerning any such matters. The procedures undertaken 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 (other than that disclosed below *)

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 accounting requirements of 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.

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

Signed:

A R Pant

Date:

4.2.26

Name:

Annette Panton

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

Association of Chartered Certified Accountants

Address:	T C Group, 75 High Street
	Boston, Lincolnshire
	PE21 8SX

Section B

Disclosure

Only complete if the examiner needs to highlight material problems.

Give here brief details of any items that the examiner wishes to disclose.

THE HORTON ALMSHOUSES

England & Wales - Charity number 218452

Accounts



Trustees' Annual Report for the period

Period start date		Period end date			
1 ST	Jan	Year	Day	Month	Year
		2024	31 st	Dec	2024
From			To		

Section A

Reference and administration details

Charity name

THE HORTON ALMSHOUSES

Other names charity is known by

Registered charity number (if any)

218452

Charity's principal address

Dembleby House

12 Broad Street

Spalding, Lincolnshire

Postcode

PE11 1ES

Names of the charity trustees who manage the charity

	Trustee name	Office (if any)	Dates acted if not for whole year	Name of person (or body) entitled to appoint trustee (if any)
1	Mr L J Brown			
2	Mr C R Morley			
3	Mr S Wiseman			
4				
5				
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19				
20				

Names of the trustees for the charity, if any, (for example, any custodian trustees)

Name	Dates acted if not for whole year

Names and addresses of advisers (Optional information)

Type of adviser	Name	Address
Legal Advisors	Chattertons	Dembleby House, 12 Broad Streey, Spalding PE11 1ES

Name of chief executive or names of senior staff members (Optional information)

Section B Structure, governance and management

Description of the charity's trusts

Type of governing document (eg. trust deed, constitution)	Deed of Conveyance Dated 12 September 1893, Will Proved 28 April 1905
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Trustee selection methods (eg. appointed by, elected by)	The Trustees are appointed by the existing Trustees pursuant to paragraph 2 contained in the Deed of Conveyance.

Additional governance issues (Optional information)

You may choose to include additional information, where relevant, about:

- policies and procedures adopted for the induction and training of trustees;
- the charity's organisational structure and any wider network with which the charity works;
- relationship with any related parties;
- trustees' consideration of major risks and the system and procedures to manage them.

Section C Objectives and activities

Summary of the objects of the charity set out in its governing document

The provision of Almshouses for aged and poor persons over the age of 60 years or in case of husband and wife, one of whom is over that age, being inhabitants of either Boston or Skirbeck.

Summary of the main activities undertaken for the public benefit in relation to these objects (include within this section the statutory declaration that trustees have had regard to the guidance issued by the Charity Commission on public benefit)

The Trust provides bungalow accommodation for the elderly and infirm who are inhabitants of the parishes of Boston or Skirbeck.

The bungalows have one bedroom, a bathroom, kitchen and lounge/diner. The bungalows have small lobby entrances. There are small gardens to the front and rear of the bungalows for the benefit of the inhabitants.

The inhabitants must be over the age of 60 years or in the case of husband and wife, one of whom is over that age.

The Charity pays for the annual servicing of the gas appliances in the bungalows, pays the annual water rates. The Charity pays to maintain and repair the bungalows as and when required. The Charity is updating the central heating systems with more efficient boilers when necessary.

The Trustees have had regard to the guidance on public benefit issued by the Charity Commission when exercising their powers and duties when relevant at their Trustee meetings.

Additional details of objectives and activities (Optional information)

You **may choose** to include further statements, where relevant, about:

- policy on grantmaking;
- policy programme related investment;
- contribution made by volunteers.

Summary of the main achievements of the charity during the year

During the year the bungalows have been kept in good order by a variety of minor repairs and renewals being carried out. Including the replacement of boilers and external works to improve the properties. One of the properties has undergone a bathroom refurbishment.

In 2023 the Trustees made the decision to refurbish two properties. Three properties were uninhabitable and so it was agreed to spend significant funds on getting two of the properties habitable and relet. The properties refurbishment has completed during 2024 and both properties have now been re-let. The charity has completed works to tidy up the front exterior of two further properties, in keeping with the refurbished ones. All woodwork has been painted and roof tops cleared and some block work completed to the outside boarders.

The Trustees also considered the WMC payments as residents had been paying a low rate for many years. The trustees have come to a decision to increase the rent at £60 per week to £62.50. For the residents paying £80 per week, this will increase to £84.

The trustees are aware that some of the properties have an issue with damp. At this stage they feel the work is a major task and they will monitor and review in the future.

Section E

Financial review

Brief statement of the charity's policy on reserves

The properties owned by the trust are intended to be held indefinitely for the furtherance of the goals of the Charity. The Trust holds investments with the intent of generating income to enable the continual repairs required to keep the properties in good condition. The Trust retains monies held on behalf of the Charity in interest bearing accounts.

Details of any funds materially in deficit

n/a

Further financial review details (Optional information)

You **may choose** to include additional information, where relevant about:

- the charity's principal sources of funds (including any fundraising);
- how expenditure has supported the key objectives of the charity;
- investment policy and objectives including any ethical investment policy adopted.

The Trustees had reviewed the investments and feel they are underperforming, but decided that the cost to review the performance at this point would outweigh any gain. This will continue to be monitored going forward. The rent has been slightly increased to reflect the new work done to the properties. The trustees have also made the decision to no longer pay the T V Licence on behalf of the residents.

Section F

Other optional information

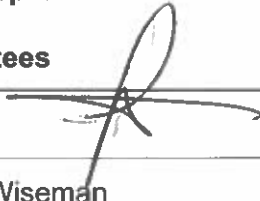
Section G

Declaration

The trustees declare that they have approved the trustees' report above.

Signed on behalf of the charity's trustees

Signature(s)



Full name(s) Mr S Wiseman

Position (eg Secretary, Chair, etc) Trustee

Date 4th February



Horton Almshouses		218452	CC16a
Receipts and payments accounts			
For the period from	Period start date 1ST JAN 2024	To	

Section A Receipts and payments

	Unrestricted funds to the nearest £	Restricted funds to the nearest £	Endowment funds to the nearest £	Total funds to the nearest £	Last year to the nearest £
A1 Receipts					
RENTAL RECEIPTS	35,389	-	-	35,389	22,327
WAR STOCK INTEREST	-	-	-	-	-
BANK INTEREST	-	-	-	-	11
DIVIDEND INCOME	-	1,436	-	1,436	3,470
BANK COMPENSATION	-	-	-	-	104
	-	-	-	-	-
	-	-	-	-	-
Sub total (Gross income for AR)	35,389	1,436	-	36,825	25,912
A2 Asset and investment sales, (see table).					
INVESTMENT WITHDRAWAL	-	-	-	-	82,309
Sub total	-	-	-	-	82,309
Total receipts	35,389	1,436	-	36,825	108,221
A3 Payments					
INSURANCE	1,175	-	-	1,175	1,238
RATES AND CTAX	8,182	-	-	8,182	6,748
LIGHT AND HEAT	330	-	-	330	-
TV LICENCE	-	-	-	-	189
MANAGEMENT FEES	6,000	-	-	6,000	12,000
ACCOUNTANCY	618	-	-	618	1,137
SUBSCRIPTIONS	-	-	-	-	-
REPAIRS AND RENEWALS	4,638	-	-	4,638	6,657
REFURB COSTS	15,534	-	-	15,534	79,120
SUNDRY	931	-	-	931	160
Sub total	37,408	-	-	37,408	107,249
A4 Asset and investment purchases, (see table)					
Investment Additions - Dividends / Interest not recd	-	1,298	-	1,298	3,481
Sub total	-	1,298	-	1,298.00	3,481
Total payments	37,408	1,298	-	38,706	110,730
Net of receipts/(payments)	- 2,019	138	-	- 1,881	- 2,509
A5 Transfers between funds	-	-	-	-	-
A6 Cash funds last year end	5,954	-	-	5,954	8,463
Cash funds this year end	3,935	138	-	4,073	5,954

Section B Statement of assets and liabilities at the end of the period

Categories	Details	Unrestricted funds to nearest £	Restricted funds to nearest £	Endowment funds to nearest £
B1 Cash funds	LLOYDS TSB BANK ACCOUNTS	3,935	-	-
		-	-	-
		-	-	-
	Total cash funds	3,935	-	-
	(agree balances with receipts and payments account(s))	OK	Agreement Error	OK

Categories	Details	Unrestricted funds to nearest £	Restricted funds to nearest £	Endowment funds to nearest £
B2 Other monetary assets	NS & I	-	-	-
		-	-	-
		-	-	-
		-	-	-
		-	-	-
		-	-	-

Categories	Details	Fund to which asset belongs	Cost (optional)	Current value (optional)
B3 Investment assets			-	
	NAACIF 1173 ACC SHARES	RESTRICTED	-	15,133
	NAACIF 125 ACC SHARES	RESTRICTED	-	22,649
	NS & I	RESTRICTED	-	-
			-	

Categories	Details	Fund to which asset belongs	Cost (optional)	Current value (optional)
B4 Assets retained for the charity's own use	12 ALMSHOUSES	UNRESTRICTED	-	-
	156-178 FRIESTON ROAD, BOSTON		-	-
			-	-
			-	-
			-	-
			-	-
			-	-
			-	-

Categories	Details	Fund to which liability relates	Amount due (optional)	When due (optional)
B5 Liabilities			-	
			-	
			-	
			-	
			-	

Signed by one or two trustees on behalf of all the trustees

Signature	Print Name	Date of approval
	Mr S Wiseman	03/02/2025



Independent examiner's report on the accounts

Section A

Independent Examiner's Report

Report to the trustees/
members of

Charity Name
THE HORTON ALMSHOUSES

On accounts for the year
ended

31ST DECEMBER 2024

Charity no
(if any)

218452

Set out on pages

(remember to include the page numbers of additional sheets)

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 of the Charities Act 2011 (the Charities Act) and that an independent examination is needed.

It is my responsibility to:

- examine the accounts under section 145 of the Charities Act,
- to follow the procedures laid down in the general Directions given by the Charity Commission (under section 145(5)(b) of the Charities Act, and
- to state whether particular matters have come to my attention.

Basis of independent
examiner's statement

My examination was carried out in accordance with 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 the trustees concerning any such matters. The procedures undertaken 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 (other than that disclosed below *)

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 accounting requirements of 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.

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

Signed:

A A A

Date:

12. 2. 25

Name:

Annette Panton

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

Association of Chartered Certified Accountants

Address:	T C Group, 75 High Street
	Boston, Lincolnshire
	PE21 8SX

Section B

Disclosure

Only complete if the examiner needs to highlight material problems.

Give here brief details of any items that the examiner wishes to disclose.

A large, empty rectangular box with a thin black border, occupying most of the page. It is intended for the user to provide details of items for disclosure as requested in the text above.