CHARITY No. 216140

THE STAMFORD MUNICIPAL ALMSHOUSE CHARITIES
CHAIRMAN'S ANNUAL REPORT 2025

This report describes the activities of the Board of Trustees of the Stamford Municipal Almshouse Charities (Charity No. 216140) for the year ending 31st December 2025. The charity was established by a Charity Commission Charter dated 22nd October 1964. The Trust's charitable objective is unchanged, namely to provide accommodation on a needs basis to any residents of the Stamford area requiring help.

Trustees

1 Councillor Andrew Croft, who was elected Chair of the charity in 2022, continues in this role.

2 There have been no changes to the Board of Trustees this year apart from the retirement of Trustee Viv Mitchell, after many years of valuable service to the charity.

3 The Board of Trustees met 4 times during the year, namely in March, June, September and December, with an additional 2 extraordinary meetings when urgent decisions were needed on matters concerning the Charity's property. We continue to actively seek to appoint Trustees who bring specific skills for the future operation of the Charity.

Residents

4. The Chair and Clerk have visited all the residents regularly to continue our face-to-face approach to meetings. We are available by phone on a daily basis for any emergency cover required.
All of the Charity's Almshouses were occupied at the end of the year, except for one unit at Fryers' Callis awaiting renovation.

Achievements

5. Following the recent refurbishment of Hopkins Hospital, the charity turned to the large scale improvement of Fryers' Callis. This is a single storey almshouse built in 1832, originally housing "six poor widows". We plan to convert the building into 3 good sized single occupancy apartments, for the existing three residents to occupy. We have sought suitable affordable contractors - with limited success thus far. We continued to look for the considerable funds necessary to restore this historic building.

6. The Charity continues to run on a tight shoestring budget with insufficient funds available to carry out the necessary refurbishments we would like to see happen. The charity's almshouses and commercial assets require constant funding. We are always seeking financial help to keep our properties in excellent condition.

Assets

7. A list of the Charity's property assets (as re-assessed in Dec 2019**)** is as follows:

Almshouses:		
a) 1-4 Fryer's Callis	£807000	
b) 1-2 Hopkins' Hospital	£880000	
c) 1&2 Austin Friars Lane	£500000	
Almshouses Total:		£2,187,000
Commercial:		
d) 1-3 Snowden's Hospital	£375000	
e) 6 and 6a St Mary's Street	£840000	
f) Commercial Total:		£1,215,000
Overall Property Total		**£3,402,000**

8. The annual income from the commercial properties above was as follows:

Snowden's Hospital	£13685.55
Shop 6 St Mary's street	£16723.36
Flat 6a St Mary's street	£4093.30

<u>Annual Accounts and Investments</u>

9. The annual accounts and a summary of the Charity's investments, as at 31st Dec 2025, will be submitted separately by the Clerk.

Andy Croft.

Andrew Croft,
Chairman, Board of Trustees
4th March 2026

STAMFORD MUNICIPAL ALMSHOUSE CHARITIES

ACCOUNTS FOR THE YEAR ENDED

31st DECEMBER 2025

STAMFORD MUNICIPAL ALMSHOUSE CHARITIES
RECEIPTS AND PAYMENTS ACCOUNT
FOR THE YEAR ENDING 31st DECEMBER 2025

			2025			2024	
RECEIPTS			**£**			**£**	
Rentals and Contributions							
	Hopkins Hospital *	£	8,825.00			£9,300.00	
	1 Austin Friars	£	12,673.44			£11,791.43	
	1 Austin Friars arrears Naismith	£	451.90			£600.00	
	2 Austin Friars	£	6,864.00			£6,032.96	
	Fryers Callis	£	6,300.00			£6,298.00	
	Snowdens Hospital	£	13,685.55			£13,226.19	
	6 St Mary's Street	£	18,230.03			£14,463.96	
	6A St Mary's Street	£	4,093.30			£4,202.26	
				£71,123.22			£65,914.80
Dividends							
	M&G Charfund	£	1,405.85			£1,339.70	
	COIF	£	-			£0.00	
	Barclays savings (new)	£	138.78			£2.47	
Donations	Burghley Rotary	£	400.00			£500.00	
	The Harry Skells Trust grant	£	9,675.00			£15,000.00	
Sundries	VAT Refund	£	-			£12,703.89	
	Court Fees refund 6A	£	-			£424.50	
	Anglian Water refund	£	105.99			£143.79	
	British Gas refund - 4 Hopkins Hospital	£	-			£0.00	
	EON Next credit 2 Hopkins Hospital	£	75.02				
	SKDC Council Tax refund 6A St Mary's	£	128.93				
	Ruff & Tumble tenancy deposit	£	5,000.00				
	Stapleton cash return	£	245.00				
	Payment/credit made in error	£	-			£0.00	
				£ 17,174.57			£30,114.35
				£ 88,297.79			**£96,029.15**
	Transfer from Barclays savings	£	20,000.00				
				£108,297.79			

* 1HH 2024 arrears settled - 2025 £375 due (no Feb paymt)

		2025			2024	
		£			£	
PAYMENTS						
Repairs and Renewals						
Hopkins Hospital	£	9,675.00			£22,617.00	
1 Austin Friars	£	186.00			£2,516.05	
2 Austin Friars	£	630.60			£6,152.80	
Fryers Callis	£	1,111.38			£500.00	
6 St Mary's Street	£	1,158.95			£0.00	
6A St Mary's Street	£	41,287.05			£1,500.45	
Snowdens Hospital	£	1,152.00			£0.00	
			£55,200.98			**£33,286.30**
Lighting & Heating						
Gas	£	749.51			£0.00	
Electricity	£	597.65			£391.57	
Water	£	1,706.71			£2,344.31	
Rates & Insurance						
Insurance	£	4,440.86			£4,480.94	
Council tax	£	3,209.25			£1,234.49	
Administration						
Clerk	£	6,054.00			£5,480.01	
Admin/Office Expenses	£	1,513.09			£610.06	
Gardener/Odd jobs	£	655.00			£655.00	
Almshouse Association	£	365.00			£353.00	
Architect	£	-			£7,413.92	
Accountant (incl. VAT services)	£	325.00			£1,799.47	
Legal fees	£	-			£4,293.40	
Richardson's Surveyor	£	1,980.00			£1,440.00	
Survey Snowdens (EPC)	£	-			£270.00	
Refund overpaid rent Katie Cardew 6 St Mary's	£	631.96				
Transfer Ruff & Tumble deposit to managing agent	£	5,000.00				
			£ 27,228.03			**£30,766.17**
Transfers to savings account	£	27,145.00				
TOTAL PAYMENTS			£ 82,429.01		£82,429.01	£64,052.47
TOTAL RECEIPTS			£ 88,297.79			£96,029.15
EXCESS OF PAYMENTS OVER RECEIPTS				£	5,868.78	
EXCESS OF RECEIPTS OVER PAYMENTS			**£ 5,868.78**	£	(5,868.78)	**£31,976.68**

STAMFORD MUNICIPAL ALMSHOUSE CHARITIES

RECONCILIATION WITH CASH AND BANK BALANCES

General Fund		**2025**			**2024**	
		£			**£**	
Bank Balances as at 1st January 2025						
Barclays current account (*7310)	£	8,133.77			£11,159.56	
Barclays business savings account (*2692)	£	20,002.47				
Total:	£	28,136.24			£11,159.56	
Surplus of Payments over Receipts						
Surplus of Receipts over Payments	**£**	**4,308.11**			**£31,976.68**	
Transfer to COIF	£	-			-£15,000.00	
Transfer to Barclays Savings Account	-£	26,000.00			-£20,000.00	
Transfer to Barclays Fryers Callis Savings Account	-£	1,145.00				
Balances as at 31st December 2025						
General Fund bank balances at 31st December 2025			**£**	**34,005.02**		**£28,136.24**
Barclays current account	£	6,718.77			£8,133.77	
Barclays business savings account	£	26,140.71			£20,002.47	
Barclays Fryers Callis savings account	£	1,145.54				
Total:	£	34,005.02			£28,136.24	
Other Investments:						
COIF Charities Deposit Fund (Endowment - 1C)						
Balance at 1.1.2025	£	56,632.33			£56,632.33	
Interest	£	2,374.79			£2,836.34	
Interest transferred to 2C	£	2,374.79			£2,836.34	
Balance at 31.12.2025			£	56,632.33	£56,632.33	£56,632.33
COIF Charities Deposit Fund (General Funds) 2C						
Balance at 1.1.2025	£	53,657.66			£13,498.35	
Interest retained	£	2,338.84			£2,322.97	
Interest from COIF 1C	£	2,374.79			£2,836.34	
Transfer to Barclays current account	£	-			£0.00	
Transfer from Barclays current account	£	-			£35,000.00	*
Balance at 31.12.2025			£	58,371.29		£53,657.66
* this includes the November 2023 transfer			**£**	**149,008.64**		**£138,426.23**

	Retained	**From 1c**
	£208.97	£220.67
	£209.71	£219.69
	£185.77	£193.15
	£203.92	£210.52
	£196.64	£201.39
	£198.61	£201.95
	£184.09	£185.90
	£6.32	£6.38
	£196.26	£196.79
	£191.51	£190.79
	£183.88	£181.89
	£189.69	£186.43
	£183.47	£179.24
	£2,338.84	£2,374.79

STAMFORD MUNICIPAL ALMSHOUSE CHARITIES

Schedule of assets under management at 31st December 2025

NAME	Type	Holding	2025 Value	2024 Value
General Fund Balance	Deposit		£34,005.02	£28,136.24
COIF Deposit (Endowment) 1C	Deposit		£56,632.33	£56,632.33
COIF Deposit (General Fund) - 2C	Income		£58,371.29	£53,657.66
M&G Repair Fund	Income	3,200.00	£3,309.44	£2,970.56
M&G Repair Fund	Accumulation	29.00	£4,086.94	£3,511.07
M&G Repair Fund - J Warrington	Income	2,382.00	£2,463.46	£2,211.21
M&G Repair Fund - D William Hospital J Warrington	Income	1,189.00	£1,229.66	£1,103.75
M&G Extraordinary Repair Fund	Income	26,308.00	£27,207.73	£24,421.72
M&G Extraordinary Repair Fund	Accumulation	417.00	£58,767.39	£50,486.77
M&G Recoupment Account	Accumulation	2.00	£281.86	£242.14
Total value:			**£246,355.12**	**£223,373.45**

PROPERTIES VALUES - RE-ASSESSED - DECEMBER 2019

Freehold Properties - Almshouses	
Hopkins Hospital	£880,000.00
Fryers Callis	£807,000.00
1 & 2 Austin Friars	£500,000.00
Almshouse Total:	£2,187,000.00
Freehold Properties - Commercial	
1-3 Snowden's Hospital	£375,000.00
6/6A St Mary's Street	£840,000.00
Commercial Total:	£1,215,000.00
Total Value of Almshouse and Commercial Properties	**£3,402,000.00**

The accounts for the year ended 31st December 2025 and the above statement have been approved
§

Chairman of Trustees	Date
Clerk to the Trustees	Date

CTax Management
Do you see tax as a problem – we don't
Tel: 01778 348412

13 Locks Close
Deeping St James
Peterborough
PE6 8RA

Independent Examiners Report to the
Trustees of Stamford Municipal Almshouse Charities
Accounts Period Year 2025 Charity Number: 216140

I report to the trustees on my examination of the accounts of the above charity ("the Trust") for the period from the 1st January 2025 to the 31st December 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").

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.

Independent Examiners Statement

I have completed my examination. I confirm that no material matters have come to my attention in connection with the examination

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 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.

Carl Midgley ACIB
CTax Management
6th May 2026