

JOHN GAINSBOROUGH FOR BEDEHOUSES

England & Wales · Charity number 220156

Details

Status Registered

Legal form Other

Registered 1964-02-27

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

Contact

Address Leylandii
Station Road
Legbourne
Louth
LN11 8LL

Phone 01507601885

Activities

Objects: TWO BEDEHOUSES FOR TWO ELDERLY COUPLES ONE COUPLE SELECTED FROM THE PARISH OF LEGBOURNE AND THE OTHER COUPLE FROM THE PARISH OF LITTLE CAWTHORPE, FREE OF RENT, RATES AND TAXES.

Activities: The charity owns 2 almshouses in the village of Legbourne near Louth for pensioner couples with some connection with the village of Legbourne or Little Cawthorpe.

Classification

- **How:** Provides Buildings/facilities/open Space
- **What:** Accommodation/housing
- **Who:** Elderly/old People

Geography

- **Area of benefit:** LEGBOURNE AND LITTLE CAWTHORPE
- Lincolnshire

Finances

Period end	Income	Expenditure	Assets	Employees
2025-06-30	£5,215	£17,794	-	-
2024-06-30	£53,920	£37,821	-	-
2023-06-30	£3,672	£2,913	-	-
2022-06-30	£3,626	£2,686	-	-
2021-06-30	£9,568	£8,016	-	-

Trustees

Name	Role	Appointed
Patrick Anthony King	Chair	
JOHN ANTHONY GREEN		
Keith Raymond Hemingway		2018-01-04
PAUL BENNETT		2013-04-30

JOHN GAINSBOROUGH FOR BEDEHOUSES

England & Wales - Charity number 220156

Accounts



Trustees' Annual Report for the period

From 01.07.2023 Period start date To 30.06.24 Period end date

Charity name: John Gainsborough Trust

Charity registration number:220156

Objectives and Activities

	SORP reference	
Summary of the purposes of the charity as set out in its governing document	Para 1.17	The charity owns 2 almshouses in the village of Legbourne near Louth for to provide housing for old age pensioner couples who must have a connection with the villages of Legbourne or Little Cawthorpe.
Summary of the main activities in relation to those purposes for the public benefit, in particular, the activities, projects or services identified in the accounts.	Para 1.17 and 1.19	Substantial renovations, upgrades and refurbishments have been undertaken to both properties during this financial year.
Statement confirming whether the trustees have had regard to the guidance issued by the Charity Commission on public benefit	Para 1.18	The Trustees are governed by the Will of the late John Gainsborough. The Trustees confirm that they also follow the guidelines set out by the Charities Commission

Additional information (optional)

You may choose to include further statements where relevant about:

	SORP reference	
Policy on grant making	Para 1.38	Not applicable
Policy on social investment including program related investment	Para 1.38	Not applicable
Contribution made by volunteers	Para 1.38	Not applicable

Other		
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Achievements and Performance

	SORP reference	
Summary of the main achievements of the charity, identifying the difference the charity's work has made to the circumstances of its beneficiaries and any wider benefits to society as a whole.	Para 1.20	<p>The building works have provided significant improvements to the properties thus benefiting, Mr & Mrs Robinson and Mrs Smith, the existing beneficiaries. As well as ensuring the properties are safe and secure and ensuring the sustainability of the properties into the future. New insulation, damp proof floors, new kitchen and bathroom for No1, new heating system No1. Insulating bedrooms, new radiators, new external PVC doors on outhouses. No1.</p> <p>Complete upgrade of electrics both properties.</p> <p>£36k spent during this financial year. Works to be completed during year ending 30.06.2025. Extra works identified which will increase the cost. Sufficient investment funds available without putting the charity at Risk. Current value of Investments £358k</p>

Additional information (optional)

You may choose to include further statements where relevant about:

Achievements against objectives set	Para 1.41	
Performance of fundraising activities against objectives set	Para 1.41	Both properties are now providing an income to the Charity and with investment income is sufficient to cover normal outgoings.
Investment performance against objectives	Para 1.41	
Other		

Financial Review

Review of the charity's financial position at the end of the period	Para 1.21	
Statement explaining the policy for holding reserves stating why they are held	Para 1.22	Reserves are held to cover potential rebuilding costs and any upgrades required by law.eg Electrical installation.
Amount of reserves held	Para 1.22	£358k
Reasons for holding zero reserves	Para 1.22	N/A
Details of fund materially in deficit	Para 1.24	N/A
Explanation of any uncertainties about the charity continuing as a going concern	Para 1.23	N/A

Additional information (optional)

You may choose to include further statements where relevant about:

The charity's principal sources of funds (including any fundraising)	Para 1.47	Weekly contribution from beneficiaries and COIF Investment income M & G Investment Income
Investment policy and objectives including any social investment policy adopted	Para 1.46	Investments are reviewed at Trustees regular meetings. Weekly contributions and investment income now cover essential outgoings as we now have a weekly contribution from both properties.
A description of the principal risks facing the charity	Para 1.46	Potential lack of Trustees to administer the Charity in the long term but no immediate risk.
Other		None

Structure, Governance and Management

Description of charity's trusts:		
Type of governing document (trust deed , royal charter)	Para 1.25	Will of the Late Rev. John Gainsborough
How is the charity constituted? (e.g unincorporated association , CIO)	Para 1.25	Unincorporated
Trustee selection methods including details of any constitutional provisions e.g. election to post or name of any person or body entitled	Para 1.25	Legbourne residents by invitation with interview by all existing Trustees.

to appoint one or more trustees		
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Additional information (optional)

You may choose to include further statements where relevant about:

Policies and procedures adopted for the induction and training of trustees	Para 1.51	
The charity's organisational structure and any wider network with which the charity works	Para 1.51	Members of the Almshouses Association
Relationship with any related parties	Para 1.51	
Other		

Reference and Administrative details

Charity name	John Gainsborough Trust
Other name the charity uses	
Registered charity number	220156
Charity's principal address	Leylandii Station Road Legbourne Louth Lincs LN11 8LL

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	Patrick King	Trustee		Trustees of John Gainsborough Trust
2	John Green	Trustee		As above
3	Paul Bennett	Trustee		As above
4	Keith Hemingway	Trustee		As above
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Corporate trustees – names of the directors at the date the report was approved

Director name		

Name of trustees holding title to property belonging to the charity

Trustee name	Dates acted if not for whole year	

Funds held as custodian trustees on behalf of others

Description of the assets held in this capacity	None
Name and objects of the charity on whose behalf the assets are held and how this falls within the custodian charity's objects	None
Details of arrangements for safe custody and segregation of such assets from the charity's own assets	None

Additional information (optional)

Names and addresses of advisers (Optional information)

Type of adviser	Name	Address

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

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Exemptions from disclosure

Reason for non-disclosure of key personnel details

Not applicable

Other optional information

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Declarations

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

Signed on behalf of the charity's trustees

Signature(s)

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Full name(s)

Patrick Anthony King

Keith Raymond Hemingway

Position (eg Secretary,
Chair, etc)

Trustee and Chair

Trustee and Secretary

Date

15.04.25

15.04.25

John Gainsborough Trust Accounts Year Ended 30.06.24

INCOME

Beneficiary Contribution No 2 Bede House (Rita Smith)		1200
Beneficiary Contribution No 1 Bede House (R & P Robinson)		120
Investment Income		
M & G		334.85
COIF		2187.6
Other Income	COIF Transfer	50000
	Grout Ins Refund Contents No1	56.64
	Utilities pay't No1 per John Clarke	20.65

Total

EXPENDITURE

Lifeline ELDC x 2		
No. 1		89.22
No.2		148.72
Repairs No1 Bede House		225
Repairs No2 Bede House		25
Renovations Nos. 1 & 2 Bede Houses		31671.79
New Gas Boiler No 1 Bede House		3890
Utilities No1		204.37
Annual Gas Checks No's 1 & 2		168
Pigsgarth Hedge and Grass Maintainance		550
Insurance		581.91
Almshouses Association		267

Total

Surplus

Represented by Bank 01.07.2023
Surplus

Bank 28.02.2024

Investment Balance as at 30.06.24

Investments	CIF	Accumulation Income
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Black Rock	Accumulation
M & G	Accumulation Income
Lloyds Bank	28.06.24

Total

53919.74

37821.01

16098.73

7235.33

16098.73

23334.06

23931.28

-597.22 Unpresented cheque 354

23334.06

179034.7

81367.2

79352.88

30229.17
7797.25

23334.06

401115.3

(if any):

Address: BROADSIDE, CECILIA WAY, LITTLE CANTON
COUNTY, WALES, SA11 2GZ

Section 8

Disclosure

Only complete if the examiner needs to highlight material matters of concern (see CC32, Independent examination of charity accounts: directions and guidance for examiners).

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



Section A Independent Examiner's Report

Report to the trustees Charity Name JOHN GAINSBOROUGH RES. BPOEMOUSES

On accounts for the year ended 30th June 2024 Charity no (if any) 220156

Set out on pages 1-2 (remember to include the page numbers of additional sheets)

Responsibilities and basis of report

I report to the trustees on my examination of the accounts of the above charity ("the Trust") for the year ended 30th June 2024

As the charity's trustees, 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 all the applicable Directions given by the Charity Commission under section 145(5)(b) of the Act.

Independent examiner's statement

[The charity's gross income exceeded £250,000 and I am qualified to undertake the examination by being a qualified member of (insert name of applicable listed body)] - Delete {} if not applicable.

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

- the accounting records were not kept in accordance with section 130 of the Charities Act; or
the accounts did not accord with the accounting records; or
the accounts did not comply with the applicable requirements concerning the form and content of accounts set out in the Charities (Accounts and Reports) Regulations 2008 other than any requirement that the accounts give a 'true and fair' view which is not a matter considered as part of an independent examination.

I have no concerns and have come across no other matters in connection with the examination to which attention should be drawn in this report 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: J Thady Date: 17-3-25

Name: JUDITH THACKRAY FCA

Relevant professional qualification(s) or body ACCA