
Financial Statements for the year ended 31 December 2024

for

Trustees of St Anne's Homes

Trustees of St Anne's Homes

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for the year ended 31 December 2024**

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Trustees of St Anne's Homes
Charity Particulars
for the year ended 31 December 2024

REGISTERED CHARITY NUMBER: 227146

TRUSTEES: Sir Ian Macdonald of Sleat
Mr R E Dean (Chairman)
Mrs S M Bembridge (Vice Chairman)
Mrs J B Bayne
Mr G Sunley
Mr P Mawer

TREASURER Mr D McKie

CLERK TO THE TRUSTEES: Mrs J A Wilson

ADDRESS: 165 Queensgate
Bridlington
East Yorkshire
YO16 7JE

REPORTING ACCOUNTANTS: Atkinsons
Chartered Accountants
Eaglehurst
12 Quay Road
Bridlington
East Yorkshire
YO15 2AD

BANKERS: National Westminster Bank plc
2 King Street
Bridlington
East Yorkshire
YO15 2DB

Trustees of St Anne's Homes

Report of the Trustees for the year ended 31 December 2024

Under the Scheme made by the Board of Charity Commissioners on 26 January 1960, the Trustees of the Charity were empowered to provide Almshouses for persons of good character who through age, health or other causes would benefit from living in such accommodation.

Twenty Almshouses have been erected consisting of sixteen bungalows and four flats.

Various rents are charged to the residents depending on the accommodation provided and whether or not the properties have undergone refurbishment.

During the year, the Almshouses were fully occupied, except during the period a property may be in the process of being refurbished.

The Trustees submit their Annual Report and the Accounts for the year ended 31 December 2024.

The profit for the year of £37,016 has been allocated:

Accumulated Income Account £37,016

The ground floor of 2 Sands Lane is used as a communal room for the residents.
Flat 2A is occupied by the warden.

The buildings, shown at cost in the Balance Sheet, at £48,530 were insured for a sum of £5,000,000

The results for the year are deemed to be satisfactory and the finances of the Scheme are on a sound footing.

The Trustees have amended the constitution of the Scheme, as required by current legislation.

RESPONSIBILITIES FOR PREPARING THE FINANCIAL STATEMENTS

Company law requires the Trustees to prepare Accounts that give a true and fair view of the state of affairs of the Charity and of the profit or loss for its financial year. In doing so, the Trustees are required to:-

- select suitable accounting policies and apply them consistently;
- make judgements and estimates that are reasonable and prudent; and
- prepare the Accounts on the going concern basis unless it is inappropriate to presume that the Charity will continue.

The Trustees are responsible for maintaining proper accounting records that disclose with reasonable accuracy, at any time, the financial position of the Charity and to enable them to ensure that the Accounts comply with the Charities Act 1993. They are also responsible for safeguarding the assets of the Charity and hence for taking reasonable steps for the prevention and detection of fraud and other irregularities.

UNINCORPORATED CHARITIES

The Report of the Trustees has been prepared in accordance with the regulations made under the Charities Act 1993.

In addition, advantage has been taken of the Companies Act 1985 (Audit Exemption) Regulations 1994 (as amended).

BY ORDER OF THE BOARD

Mr R E Dean
Trustee

Mrs J B Bayne
Trustee

14 May 2025

Independent Examiner's Report to the Trustees of

St Anne's Homes

I report to the trustees on my examination of the accounts of St Anne's Homes (the Trust) for the year ended 31 December 2024, which are set out on pages 4 to 6.

Responsibilities and basis of report

As the charity trustees of the Trust, 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 Trustee'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 2011 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 giving me cause to believe that in any material respect:

1. Accounting records were not kept in respect of the Trust as required by section 130 of the Act: or
2. The accounts do not accord with those records.

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.

Atkinsons
Chartered Accountants
Eaglehurst
12 Quay Road
Bridlington
East Yorkshire
YO15 2AD

Date: 14 May 2025

Trustees of St Anne's Homes

Income and Expenditure Account for the year ended 31 December 2024

	2024	2023
	£	£
Income		
Hire of Guest Room	240	300
Contributions from Residents	82,812	76,860
Income from Investments	3,698	3,647
Deposit Account Interest	<u>6,210</u>	<u>5,089</u>
	92,960	85,896
Less Expenses		
Warden's Salary	11,806	12,423
Warden's Sundry Costs	-	83
Warden's Pension Costs	199	129
Water rates/Council Tax	2,512	3,971
Maintenance	13,352	19,212
Insurance	8,498	9,130
Electricity	3,316	4,524
Garden Expenses	8,970	4,725
Annual Luncheon	845	562
Secretary's Honorarium	2,677	3,083
Treasurer's Honorarium	660	692
Accountancy Charges	546	565
Telephone	130	120
Sundries	<u>2,433</u>	<u>6,832</u>
	55,944	66,051
Surplus for the year	<u>37,016</u>	<u>19,845</u>
Refurbishment	-	26,293
Allocation of Surplus/Deficit		
Accumulated Income Account	<u>37016</u>	<u>(6448)</u>

Trustees of St Anne's Homes

Balance Sheet as at 31 December 2024

		2024			2023	
	£	£	£	£	£	£
Capital Funds - Assets						
Buildings at Cost		48,530			48,530	
Bike Shed		27,000			27,000	
Furnishings		319			319	
Investments at Cost						
Charities Official Investment Fund						
- Income Shares	18,595			18,595		
- Accumulating Units	<u>615</u>			<u>615</u>		
		19,210			19,210	
			95,059			95,059
Income Funds - Assets						
Investments at Cost						
Charities Official Investment Fund						
- Accumulation Units	18,622			18,622		
- Income Shares	<u>16,863</u>			<u>16,863</u>		
		35,485			35,485	
Cash at National Westminster						
Bank - Current Account	52,152			21,319		
COIF - Deposit Account	<u>127,424</u>			<u>121,214</u>		
		179,576			142,533	
Cash in Hand	106			133		
Payments in Advance	1,233			1,233		
Less: Accrued Liabilities	<u>(580)</u>			<u>(580)</u>		
		<u>759</u>			<u>786</u>	
			<u>215,820</u>			<u>178,804</u>
			<u>310,879</u>			<u>273,863</u>

Represented by:-

Capital Endowment Fund		68,059		68,059
Income Funds				
Accumulated Income Account/Repair Fund	196,890		159,874	
Extraordinary Repair Fund	18,385		18,385	
Cyclical Maintenance Fund	16,000		16,000	
Contributions Repair Fund	2,992		2,992	
Newby Trust Fund	100		100	
B.N. Pearson Trust Fund	2,000		2,000	
Major Wright Legacy Fund	1,000		1,000	
Mrs G.R. Hirst Legacy Fund	790		790	
Mrs J Truelove Legacy Fund	<u>4,663</u>		<u>4,663</u>	
		<u>242,820</u>		<u>205,804</u>
		<u>310,879</u>		<u>273,863</u>

Trustees of St Anne's Homes

Valuation of Investments as at 31 December 2024

	Cost	Value at 31.12.24	Value at 31.12.23
Charities Official Investment Fund			
- 3620.82 Income Units (Permanent Endowment)	18,595	73,478	71,855
- 416.00 Accumulating Units (Capital Fund)	615	108,416	103,168
- 982.18 Accumulating Units (Extraordinary Repair Fund)	18,622	255,971	243,581
- 3073.32 Income Shares (Surplus Income)	16,863	62,368	60,990
	<u>54,695</u>	<u>500,233</u>	<u>479,594</u>

The Buildings are insured for £5,000,000

The contents of the Trustee's room are insured for £25,000