GEORGE WHELPTON'S ALMSHOUSES

ANNUAL REPORT FOR THE YEAR ENDED 31/12/25

General

This almshouse Charity was established in Victorian times by the Whelpton family and it aims to provide almshouse accommodation for the elderly poor of Horncastle. Originally a terrace of 6 brick and slate almshouses, they were modernised with a loan from the Housing Corporation in the early 1980's. Following a bequest from Ida Bowen in the mid-1980's porches were added, the loan repaid and two further adjoining homes bought and converted. The Charity now provides accommodation in 10 houses (numbers 61 to 83 Queen Street) in a quiet residential area of the town. Money from the Ida Bowen Bequest is used for the improvement of the Almshouses.

The Charity has Charity Commission No. 213645 and is a member of the National Association of Almshouses (No. 0648). Its address and management agents are c/o Robert Bell & Company, Old Bank Chambers, Horncastle, LN9 5HY.

The Charity Trustees, during 2025, were: Mrs.P.Atkinson (Chairman)
Mrs F Martin MBE
Mr M Beecham
Rev Charles Patrick
Mr. J.C. Duncan

General administration work has included:-

Collecting the maintenance contributions; Keeping records; Organising repairs and maintenance; Checking work; Paying bills; Keeping accounts; Drafting and comparing budgets and drafting the annual income/expenditure accounts. Circulating agendas; organising meetings of the Trustees taking minutes and circulating these to the Trustees: Filling out Charity and Ombudsman Scheme returns: Organising insurance cover, TV concessionary licences, gas inspections, Christmas cards and presents for the Almspeople, and obtaining advice on re-investment.



…….
Robert Bell & Company
Managing Agents
Old Bank Chambers
Horncastle, Lincolnshire

October 2026

GEORGE WHELPTONS ALMSHOUSES TRUST

REGISTERED CHARITY NO: 213645

FINANCIAL ACCOUNTS FOR THE YEAR ENDED 31ST DECEMBER 2025

Independent examiner's report to the trustees of

The George Whelpton Almshouses Trust

I report on the accounts of the Trust for the year ended 31st December 2025, which are set out on pages 2 to 4.

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 section144(2) of the Charities Act 2011 (the 2011 Act) and that an independent examination is needed

It is my responsibility to:

examine the accounts under section 145 of the 2011 Act;
to follow the procedures laid down in the general Directions given by the Charity Commission under section 145(5)(b)of the 2011 Act;
and
to state whether particular matters have come to my attention.

Basis of independent examiner's report

My examination was carried out in accordance with the 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 you as trustees concerning any such matters. The procedures 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 2011 Act; and
to prepare accounts which accord with the accounting records and comply with the accounting requirements of the 2011 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 reached

Tristran J Russell
BA (Hons) FCCA

17th March 2026

For and on behalf of
Dexter & Sharpe
Chartered Certified Accountants
20-22 Bridge Street
Horncastle
Lincolnshire

GEORGE WHELPTONS ALMSHOUSES TRUST

ACCOUNTS FOR THE YEAR ENDED 31ST DECEMBER 2025

Receipts and Payments Account: General Fund

		2025		2024
		£		£
Income Receipts				
Contributions from Almshouses		38,750		35,959
Bank interest		4,326		1,238
Ida Bowen Bequest Loan Repayment		-		30,000
Total Receipts		43,076		67,197
Direct Charitable Expenditure				
Water rates	2,681		2,448	
Insurances	943		963	
Gardening	299		180	
Gas services	840		828	
TV Licences	23		37	
Xmas gifts	502		452	
Repairs and maintenance	4,990		18,740	
New lets	300		-	
Utilities	149		15	
Council Tax	331		-	
	11,058		23,663	
Other Expenditure				
Agency charges	2,400		2,400	
Independent examiner fee	624		1,248	
Subscriptions	-		696	
Management fee	3,720		3,452	
	6,744		7,796	
Total Payments		17,802		31,459
Net receipts for the year		25,274		35,738
Bank Deposit, Current and Cash Accounts at 1st January 2025		120,085		84,347
Bank Deposit, Current and Cash Accounts at 31st December 2025		145,359		120,085

GEORGE WHELPTONS ALMSHOUSES TRUST

ACCOUNTS FOR THE YEAR ENDED 31ST DECEMBER 2025

Receipts and Payments Account: Restricted Fund. The Ida Bowen Bequest

		2025 £		2024 £
Income Receipts				
Contributions from Almshouses		20,100		18,650
Bank Interest		19		23
Total Receipts		20,119		18,673
Direct Charitable Expenditure				
Insurances	943		963	
Repairs and maintenance	-		1,357	
Gas services	102		210	
	1,045		2,530	
Other Expenditure				
Agency charges	1,200		1,200	
Independent examiner fee	624		-	
Management fee	1,930		1,790	
George Whelptons Loan Repayment	-		30,000	
	3,754		32,990	
Expenditure sub total		4,799		35,520
Total Payments		4,799		35,520
Net receipts for the year		15,320		(16,847)
Bank Deposit and Cash Accounts at 1st January 2025		17,728		34,575
Bank Deposit and Cash Accounts at 31st December 2025		33,048		17,728

GEORGE WHELPTONS ALMSHOUSES TRUST

STATEMENT OF ASSETS AND LIABILITIES AT 31 DECEMBER 2025

	George Whelptons General Fund	Ida Bowen Restricted Fund
	£	£
Monetary Assets:		
Bank and Cash Balances:		
Bank Accounts R.Bell & Co client account	145,359	33,048
	145,359	33,048
Loan:		
Ida Bowen Fund	11,500	

Other Assets:

-held for functional use by the Charity

Housing Properties
61,63,69,71,73,75,77,79,81,83 Queen Street, Horncastle - General Fund

42 East Street, 72 Queen Street, Horncastle - Restricted Fund

Liabilities :	Ida Bowen Restricted Fund
	£
Loan: G Whelpton	11,500

The accounts set out on pages 2 and 3 for the financial year ended on the above date, and the statement of assets and liabilities at that date set out on page 4 are as approved by the Trustees.

P.J. Atkinson

Trustee authorised to sign on behalf of all Trustees

17th March 2026

GEORGE WHELPTONS ALMSHOUSES TRUST

REGISTERED CHARITY NO: 213645

FINANCIAL ACCOUNTS FOR THE YEAR ENDED 31ST DECEMBER 2025

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