



CHARITY COMMISSION
FOR ENGLAND AND WALES

St Anne's Bedehouses

Charity No:
221541

CC16a

Receipts and payments accounts

For the period
from

01/12/2024

To

31/12/2024

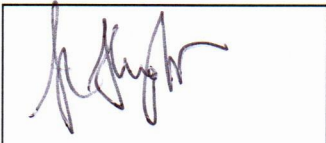
Section A Receipts and payments

	Unrestricted funds to the nearest £	Restricted funds to the nearest £	Endowment funds to the nearest £	Total funds to the nearest £	Last year to the nearest £
A1 Receipts					
Net income from rents	72,539	-	-	72,539	67,886
Laundry receipts	1,352	-	-	1,352	1,570
Donations	260	-	-	260	503
Chapel Fund	385	-	-	385	376
Interest received	21	-	-	21	19
Miscellaneous	100	-	-	100	-
Sub total (Gross income for AR)	74,657	-	-	74,657	70,354
A2 Asset and investment sales, (see table).					
Sale of investments	-	-	-	-	-
Loan from Almshouse's Association	-	-	-	-	-
Sub total	-	-	-	-	-
Total receipts	74,657	-	-	74,657	70,354
A3 Payments					
General utilities	4,721	-	-	4,721	4,787
Chapel utilities	520	-	-	520	2,104
Insurance	6,570	-	-	6,570	5,082
Extraordinary repairs/ improvements	6,134	-	-	6,134	9,159
General Repairs	21,221	-	-	21,221	18,227
Administration salaries	20,981	-	-	20,981	21,213
General expenses	1,600	-	-	1,600	1,011
Professional Fees	2,375	-	-	2,375	4,469
Independent Examination fees	1,650	-	-	1,650	1,650
Subscription - National Association	419	-	-	419	407
Sub total	66,191	-	-	66,191	68,109
A4 Asset and investment purchases. (see table)					
Additions and capital works	-	-	-	-	-
Almshouses loan repayment	3,265	-	-	3,265	3,265
Natwest Plc Mortgage repayments	-	-	-	-	-
Sub total	3,265	-	-	3,265	3,265
Total payments	69,456	-	-	69,456	71,374
Net of receipts/(payments)	5,201	-	-	5,201	- 1,020
A5 Transfers between funds	-	-	-	-	-
A6 Cash funds last year end	11,304	-	-	11,304	12,324
Cash funds this year end	16,505	-	-	16,505	11,304

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	16,505	-	-
		-	-	-
		-	-	-
	Total cash funds	16,505	-	-
	(agree balances with receipts and payments account(s))	OK	OK	OK
		Unrestricted funds to nearest £	Restricted funds to nearest £	Endowment funds to nearest £
B2 Other monetary assets		-	-	-
		-	-	-
		-	-	-
		-	-	-
		-	-	-
		-	-	-
B3 Investment assets		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		Fund to which asset belongs	Cost (optional)	Current value (optional)
	Equipment	Unrestricted funds	31,273	5,439
	Housing Property	Unrestricted funds	253,188	253,188
	Other Property	Unrestricted funds	45,989	45,989
			-	-
			-	-
			-	-
			-	-
			-	-
B5 Liabilities		Fund to which liability relates	Amount due (optional)	When due (optional)
	Almshouse Association	Unrestricted funds	19,588	
			-	
			-	

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

Signature	Print Name	Date of approval
	Canon Steven Sleight Chairman	11 April 2025



CHARITY COMMISSION
FOR ENGLAND AND WALES

Trustees' Annual Report for the period

From 01/01/24 to 31/12/24

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>

Additional information (optional)

You may choose to include further statements where relevant about:

	SORP reference	
Contribution made by volunteers	Para 1.38	

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>During the year work on restoration of the Wellhead garden has been completed and the appearance of the grounds has been transformed, a tribute to the work of Nicola Penswick who is contracted to work for 50% more hours than her predecessor. The pictures recording the Stations of the Cross have been reframed and restored to their original positions in the Chapel. No 5 was vacated in September and was re-occupied shortly after the turn of the year. Sadly also, Jane Green died in November and renovation of No 7 prior to re-occupation will be a new challenge. The role and functions of the Chaplain are under review prior to the appointment of a successor to Rev Pam Rose who gave notice of intention to retire at the end of her current year in office. A SWOT analysis commissioned from Mr JD Rose has paved the way for a review of strategy in the coming years.</p>

Financial Review

Review of the charity's financial position at the end of the period	Para 1.21	Weekly Maintenance Contributions were raised by 2% in May and a much needed surplus of £5,200 on the year was recorded. The resulting improvement in the charity's cash funds is providential because the vacancy in No 7 will necessitate a further outlay on complete renovation of the house and will entail an application to the Almshouse Association to "top up" the existing loan.
Statement explaining the policy for holding reserves stating why they are held	Para 1.22	The trustees' policy is to retain at least £5,000 on current account to meet working capital requirements and unexpected shortfalls in revenue or increases in expenditure.
Amount of reserves held	Para 1.22	Cash reserves at the end of the year were £16,505 and the challenges mentioned above render it likely that the trustees will seek to maintain them at this level.

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	
Investment policy and objectives including any social investment policy adopted	Para 1.46	
A description of the principal risks facing the charity	Para 1.46	The most likely adverse event would be a requirement to replace several boilers in one year. In terms of impact, the greatest risk would be a requirement to replace the roof of the Chapel and/or the fleche. Following lengthy review of the charity's policies and risk assessments revised controls should be in place six months into the coming year.

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	<p>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.</p> <p>The names of the trustees who served during the year are set out below</p>

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	<p>Historically the Charity was a registered provider of regulated social housing, but de-registered in the year ended 31 December 2018.</p> <p>The Charity is an active subscribing member of the Almshouse Association.</p>
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	<p>9 St Annes Bedehouses Sewell Road Lincoln LN2 5QS</p>

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		The Bishop of Lincoln
2	Mrs Ruth Kitchen		Appointed 19.01.2024	
3	Mrs Rachel May			
4	Revd David Mowbray			
5	Revd Canon Paul Vincent Noble		Retired 31.05.2024	
6	Canon Steven Sleight	Chairman		
7	Revd Robert Strachan		Appointed 19.07.2024	
8	Mrs Joanna Elizabeth Thornton			
9	Mrs Marianne Watkins			
10	-			

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	N/A

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)

Exemptions from disclosure

Reason for non-disclosure of key personnel details

Other optional information

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)

Canon Steven Sleight

Position (eg Secretary, Chair, etc)

Chairman

Date

11 April 2025



Section A

Independent Examiner's Report

Report to the trustees/
members of

St Anne's Bedehouses

On accounts for the year
ended

31 December 2024

Charity no
(if any)

221541

Set out on pages

1 – 8

I report to the trustees on my examination of the accounts of the above charity ("the Trust") for the year ended 31 December 2024.

Responsibilities and
basis of report

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

I have completed my examination. I confirm that no material matters have come to my attention in connection with the examination 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.

Signed:

Date:

28 April 2025

Name:

Linda Lord

Relevant professional
qualification(s) or body
(if any):

BSc BFP FCA TEP

Address:

Streets LLP, Tower House, Lucy Tower Street, Lincoln, LN1 1XW

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.