

# SIR THOMAS MIDDLECOTT'S CHARITY

England & Wales · Charity number 254147

## Details

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**Status** Registered

**Legal form** Other

**Registered** 2013-05-16

**Register** [View on the Charity Commission register](#)

## Contact

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**Address** Sunrise  
Mill Lane  
Fosdyke  
Boston  
Lincolnshire  
PE20 2BL

**Phone** 01406370846

## Activities

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**Objects:** THE BENEFIT OF THE RESIDENTS, IN THE ALMSHOUSES OF THE CHARITY WHO SHALL BE POOR PERSONS WHO ARE INHABITANTS OF THE BENEFICIAL AREA, OR ANY OF THEM IN SUCH MANNER AS THE TRUSTEES THINK FIT FROM TIME TO TIME.

**Activities:** Supply of housing to the financially disadvantaged members of the public.

## Classification

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- **How:** Provides Buildings/facilities/open Space
- **What:** Accommodation/housing
- **Who:** Elderly/old People

## Geography

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- **Area of benefit:** ALGARKIRK AND FOSDYKE AND THE NEIGHBOURHOOD
- Lincolnshire

## Finances

Period end	Income	Expenditure	Assets	Employees
2025-12-31	£59,369	£14,721	-	-
2024-12-31	£58,740	£26,110	-	-
2023-12-31	£56,995	£12,256	-	-
2022-12-31	£49,872	£19,456	-	-
2021-12-31	£48,234	£11,063	-	-
2020-12-31	£46,830	£12,333	-	-

## Trustees

Name	Role	Appointed
<b>JOHN WILLIAM ULYATT</b>	Chair	2013-08-06
Andrew Martin Blair		2024-05-16
DENIS ROBERT GLENN		2015-07-07
David Bristow		2021-11-11
Father Paul Norwood		2025-11-13
JOHN HENRY BURDALL		2013-06-12
JOHN MOORE		2013-08-06
James Cantwell		2026-05-14
Tom O'Dwyer		2025-11-13

**SIR THOMAS MIDDLECOTT'S CHARITY**

England & Wales - Charity number 254147

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# Accounts

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## TRUSTEES ANNUAL REPORT 2025

### LEGAL AND ADMINISTRATIVE INFORMATION

**The Hospital of Sir Thomas Middlecott Algarkirk and Fosdyke – Reg. Charity No. 254147** is a charity governed by the schemes of the Charity Commissioners dated 6<sup>th</sup> April 1983 and is constituted by one ex-officio trustee (the Vicar of Fosdyke and Rector of Algarkirk), two nominative trustees (one nominated by Algarkirk Parish Council and one nominated by Fosdyke Parish Council) and six co-opted trustees (three residents of Algarkirk and three residents of Fosdyke).

**Charity Trustees** – who have acted at any time during the 2025 financial year are:-

Nominated - Mr D Glenn (Fosdyke Parish Council)

Co-opted - Fosdyke - Mr J H Burdall , Mr JW Ulyatt, Mr D Bristow  
Algarkirk - Mr JW Moore, Mr A Blair, Mr T O’Dwyer (from 13/11/25)  
Father Paul Norwood, Vicar of Algarkirk and Fosdyke (from 13/11/25)

**Clerk** - K Page (appointed) Sunrise, Mill Lane Fosdyke, Lincs PE20 2BL

**Bankers** - Barclays Bank plc, Boston, Lincs. PE  
CCLA, Senator House, 85 Queen Victoria Street, London EC4V 4ET

**Solicitors** - Chattertons, 12 Broad Street, Spalding, Lincs. PE11 1ES

**Independent Examiners** - TC Bulley Davey – 1-4 London Road, Spalding, PE11 2TA

## NARRATIVE INFORMATION

### Objectives and Principal Activities

The Charity's principal activity continued to be that of the provision of Almshouses for financially disadvantaged people in the villages of Algarkirk and Fosdyke.

To satisfy these objectives the Charity owns four bungalows (two each in Algarkirk and Fosdyke) which have residents appointed

### Development, Activities and Achievements

There has been no further progress with the plot the Charity has been offered as the remaining plots are unsold at present.

In the opinion of the Trustees there were no serious incidents or other matters which they were required to bring to the attention of the Charity Commission.

### Financial Review

The objectives are to generate sufficient income to continue the activities of the Charity and to maximise the return of the Charity's assets. Within the portfolio, cash reserves are held to ensure the ongoing activities of the Charity can be maintained.

Accumulated Funds shown on the Balance Sheet as at 31<sup>st</sup> December 2025 –

General Fund	£2,173,660
Cyclical Maintenance Fund	£ 28,852
Restricted Funds:	
Land and properties	£ 958,395
Extraordinary repair fund	£ 146,823
Capital Expenditure fund	£ 58,043

Approved by the Trustees and signed on their behalf by:

\_\_\_\_\_

**J Ulyatt - Chairman**

**Dated:**

# **Independent examiner's report to the trustees of The Hospital of Sir Thomas Middlecott Algarkirk and Fosdyke on the financial statements for the year ended 31 December 2025**

## **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 of the Charities Act 2011 ("the Charities Act") and that an independent examination is needed.

It is my responsibility to:

- examine the accounts under section 145 of the Charities Act,
- to follow the procedures laid down in the general Directions given by the Charity Commission (under section 145(5)(b) of the Charities Act, and
- to state whether particular matters have come to my attention.

## **Basis of independent examiner's statement**

My examination was carried out in accordance with 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 the trustees concerning any such matters. The procedures undertaken 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 my attention:

1. which gives me reasonable cause to believe that in, any material respect, the requirements:
  - to keep accounting records in accordance with section 130 of the Charities Act; and
  - to prepare accounts which accord with the accounting records and comply with the accounting requirements of the Charities Act have not been met; or
2. to which, in my opinion, attention should be drawn in order to enable a proper understanding of the accounts to be reached.



.....  
**P R Wright FCCA**  
TC Group  
Chartered Accountants  
1-4 London Road, Spalding, Lincolnshire

Date

**THE HOSPITAL OF SIR THOMAS MIDDLECOTT  
ALGARKIRK AND FOSDYKE**

**Receipts and Payments Accounts for the year ended 31 December 2025**

	2025		£ Total	2024
	£ Unrestricted funds	£ Restricted funds		£ Total
<b>RECEIPTS</b>				
Weekly Maintenance Contribution	7,091	0	7,091	7,600
Land Rent	42,705	0	42,705	41,396
Calor Gas (refund from resident)	0	0	0	0
Insurance / drainage rate recharge	0	0	0	0
Other income	915	0	915	0
Pole Rent	42	0	42	45
CDF Interest	764	0	764	743
Investment Fund Dividend	7,827	0	7,827	8,925
Bank Interest	27	0	27	30
<b>TOTAL RECEIPTS</b>	<b>59,369</b>	<b>0</b>	<b>59,369</b>	<b>58,740</b>
<b>PAYMENTS</b>				
Landlords Electricity	126	0	126	0
Almshouse Subscription	284	0	284	275
Water Charges	1,362	0	1,362	1,138
Insurance	2,528	0	2,528	2,381
Administration	3,450	0	3,450	3,656
Repairs and Cyclical Maintenance	737	0	737	1,460
Professional Services	600	0	600	0
Almshouse Improvements	3,600	0	3,600	15,720
Land/Buildings improvement	1,188	0	1,188	830
Accountancy	336	0	336	830
Other	511	0	511	649
<b>TOTAL PAYMENTS</b>	<b>14,721</b>	<b>0</b>	<b>14,721</b>	<b>26,110</b>
<b>ASSET AND INVESTMENT PURCHASES</b>				
Investments	0	135	135	2,691
Land	0	0	0	0
<b>TOTAL ASSET AND INVESTMENT PURCHASES</b>	<b>0</b>	<b>135</b>	<b>135</b>	<b>2,691</b>
<b>NET RECEIPTS FOR THE YEAR</b>	<b>44,648</b>	<b>-135</b>	<b>44,513</b>	<b>29,939</b>
Transfers between funds	-135	135	0	0
Cash funds last year end	433,493	0	433,493	403,554
<b>CASH FUNDS THIS YEAR END</b>	<b>478,006</b>	<b>0</b>	<b>478,006</b>	<b>433,493</b>

The notes on page 6 form part of these receipts and payments accounts

**THE HOSPITAL OF SIR THOMAS MIDDLECOTT  
ALGARKIRK AND FOSDYKE**

**Statement of Assets and Liabilities for the year ended 31 December 2025**

	2025		2024	
	£	£	£	£
<b>CASH FUNDS</b>				
Community Account	285,007		248,348	
Deposit Fund	190,954		183,127	
Business Saver Account	<u>2,046</u>		<u>2,020</u>	
		478,007		433,495
<b>INVESTMENT ASSETS</b>				
COIF Charity Fund	26,005		27,312	
COIF Extraordinary Repair Fund	146,823		149,742	
M & G Recoupment Fund	<u>58,043</u>		<u>49,735</u>	
		230,871		226,790
<b>ASSETS RETAINED FOR THE CHARITY'S OWN USE</b>				
Land	1,928,395		1,928,395	
Bungalows	<u>728,500</u>		<u>728,500</u>	
		2,656,895		2,656,895
		<u>3,365,773</u>		<u>3,317,179</u>
<b>REPRESENTED BY</b>				
Unrestricted funds				
Cash funds	478,007		433,495	
Investment Assets	26,005		27,312	
Assets retained for the charity's own use	<u>1,698,500</u>		<u>1,698,500</u>	
		2,202,512		2,159,306
Restricted Funds				
Investment Assets	204,866		199,478	
Assets retained for the charity's own use	<u>958,395</u>		<u>958,395</u>	
		1,163,261		1,157,873
		<u>3,365,773</u>		<u>3,317,179</u>

Approved by the Trustees and signed on their behalf by

\_\_\_\_\_  
J Ulyatt - Chairman

Dated

The notes on page 6 form part of these receipts and payments accounts

**THE HOSPITAL OF SIR THOMAS MIDDLECOTT  
ALGARKIRK AND FOSDYKE**

**Notes to the Accounts for the year ended 31 December 2025**

**1. PREPARATION OF RECEIPTS AND PAYMENTS ACCOUNTS**

**a) Rental Income**

Rental income is included in the receipts and payments account on receipt.

**b) Investment Receipts**

Dividends are included in the receipts and payments account on receipt. Bank interest is included in the receipts and payments account on receipt.

**c) Payments**

There are no purchase invoices received before the year end but not paid until after the year end, and there are no items of expenditure incurred before the year end but no invoice received until after the year end.

**2. ASSETS RETAINED FOR THE CHARITY'S OWN USE**

At 31 December 2025 the Charity's freehold land and buildings were as follows:

- 7.181 acres or thereabouts situate at Old Leake
- 7.85 acres or thereabouts situate at Swineshead
- 12.708, 4.241, 2.629 and 3.09 acres or thereabouts situate at Wigtoft
- 11.37 acres or thereabouts situate at Fenhouses
- 335 acres or thereabouts and farm buildings at Thorney
- 2 freehold semi-detached bungalows at Old Main Road, Fosdyke and 2 semi-detached bungalows at Church Lane, Algarkirk

All of the land is subject to tenancies and the four almshouse bungalows were occupied, as of 31st December 2025, by residents appointed by the Trustees.

The Statement of Assets and Liabilities include freehold land and buildings at the Trustees own valuation, based on local and current information as follows:

The 380.979 acres or thereabouts of land held at 31 Dec 2025 has been valued by the Trustees (based on the Trustees' knowledge of local and current land values) at £5,000 per acre. This valuation being deemed reasonable because the protected tenancies that exist render the potential sale value below that of market value. The 3.09 acres purchased in 2015 is valued at cost (£23,500)

The Almshouses at Old Main Road, Fosdyke and Church Lane, Algarkirk have been included at their current value for insurance purposes of £728,500

**3. INVESTMENTS**

	Shareholding	Value at 1 Jan 2025 £	Addition/ Disposal Valuation £	Increase (Decrease) 2025 £	Value at 31 Dec 2025 £
COIF Charity Fund	1345.86	27,312	0	-1,307	26,005
COIF - Extraordinary Repair	574.57	149,742	0	-2,919	146,823
M & G - Recoupment Fund	411.863	49,735	135	8,173	58,043
		<b>226,789</b>	<b>135</b>	<b>3,946</b>	<b>230,871</b>

**4. TRUSTEE REMUNERATION**

No remuneration was paid or payable directly or indirectly out of the funds of the Charity during the year to any Trustee or to any person or persons known to be connected with any of them.

No reimbursement of expenses has been made or is due to be made to any Trustee in respect of the year under review.

**SIR THOMAS MIDDLECOTT'S CHARITY**

England & Wales - Charity number 254147

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# Accounts

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**THE HOSPITAL OF SIR THOMAS MIDDLECOTT  
ALGARKIRK AND FOSDYKE  
(Reg. Charity No. 254147)**

**RECEIPTS AND PAYMENTS ACCOUNTS  
for the year ended  
31 December 2024**

**THE HOSPITAL OF SIR THOMAS MIDDLECOTT  
ALGARKIRK AND FOSDYKE**

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6	Notes

## TRUSTEES ANNUAL REPORT 2024

### LEGAL AND ADMINISTRATIVE INFORMATION

**The Hospital of Sir Thomas Middlecott Algarkirk and Fosdyke – Reg. Charity No. 254147** is a charity governed by the schemes of the Charity Commissioners dated 6<sup>th</sup> April 1983 and is constituted by one ex-officio trustee (the Vicar of Fosdyke and Rector of Algarkirk), two nominative trustees (one nominated by Algarkirk Parish Council and one nominated by Fosdyke Parish Council) and six co-opted trustees (three residents of Algarkirk and three residents of Fosdyke).

**Charity Trustees** – who have acted at any time during the 2024 financial year are:-

**Nominated** - Mr D Glenn (Fosdyke Parish Council), Mrs C Humphreys (Algarkirk Parish Council) until November 2024

**Co-opted** - Fosdyke - Mr J H Burdall , Mr JW Ulyatt, Mr D Bristow  
Algarkirk - Mr JW Moore, Mr CW Moore until May 2024,  
Mr A Blair and Mr D Bradley from May 2024

**Clerk** - Ms S A Wilson, 50 Bell Lane, Moulton, Nr Spalding, Lincs. PE12 6PH (resigned)  
K Page (appointed) Sunrise, Mill Lane Fosdyke, Lincs PE20 2BL

**Bankers** - Barclays Bank plc, Boston, Lincs. PE  
CCLA, Senator House, 85 Queen Victoria Street, London EC4V 4ET

**Solicitors** - Chattertons, 12 Broad Street, Spalding, Lincs. PE11 1ES

**Independent Examiners** - TC Bulley Davey – 1-4 London Road, Spalding, PE11 2TA

## NARRATIVE INFORMATION

### Objectives and Principal Activities

The Charity's principal activity continued to be that of the provision of Almshouses for financially disadvantaged people in the villages of Algarkirk and Fosdyke.

To satisfy these objectives the Charity owns four bungalows (two each in Algarkirk and Fosdyke) which have residents appointed

### Development, Activities and Achievements

There has been no further progress with the plot the Charity has been offered as the remaining plots are unsold at present.

In the opinion of the Trustees there were no serious incidents or other matters which they were required to bring to the attention of the Charity Commission.

### Financial Review

The objectives are to generate sufficient income to continue the activities of the Charity and to maximise the return of the Charity's assets. Within the portfolio, cash reserves are held to ensure the ongoing activities of the Charity can be maintained.

Accumulated Funds shown on the Balance Sheet as at 31<sup>st</sup> December 2024 –

General Fund	£2,136,808
Cyclical Maintenance Fund	£ 22,498
Restricted Funds:	
Land and properties	£ 958,395
Extraordinary repair fund	£ 149,743
Capital Expenditure fund	£ 49,735

Approved by the Trustees and signed on their behalf by:



D Glenn - Chairman

Dated:

8<sup>th</sup> May, 2025

# Independent examiner's report to the trustees of The Hospital of Sir Thomas Middlecott Algarkirk and Fosdyke on the financial statements for the year ended 31 December 2024

## 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 of the Charities Act 2011 ("the Charities Act") and that an independent examination is needed.

It is my responsibility to:

- examine the accounts under section 145 of the Charities Act,
- to follow the procedures laid down in the general Directions given by the Charity Commission (under section 145(5)(b) of the Charities Act, and
- to state whether particular matters have come to my attention.

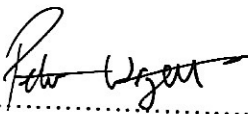
## Basis of independent examiner's statement

My examination was carried out in accordance with 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 the trustees concerning any such matters. The procedures undertaken 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 my attention:

1. which gives me reasonable cause to believe that in, any material respect, the requirements:
  - to keep accounting records in accordance with section 130 of the Charities Act; and
  - to prepare accounts which accord with the accounting records and comply with the accounting requirements of the Charities Act have not been met; or
2. to which, in my opinion, attention should be drawn in order to enable a proper understanding of the accounts to be reached.



.....  
**P R Wright FCCA**  
TC Group  
Chartered Accountants  
1-4 London Road, Spalding, Lincolnshire

Date

**THE HOSPITAL OF SIR THOMAS MIDDLECOTT  
ALGARKIRK AND FOSDYKE**

**Receipts and Payments Accounts for the year ended 31 December 2024**

	<b>2024</b>			<b>2023</b>
	£ Unrestricted funds	£ Restricted funds	£ Total	£ Total
<b>RECEIPTS</b>				
Weekly Maintenance Contribution	7,600	0	7,600	6,895
Land Rent	41,396	0	41,396	40,183
Calor Gas (refund from resident)	0	0	0	500
Insurance / drainage rate recharge	0	0	0	1,213
Pole Rent	45	0	45	138
CDF Interest	743	0	743	733
Investment Fund Dividend	8,925	0	8,925	7,314
Bank Interest	30	0	30	19
<b>TOTAL RECEIPTS</b>	<b>58,740</b>	<b>0</b>	<b>58,740</b>	<b>56,995</b>
<b>PAYMENTS</b>				
Almshouse Subscription	275	0	275	267
Water Charges	1,138	0	1,138	1,019
Insurance	2,381	0	2,381	2,185
Administration	3,656	0	3,656	5,005
Repairs and Cyclical Maintenance	1,460	0	1,460	2,691
Almshouse Improvements	15,720	0	15,720	215
Land/Buildings improvement	830	0	830	0
Other	649	0	649	874
<b>TOTAL PAYMENTS</b>	<b>26,110</b>	<b>0</b>	<b>26,110</b>	<b>12,256</b>
<b>ASSET AND INVESTMENT PURCHASES</b>				
Investments	0	2,691	2,691	2,591
Land	0	0	0	0
<b>TOTAL ASSET AND INVESTMENT PURCHASES</b>	<b>0</b>	<b>2,691</b>	<b>2,691</b>	<b>2,591</b>
<b>NET RECEIPTS FOR THE YEAR</b>	<b>32,630</b>	<b>-2,691</b>	<b>29,939</b>	<b>42,148</b>
Transfers between funds	-2,691	2,691	0	0
Cash funds last year end	403,554	0	403,554	361,406
<b>CASH FUNDS THIS YEAR END</b>	<b>433,493</b>	<b>0</b>	<b>433,493</b>	<b>403,554</b>

The notes on page 6 form part of these receipts and payments accounts

**THE HOSPITAL OF SIR THOMAS MIDDLECOTT  
ALGARKIRK AND FOSDYKE**

**Statement of Assets and Liabilities for the year ended 31 December 2024**

	2024		2023	
	£	£	£	£
<b>CASH FUNDS</b>				
Community Account	248,348		227,363	
Deposit Fund	183,127		174,202	
Business Saver Account	<u>2,020</u>		<u>1,989</u>	
		433,495		403,554
<b>INVESTMENT ASSETS</b>				
COIF Charity Fund	27,312		26,709	
COIF Extraordinary Repair Fund	149,742		139,986	
M & G Recoupment Fund	<u>49,735</u>		<u>45,904</u>	
		226,790		212,599
<b>ASSETS RETAINED FOR THE CHARITY'S OWN USE</b>				
Land	1,928,395		1,928,395	
Bungalows	<u>728,500</u>		<u>728,500</u>	
		2,656,895		2,656,895
		<u><u>3,317,179</u></u>		<u><u>3,273,048</u></u>
 <b>REPRESENTED BY</b>				
Unrestricted funds				
Cash funds	433,495		403,554	
Investment Assets	27,312		26,709	
Assets retained for the charity's own use	<u>1,698,500</u>		<u>1,698,500</u>	
		2,159,306		2,128,763
Restricted Funds				
Investment Assets	199,478		185,890	
Assets retained for the charity's own use	<u>958,395</u>		<u>958,395</u>	
		1,157,873		1,144,285
		<u><u>3,317,179</u></u>		<u><u>3,273,048</u></u>

Approved by the Trustees and signed on their behalf by

  
D Glenn - Chairman

Dated 8<sup>th</sup> May, 2025.

The notes on page 6 form part of these receipts and payments accounts

**THE HOSPITAL OF SIR THOMAS MIDDLECOTT  
ALGARKIRK AND FOSDYKE**

**Notes to the Accounts for the year ended 31 December 2024**

**1. PREPARATION OF RECEIPTS AND PAYMENTS ACCOUNTS**

**a) Rental Income**

Rental income is included in the receipts and payments account on receipt.

**b) Investment Receipts**

Dividends are included in the receipts and payments account on receipt. Bank interest is included in the receipts and payments account on receipt.

**c) Payments**

There are no purchase invoices received before the year end but not paid until after the year end, and there are no items of expenditure incurred before the year end but no invoice received until after the year end.

**2. ASSETS RETAINED FOR THE CHARITY'S OWN USE**

At 31 December 2024 the Charity's freehold land and buildings were as follows:

- 7.181 acres or thereabouts situate at Old Leake
- 7.85 acres or thereabouts situate at Swineshead
- 12.708, 4.241, 2.629 and 3.09 acres or thereabouts situate at Wigtoft
- 11.37 acres or thereabouts situate at Fenhouses
- 335 acres or thereabouts and farm buildings at Thorney
- 2 freehold semi-detached bungalows at Old Main Road, Fosdyke and 2 semi-detached bungalows at Church Lane, Algarkirk

All of the land is subject to tenancies and the four almshouse bungalows were occupied, as of 31st December 2024, by residents appointed by the Trustees.

The Statement of Assets and Liabilities include freehold land and buildings at the Trustees own valuation, based on local and current information as follows:

The 380.979 acres or thereabouts of land held at 31 Dec 2024 has been valued by the Trustees (based on the Trustees' knowledge of local and current land values) at £5000 per acre. This valuation being deemed reasonable because the protected tenancies that exist render the potential sale value below that of market value. The 3.09 acres purchased in 2015 is valued at cost (£23500)

The Almshouses at Old Main Road, Fosdyke and Church Lane, Algarkirk have been included at their current value for insurance purposes of £728500

**3. INVESTMENTS**

	Shareholding	Value at 1 Jan 2024 £	Addition/ Disposal Valuation £	Increase (Decrease) 2024 £	Value at 31 Dec 2024 £
COIF Charity Fund	1345.86	26,709	0	603	27,312
COIF - Extraordinary Repair	574.57	139,986	2,556	7,200	149,742
M & G - Recoupment Fund	410.79	45,904	135	3,696	49,735
		<b>212,599</b>	<b>2,691</b>	<b>11,499</b>	<b>226,789</b>

**4. TRUSTEE REMUNERATION**

No remuneration was paid or payable directly or indirectly out of the funds of the Charity during the year to any Trustee or to any person or persons known to be connected with any of them.

No reimbursement of expenses has been made or is due to be made to any Trustee in respect of the year under review.

**SIR THOMAS MIDDLECOTT'S CHARITY**

England & Wales - Charity number 254147

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# Accounts

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## **TRUSTEES ANNUAL REPORT 2023**

### **LEGAL AND ADMINISTRATIVE INFORMATION**

**The Hospital of Sir Thomas Middlecott Algarkirk and Fosdyke – Reg. Charity No. 254147** is a charity governed by the schemes of the Charity Commissioners dated 6<sup>th</sup> April 1983 and is constituted by one ex-officio trustee (the Vicar of Fosdyke and Rector of Algarkirk), two nominative trustees (one nominated by Algarkirk Parish Council and one nominated by Fosdyke Parish Council) and six co-opted trustees (three residents of Algarkirk and three residents of Fosdyke).

**Charity Trustees – who have acted at any time during the 2023 financial year are:-**

**Nominated - Mr D Glenn (Fosdyke Parish Council), Mrs C Humphreys (Algarkirk Parish Council)**

**Co-opted - Fosdyke - Mr JH Burdall , Mr JW Uhyatt, Mr D Bristow  
Algarkirk - Mr JW Moore, Mr CW Moore**

**Clerk - Ms SA Wilson, 50 Bell Lane, Moulton, Nr Spalding, Lincs. PE12 6PH**

**Bankers - Barclays Bank plc, Boston, Lincs. PE  
CCLA, Senator House, 85 Queen Victoria Street, London EC4V 4ET**

**Solicitors - Chattertons, 12 Broad Street, Spalding, PE11 1ES**

**Independent Examiners - TC Buley Davey – 1-4 London Road, Spalding, PE11 2TA**

## NARRATIVE INFORMATION

### Objectives and Principal Activities

The Charity's principal activity continued to be that of the provision of almshouses for financially disadvantaged people in the villages of Algarkirk and Fosdyke.

To satisfy these objectives the Charity owns four bungalows (two each in Algarkirk and Fosdyke) which have residents appointed

### Development, Activities and Achievements

The Trustees welcomed the news that a developer has been granted planning permission on a site in Fosdyke and has generously offered to sign over a plot to the Charity which is suitable for the building of a pair of semi detached almshouse bungalows.

In the opinion of the Trustees there were no serious incidents or other matters which they were required to bring to the attention of the Charity Commission.

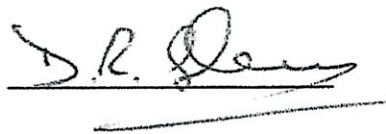
### Financial Review

The objectives are to generate sufficient income to continue the activities of the Charity and to maximise the return of the Charity's assets. Within the portfolio, cash reserves are held to ensure the ongoing activities of the Charity can be maintained.

Accumulated Funds shown on the Balance Sheet as at 31<sup>st</sup> December 2023 –

General Fund	£2112405
Cyclical Maintenance Fund	£ 16358
Restricted Funds:	
Land and properties	£ 958395
Extraordinary repair fund	£ 139986
Capital Expenditure fund	£ 45904

Approved by the Trustees and signed on their behalf by:



D Glenn - Chairman

Dated: 16<sup>th</sup> May, 2024

**THE HOSPITAL OF SIR THOMAS MIDDLECOTT  
ALGARKIRK AND FOSDYKE**

**Receipts and Payments Accounts for the year ended 31 December 2023**

	2023			2022
	£ Unrestricted funds	£ Restricted funds	£ Total	£ Total
<b>RECEIPTS</b>				
Weekly Maintenance Contribution	6,895	0	6,895	5,906
Land Rent	40,183	0	40,183	40,183
Calor Gas (refund from resident)	500	0	500	250
Insurance / drainage rate recharge	1,213	0	1,213	1,049
Pole Rent	138	0	138	139
CDF Interest	733	0	733	730
Investment Fund Dividend	7,314	0	7,314	1,613
Bank Interest	19	0	19	2
Other		0	0	0
<b>TOTAL RECEIPTS</b>	<b>56,995</b>	<b>0</b>	<b>56,995</b>	<b>49,872</b>
<b>PAYMENTS</b>				
Landlords Electricity	0	0	0	159
Almshouse Subscription	267	0	267	153
Water Charges	1,019	0	1,019	892
Insurance	2,185	0	2,185	1,856
Administration	5,005	0	5,005	3,860
Repairs and Cyclical Maintenance	2,691	0	2,691	4,330
Professional Services	0	0	0	0
Almshouse Improvements	215	0	215	7,865
Land/Buildings improvement	0		0	0
Other	874		874	341
<b>TOTAL PAYMENTS</b>	<b>12,256</b>	<b>0</b>	<b>12,256</b>	<b>19,456</b>
<b>ASSET AND INVESTMENT PURCHASES</b>				
Investments	0	2,591	2,591	2,331
Land	0	0	0	0
<b>TOTAL ASSET AND INVESTMENT PURCHASES</b>	<b>0</b>	<b>2,591</b>	<b>2,591</b>	<b>2,331</b>
<b>NET RECEIPTS FOR THE YEAR</b>	<b>44,739</b>	<b>-2,591</b>	<b>42,148</b>	<b>28,085</b>
Transfers between funds	-2,591	2,591	0	0
Cash funds last year end	361,406	0	361,406	333,321
<b>CASH FUNDS THIS YEAR END</b>	<b>403,554</b>	<b>0</b>	<b>403,554</b>	<b>361,406</b>

The notes on page 6 form part of these receipts and payments accounts

**THE HOSPITAL OF SIR THOMAS MIDDLECOTT  
ALGARKIRK AND FOSDYKE**

**Statement of Assets and Liabilities for the year ended 31 December 2023**

	2023		2022	
	£	£	£	£
<b>CASH FUNDS</b>				
Community Account	227,363		192,547	
Deposit Fund	174,202		166,888	
Business Saver Account	1,989		1,971	
		403,554		361,406
<b>INVESTMENT ASSETS</b>				
COIF Charity Fund	26,709		24,461	
COIF Extraordinary Repair Fund	139,986		122,197	
M & G Recoupment Fund	45,904		43,092	
		212,599		189,750
<b>ASSETS RETAINED FOR THE CHARITY'S OWN USE</b>				
Land	1,928,395		1,928,395	
Bungalows	728,500		728,500	
		2,656,895		2,656,895
		3,273,048		3,208,051
 <b>REPRESENTED BY</b>				
<b>Unrestricted funds</b>				
Cash funds	403,554		361,406	
Investment Assets	26,709		24,461	
Assets retained for the charity's own use	1,698,500		1,698,500	
		2,128,763		2,084,367
<b>Restricted Funds</b>				
Investment Assets	185,890		165,289	
Assets retained for the charity's own use	958,395		958,395	
		1,144,285		1,123,684
		3,273,048		3,208,051

Approved by the Trustees and signed on their behalf by

  
D Glenn - Chairman

Dated 16<sup>th</sup> May, 2024.

The notes on page 6 form part of these receipts and payments accounts

**THE HOSPITAL OF SIR THOMAS MIDDLECOTT  
ALGARKIRK AND FOSDYKE**

Notes to the Accounts for the year ended 31 December 2023

**1. PREPARATION OF RECEIPTS AND PAYMENTS ACCOUNTS**

**a) Rental Income**

Rental income is included in the receipts and payments account on receipt.

**b) Investment Receipts**

Dividends are included in the receipts and payments account on receipt. Bank interest is included in the receipts and payments account on receipt.

**c) Payments**

There are no purchase invoices received before the year end but not paid until after the year end, and there are no items of expenditure incurred before the year end but no invoice received until after the year end.

**2. ASSETS RETAINED FOR THE CHARITY'S OWN USE**

At 31 December 2023 the Charity's freehold land and buildings were as follows:

- 7.181 acres or thereabouts situate at Old Leake
- 7.85 acres or thereabouts situate at Swineshead
- 12.708, 4.241, 2.629 and 3.09 acres or thereabouts situate at Wigtoft
- 11.37 acres or thereabouts situate at Fenhouses
- 335 acres or thereabouts and farm buildings at Thorney
- 2 freehold semi-detached bungalows at Old Main Road, Fosdyke and 2 semi-detached bungalows at Church Lane, Algarkirk

All of the land is subject to tenancies and the four almshouse bungalows were occupied, as of 31st December 2023, by residents appointed by the Trustees.

The Statement of Assets and Liabilities include freehold land and buildings at the Trustees own valuation, based on local and current information as follows:

The 380.979 acres or thereabouts of land held at 31 Dec 2023 has been valued by the Trustees (based on the Trustees' knowledge of local and current land values) at £5000 per acre. This valuation being deemed reasonable because the protected tenancies that exist render the potential sale value below that of market value. The 3.09 acres purchased in 2015 is valued at cost (£23500)

The Almshouses at Old Main Road, Fosdyke and Church Lane, Algarkirk have been included at their current value for insurance purposes of £728500

**3. INVESTMENTS**

	Shareholding	Value at 1 Jan 2023 £	Addition/ Disposal Valuation £	Increase (Decrease) 2023 £	Value at 31 Dec 2023 £
COIF Charity Fund	1345.86	24,461	0	2,248	26,709
COIF - Extraordinary Repair	564.46	122,197	2,456	15,333	139,986
M & G - Recoupment Fund	409.559	43,092	135	2,577	45,904
		<b>189,750</b>	<b>2,591</b>	<b>20,258</b>	<b>212,599</b>

**4. TRUSTEE REMUNERATION**

No remuneration was paid or payable directly or indirectly out of the funds of the Charity during the year to any Trustee or to any person or persons known to be connected with any of them.

No reimbursement of expenses has been made or is due to be made to any Trustee in respect of the year under review.

# **Independent examiner's report to the trustees of The Hospital of Sir Thomas Middlecott Algarkirk and Fosdyke on the financial statements for the year ended 31 December 2023**

## **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 of the Charities Act 2011 ("the Charities Act") and that an independent examination is needed.

It is my responsibility to:

- examine the accounts under section 145 of the Charities Act,
- to follow the procedures laid down in the general Directions given by the Charity Commission (under section 145(5)(b) of the Charities Act, and
- to state whether particular matters have come to my attention.


## **Basis of independent examiner's statement**

My examination was carried out in accordance with 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 the trustees concerning any such matters. The procedures undertaken 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 my attention:

1. which gives me reasonable cause to believe that in, any material respect, the requirements:
  - to keep accounting records in accordance with section 130 of the Charities Act; and
  - to prepare accounts which accord with the accounting records and comply with the accounting requirements of the Charities Act have not been met; or
2. to which, in my opinion, attention should be drawn in order to enable a proper understanding of the accounts to be reached.



.....  
P R Wright FCCA  
TC Group  
Chartered Accountants  
1-4 London Road, Spalding, Lincolnshire

Date

**SIR THOMAS MIDDLECOTT'S CHARITY**

England & Wales - Charity number 254147

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# Accounts

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## TRUSTEES ANNUAL REPORT 2022

### LEGAL AND ADMINISTRATIVE INFORMATION

The Hospital of Sir Thomas Middlecott Algarkirk and Fosdyke – Reg. Charity No. 254147 is a charity governed by the schemes of the Charity Commissioners dated 6<sup>th</sup> April 1983 and is constituted by one ex-officio trustee (the Vicar of Fosdyke and Rector of Algarkirk), two nominative trustees (one nominated by Algarkirk Parish Council and one nominated by Fosdyke Parish Council) and six co-opted trustees (three residents of Algarkirk and three residents of Fosdyke).

**Charity Trustees** – who have acted at any time during the 2022 financial year are:-

Nominated - Mr D Glenn (Fosdyke Parish Council), Mrs C Humphreys (Algarkirk Parish Council)

Co-opted - Fosdyke - Mr J H Burdall , Mr JW Ulyatt, Mr D Bristow  
Algarkirk - Mr JW Moore, Mr CW Moore and Mr W Moore who resigned mid year.

Clerk - Ms S A Wilson, 50 Bell Lane, Moulton, Nr Spalding, Lincs. PE12 6PH

Bankers - Barclays Bank plc, Boston, Lincs. PE  
CCLA, Senator House, 85 Queen Victoria Street, London EC4V 4ET

Solicitors - Chattertons, 12 Broad Street, Spalding, Lincs. PE11 1ES

Independent Examiners - TC Bulley Davey – 1-4 London Road, Spalding, PE11 2TA

## NARRATIVE INFORMATION

### Objectives and Principal Activities

The Charity's principal activity continued to be that of the provision of Almshouses for financially disadvantaged people in the villages of Algarkirk and Fosdyke.

To satisfy these objectives the Charity owns four bungalows (two each in Algarkirk and Fosdyke) which have residents appointed

### Development, Activities and Achievements

During the year the Trustees actively followed up the possibility of acquiring land that would be suitable for the building of a pair of Alms Houses and, whilst nothing is certain, they are still hopeful that the acquisition of such a plot of land may be possible in the coming year if the developer can overcome planning issues.

A new resident was appointed in mid 2022 to the bungalow left vacant since late 2021 however another resident left in order to move into a nursing home. This property was decorated throughout in advance of a new resident being appointed in November 2022. Another of the properties had a kitchen upgrade.

In the opinion of the Trustees there were no serious incidents or other matters which they were required to bring to the attention of the Charity Commission.


### Financial Review

The objectives are to generate sufficient income to continue the activities of the Charity and to maximise the return of the Charity's assets. Within the portfolio, cash reserves are held to ensure the ongoing activities of the Charity can be maintained.

Accumulated Funds shown on the Balance Sheet as at 31<sup>st</sup> December 2022 –

General Fund	£2071891
Cyclical Maintenance Fund	£ 12476
Restricted Funds:	
Land and properties	£ 958395
Extraordinary repair fund	£ 122197
Capital Expenditure fund	£ 43092

Approved by the Trustees and signed on their behalf by:



D Glenn - Chairman

Dated: 11<sup>th</sup> May, 2023

**THE HOSPITAL OF SIR THOMAS MIDDLECOTT  
ALGARKIRK AND FOSDYKE**

**Statement of Assets and Liabilities for the year ended 31 December 2022**

	2022		2021	
	£	£	£	£
<b>CASH FUNDS</b>				
Community Account	192,547		166,077	
Deposit Fund	166,888		165,275	
Business Saver Account	<u>1,971</u>		<u>1,969</u>	
		361,406		333,321
<b>INVESTMENT ASSETS</b>				
COIF Charity Fund	24,461		27,680	
COIF Extraordinary Repair Fund	122,197		131,847	
M & G Recoupment Fund	<u>43,092</u>		<u>42,621</u>	
		189,750		202,148
<b>ASSETS RETAINED FOR THE CHARITY'S OWN USE</b>				
Land	1,928,395		1,928,395	
Bungalows	<u>728,500</u>		<u>340,000</u>	
		2,656,895		2,268,395
		<u>3,208,051</u>		<u>2,803,864</u>
<b>REPRESENTED BY</b>				
<b>Unrestricted funds</b>				
Cash funds	361,406		333,321	
Investment Assets	24,461		27,680	
Assets retained for the charity's own use	<u>1,698,500</u>		<u>1,698,500</u>	
		2,084,367		2,059,501
<b>Restricted Funds</b>				
Investment Assets	165,289		174,468	
Assets retained for the charity's own use	<u>958,395</u>		<u>569,895</u>	
		1,123,684		744,363
		<u>3,208,051</u>		<u>2,803,864</u>

Approved by the Trustees and signed on their behalf by

\_\_\_\_\_  
D Glenn - Chairman

Dated

The notes on page 6 form part of these receipts and payments accounts

**THE HOSPITAL OF SIR THOMAS MIDDLECOTT  
ALGARKIRK AND FOSDYKE**

**Receipts and Payments Accounts for the year ended 31 December 2022**

	2022		2021	
	£	£	£	£
	Unrestricted funds	Restricted funds	Total	Total
<b>RECEIPTS</b>				
Weekly Maintenance Contribution	5,906	0	5,906	6,400
Land Rent	40,183	0	40,183	39,870
Calor Gas (refund from resident)	250	0	250	0
Insurance / drainage rate recharge	1,049	0	1,049	992
Pole Rent	139	0	139	240
CDF Interest	730	0	730	712
Investment Fund Dividend	0	0	0	20
Bank Interest	1,615	0	1,615	0
Other	0	0	0	0
<b>TOTAL RECEIPTS</b>	<b>49,872</b>	<b>0</b>	<b>49,872</b>	<b>48,234</b>
<b>PAYMENTS</b>				
Landlords Electricity	159	0	159	181
Almshouse Subscription	153	0	153	146
Water Charges	892	0	892	978
Insurance	1,856	0	1,856	1,638
Administration	3,860	0	3,860	3,399
Repairs and Cyclical Maintenance	4,330	0	4,330	3,590
Professional Services	0	0	0	1,131
Almshouse Improvements	7,865	0	7,865	0
Land/Buildings improvement			0	0
Other	341		341	0
<b>TOTAL PAYMENTS</b>	<b>19,456</b>	<b>0</b>	<b>19,456</b>	<b>11,063</b>
<b>ASSET AND INVESTMENT PURCHASES</b>				
Investments	0	2,331	2,331	4,255
Land	0	0	0	0
<b>TOTAL ASSET AND INVESTMENT PURCHASES</b>	<b>0</b>	<b>2,331</b>	<b>2,331</b>	<b>4,255</b>
<b>NET RECEIPTS FOR THE YEAR</b>	<b>30,416</b>	<b>-2,331</b>	<b>28,085</b>	<b>32,916</b>
Transfers between funds	-2,331	2,331	0	0
Cash funds last year end	333,321	0	333,321	300,405
<b>CASH FUNDS THIS YEAR END</b>	<b>361,406</b>	<b>0</b>	<b>361,406</b>	<b>333,321</b>

**THE HOSPITAL OF SIR THOMAS MIDDLECOTT  
ALGARKIRK AND FOSDYKE**

**Notes to the Accounts for the year ended 31 December 2022**

**1. PREPARATION OF RECEIPTS AND PAYMENTS ACCOUNTS**

**a) Rental Income**

Rental income is included in the receipts and payments account on receipt.

**b) Investment Receipts**

Dividends are included in the receipts and payments account on receipt. Bank interest is included in the receipts and payments account on receipt.

**c) Payments**

There are no purchase invoices received before the year end but not paid until after the year end, and there are no items of expenditure incurred before the year end but no invoice received until after the year end.

**2. ASSETS RETAINED FOR THE CHARITY'S OWN USE**

At 31 December 2022 the Charity's freehold land and buildings were as follows:

- 7.181 acres or thereabouts situate at Old Leake
- 7.85 acres or thereabouts situate at Swineshead
- 12.708, 4.241, 2.629 and 3.09 acres or thereabouts situate at Wigtoft
- 11.37 acres or thereabouts situate at Fenhouses
- 335 acres or thereabouts and farm buildings at Thorney
- 2 freehold semi-detached bungalows at Old Main Road, Fosdyke and 2 semi-detached bungalows at Church Lane, Algarkirk

All of the land is subject to tenancies and the four almshouse bungalows were occupied, as of 31st December 2022, by residents appointed by the Trustees.

The Statement of Assets and Liabilities include freehold land and buildings at the Trustees own valuation, based on local and current information as follows:

The 380.979 acres or thereabouts of land held at 31 Dec 2022 has been valued by the Trustees (based on the Trustees' knowledge of local and current land values) at £5000 per acre. This valuation being deemed reasonable because the protected tenancies that exist render the potential sale value below that of market value. The 3.09 acres purchased in 2015 is valued at cost (£23500)

The Almshouses at Old Main Road, Fosdyke and Church Lane, Algarkirk have been included at their current value for insurance purposes of £728500

**3. INVESTMENTS**

	Shareholding	Value at 1 Jan 2022 £	Addition/ Disposal Valuation £	Increase (Decrease) 2021 £	Value at 31 Dec 2022 £
COIF Charity Fund	1345.86	27,680	0	-3,219	24,461
COIF - Extraordinary Repair	553.68	131,847	2,196	-9,650	122,197
M & G - Recoupment Fund	408.336	42,621	135	336	43,092
		<b>202,148</b>	<b>2,331</b>	<b>-12,533</b>	<b>189,750</b>

**4. TRUSTEE REMUNERATION**

No remuneration was paid or payable directly or indirectly out of the funds of the Charity during the year to any Trustee or to any person or persons known to be connected with any of them.

No reimbursement of expenses has been made or is due to be made to any Trustee in respect of the year under review.

# Independent examiner's report to the trustees of The Hospital of Sir Thomas Middlecott Algarkirk and Fosdyke on the financial statements for the year ended 31 December 2022

## 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 of the Charities Act 2011 ("the Charities Act") and that an independent examination is needed.

It is my responsibility to:

- examine the accounts under section 145 of the Charities Act,
- to follow the procedures laid down in the general Directions given by the Charity Commission (under section 145(5)(b) of the Charities Act, and
- to state whether particular matters have come to my attention.

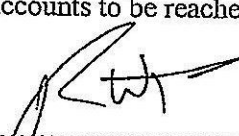
## Basis of independent examiner's statement

My examination was carried out in accordance with 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 the trustees concerning any such matters. The procedures undertaken 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 my attention:

1. which gives me reasonable cause to believe that in, any material respect, the requirements:
  - to keep accounting records in accordance with section 130 of the Charities Act; and
  - to prepare accounts which accord with the accounting records and comply with the accounting requirements of the Charities Act have not been met; or
2. to which, in my opinion, attention should be drawn in order to enable a proper understanding of the accounts to be reached.

  
.....  
**P R Wright FCCA**  
TC Group  
Chartered Accountants  
1-4 London Road, Spalding, Lincolnshire

Date

**SIR THOMAS MIDDLECOTT'S CHARITY**

England & Wales - Charity number 254147

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# Accounts

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## TRUSTEES ANNUAL REPORT 2021

### LEGAL AND ADMINISTRATIVE INFORMATION

The Hospital of Sir Thomas Middlecott Algarkirk and Fosdyke – Reg. Charity No. 254147 is a charity governed by the schemes of the Charity Commissioners dated 6<sup>th</sup> April 1983 and is constituted by one ex-officio trustee (the Vicar of Fosdyke and Rector of Algarkirk), two nominative trustees (one nominated by Algarkirk Parish Council and one nominated by Fosdyke Parish Council) and six co-opted trustees (three residents of Algarkirk and three residents of Fosdyke).

**Charity Trustees** – who have acted at any time during the 2020 financial year are:-

**Nominated** - Mr D Glenn (Fosdyke Parish Council), Mrs C Humphreys (Algarkirk Parish Council)

**Co-opted** - Mr J H Burdall , Mr JP Ulyatt, Mr JW Ulyatt, Mr D Bristow (Fosdyke)  
Mr JW Moore (Chairman), Mr W Moore, Mr CW Moore (Algarkirk)

**Clerk** - Ms S A Wilson, 50 Bell Lane, Moulton, Nr Spalding, Lincs. PE12 6PH

**Bankers** - Barclays Bank plc, Boston, Lincs. PE  
CCLA, Senator House, 85 Queen Victoria Street, London EC4V 4ET

**Solicitors** - Chattertons, 12 Broad Street, Spalding, Lincs. PE11 1ES

**Independent Examiners** - TC Group – 1-4 London Road, Spalding, PE11 2TA

## NARRATIVE INFORMATION

### Objectives and Principal Activities

The Charity's principal activity continued to be that of the provision of Almshouses for financially disadvantaged people in the villages of Algarkirk and Fosdyke.

To satisfy these objectives the Charity owns four bungalows (two each in Algarkirk and Fosdyke) which have residents appointed

### Development, Activities and Achievements

The Covid 19 pandemic and the continuing restrictions on social interaction meant that the Trustees could not hold any 'face to face' meetings until September 2021. The Chairman and Vice Chairman continued in their roles to that date and were then re-elected at that meeting. Until they met regular email contact with the Trustees had been maintained so that they were fully apprised of any issues arising.

After 48 years of serving as a Trustee Mr PJ Ulyatt stepped down at the September meeting and Mr D Bristow was co-opted in his place at a meeting in November.

During the year the Trustees actively sought land that would be suitable for the building of a pair of Alms Houses and, whilst nothing is certain, they are still hopeful that the acquisition of such a plot of land may be possible in the coming year.

One resident left in December 2021 in order to move into sheltered accommodation near to her family. It was agreed that the vacant property would need quite extensive refurbishment before another resident was appointed.

In the opinion of the Trustees there were no serious incidents or other matters which they were required to bring to the attention of the Charity Commission.

### Financial Review

The objectives are to generate sufficient income to continue the activities of the Charity and to maximise the return of the Charity's assets. Within the portfolio, cash reserves are held to ensure the ongoing activities of the Charity can be maintained.

Accumulated Funds shown on the Balance Sheet as at 31<sup>st</sup> December 2021 –

General Fund	£2040906
Cyclical Maintenance Fund	£ 18595
Restricted Funds:	
Land and properties	£ 569895
Extraordinary repair fund	£ 131847
Capital Expenditure fund	£ 42621

Approved by the Trustees and signed on their behalf by:



J W Moore - Chairman

Dated:

# **Independent examiner's report to the trustees of The Hospital of Sir Thomas Middlecott Algarkirk and Fosdyke on the financial statements for the year ended 31 December 2021**

## **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 of the Charities Act 2011 ("the Charities Act") and that an independent examination is needed.

It is my responsibility to:

- examine the accounts under section 145 of the Charities Act,
- to follow the procedures laid down in the general Directions given by the Charity Commission (under section 145(5)(b) of the Charities Act, and
- to state whether particular matters have come to my attention.

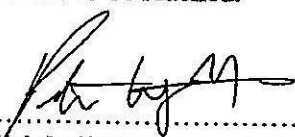
## **Basis of independent examiner's statement**

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## **Independent examiner's statement**

In connection with my examination, no matter has come to my attention:

1. which gives me reasonable cause to believe that in, any material respect, the requirements:
  - to keep accounting records in accordance with section 130 of the Charities Act; and
  - to prepare accounts which accord with the accounting records and comply with the accounting requirements of the Charities Act have not been met; or
2. to which, in my opinion, attention should be drawn in order to enable a proper understanding of the accounts to be reached.

  
.....  
**P R Wright FCCA**  
TC Group  
Chartered Accountants  
1-4 London Road, Spalding, Lincolnshire

Date

**THE HOSPITAL OF SIR THOMAS MIDDLECOTT  
ALGARKIRK AND FOSDYKE**

**Receipts and Payments Accounts for the year ended 31 December 2021**

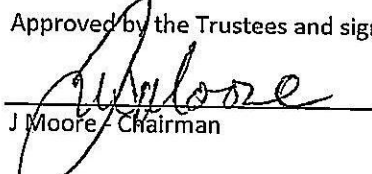
	£	2021 £	£	2020 £
	Unrestricted funds	Restricted funds	Total	Total
<b>RECEIPTS</b>				
Weekly Maintenance Contribution	6,400	0	6,400	6,656
Land Rent	39,870	0	39,870	38,067
Calor Gas (refund from resident)	0	0	0	0
Insurance / drainage rate recharge	992	0	992	910
Pole Rent	240	0	240	34
CDF Interest	712	0	712	698
Investment Fund Dividend	20	0	20	433
Bank Interest	0	0	0	2
Other	0	0	0	30
<b>TOTAL RECEIPTS</b>	<b>48,234</b>	<b>0</b>	<b>48,234</b>	<b>46,830</b>
<b>PAYMENTS</b>				
Landlords Electricity	181	0	181	151
Almshouse Subscription	146	0	146	142
Water Charges	978	0	978	1,037
Insurance	1,638	0	1,638	1,535
Administration	3,399	0	3,399	3,262
Repairs and Cyclical Maintenance	3,590	0	3,590	5,926
Professional Services	1,131	0	1,131	240
Almshouse Improvements	0	0	0	0
Land/Buildings improvement	0	0	0	0
Other	0	0	0	40
<b>TOTAL PAYMENTS</b>	<b>11,063</b>	<b>0</b>	<b>11,063</b>	<b>12,333</b>
<b>ASSET AND INVESTMENT PURCHASES</b>				
Investments	0	4,255	4,255	135
Land	0	0	0	0
<b>TOTAL ASSET AND INVESTMENT PURCHASES</b>	<b>0</b>	<b>4,255</b>	<b>4,255</b>	<b>135</b>
<b>NET RECEIPTS FOR THE YEAR</b>	<b>37,171</b>	<b>-4,255</b>	<b>32,916</b>	<b>34,362</b>
Transfers between funds	-4,255	4,255	0	0
Cash funds last year end	300,405	0	300,405	266,043
<b>CASH FUNDS THIS YEAR END</b>	<b>333,321</b>	<b>0</b>	<b>333,321</b>	<b>300,405</b>

**THE HOSPITAL OF SIR THOMAS MIDDLECOTT  
ALGARKIRK AND FOSDYKE**

**Statement of Assets and Liabilities for the year ended 31 December 2021**

	2021		2020	
	£	£	£	£
<b>CASH FUNDS</b>				
Community Account	166,077		133,181	
Deposit Fund	165,275		165,255	
Business Saver Account	<u>1,969</u>		<u>1,969</u>	
		333,321		300,405
<b>INVESTMENT ASSETS</b>				
COIF Charity Fund	27,680		24,241	
COIF Extraordinary Repair Fund	131,847		108,574	
M & G Recoupment Fund	<u>42,621</u>		<u>37,527</u>	
		202,148		170,342
<b>ASSETS RETAINED FOR THE CHARITY'S OWN USE</b>				
Land	1,928,395		1,928,395	
Bungalows	<u>340,000</u>		<u>340,000</u>	
		2,268,395		2,268,395
		<u>2,803,864</u>		<u>2,739,142</u>
<b>REPRESENTED BY</b>				
<b>Unrestricted funds</b>				
Cash funds	333,321		300,405	
Investment Assets	27,680		24,241	
Assets retained for the charity's own use	<u>1,698,500</u>		<u>1,698,500</u>	
		2,059,501		2,023,146
<b>Restricted Funds</b>				
Investment Assets	174,468		146,101	
Assets retained for the charity's own use	<u>569,895</u>		<u>569,895</u>	
		744,363		715,996
		<u>2,803,864</u>		<u>2,739,142</u>

Approved by the Trustees and signed on their behalf by

  
J Moore, Chairman

Dated

The notes on page 6 form part of these receipts and payments accounts

**THE HOSPITAL OF SIR THOMAS MIDDLECOTT  
ALGARKIRK AND FOSDYKE**

**Notes to the Accounts for the year ended 31 December 2021**

**1. PREPARATION OF RECEIPTS AND PAYMENTS ACCOUNTS**

**a) Rental Income**

Rental income is included in the receipts and payments account on receipt.

**b) Investment Receipts**

Dividends are included in the receipts and payments account on receipt. Bank interest is included in the receipts and payments account on receipt.

**c) Payments**

There are no purchase invoices received before the year end but not paid until after the year end, and there are no items of expenditure incurred before the year end but no invoice received until after the year end.

**2. ASSETS RETAINED FOR THE CHARITY'S OWN USE**

At 31 December 2021 the Charity's freehold land and buildings were as follows:

- 7.181 acres or thereabouts situate at Old Leake
- 7.85 acres or thereabouts situate at Swineshead
- 12.708, 4.241, 2.629 and 3.09 acres or thereabouts situate at Wigtoft
- 11.37 acres or thereabouts situate at Fenhouses
- 335 acres or thereabouts and farm buildings at Thorney
- 2 freehold semi-detached bungalows at Old Main Road, Fosdyke and 2 semi-detached bungalows at Church Lane, Algarkirk

All of the land is subject to tenancies and the four almshouse bungalows were occupied by residents appointed by the Trustees until one became vacant in December 2021.

The Statement of Assets and Liabilities include freehold land and buildings at the Trustees own valuation, based on local and current information as follows:

The 380.979 acres or thereabouts of land held at 31 Dec 2021 has been valued by the Trustees (based on the Trustees' knowledge of local and current land values) at £5000 per acre. This valuation being deemed reasonable because the protected tenancies that exist render the potential sale value below that of market value. The 3.09 acres purchased in 2015 is valued at cost (£23500)

The Almshouses at Old Main Road, Fosdyke and Church Lane, Algarkirk have been included at their current value for insurance purposes of £85000 each

**3. INVESTMENTS**

	Shareholding	Value at 1 Jan 2021 £	Addition/ Disposal Valuation £	Increase (Decrease) in 2021 £	Value at 31 Dec 2021 £
COIF Charity Fund	1345.86	24,241	0	3,439	27,680
COIF - Extraordinary Repair	543.65	108,574	4,120	19,153	131,847
M & G - Recoupment Fund	407.068	37,527	135	4,959	42,621
		<b>170,342</b>	<b>4,255</b>	<b>27,551</b>	<b>202,148</b>

**4. TRUSTEE REMUNERATION**

No remuneration was paid or payable directly or indirectly out of the funds of the Charity during the year to any Trustee or to any person or persons known to be connected with any of them.

No reimbursement of expenses has been made or is due to be made to any Trustee in respect of the year under review.

## TRUSTEES ANNUAL REPORT 2021

### LEGAL AND ADMINISTRATIVE INFORMATION

The Hospital of Sir Thomas Middlecott Algarkirk and Fosdyke – Reg. Charity No. 254147 is a charity governed by the schemes of the Charity Commissioners dated 6<sup>th</sup> April 1983 and is constituted by one ex-officio trustee (the Vicar of Fosdyke and Rector of Algarkirk), two nominative trustees (one nominated by Algarkirk Parish Council and one nominated by Fosdyke Parish Council) and six co-opted trustees (three residents of Algarkirk and three residents of Fosdyke).

**Charity Trustees** – who have acted at any time during the 2020 financial year are:-

**Nominated** - Mr D Glenn (Fosdyke Parish Council), Mrs C Humphreys (Algarkirk Parish Council)

**Co-opted** - Mr J H Burdall , Mr JP Ulyatt, Mr JW Ulyatt, Mr D Bristow (Fosdyke)  
Mr JW Moore (Chairman), Mr W Moore, Mr CW Moore (Algarkirk)

**Clerk** - Ms S A Wilson, 50 Bell Lane, Moulton, Nr Spalding, Lincs. PE12 6PH

**Bankers** - Barclays Bank plc, Boston, Lincs. PE  
CCLA, Senator House, 85 Queen Victoria Street, London EC4V 4ET

**Solicitors** - Chattertons, 12 Broad Street, Spalding, Lincs. PE11 1ES

**Independent Examiners** - TC Group – 1-4 London Road, Spalding, PE11 2TA

## NARRATIVE INFORMATION

### Objectives and Principal Activities

The Charity's principal activity continued to be that of the provision of Almshouses for financially disadvantaged people in the villages of Algarkirk and Fosdyke.

To satisfy these objectives the Charity owns four bungalows (two each in Algarkirk and Fosdyke) which have residents appointed

### Development, Activities and Achievements

The Covid 19 pandemic and the continuing restrictions on social interaction meant that the Trustees could not hold any 'face to face' meetings until September 2021. The Chairman and Vice Chairman continued in their roles to that date and were then re-elected at that meeting. Until they met regular email contact with the Trustees had been maintained so that they were fully apprised of any issues arising.

After 48 years of serving as a Trustee Mr PJ Ulyatt stepped down at the September meeting and Mr D Bristow was co-opted in his place at a meeting in November.

During the year the Trustees actively sought land that would be suitable for the building of a pair of Alms Houses and, whilst nothing is certain, they are still hopeful that the acquisition of such a plot of land may be possible in the coming year.

One resident left in December 2021 in order to move into sheltered accommodation near to her family. It was agreed that the vacant property would need quite extensive refurbishment before another resident was appointed.

In the opinion of the Trustees there were no serious incidents or other matters which they were required to bring to the attention of the Charity Commission.

### Financial Review

The objectives are to generate sufficient income to continue the activities of the Charity and to maximise the return of the Charity's assets. Within the portfolio, cash reserves are held to ensure the ongoing activities of the Charity can be maintained.

Accumulated Funds shown on the Balance Sheet as at 31<sup>st</sup> December 2021 –

General Fund	£2040906
Cyclical Maintenance Fund	£ 18595
Restricted Funds:	
Land and properties	£ 569895
Extraordinary repair fund	£ 131847
Capital Expenditure fund	£ 42621

Approved by the Trustees and signed on their behalf by:



J W Moore - Chairman

Dated:

# Independent examiner's report to the trustees of The Hospital of Sir Thomas Middlecott Algarkirk and Fosdyke on the financial statements for the year ended 31 December 2021

## 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 of the Charities Act 2011 ("the Charities Act") and that an independent examination is needed.

It is my responsibility to:

- examine the accounts under section 145 of the Charities Act,
- to follow the procedures laid down in the general Directions given by the Charity Commission (under section 145(5)(b) of the Charities Act, and
- to state whether particular matters have come to my attention.

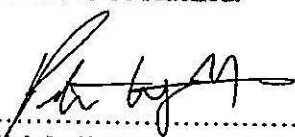
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1. which gives me reasonable cause to believe that in, any material respect, the requirements:
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.....  
**P R Wright FCCA**  
TC Group  
Chartered Accountants  
1-4 London Road, Spalding, Lincolnshire

Date

**SIR THOMAS MIDDLECOTT'S CHARITY**

England & Wales - Charity number 254147

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# Accounts

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## NARRATIVE INFORMATION

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The Charity's principal activity continued to be that of the provision of Almshouses for financially disadvantaged people in the villages of Algarkirk and Fosdyke.

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The Covid 19 pandemic and the resulting restrictions on social interaction meant that the Trustees could not hold any 'face to face' meetings in 2020. The Chairman and Vice Chairman continued in their roles. Regular email contact with the Trustees was maintained throughout the year so that they were fully apprised of any issues arising.

During the year the Trustees actively sought land that would be suitable for the building of a pair of Alms Houses and, whilst nothing is certain, they are hopeful that the acquisition of such a plot of land may be possible in the coming year.

In the opinion of the Trustees there were no serious incidents or other matters which they were required to bring to the attention of the Charity Commission.

### Financial Review

The objectives are to generate sufficient income to continue the activities of the Charity and to maximise the return of the Charity's assets. Within the portfolio, cash reserves are held to ensure the ongoing activities of the Charity can be maintained.

Accumulated Funds shown on the Balance Sheet as at 31<sup>st</sup> December 2020 –

General Fund	£2006737
Cyclical Maintenance Fund	£ 16409
Restricted Funds:	
Land and properties	£ 569895
Extraordinary repair fund	£ 108574
Capital Expenditure fund	£ 37527

Approved by the Trustees and signed on their behalf by:



J W Moore - Chairman

Dated:

**THE HOSPITAL OF SIR THOMAS MIDDLECOTT  
ALGARKIRK AND FOSDYKE**

**Receipts and Payments Accounts for the year ended 31 December 2020**

	£	2020 £	£	2019 £
	Unrestricted funds	Restricted funds	Total	Total
<b>RECEIPTS</b>				
Weekly Maintenance Contribution	6,656	0	6,656	6,464
Land Rent	38,067	0	38,067	38,267
Calor Gas (refund from resident)	0	0	0	0
Insurance / drainage rate recharge	910	0	910	878
Pole Rent	34	0	34	138
CDF Interest	698	0	698	684
Investment Fund Dividend	433	0	433	933
Bank Interest	2	0	2	4
Other	30	0	30	0
<b>TOTAL RECEIPTS</b>	<b>46,830</b>	<b>0</b>	<b>46,830</b>	<b>47,368</b>
<b>PAYMENTS</b>				
Landlords Electricity	151	0	151	161
Almshouse Subscription	142	0	142	140
Water Charges	1,037	0	1,037	964
Insurance	1,535	0	1,535	1,482
Administration	3,262	0	3,262	4,691
Repairs and Cyclical Maintenance	5,926	0	5,926	4,872
Professional Services	240	0	240	420
Almshouse Improvements	0	0	0	0
Land/Buildings improvement	0	0	0	10,430
Other	40	0	40	0
<b>TOTAL PAYMENTS</b>	<b>12,333</b>	<b>0</b>	<b>12,333</b>	<b>23,160</b>
<b>ASSET AND INVESTMENT PURCHASES</b>				
Investments	0	135	135	135
Land	0	0	0	0
<b>TOTAL ASSET AND INVESTMENT PURCHASES</b>	<b>0</b>	<b>135</b>	<b>135</b>	<b>135</b>
<b>NET RECEIPTS FOR THE YEAR</b>	<b>34,497</b>	<b>-135</b>	<b>34,362</b>	<b>24,073</b>
Transfers between funds	-135	135	0	0
Cash funds last year end	266,043	0	266,043	241,970
<b>CASH FUNDS THIS YEAR END</b>	<b>300,405</b>	<b>0</b>	<b>300,405</b>	<b>266,043</b>

The notes on page 6 form part of these receipts and payments accounts

# **Independent examiner's report to the trustees of The Hospital of Sir Thomas Middlecott Algarkirk and Fosdyke on the financial statements for the year ended 31 December 2020**

## **Respective responsibilities of trustees and examiner**

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.....  
**P R Wright FCCA**  
Bulley Davey Limited  
Chartered Certified Accountants  
1-4 London Road, Spalding, Lincolnshire

Date