

# Orme Almshouses Accounts for the year ended 31<sup>st</sup> December 2023

	Actual 2023	Actual 2022
<b>Income</b>		
Grants Received	45,000.00	45,000.00
Interest & Dividends		
Interest on Loans	591.90	545.75
Interest on Investments	176.24	
Gift Aid	5.72	545.47
<b>Total Income</b>	624.86	1,096.22
<b>Expenditure</b>		
Repairs & Maintenance	105.00	105.00
Depreciation	45.00	45.00
<b>Total Expenditure</b>	150.00	150.00
<b>Total Reserves</b>	474.86	946.22

## Orme Almshouses

## Financial Statements

## For The Year Ended 31 December 2023

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Depreciation	45.00	45.00
<b>Total Expenditure</b>	150.00	150.00
<b>Total Reserves</b>	474.86	946.22

Transfer to Charitable Income Reserve	5,000.00	5,000.00
Transfer to Charitable Income Reserve	5,000.00	5,000.00
<b>Total Reserves</b>	10,000.00	10,000.00

Dexter & Sharpe (Louth)  
Chartered Certified Accountants

1 Eastgate

Louth

Lincolnshire

LN11 9NB

## Orme Almshouses Accounts for the year ended 31<sup>st</sup> December 2023

	Actual 2023		Actual 2022	
	£.p	£.p	£.p	£.p
<b>Receipts</b>				
<b>Residents' Payments</b>		48,063.38		46,491.00
<b>Interest &amp; dividends</b>				
NAACIF Income Shares	591.98		545.25	
Instant Acc. Saver - (Current A/C surplus)	102.29			
COIF interest received	0.53	694.80	0.12	545.37
<b>Other</b>				
General fund movement				
Recharges to Residents		108.00		126.00
TV Licence fee recovery		45.00		45.00
Other				
<b>Total Receipts</b>		48,911.18		47,207.37
<b>Payments</b>				
Gross Salaries - Clerk (incl.ERS NI)	10,550.04		9,942.96	
- Warden/Well being	240.00		1,410.00	
Water charges	2,152.07		3,784.09	
Gas	6,720.62		6,490.72	
Electricity	453.24		639.05	
Gardening	4,672.94		4,988.40	
Insurance	1,847.94		1,573.87	
Telephone	344.50		355.59	
Subscriptions - NAA	333.00		322.00	
Accountancy Fees	576.00		528.00	
Payroll services	258.00		234.00	
Health, Safety & Welfare	960.70		664.99	
Postage, stationery & advertising	211.72		161.69	
General Maintenance	1,710.16		1,598.35	
TV Licences	45.00		45.00	
Rechargeable costs to Residents	108.00		126.00	
Miscellaneous	491.99		529.38	
<b>Total Payments</b>	31,675.92		33,394.09	
<b>Maintenance Provision</b>				
Transfer to Cyclical Maintenance Fund	5,000.00		3,000.00	
Transfer to Extraordinary Repairs Fund	5,000.00		3,000.00	
Transfer Extraordinary Fund to General Fund				
<b>Surplus / Deficit (-) for the year</b>		7,235.26		7,813.28
<b>Cyclical Maintenance Fund</b>				
Repairs	-2,922.47		-6,273.09	
Transfer from General Account	5,000.00		3,000.00	
<b>Surplus / Deficit (-)</b>		2,077.53		-3,273.09

# Balance Sheet as at 31<sup>st</sup> December 2023

	2023		2022	
	£.p	£.p	£.p	£.p
<b>Investments</b>				
1901(2019 - 2142) NAACIF Accumulation shares	213,125.18		200,667.11	
15578 NAACIF Income shares	13,992.16		13,756.93	
Total	227,117.34		214,424.04	
<b>Bank accounts</b>				
Lloyds TSB Treasurers account	915.97		15,063.59	
Lloyds Instant Account Saver	28,602.29			
COIF Deposit account	12.81		12.28	
Comforts Fund	543.55		543.55	
Petty cash	30.81		425.10	
Creditors	-2,188.64		-2,440.52	
Total	27,916.79		13,604.00	
<b>Total net assets</b>	<b>255,034.13</b>		<b>228,028.04</b>	
<b>General Fund</b>				
Balance at 1 January 2023	105,239.54		97,868.67	
Surplus for the year	7,235.26		7,813.28	
Change in value of NAACIF Income shares	235.23		-442.41	
Total	112,710.03		105,239.54	
<b>Comforts Fund</b>				
Balance at 1 January 2023	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 2023	15,892.22		19,165.31	
Surplus / (Deficit) (-) for the year	2,077.53		-3,273.09	
Total	17,969.75		15,892.22	
<b>Extraordinary Repairs Fund</b>				
Balance at 1 January 2023	106,352.73		109,260.99	
Change in value of NAACIF Accumulation shares	12,458.07		1,573.30	
Building Repairs			-7,481.56	
Transfer from General account	5,000.00		3,000.00	
Total	123,810.80		106,352.73	
<b>Total fund reserves</b>	<b>255,034.13</b>		<b>228,028.04</b>	

D Stevenson

Mr D Stevenson on behalf of the Trustees

22 April 2024

Date

Notes to the financial statements for the year ended 31 December 2023

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 2023 (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 2023 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: 27 April 2024



# Trustees' Annual Report for the period

	Period start date			Period end date			
From	Day 01	Month 01	Year 2023	To	Day 31	Month 12	Year 2023

## 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		Resigned 9 <sup>th</sup> February	
9				
10				
11				
12				
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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



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### 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.

**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)**

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.

#### **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**

Latest specification Electric Circuit Box (incl.30MA trip) has been installed in the Lodge residence and all electrical facilities have been checked. The Lodge received new residents in 2023.

All residences have current validated Electrical Certificates to, at least, June 2025 & all remaining older Electric Circuit Boxes will be upgraded to the latest specifications pre June 2025.

We have appointed 3 new residents, in total, during 2023.

One residence has been fully redecorated & has subsequently been occupied by a newly appointed resident.

Handrails have been fitted to a wet-room to address a resident's needs.

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

Annual gas servicing & maintenance has been carried out by our appointed gas safe registered engineers. All gas appliances have current Landlord Gas Safety Certificates per regulatory requirements.

The gardens have been maintained by our contractor.

A new bespoke Orme Almshouses website has been published providing all information requirements for any interested individuals including application form download, directions to our site with route planner, a messaging facility & a history section. This can be easily found online, the Website is now in 1<sup>st</sup> or 2<sup>nd</sup> place on search engine results.

## 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 £915.97 (Current Account) & £28,602.29 (Instant Access Saver (short term surplus)) all of which is unrestricted funds. Our investments of £227,117.34 are retained towards the costs of meeting any repairs. £12.81 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, not assigned to current planned projects, 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)

*J Purves*

Approved by all Trustees at the 22<sup>nd</sup> April 2024 Meeting.

Full name(s)

JUDY PURVES

Position (eg Secretary, Chair, etc)

CHAIR

Date

22<sup>nd</sup> April 2024