

# Orme Almshouses Accounts for the year ended 31 December 2022

	Budget 2022		Actual 2021	
	£	p	£	p
<b>Receipts</b>				
Donations Received			41,000.00	
Interest & Dividends				
AT&T Income Tax	945.29		10,400.00	
Gift Aid received	6.12	00p	100.00	00p
Other				
Refund of Fund Raising Costs				
Refund of Income Tax			25.00	
Income Tax Refund			10.00	
Other			50.00	
<b>Total Receipts</b>			41,585.29	

## Orme Almshouses

	Budget 2022		Actual 2021	
	£	p	£	p
<b>Payments</b>				
Orme Almshouses - Clerk (incl. AGM)	2,000.00		3,415.29	
Water charges			170.00	
Gas	1,400.00		1,491.73	
Electricity	200.00		7,813.56	
Grounds Maintenance	5.00		75.38	
Marketing	1,000.00		1,142.82	
Insurance	1,000.00		1,230.00	
Telephone	75.00		1,444.85	
Security Alarm - AGM	20.00		445.85	
Archival Fees	75.00		515.00	
Repairs & Maintenance	250.00		402.00	
Repairs & Maintenance	250.00		313.60	
Repairs & Maintenance	250.00		605.75	
Repairs & Maintenance	250.00		70.87	
Repairs & Maintenance	250.00		1,000.75	
Repairs & Maintenance	250.00		52.00	
Repairs & Maintenance	250.00		85.00	
Repairs & Maintenance	250.00		225.00	
<b>Total Payments</b>	32,300.00		29,491.10	

## For The Year Ended 31 December 2022

<b>Expenditure</b>				
Transfer to Charitable Maintenance Fund	3,000.00		3,000.00	
Transfer to Charitable Maintenance Fund	3,000.00		3,000.00	
Transfer to Charitable Maintenance Fund	3,000.00		3,000.00	
<b>Surplus / Deficit for the year</b>			7,813.56	
<b>Charitable Maintenance Fund</b>				
Repairs	1,213.09		1,213.09	
Transfer from Charitable Maintenance Fund	3,000.00		1,000.00	
<b>Surplus / Deficit for the year</b>			1,213.09	

Dexter & Sharpe (Louth)  
Chartered Certified Accountants  
1 Eastgate  
Louth  
Lincolnshire  
LN11 9NB

## Orme Almshouses Accounts for the year ended 31<sup>st</sup> December 2022

	Actual 2022		Actual 2021	
	£.p	£.p	£.p	£.p
<b>Receipts</b>				
<b>Residents' Payments</b>		46,491.00		41,820.00
<b>Interest &amp; dividends</b>				
NAACIF Income Shares	545.25		514.09	
COIF interest received	0.12	545.37	0.70	514.79
<b>Other</b>				
General fund movement				
Recharges to Residents		126.00		85.00
TV Licence fee recovery		45.00		52.50
Other				60.00
<b>Total Receipts</b>		47,207.37		42,532.29
<b>Payments</b>				
Gross Salaries - Clerk (incl.ERS NI)	9,942.96		9,415.29	
- Warden/Well being	1,410.00		570.00	
Water charges	3,784.09		1,891.73	
Gas	6,490.72		7,913.55	
Electricity	639.05		764.58	
Council Tax (Lodge)	0.00		1,144.82	
Gardening	4,988.40		3,210.00	
Insurance	1,573.87		1,444.88	
Telephone	355.59		448.65	
Subscriptions - NAA	322.00		316.00	
Accountancy Fees	528.00		462.00	
Payroll services	234.00		213.60	
Health, Safety & Welfare	664.99		636.78	
Postage, stationery & advertising	161.69		78.87	
General Maintenance	1,598.35		1,099.75	
TV Licences	45.00		52.50	
Rechargeable costs to Residents	126.00		85.00	
Miscellaneous	529.38		221.10	
<b>Total Payments</b>	33,394.09		29,969.10	
<b>Maintenance Provision</b>				
Transfer to Cyclical Maintenance Fund	3,000.00		3,000.00	
Transfer to Extraordinary Repairs Fund	3,000.00		3,000.00	
Transfer Extraordinary Fund to General Fund				
<b>Surplus / Deficit (-) for the year</b>		7,813.28		6,563.19
<b>Cyclical Maintenance Fund</b>				
Repairs	-6,273.09		-7,789.50	
Transfer from General Account	3,000.00		3,000.00	
<b>Surplus / Deficit (-)</b>		-3,273.09		-4,789.50



# Balance Sheet as at 31<sup>st</sup> December 2022

	2022		2021	
	£.p	£.p	£.p	£.p
<b>Investments</b>				
1901(2019 - 2142) NAACIF Accumulation shares	200,667.11		199,093.81	
15578 NAACIF Income shares	13,756.93		14,199.34	
Total		214,424.04		213,293.15
<b>Bank accounts</b>				
Lloyds TSB Treasurers account	15,063.59		13,244.79	
COIF Deposit account	12.28		12.16	
Comforts Fund	543.55		543.55	
Petty cash	425.10		224.87	
Creditors	-2,440.52		-480.00	
Total		13,604.00		13,545.37
<b>Total net assets</b>		<b>228,028.04</b>		<b>226,838.52</b>
<b>General Fund</b>				
Balance at 1 January 2019	97,868.67		90,132.46	
Surplus for the year	7,813.28		6,563.19	
Change in value of NAACIF Income shares	-442.41		1,173.02	
Total		105,239.54		97,868.67
<b>Comforts Fund</b>				
Balance at 1 January 2019	543.55		543.55	
Surplus for the year	0.00		0.00	
Total		543.55		543.55
<b>Cyclical Maintenance Fund</b>				
Balance at 1 January 2019	19,165.31		23,954.81	
Surplus / (Deficit) (-) for the year	-3,273.09		-4,789.50	
Total		15,892.22		19,165.31
<b>Extraordinary Repairs Fund</b>				
Balance at 1 January 2022	109,260.99		89,584.68	
Change in value of NAACIF Accumulation shares	1,573.30		23,175.11	
Building Repairs	-7,481.56		-6,498.80	
Transfer from General account	3,000.00		3,000.00	
Total		106,352.73		109,260.99
<b>Total fund reserves</b>		<b>228,028.04</b>		<b>226,838.52</b>

D Stevenson

Mr D Stevenson on behalf of the Trustees

25 April 2023

Date

Notes to the financial statements for the year ended 31 December 2022

1 Accounting Policies

Basis of preparation

The financial statements have been prepared in accordance with Accounting and Reporting by Charities: Statement of Recommended Practice applicable to charities preparing their accounts in accordance with the Financial Reporting Standard applicable in the UK and Republic of Ireland (FRS 102) (effective 1 January 2015) - (Charities SORP (FRS 102)) and the Financial Reporting Standard applicable in the UK and Republic of Ireland (FRS102).

Orme Almshouses meets the definition of a public benefit entity under FRS 102. Assets and liabilities are initially recognised at historical cost or transaction value unless otherwise stated in the relevant accounting policy note.

2 Investments

Investments are shown at valuation at 31 December 2022 (NAACIF shares at bid price), except the Almshouses and Land, Eastgate Louth, on which no value has been placed.



## **INDEPENDENT ACCOUNTANTS REPORT TO ORME ALMSHOUSES**

We report on the accounts of Orme Almshouses for the year ended 31st December 2022 which are set out on pages 1 to 3.

### **Respective responsibilities of the 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 our responsibility to:

- i. examine the accounts under section 145 of the Charities Act;
- ii. 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
- iii. to state whether particular 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 Commission. An examination includes a review of the accounting records kept by the charity and a comparison of the accounts presented with those records. It also includes consideration of any unusual items or disclosures in the accounts, and seeking explanations from you as 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 next statement.

### **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 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 our opinion, attention should be drawn in order to enable a proper understanding of the accounts to be reached.

*Dexter & Sharpe (Louth)*

Dexter & Sharpe (Louth)  
Chartered Certified Accountants and Registered Auditors  
1 Eastgate  
Louth  
Lincolnshire  
LN11 9NB

Dated: 3 May 2023





# Trustees' Annual Report for the period

From	Period start date			To	Period end date		
	Day 01	Month 01	Year 2022		Day 31	Month 12	Year 2022

## Section A Reference and administration details

Charity name ORME ALMSHOUSES

Other names charity is known by

Registered charity number (if any) 219705

Charity's principal address THE LODGE

143 EASTGATE

LOUTH

Postcode

LN11 9AJ

### 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	A C J HICKMAN			
2	J HOWARD			
3	P V WILLIAMS			
4	M ROBINSON			
5	J G PURVES	Chair		
6	S R RODDEN			
7	S EVANS			
8	S PARKIN			
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
ACCOUNTANTS	DEXTER & SHARPE	1 EASTGATE, LOUTH, LINCOLNSHIRE, LN11 9NB

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

DAVID STEVENSON

## Section B Structure, governance and management

### Description of the charity's trusts

Type of governing document  
(eg. trust deed, constitution)

TRUST DEED DATED 17 JANUARY 1885 AS VARIED BY THE SCHEME DATED 26 NOVEMBER 1968

How the charity is constituted  
(eg. trust, association, company)

TRUSTEES

Trustee selection methods  
(eg. appointed by, elected by)

APPOINTED

### 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.

A comprehensive Welcome Pack is handed to a new trustee to enable them to feel supported and informed on the policies and procedures of the Charity.

The Charity is a member of The National Almshouse Association which provides help and advice on any issues.

The Trustees are satisfied that systems are in place to manage any risks faced by the Charity. The day to day management of the Charity is delegated to the Clerk. Regular contact is maintained between the Clerk and the Trustees. Risks are identified, assessed and controlled on a regular basis. Planning of work activities for the year has been reviewed at a Trustee meeting. In particular, comprehensive insurance cover is in place and financial management is kept under review.

All Trustees give their time voluntarily and receive no remuneration or other benefits.

## Section C Objectives and activities

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

To provide accommodation for men aged 55 or over, bachelors or widowers.

During the course of the year general maintenance and improvements have been carried out.

We welcome applications from those in financial hardship or otherwise disadvantaged.

The Trustees confirm that they have referred to the Charity Commission's guidance on public benefit when reviewing the Trust's aims and objectives for the year.

**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)**

#### **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**

A Planning Application for 2 new resident's sheds has been successfully applied for. When installed all residents will then have the option of a double door shed for their own personal use at no extra cost.

The main sewer network has been re-lined, thus reducing the risk of blockages.

Latest specification Electric Circuit Boxes(incl.30MA trip) have been installed in the 3 residences which have received new residents in 2022.

All residences have current validated Electrical Certificates to June 2025 & the remaining ones will be upgraded pre June 2025.

A paved parking area to the rear, together with outside electrical socket, has been installed outside an almshouse for mobility scooter use (now 6 in total to date). Any resident requiring the use of a mobility scooter, thus aiding their continued independent living, will be provided with these additional facilities fully expensed by charity funds.

Thermostatic mixing valves have been fitted to all hot taps in all almshouses; thus reducing the water temperature *out-of-the-tap* to 47 degrees & removing any risk of scalding, but also without compromising Legionellosis prevention.

Being a very special event, all the residents were presented with a Queen Elizabeth II Platinum Jubilee Celebration mug by the charity.

We have appointed 3 new residents in 2022.

Legionella prevention procedures have been carried out by our appointed specialist, and is ongoing.

The gardens have been maintained by our contractor.

## Section E Financial review

### Brief statement of the charity's policy on reserves

We hold cash at the bank at as 31<sup>st</sup> December of £15,063.59 all of which is unrestricted funds. Our investments of £214,424.04 are retained towards the costs of meeting any repairs. £12.28 is held in a deposit account.

### Details of any funds materially in deficit

Not applicable.

### 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.

Our principle source of funds are Monthly Maintenance Charges received from residents.

It is our policy to invest any fund balances with COIF or NAACIF.

## Section F Other optional information

Ongoing maintenance to external areas and the grounds with individual internal inspections (Quinquennial) to assess any routine maintenance & identify any possible issues in the future.

All maintenance & improvements are carried out conforming to the Grade II Listing which covers all structures on site.

## Section G Declaration

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

### Signed on behalf of the charity's trustees

Signature(s)	<i>Judy Purves</i>	Approved by all Trustees at the 25 <sup>th</sup> April 2023 Meeting.
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Full name(s)	JUDY PURVES	
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Position (eg Secretary, Chair, etc)	CHAIR	
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Date	25 <sup>th</sup> April 2023
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