

Annual Report of the Trustees of Lincoln Almshouses  
Charity No.232934

In 1910 Henry Lincoln left the sum of £1300 to the Paster and Deacons of the Union Church, Loughton, commonly known as Loughton Chape, now known as Loughton Baptist Church, to be used for the purchase of land on which to build small Almshouses. In 1914 a suitable plot of land opposite the church was purchased and there are now 4 one bed Almshouses. The Will stated that these should be offered to those poor persons resident in Loughton of the age of 50 years and upwards. Preference being given to those attending the church for a period of 10 years.

The Almshouses are maintained by the Lincoln Almshouses charity of which the Deacons of Loughton Baptist Church are the Trustees.

Residents are charged a weekly maintenance contribution which is put towards the general running costs and maintenance of the property.

At the beginning of the year, we completed a health check issued to us by the Almshouse Association. We came out as 'Good'. On the 13<sup>th</sup> of November our Secretary met with a representative from the Almshouses Association and each of our properties were viewed, and discussions took place with each of our residents.

Subsequent to our discussions items were raised and have been acted upon as follows: -

Quinquennial inspection carried out by building surveyor.

Resident's handbook updated.

Complaints procedure updated.

Specific Safeguarding policy incorporated.

Energy performance certification carried out.

Expenses this year have been for general maintenance, our single most costly item was for the Quinquennial inspection.

A working capital is retained in the HSBC current account and emergency money in a deposit account. The charity has no regular overheads and the Trustees retain monies in the London Baptist Property Board Deposit account and investments in the COIF Deposit Fund and COIF Charities Investment Fund of over £100,000 in case of significant building repairs being required.

Signed on behalf of Lincoln Almshouses Charity Trustees: -

# LINCOLN ALMSHOUSES

Registered Charity No. 232934

## RECEIPTS AND PAYMENTS

For the year ended 31 March 2025

<u>2024</u>		<u>INCOME</u>		<u>2025</u>
<u>£</u>				<u>£</u>
	23,400	Rent	24,440	
	1,579	LBPB Interest	1,744	
	700	COIF Deposit Fund Int	749	
	0	Sundry	0	
25,680		Total Receipts		26,933
<u>25,680</u>		Total income for the year		<u>26,933</u>
		<u>PAYMENTS</u>		
	563	Water Rates	1,276	
	1,513	Insurance	989	
	21,005	Repairs/Maintenance	5,835	
	67	Bank charges	217	
	1,223	Sundry	973	
<u>24,371</u>		Total expenditure for the year		<u>9,289</u>
1,309		Surplus / (deficit) for the year		17,644

## Statement of Assets

23525	HSBC Current Account	38,676
15109	COIF Deposit Account	15,858
41876	LBPB	43,620
<u>80510</u>	Total Assets	<u>98,155</u>

<u>Cost</u>	<u>Market</u>		<u>Investment in Shares in Charities</u>		<u>Market</u>	
<u>2023</u>	<u>Value</u>	<u>2023</u>	<u>Official Investment Fund</u>	<u>Shares</u>	<u>Value</u>	<u>Cost</u>
<u>£</u>	<u>£</u>	<u>No.</u>		<u>2024</u>	<u>2024</u>	<u>2024</u>
				<u>No.</u>	<u>£</u>	<u>£</u>
60,000	68,071	12,939		12,939	67,067	60,000



# CHARITY COMMISSION FOR ENGLAND AND WALES

## Independent examiner's report on the accounts

### Section A

### Independent Examiner's Report

Report to the trustees/  
members of

Charity Name  
Lincoln AlmsHouses

On accounts for the year  
ended

31 MARCH 2025

Charity no  
(if any) 232934

Set out on pages

2

(remember to include the page numbers of additional sheets)

I report to the trustees on my examination of the accounts of the above charity ("the Trust") for the year ended 31/03/2025

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").

Independent  
examiner's statement

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 the applicable Directions given by the Charity Commission under section 145(5)(b) of the Act.

I have completed my examination. I confirm that no material matters have come to my attention (other than that disclosed below \*) in connection with the examination which gives me cause to believe that in, any material respect:

- accounting records were not kept in accordance with section 130 of the Act or
- the accounts do not accord with the accounting records

I have no concerns and have come across no other matters in connection with the examination to which attention should be drawn in order to enable a proper understanding of the accounts to be reached.

\* Please delete the words in the brackets if they do not apply.

Signed:

*R English*

Date:

25/10/25

Name:

MR. ROY ENGLISH

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

Address:

110 MALFORD GROVE

SOUTH WOODFORD

LONDON E.18 2 DQ

Only complete if the examiner needs to highlight 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.

To follow good accounting practice and to allow those who view these accounts to have a clearer understanding of the payments, I have requested that the trustees arrange for a fuller description of items in payments for next year accounts.

accounts may be misleading and we cannot agree appropriate amendments, and You conclude that the matter cannot be adequately dealt with in Your report, You will not issue any report, will withdraw from the engagement and notify Us in writing of the reasons.

4.3 Should You conclude that the Almshouses is not entitled to exemption from an audit of the accounts or should You be unable to reach a conclusion on this matter then You will notify Us in writing of the reasons. If appropriate, you will discuss with us the need to appoint an auditor.

4.4 As part of your normal procedures, you may request us to provide written confirmation of any information or explanations given by us orally during the course of your work.

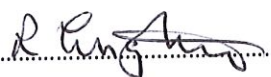
## 5. Fees

The role of independent examiner is not remunerated. The Almshouses will cover any out of pocket expenses incurred in the course of Your work.

## 6. Confirmation

This agreement will remain effective until it is replaced or until You cease to hold the position of independent examiner. You will confirm Your acceptance of the terms of this agreement by arranging for the signature and return of the attached copy to Us.

Signed on behalf of the Almshouses .....  ..... Date 21.11.25

Signed by or on behalf of the Examiner .....  ..... Date 25/10/25