Registered Charity No. 1170954
Company No. CE009517

SIR ROBERT CHRISTOPHER'S ALMSHOUSES CHARITY
FINANCIAL STATEMENTS
FOR THE YEAR ENDED
31ST DECEMBER 2025

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FINANCIAL STATEMENTS
YEAR ENDED 31ST DECEMBER 2025

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SIR ROBERT CHRISTOPHER'S ALMSHOUSES CHARITY
MEMBERS OF THE BOARD AND PROFESSIONAL ADVISERS

Registered charity name	Sir Robert Christopher's Almshouses Charity
Charity number	1170954
Company number	CE009517
Principal office	6 High Street Alford Lincolnshire LN13 9DX
Trustees	Mr C D Wood Mrs S Spenceley Ms R Foulds Mr N A Calvert
Bankers	Yorkshire Building Society 5 High Street Alford Lincolnshire LN13 9DX Lloyds TSB 24 Mercer Row Louth Lincolnshire LN11 9JH
Clerks to the trustees	Tinn Criddle Hall LLP 6 High Street Alford Lincolnshire LN13 9DX

SIR ROBERT CHRISTOPHER'S ALMSHOUSES CHARITY

ANNUAL REPORT FOR THE YEAR ENDED 31ST DECEMBER 2025

1. The Charity known as Sir Robert Christopher's Almshouses was founded by his Will dated 1st February 1668 and, latterly until 2017, the Charity was administered subject to and in conformity with a Scheme of the Charity Commissioners for England & Wales sealed on the 10th November 1953 (amended on the 28th April 1970).

2. With effect from 1st January 2018 the assets of the charity Sir Robert Christopher's Almshouses (Charity number 214376) were transferred and merged with the Charitable Incorporated Organisation Sir Robert Christopher's Alsmhouses Charity (Charity number 1170954), the Charitable Incorporated Organisation having been registered 3rd January 2017, and the former charity was removed from the register.

3. Trustees

- The Scheme provides for a body of trustees of five, comprising two Representative Trustees and three Co-optative Trustees.
- The Representative Trustees are appointed by Alford Town Council (as successors to the Urban District Council of Alford). An appointment of one Representative Trustee is made every two years and each appointment is made for four years.
- Co-optative Trustees are appointed by the Representatives Trustees and hold office for five years.
- As at 31 December 2025 the representative Trustees were Mr C. D. Wood (for a 4 year term with effect from 3rd January 2023) and Mr G Allen (for a 2 year term to take effect from 16th January 2026).
- As at 31 December 2025 the Co-optative Trustees were Mrs S. Spenceley (with effect from 3 January 2022), Mr N.A. Calvert (with effect from 29 January 2023) and Ms R. Foulds (with effect from 5th April 2025).

4. The objects of the Charity are to maintain the Almshouse properties in West Street, Alford (which comprise the permanent endowment of the Charity) for the occupation of poor people.

5. The present Almshouse property, erected in 1870, was subject to a scheme of repair and alteration, converting the original premises to four properties in or about 1970. A major Scheme of extension and renovation, carried out in 2011/15 was substantially completed in July 2015.

6. The Trustees consider that the Charity's reserves continue to be adequate to deal with;

(a) the servicing of the long term loans taken up in relation to the 2011/15 rennovation scheme and

(b) the ongoing administration of the Charity and the maintenance and repair of the Almshouse properties.

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Mr C D Wood - Chairman on behalf of the Trustees

Date: 26/10/26

SIR ROBERT CHRISTOPHER'S ALMSHOUSES CHARITY
RECEIPTS & PAYMENTS ACCOUNT
FOR THE YEAR ENDED 31ST DECEMBER 2025

GENERAL ADMINISTRATION FUND

	2025		2024	
	£	£	£	£
RECEIPTS				
Rent Charge		10		10
Residents Maintenance Contributions		20,160		19,340
Interest received		603		593
		20,773		19,943
PAYMENTS				
Water Rates	-		4	
Property Insurance	1,135		1,027	
Accountancy Fees	756		720	
Repairs and maintenance	2,812		1,994	
Electric and gas payments communal supply	470		532	
Window cleaning	384		320	
Agents managements fees	1,935		1,856	
Residents Benefits	140		-	
Travel Expenses	53		-	
Bank Charges	43		-	
Void Council Tax	-		200	
Almshouses Association subscription	275		267	
		(8,002)		(6,920)
		12,771		13,023
Repayment of Almhouses Association loan		-		(6,300)
EXCESS OF (PAYMENTS)/RECEIPTS		12,771		6,723

SIR ROBERT CHRISTOPHER'S ALMSHOUSES
STATEMENT OF ASSETS AND LIABILITIES
FOR THE YEAR ENDED 31ST DECEMBER 2025

Assets

Bank and Building Society Balances	**2025** **£**	**2024** **£**
Yorkshire Building Society	**9,287**	8,987
Yorkshire Building Society	**9,074**	8,774
Lloyds TSB	**1,925**	1,954
Lloyds TSB	**21,636**	9,817
Prepayments	**284**	-
	42,206	29,532

Freehold property

The four Almshouse Units (40-43 West Street, Alford) have not been valued as the Trustees are not at liberty to dispose of them.

Investment assets

1.49 units are held in the Charities Official Investment Fund which were valued at £336 On 31 December 2025.

Liabilities	**2025** **£**	**2024** **£**
Accountancy fee	**645**	645
Tinn Criddle Hall LLP	**-**	97
	645	742

(1) The Charity has a private loan of £50,000 in connection with the 2011/15 renovation. No loan repayments were made during the year. The balance outstanding at 31st December 2025 was £32,500;

The Trustees confirm, in accordance with the Charitable Incorporated Organisations (General) Regulations 2012, that at the year end the Charitable Incorporated Organisation (CIO) did not have any outstanding guarantees to third parties nor any debts secured on assets of the CIO.

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Mr C D Wood - Chairman
On behalf of the Trustees
Date: 26/10/26