

THE JOHN COLEY ALMSHOUSES

England & Wales · Charity number 220512

Details

Status Registered

Legal form Other

Registered 1963-11-19

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

Contact

Address 10 The Gables
Hundleby
Spilsby
Lincolnshire
PE23 5RD

Phone 01790752854

Activities

Objects: 1) ALMSHOUSES, NOT TO EXCEED EIGHT IN NUMBER, FOR PERSONS RESIDENT IN SPILSBY DISTRICT FOR OVER FIVE YEARS, WHO ARE IN IMPECUNIOUS CIRCUMSTANCES. 2) GRANTS TO PERSONS WHO HAVE RESIDED IN SPILSBY DISTRICT OR HAGNABY PARISH FOR OVER FIVE YEARS AND WHO ARE IN IMPECUNIOUS CIRCUMSTANCES. 3) GRANTS TO THE FOUNDERS DAUGHTERS, BROTHERS AND SISTERS AND THEIR DESCENDANTS IN NECESSITOUS CIRCUMSTANCES. 4) IF RESIDUE PERMITS, \$25 FOR THE BENEFIT OF THE INHABITANTS OF THE HAMLET OF ABBOTS, SALFORD, FORMINGH PART OF THE PARISH OF SALFORD PRIORS, WARCS.

Activities: Providing accommodation for local people of limited means.

Classification

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

Geography

- **Area of benefit:** SEE OBJECTS ALSO HUNDLEBY RAITHBY TOYNTON ST PETER/ALL SAINT
- Lincolnshire

Finances

Period end	Income	Expenditure	Assets	Employees
2024-12-31	£39,312	£17,309	-	-
2023-12-31	£36,039	£12,181	-	-
2022-12-31	£37,823	£5,661	-	-
2021-12-31	£35,827	£10,915	-	-
2020-12-31	£18,550	£14,139	-	-

Trustees

Name	Role	Appointed
JAMES BARNARD BOULTON		2014-01-01
MARK TONG		
Malcolm Leonard Dales		2016-05-19
Richard Henry Richmond		2022-02-01
SUSAN OLIVER		2026-05-18

THE JOHN COLEY ALMSHOUSES

England & Wales - Charity number 220512

Accounts

THE JOHN COLEY ALMSHOUSES TRUST

ANNUAL TRUSTEES REPORT FOR THE YEAR ENDED 31 DECEMBER 2024

General

The Almshouses Charity was established on the 28th October 1949 and it aims to provide Almshouse accommodation for the elderly poor (and those who find themselves in impecunious circumstances) of the Spilsby district. The Trust comprises of parcels of land at Raithby and Hagnaby and also 8 Almshouses as detailed below.

The Charity currently provides accommodations in 8 houses (numbers 1 to 8 Welford Bungalows, Partney Road, Spilsby). Monies held in the Trust resulting from investments and prior year surpluses are used to maintain and keep these properties in good repair and to a satisfactory standard.

The Charity has the Charity Commission No. 220512 and is a member of the National Association of Almshouses (No. M1095). The Clerk to the Trust is Mr P Hunt of 10 The Gables, Hundleby, Spilsby PE23 5RD.

The Charity Trustees during 2024 were:-

- Mr M Tong (Chairman)
- Mr M Dales
- Mr R Richmond
- Mr S Sykes
- Mr J Boulton

General administration work has included:-

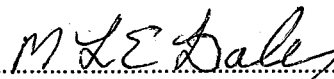
Collecting the maintenance contributions; keeping records; organising repairs and maintenance; checking work; paying bills; keeping accounts; drafting the annual income/expenditure accounts; circulating agendas; organising meetings of the Trustees; taking minutes and circulating these to the Trustees; filling out Charity and Ombudsman Scheme returns; organising insurance cover, gas and electrical inspections and obtaining advice on re-investment.

2024 Year

The Almshouses remain in full capacity at the year end of 31st December 2024.



Mr M Tong (Chairman/Trustee)



Mr M Dales (Trustee)

4th June 2025

THE JOHN COLEY ALMSHOUSES TRUSTACCOUNTS FOR THE YEAR ENDED 31ST DECEMBER 2024**Receipts and Payments Account**

	<u>31.12.24</u>	<u>31.12.2023</u>
	<u>£</u>	<u>£</u>
Income Receipts		
Charities Official Investment Fund (C.O.I.F.)	69.04	68.10
Bank interest	731.02	90.94
Rents received	7,155.00	7,155.00
Residents weekly maintenance contributions	31,357.50	28,725.00
	<hr/>	<hr/>
Total Receipts	39,312.56	36,039.04
Direct Charitable Expenditure		
Insurances	1,297.14	1,565.74
Repairs and maintenance	7,238.43	3,114.20
Improvement costs - carpets (2023 windows)	2,250.40	5,268.00
Gas checks	1,056.00	864.00
5 year electrical check	3,634.90	-
Accountancy	420.00	420.00
British Gas - Inter-occupancy	649.65	
	<hr/>	<hr/>
	16,546.52	11,231.94
Other Expenditure		
Clerks' salary and expenses	410.00	410.00
Subscriptions (2024 and 2023)	353.00	539.00
	<hr/>	<hr/>
	763.00	949.00
	<hr/>	<hr/>
Total Payments	17,309.52	12,180.94
	<hr/>	<hr/>
Net Income for the year	22,003.04	23,858.10
Bank Deposit and Cash Accounts at 1st January 2024	104,049.08	80,190.98
	<hr/>	<hr/>
Bank Deposit and Cash Accounts at 31st December 2024	126,052.12	104,049.08
	<hr/>	<hr/>

THE JOHN COLEY ALMSHOUSES TRUSTSTATEMENT OF ASSETS AND LIABILITIES AT 31 DECEMBER 2024

	<u>31.12.24</u>	<u>31.12.23</u>
	<u>£</u>	<u>£</u>
Monetary Assets:		
Bank and Cash Balances:		
Lloyds Classic Bank Account	36,159.45	39,956.47
Lloyds Flexible Savings Passbook Account	89,892.67	64,092.61
	<hr/>	<hr/>
	126,052.12	104,049.08
	<hr/>	<hr/>
Investments:		
2310.00 M&G Charity Multi Asset Accumulation Units		
Price at 31.12.2024 12107.14	279,674.93	258,910.81
Capital:		
125 Charities Official Investment Fund Income Units		
Price at 31.12.2024 £20.2933	2,536.66	2,480.63
	<hr/>	<hr/>
	282,211.59	261,391.44
	<hr/>	<hr/>
Total of Monetary Assets	408,263.71	365,440.52
	<hr/> <hr/>	<hr/> <hr/>

Other Assets:

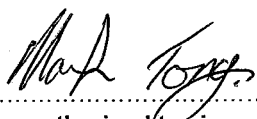
Held for functional use by the Charity

Housing Properties

The Trust owns the following mortgage free properties:-

- 1) 1 - 8 Coley / Welford Bungalows, Spilsby
- 2) 45.028 acres of Farmland, Raithby (tenanted)
- 3) 59.315 acres of Farmland, Hagnaby (tenanted)

The accounts set out on pages 2 for the financial year ended on the above date, and the statement of assets and liabilities at that date set out on page 3 are as approved by the Trustees.



Trustee authorised to sign on behalf of all Trustees
Mr M Tong - Chairman



Trustee authorised to sign on behalf of all Trustees
Mr M Dales

Independent examiner's report to the trustees of

1

The John Coley Almshouses Trust

We report on the accounts of the Trust for the year ended 31st December 2024, which are set out on pages 2 to 3.

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;
to follow the procedures laid down in the general Directions given by the Charity Commission under section 145(5)(b) of the 2011 Act;
and
to state whether particular matters have come to my 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 trustees concerning any such matters. The procedures 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 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



RM Johnson MAAT FIAAB

6th June 2025

**For and on behalf of
Dexter & Sharpe
Chartered Certified Accountants
26 Ida Road
Skegness
Lincolnshire PE25 2AR**

THE JOHN COLEY ALMSHOUSES

England & Wales - Charity number 220512

Accounts

THE JOHN COLEY ALMSHOUSES TRUST

ANNUAL TRUSTEES REPORT FOR THE YEAR ENDED 31ST DECEMBER 2023

General

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The Charity currently provides accommodation in 8 houses (numbers 1 to 8 Welford Bungalows, Partney Road, Spilsby). Monies held in the Trust resulting from investments and prior year surpluses are used to maintain and keep these properties in good repair and to a satisfactory standard.

The Charity has the Charity Commission No. 220512 and is a member of the National Association of Almshouses (No. M1095). The Clerk to the trust is Mr P Hunt of ~~4 North Beck Lane~~, Hundleby, Spilsby. PE23 5NB
10 The Gables MLE ✓
RD

The Charity Trustees, during 2023 were:

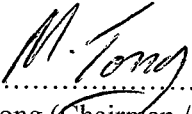
Mr M Tong (Chairman)
Mr M Dales
Mr R Richmond
Mr S Sykes
Mr J Boulton

General administration work has included:-

Collecting the maintenance contributions; Keeping records; Organising repairs and maintenance; Checking work; Paying bills; Keeping accounts; Drafting the annual income/expenditure accounts; Circulating agendas; organising meetings of the Trustees; taking minutes and circulating these to the Trustees; Filling out Charity and Ombudsman Scheme returns; Organising insurance cover, gas and electrical inspections, and obtaining advice on re-investment.

2023 Year

The Almshouses remain in full capacity at the year end of 31st December 2023.


.....
Mr M Tong (Chairman / Trustee)

27 September 2024


.....
Mr M Dales (Trustee)

27 September 2024

THE JOHN COLEY ALMSHOUSES TRUST**ACCOUNTS FOR THE YEAR ENDED 31ST DECEMBER 2023****Receipts and Payments Account**

	<u>31.12.23</u>	<u>31.12.2022</u>
	£	£
Income Receipts		
Charities Official Investment Fund (C.O.I.F.)	68.10	67.84
Bank interest	90.94	0.38
Rents received	7,155.00	7,155.00
Residents weekly maintenance contributions	28,725.00	30,600.00
	<hr/>	<hr/>
Total Receipts	36,039.04	37,823.22
Direct Charitable Expenditure		
Insurances	1,565.74	1,414.11
Repairs and maintenance	3,114.20	1,584.22
Improvement costs - windows	5,268.00	782.00
Gas checks	864.00	864.00
Accountancy	420.00	420.00
	<hr/>	<hr/>
	11,231.94	5,064.33
Other Expenditure		
Clerks' salary and expenses	410.00	410.00
Subscriptions (2023 and 2024)	539.00	187.00
	<hr/>	<hr/>
	949.00	597.00
	<hr/>	<hr/>
Total Payments	12,180.94	5,661.33
	<hr/>	<hr/>
Net Income for the year	23,858.10	32,161.89
Bank Deposit and Cash Accounts at 1st January 2023	80,190.98	48,029.09
	<hr/>	<hr/>
Bank Deposit and Cash Accounts at 31st December 2023	104,049.08	80,190.98
	<hr/>	<hr/>

THE JOHN COLEY ALMSHOUSES TRUSTSTATEMENT OF ASSETS AND LIABILITIES AT 31 DECEMBER 2023

	<u>31.12.23</u>	<u>31.12.2022</u>
	£	£
Monetary Assets:		
Bank and Cash Balances:		
Lloyds Classic Bank Account	39,956.47	16,257.41
Lloyds Flexible Savings Passbook Account	64,092.61	63,933.57
	<hr/>	<hr/>
	104,049.08	80,190.98
	<hr/>	<hr/>
Investments:		
2310.00 M&G Charity Multi Asset Accumulation Units Price at 31.12.2023 11208.26	258,910.81	243,776.38
Capital:		
125 Charities Official Investment Fund Income Units Price at 31.12.2023 1,984.50	2,480.63	2,271.86
	<hr/>	<hr/>
	261,391.44	246,048.24
	<hr/>	<hr/>
Total of Monetary Assets	365,440.52	326,239.22
	<hr/> <hr/>	<hr/> <hr/>

Other Assets:

Held for functional use by the Charity

Housing Properties

The Trust owns the following mortgage free properties:-

- 1) 1 - 8 Coley / Welford Bungalows, Spilsby
- 2) 45.028 acres of Farmland, Raithby (tenanted)
- 3) 59.315 acres of Farmland, Hagnaby (tenanted)

The accounts set out on pages 2 for the financial year ended on the above date, and the statement of assets and liabilities at that date set out on page 3 are as approved by the Trustees.



Trustee authorised to sign on behalf of all Trustees
Mr M Tong - Chairman



Trustee authorised to sign on behalf of all Trustees
Mr M Dales

Independent examiner's report to the trustees of

1

The John Coley Almshouses Trust

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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

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examine the accounts under section 145 of the 2011 Act;
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and
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Basis of independent examiner's report

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Independent examiner's statement

In connection with my 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



RM Johnson MAAT FIAAB

18th May 2024

**For and on behalf of
Dexter & Sharpe
Chartered Certified Accountants
26 Ida Road
Skegness
Lincolnshire**

THE JOHN COLEY ALMSHOUSES

England & Wales - Charity number 220512

Accounts

THE JOHN COLEY ALMSHOUSES TRUST

ANNUAL TRUSTEES REPORT FOR THE YEAR ENDED 31ST DECEMBER 2022

General

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The Charity has the Charity Commission No. 220512 and is a member of the National Association of Almshouses (No. M1095). The Clerk to the trust is Mr P Hunt of 4 North Beck Lane, Hundleby, Spilsby. PE23 5NB

The Charity Trustees, during 2022 were:

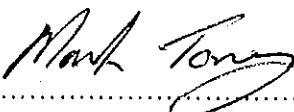
Mr M Tong (Chairman)
Mr M Dales
Mr R Richmond
Mr S Sykes
Mr J Boulton

General administration work has included:-

Collecting the maintenance contributions; Keeping records; Organising repairs and maintenance; Checking work; Paying bills; Keeping accounts; Drafting the annual income/expenditure accounts; Circulating agendas; organising meetings of the Trustees; taking minutes and circulating these to the Trustees; Filling out Charity and Ombudsman Scheme returns; Organising insurance cover, gas and electrical inspections, and obtaining advice on re-investment.

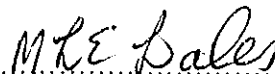
2022 Year

This year there has been an increase in weekly maintenance contributions for the properties. The Almshouses remain in full capacity at the year end of 31st December 2022.



Mr M Tong (Chairman / Trustee)

27 March 2023



Mr M Dales (Trustee)

27 March 2023

THE JOHN COLEY ALMSHOUSES TRUST

ACCOUNTS FOR THE YEAR ENDED 31ST DECEMBER 2022

Receipts and Payments Account

	<u>31.12.2022</u>	<u>31.12.2021</u>
	£	£
Income Receipts		
Charities Official Investment Fund (C.O.I.F.)	67.84	66.11
Bank interest	0.38	0.80
Rents received	7,155.00	7,155.00
Residents weekly maintenance contributions	30,600.00	28,605.00
	37,823.22	35,826.91
Direct Charitable Expenditure		
Insurances	1,414.11	1,325.87
Repairs and maintenance	1,584.22	2,565.16
Improvement costs - kitchen, windows and flooring	782.00	4,723.87
Gas checks (and 2021 EPC certificates)	864.00	964.00
Council tax and utility bills	-	743.97
Accountancy	420.00	-
	5,064.33	10,322.87
Other Expenditure		
Clerks' salary and expenses	410.00	410.00
Subscription	187.00	182.00
	597.00	592.00
Total Payments	5,661.33	10,914.87
Net Income for the year	32,161.89	24,912.04
Bank Deposit and Cash Accounts at 1st January 2022	48,029.09	23,117.05
Bank Deposit and Cash Accounts at 31st December 2022	80,190.98	48,029.09

THE JOHN COLEY ALMSHOUSES TRUSTSTATEMENT OF ASSETS AND LIABILITIES AT 31 DECEMBER 2022

	<u>31.12.2022</u>	<u>31.12.2021</u>
	£	£
Monetary Assets:		
Bank and Cash Balances:		
Lloyds Classic Bank Account	16,257.41	44,163.74
Lloyds Flexible Savings Passbook Account	63,933.57	3,865.35
	<hr/>	<hr/>
	80,190.98	48,029.09
	<hr/>	<hr/>
Investments:		
2310.00 M&G Charity Multi Asset Accumulation Units Price at 31.12.2022 10553.09	243,776.38	241,865.09
Capital:		
125 Charities Official Investment Fund Income Units Price at 31.12.2022 1,817.49	2,271.86	2,570.80
	<hr/>	<hr/>
	246,048.24	244,435.89
	<hr/>	<hr/>
Total of Monetary Assets	326,239.22	292,464.98
	<hr/> <hr/>	<hr/> <hr/>

Other Assets:

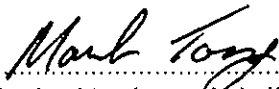
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 Mr M Tong - Chairman



 Trustee authorised to sign on behalf of all Trustees
 Mr M Dales

Independent examiner's report to the trustees of

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Basis of independent examiner's report

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RM Johnson MAAT FIAAB

21st March 2023

For and on behalf of
Dexter & Sharpe
Chartered Certified Accountants
10/12 The Terrace
Spilsby
Lincolnshire

THE JOHN COLEY ALMSHOUSES

England & Wales - Charity number 220512

Accounts

THE JOHN COLEY ALMSHOUSES TRUST

ANNUAL TRUSTEES REPORT FOR THE YEAR ENDED 31ST DECEMBER 2021

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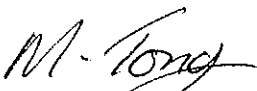
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Mr M Dales
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2021 Year

This year there has been an increase in weekly maintenance contributions for the properties. The Almshouses remain in full capacity at the year end of 31st December 2021.



Mr M Tong (Chairman / Trustee)

20 October 2022



Mr M Dales (Trustee)

20 October 2022

THE JOHN COLEY ALMSHOUSES TRUST

REGISTERED CHARITY NO: 220512

FINANCIAL ACCOUNTS FOR THE YEAR ENDED
31ST DECEMBER 2021

Independent examiner's report to the trustees of

1

The John Coley Almshouses Trust

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RM Johnson MAAT FIAAB

20th October 2022

For and on behalf of
Dexter & Sharpe
Chartered Certified Accountants
10/12 The Terrace
Spilsby
Lincolnshire

THE JOHN COLEY ALMSHOUSES TRUSTACCOUNTS FOR THE YEAR ENDED 31ST DECEMBER 2021**Receipts and Payments Account**

	<u>31.12.2021</u>	<u>31.12.2020</u>
	£	£
Income Receipts		
Charities Official Investment Fund (C.O.I.F.)	66.11	64.82
Bank interest	0.80	3.49
Rents received	7,155.00	7,155.00
Residents weekly maintenance contributions	28,605.00	11,329.29
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Total Receipts	35,826.91	18,552.60
Direct Charitable Expenditure		
Insurances	1,325.87	1,268.86
Repairs and maintenance	2,565.16	1,964.62
Improvement costs - kitchen, windows and flooring	4,723.87	9,379.20
Gas checks and EPC certificates	964.00	914.00
Council tax and utility bills	743.97	22.91
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	10,322.87	13,549.59
Other Expenditure		
Clerks' expenses	410.00	410.00
Subscriptions	182.00	179.00
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	592.00	589.00
	<hr/>	<hr/>
Total Payments	10,914.87	14,138.59
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Net Income for the year	24,912.04	4,414.01
Bank Deposit and Cash Accounts at 1st January 2021	23,117.05	18,703.04
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Bank Deposit and Cash Accounts at 31st December 2021	48,029.09	23,117.05
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THE JOHN COLEY ALMSHOUSES TRUSTSTATEMENT OF ASSETS AND LIABILITIES AT 31 DECEMBER 2021

	<u>31.12.2001</u>	<u>31.12.2000</u>
	£	£
Monetary Assets:		
Bank and Cash Balances:		
Lloyds Classic Bank Account	44,163.74	19,318.61
Lloyds Flexible Savings Passbook Account	3,865.35	3,798.44
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	48,029.09	23,117.05
	<hr/>	<hr/>
Investments:		
2310.00 M&G Charity Multi Asset Accumulation Units Price at 31.12.2021 104.7035p	241,865.09	213,711.27
Capital:		
125 Charities Official Investment Fund Income Units Price at 31.12.2021 20.5664p	2,570.80	2,246.96
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	244,435.89	215,958.23
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Total of Monetary Assets	292,464.98	239,075.28
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Other Assets:

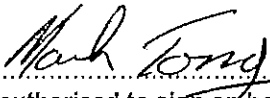
Held for functional use by the Charity

Housing Properties

The Trust owns the following mortgage free properties:-

- 1) 1 - 8 Coley / Welford Bungalows, Spilsby
- 2) 45.028 acres of Farmland, Raithby (tenanted)
- 3) 59.315 acres of Farmland, Hagnaby (tenanted)

The accounts set out on pages 2 for the financial year ended on the above date, and the statement of assets and liabilities at that date set out on page 3 are as approved by the Trustees.


 Trustee authorised to sign on behalf of all Trustees
 Mr M Tong 20th October 2022


 Trustee authorised to sign on behalf of all Trustees
 Mr M Dales 20th October 2022

Independent examiner's report to the trustees of

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The John Coley Almshouses Trust

We report on the accounts of the Trust for the year ended 31st December 2021, which are set out on pages 2 to 3.

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;
- to follow the procedures laid down in the general Directions given by the Charity Commission under section 145(5)(b) of the 2011 Act;
- and
- to state whether particular matters have come to my 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 trustees concerning any such matters. The procedures 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 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



RM Johnson MAAT FIAAB

20th October 2022

For and on behalf of
Dexter & Sharpe
Chartered Certified Accountants
10/12 The Terrace
Spilsby
Lincolnshire