



CHARITY COMMISSION
FOR ENGLAND AND WALES

St Anne's Bedehouses

Charity No:
221541

CC16a

Receipts and payments accounts

For the period from	01/01/2023	To	31/12/2023
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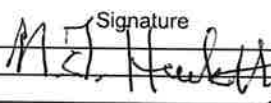
Section A Receipts and payments

	Unrestricted funds	Restricted funds	Endowment funds	Total funds	Last year
	to the nearest £	to the nearest £	to the nearest £	to the nearest £	to the nearest £
A1 Receipts					
Net income from rents	67,886	-	-	67,886	58,175
Laundry receipts	1,570	-	-	1,570	1,538
Donations	503	-	-	503	255
Chapel Fund	376	-	-	376	342
Interest received	19	-	-	19	18
Miscellaneous	-	-	-	-	678
Sub total (Gross income for AR)	70,354	-	-	70,354	61,006
A2 Asset and investment sales, (see table).					
Sale of investments	-	-	-	-	-
Loan from Almshouse's Association	-	-	-	-	-
Sub total	-	-	-	-	-
Total receipts	70,354	-	-	70,354	61,006
A3 Payments					
General utilities	4,787	-	-	4,787	4,489
Chapel utilities	2,104	-	-	2,104	1,134
Insurance	5,082	-	-	5,082	3,740
Contract Payment	-	-	-	-	-
Cyclical Maintenance	-	-	-	-	-
Extraordinary repairs/ improvements	9,159	-	-	9,159	6,225
General Repairs	18,227	-	-	18,227	15,130
Administration salaries	21,213	-	-	21,213	19,343
Council Tax	-	-	-	-	274
General expenses	1,011	-	-	1,011	1,687
Bank charges	-	-	-	-	-
Professional Fees	4,469	-	-	4,469	525
Independent Examination fees	1,650	-	-	1,650	1,500
Subscription - National Association	407	-	-	407	605
Sub total	68,109	-	-	68,109	54,652
A4 Asset and investment purchases, (see table)					
Additions and capital works	-	-	-	-	8,430
Almshouses loan repayment	3,265	-	-	3,265	3,265
Natwest Plc Mortgage repayments	-	-	-	-	-
Sub total	3,265	-	-	3,265	11,695
Total payments	71,374	-	-	71,374	66,347
Net of receipts/(payments)	- 1,020	-	-	- 1,020	- 5,341
A5 Transfers between funds	-	-	-	-	-
A6 Cash funds last year end	12,324	-	-	12,324	17,665
Cash funds this year end	11,304	-	-	11,304	12,324

Section B Statement of assets and liabilities at the end of the period

Categories	Details	Unrestricted funds to nearest £	Restricted funds to nearest £	Endowment funds to nearest £
B1 Cash funds	Cash at bank	11,304	-	-
		-	-	-
		-	-	-
	Total cash funds	11,304	-	-
(agree balances with receipts and payments account(s))				
B2 Other monetary assets	Details	Unrestricted funds to nearest £	Restricted funds to nearest £	Endowment funds to nearest £
		-	-	-
		-	-	-
		-	-	-
		-	-	-
		-	-	-
B3 Investment assets	Details	Fund to which asset belongs	Cost (optional)	Current value (optional)
	M&G Investments	Unrestricted funds	90	457
			-	-
			-	-
			-	-
B4 Assets retained for the charity's own use	Details	Fund to which asset belongs	Cost (optional)	Current value (optional)
	Equipment	Unrestricted funds	31,273	6,399
	Housing Property	Unrestricted funds	253,188	253,188
	Other Property	Unrestricted funds	45,989	45,989
			-	-
			-	-
			-	-
			-	-
			-	-
			-	-
B5 Liabilities	Details	Fund to which liability relates	Amount due (optional)	When due (optional)
	Almshouse Association	Unrestricted funds	22,853	
			-	
			-	
			-	

Signed by one or two trustees on behalf of all the trustees

Signature	Print Name	Date of approval
	Mr N F Hackett (Chairman)	19/04/2024



**CHARITY COMMISSION
FOR ENGLAND AND WALES**

Trustees' Annual Report for the period

From 01/01/23 to 31/12/23

Charity name: St. Anne's Bedehouses

Charity registration number: 221541

Objectives and Activities

	SORP reference	
Summary of the purposes of the charity as set out in its governing document	Para 1.17	<p>The main objectives of the charity are as follows:</p> <ol style="list-style-type: none">1. The provision of housing accommodation for beneficiaries.2. The maintenance of the Chapel adjacent to the houses which is used for the performance of Divine Service in accordance with rites and ceremonies of the Church of England for the use of the residents and visitors.3. Such charitable purposes for the benefit of the residents as the Trustees decide. <p>The land held must be retained by the Trustees for use for the objects of the charity.</p>
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	<p>Realisation of the Charity's purposes depends on a) The continued provision of housing which is affordable b) Regular repair and upkeep of beneficiaries homes c) Maintenance of an environment in which residents are content and d) Promotion of Christian fellowship.</p> <p>None of this is rocket science, but the work and initiatives of Trustees and Officers are all directed toward doing these things well.</p>
Statement confirming whether the trustees have had regard to the guidance issued by the Charity Commission on public benefit	Para 1.18	<p>In setting objectives and planning for activities, the Trustees have given due consideration to general guidance published by the Charity Commission relating to public benefit.</p>

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>Full occupation of all the houses has been maintained since April and particular attention has been directed to all wants of repair.</p> <p>Security has been enhanced by the provision of additional fire appliances and installation of a combined Communal/ Security system.</p> <p>Work continues toward the production of a Website with which all the Trustees can be content, the closer definition of the role and responsibilities of the Chaplain and restoration of the Wellhead garden area.</p> <p>The Trustees grateful thanks are extended to Ruth Kitchen and Steven Grace for their years of service as Warden and Groundsman respectively and extend a warm welcome to Paul Birkinshaw and Nicola Penswick as worthy successors.</p>

Financial Review

Review of the charity's financial position at the end of the period	Para 1.21	<p>A 12.5% increase in Weekly Maintenance Contributions from April, coupled with full occupancy resulted in a net increase in revenue over the year from this source in excess of £9,000 offset by increases of over £6,000 in the cost of repairs.</p> <p>As a result, the charity recorded a deficit of £1,020 at the end of the year down from £5,341 in the previous year.</p> <p>However this shortfall could be said to have been offset fully in the accounts of our two principal energy suppliers which are, unusually, debtors following successful challenges to sums which they had overcharged earlier in the year.</p>
Statement explaining the policy for holding reserves stating why they are held	Para 1.22	<p>The Trustees endeavour to maintain sufficient revenue reserves with which to fund future maintenance and repairs. The Trustees consider that a minimum balance of £5,000 needs to be held in order to meet working capital requirements and any unexpected shortfalls in income or increases in expenditure.</p>
Amount of reserves held	Para 1.22	<p>The charity held cash reserves of £11,304 at the 31st December 2023, all of which are unrestricted.</p>

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	The majority of the charity's income is generated from weekly maintenance contributions. Laundry receipts, donations (principally from Chapel collections) and subscriptions to the communal broadband service generate less than 5% of total revenue.
Investment policy and objectives including any social investment policy adopted	Para 1.46	In light of the inflationary pressures reported above, maintenance of the current level of reserves has to be the continued target of the trustees. Accumulation of reserves with which to fund improvements is a secondary objective when circumstances permit.
A description of the principal risks facing the charity	Para 1.46	The current condition of the central heating boilers in the houses remains a concern because of the high cost of replacement. (One had to be replaced during 2023). Now that the cost of energy has been restored to determinable levels, employment costs resume their place at the head of the expenses which need to be controlled.

Structure, Governance and Management

Description of charity's trusts:		
Type of governing document	Para 1.25	St. Anne's Bedehouses is a registered charity, number 221541. The scheme which governs the association is dated 30 March 2000.
How is the charity constituted? (e.g unincorporated association, CIO)	Para 1.25	Unincorporated registered charity in England and Wales.
Trustee selection methods including details of any constitutional provisions e.g. election to post or name of any person or body entitled to appoint one or more trustees	Para 1.25	There should be one ex-officio trustee and 9 co-opted trustees. No fewer than three of these should be ordained ministers of the Church of England who at the date of their respective appointments are resident within a radius of 12 miles of Lincoln Cathedral. The names of the trustees who served during the year are set out below

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	Prospective Trustees are made familiar with the operating framework and methods of the Trust, and the specific legal responsibilities are explained to any without previous experience as Charitable Trustees.
The charity's organisational structure and any wider network with which the charity works	Para 1.51	Historically the Charity was a registered provider of regulated social housing, but de-registered in the year ended 31 December 2018. The Charity is an active subscribing member of the Almshouse Association.
Relationship with any related parties	Para 1.51	Any connection between Trustees of the charity with a supplier must be disclosed to the full board of Trustees in the same way as any other contractual relationship with a related party. In the current year no such related party transactions were reported.

Reference and Administrative details

Charity name	St Anne's Bedehouses
Other name the charity uses	
Registered charity number	221541
Charity's principal address	9 St Annes Bedehouses Sewell Road Lincoln LN2 5QS

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	Mr Nicholas Frederick Hackett	Appointee of the Bishop - Chairman		The Bishop of Lincoln
2	Mr Rachel May		Appointed 21.04.2023	
3	Mrs Jill Moncaster		Retired 21.04.2023	
4	The Revd David Mowbray			
5	The Revd Canon Paul Vincent Noble			
6	Mr Steven Sleight			
7	The Revd Richard Steel		Retired 21.07.2023	
8	Mrs Joanna Elizabeth Thornton			
9	Mrs Marianne Watkins			

Additional information (optional)**Names and addresses of advisers (Optional information)**

Type of adviser	Name	Address
Independent Examiner	Linda Lord BSC BFP FCA TEP	Streets LLP, Tower House, Lucy Tower Street, Lincoln, LN1 1XW
Bankers	National Westminster Bank Plc	225 High Street Lincoln, LN21AZ

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

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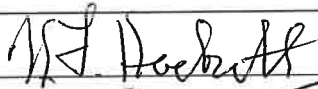
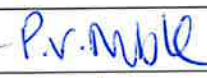
Other optional information

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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)		
Full name(s)	Mr N F Hackett	Mr Reid. Paul Noble
Position (eg Secretary, Chair, etc)	Chairman	Trustee

Date 19/04/2024.

