

## THE JOHN COLEY ALMSHOUSES TRUST

### ANNUAL TRUSTEES REPORT FOR THE YEAR ENDED 31<sup>ST</sup> DECEMBER 2022

#### General

This 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 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

The Charity Trustees, during 2022 were:

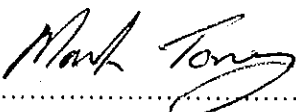
Mr M Tong (Chairman)  
Mr M Dales  
Mr R Richmond  
Mr S Sykes  
Mr J Boulton

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.

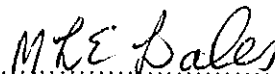
#### 2022 Year

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>
	£	£
<b>Income Receipts</b>		
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
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<b>Total Receipts</b>	37,823.22	35,826.91
<b>Direct Charitable Expenditure</b>		
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	-
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	5,064.33	10,322.87
<b>Other Expenditure</b>		
Clerks' salary and expenses	410.00	410.00
Subscription	187.00	182.00
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	597.00	592.00
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<b>Total Payments</b>	5,661.33	10,914.87
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<b>Net Income for the year</b>	32,161.89	24,912.04
<b>Bank Deposit and Cash Accounts at 1st January 2022</b>	48,029.09	23,117.05
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<b>Bank Deposit and Cash Accounts at 31st December 2022</b>	80,190.98	48,029.09
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THE JOHN COLEY ALMSHOUSES TRUSTSTATEMENT OF ASSETS AND LIABILITIES AT 31 DECEMBER 2022

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

**Other Assets:**

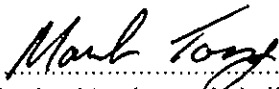
Held for functional use by the Charity

**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 2022, 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**

21st March 2023

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