DANIEL TAYLOR ALMSHOUSES CIO

England & Wales · Charity number 1161825

Details

Other names	DANIEL TAYLOR ALMSHOUSE TRUST CIO, DANIEL TAYLOR ALMSHOUSE TRUST LIMITED, DANIEL TAYLOR ALMSHOUSE TRUST LTD
Status	Registered
Legal form	CIO
Registered	2015-05-26
Register	View on the Charity Commission register

Contact

Phone	07526493378

Activities

Objects: TO PROVIDE FOR AND MAINTAIN THE ALMS HOUSES IN SOUTH STREET, BRIDPORT, DORSET FOR THE POOR PERSONS OF THE BOROUGH OF BRIDPORT.

Activities: Operation of Alms Houses in South Street Bridport Dorset and other suitable property in the area.

Classification

- **How:** Provides Buildings/facilities/open Space
- **What:** The Prevention Or Relief Of Poverty
- **Who:** Other Defined Groups

Geography

- Dorset

Finances

Period end	Income	Expenditure	Assets	Employees
2025-03-31	£31,207	£44,949	-	-
2024-03-31	£32,093	£27,214	-	-
2023-03-31	£33,686	£67,350	-	-
2022-03-31	£26,261	£17,253	-	-
2021-03-31	£25,311	£16,291	-	-

Trustees

Name	Role	Appointed
Bruce Willoughby		2023-08-01
Derek Bussell		2023-06-30
Ingrid Hull		2023-06-30
John Ernest Harrison		2024-05-01
Keith Allan Day		2023-01-28

Accounts

Company registration number: CE020876

DANIEL TAYLOR ALMSHOUSES CIO

UNAUDITED FINANCIAL STATEMENTS

31ST MARCH 2025

Contents

DANIEL TAYLOR ALMSHOUSES CIO

TRUSTEES' ANNUAL REPORT

YEAR ENDED 31ST MARCH 2025

The trustees present their report and the financial statements of the charity for the year ended 31st March 2025.

The trustees have adopted the provisions of the Statement of Recommended Practice (SORP) "Accounting and Reporting by Charities" (FRS102) in preparing the annual report and financial statements of the charity.

Structure, Governance and Management

Governing document

The charity converted to Charitable Incorporated Organisation on 9 September 2019.
A new governing document was adopted on 27 February 2020.

Objectives and activities

The principal activity of the company is to provide for and maintain the Almshouses in South Street Bridport for the benefit of the poor and needy of Bridport.

Achievements and performance

This has been a difficult period, requiring considerable change and continuing consolidation.

The Almshouses in South Street continue as before, accommodating six people. Regular maintenance has been completed with more scheduled.

Work has stopped on the conversion of Chancery House, in order to conserve our financial resources and prepare the property for sale on the open market.

Financial review

The charity continues to make a surplus on its activities. See the financial statement for details.

Plans for future periods

Work has ceased on the conversion of Chancery House - the escalation of building material costs and labour costs meant that we are unable to complete the work. A decision has been made to secure the building and then market the property with the existing Planning Permission.

The (Barclays) covenant and Dorset Council Section 106 restrictions will remain in place. The new owner, when work is completed, will be able to offer low-cost housing for eight to twelve persons.

The intention of the Trustees, when Chancery House is sold, is to use the capital to purchase smaller properties to rent at an 'affordable level'.

DANIEL TAYLOR ALMSHOUSES CIO

TRUSTEES' ANNUAL REPORT

YEAR ENDED 31ST MARCH 2025

Trustees' responsibilities in relation to the financial statements

The trustees (who are also directors of the charity for the purposes of company) are responsible for preparation of these documents. Company law requires the trustees to prepare financial statements for each financial year , which give a true and fair view of the state of the affairs of the charitable company and of the incoming resources and application of resources, including the income and expenditure, of the charitable company for the year. In preparing these financial statements, the trustees are required to:

- select suitable accounting policies and apply them consistently;

- observe the methods and principles in the Charities SORP;

- make judgements and estimates that are reasonable and prudent;

- state whether applicable UK Accounting Standards have been followed, subject to any material departures disclosed and explained in the financial statements;

- prepare the financial statements on a going concern basis unless it is inappropriate to presume that the charity will continue in operation.

The trustees are responsible for keeping adequate accounting records that disclose with reasonable accuracy at any time the financial position of the charitable company and enable them to ensure that the financial statements comply with the Companies Act 2006. They are also responsible for safeguarding the assets of the charitable company and hence for taking reasonable steps for the prevention and detection of fraud and other irregularities.

This report was approved by the board of trustees on 5th December 2025 and signed on behalf of the board by:

KA Day
Trustee

INDEPENDENT EXAMINER'S REPORT

TO THE TRUSTEES OF DANIEL TAYLOR ALMSHOUSES CIO

YEAR ENDED 31ST MARCH 2025

I report to the charity trustees on my examination of the accounts of the company for the year ended 31st March 2025 which are set out on pages to

Responsibilities and basis of report

As the charity trustees of the company you are responsible for the preparation of the accounts in accordance with the requirements of the Charities Act 2011.

Having satisfied myself that the accounts of the company are not required to be audited are eligible for independent examination, I report in respect of my examination of your company's accounts as carried out under section 145 of the Charities Act 2011 (the 2011 Act). In carrying out my examination I have followed the Directions given by the Charity Commission under section 145(5)(b) of the 2011 Act.

Independent examiner's statement

I have completed my examination. I confirm that no matters have come to my attention in connection with the examination giving me cause to believe that in any material respect:

1. accounting records were not kept in respect of the company as required by section 386 of the 2006 Act; or

2. the accounts do not accord with those records; or

3. the accounts do not comply with the accounting requirements of section 396 of the 2006 Act other than any requirement that the accounts give a 'true and fair view' which is not a matter considered as part of an independent examination; or

4. the accounts have not been prepared in accordance with the methods and principles of the Statement of Recommended Practice for accounting and reporting by charities applicable to charities preparing their accounts in accordance with the Financial Reporting Standard applicable in the UK and Republic of Ireland (FRS102).

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

In order to assist you to fulfil your duties under the Companies Act 2006, we have prepared for your approval the financial statements of Daniel Taylor Almshouses CIO for the year ended 31st March 2025 which comprise the Profit and Loss Account, Balance sheet, statement of changes in equity, statement of cash flows and related notes from the company's accounting records and from information and explanations you have given us.

Martin and Company (Bridport) Limited

2 Victoria Grove
Bridport
Dorset
DT6 3AA

5th December 2025

DANIEL TAYLOR ALMSHOUSES CIO

STATEMENT OF FINANCIAL ACTIVITIES
YEAR ENDED 31ST MARCH 2025

	Note	Unrestricted Funds £	Total Funds 2025 £	Total Funds 2024 £
		2025		2024
	£	£	£	£
Income and endowments from:				
Donations and Legacies		-	-	165
Other trading activities		31,207	31,207	31,928
	2	31,207	31,207	32,093
Expenditure on:				
Charitable activies	**3**	24,866	24,866	16,938
Other	**4**	18,617	18,617	23,556
Total resources expended		43,483	43,483	40,494
Net incoming resources before revaluations and investment asset disposals		12,276	12,276	8,401
Gains and Losses on revaluations of fixed assets		(1,466)	(1,466)	13,280
Net movements in funds		(13,742)	(13,742)	4,879
Total funds brought forward		363,180	363,180	358,301
Total finds carried forward		£349,438	£349,438	£363,180

All income and expenditure is derived from continuing activities.

DANIEL TAYLOR ALMSHOUSES CIO

BALANCE SHEET
31ST MARCH 2025

	Note	2025 £	2025 £	2024 £	2024 £
Fixed assets					
Tangible assets	**5**	282,284		295,936	
Investments	**6**	98,053		99,519	
			380,337		395,455
Current assets					
Debtors	**7**	477		529	
Cash at bank and in hand		16,700		17,959	
		17,177		18,488	
Creditors: amounts falling due within one year	**8**	(4,166)		(3,748)	
Net current assets			13,011		14,740
Total assets less current liabilities			393,348		410,195
Creditors: amounts falling due after more than one year	**9**		(43,910)		(47,015)
Net assets			£349,438		£363,180
Capital and reserves					
Profit and loss account			349,438		363,180
Shareholders funds			£349,438		£363,180

The notes on pages 7 to 10 form part of these financial statements.

BALANCE SHEET (CONTINUED)
31ST MARCH 2025

For the year ending 31st March 2025 the company was entitled to exemption from audit under section 477 of the Companies Act 2006 relating to small companies.

Directors responsibilities:

- The members have not required the company to obtain an audit of its financial statements for the year in question in accordance with section 476;
- The directors acknowledge their responsibilities for complying with the requirements of the Act with respect to accounting records and the preparation of financial statements.

These financial statements have been prepared in accordance with the provisions applicable to companies subject to the small companies' regime and in accordance with FRS 102 'The Financial Reporting Standard applicable in the UK and Republic of Ireland'.

These financial statements were approved by the board of directors and authorised for issue on 5th December 2025, and are signed on behalf of the board by:

K Day
Director

Company registration number: CE020876

1. Accounting policies

Basis of preparation

The financial statements have been prepared under the historical cost convention in accordance with the accounting policies set out below.

These financial statements have been prepared in accordance with FRS102 Section 1A - The Financial Reporting Standard applicable in the UK and Republic of Ireland and the Charities Act 2011.

Incoming resources

All incoming resources are included in the SOFA when the charity is legally entitled to the income and the amount can be quantified with reasonable accuracy.

Resources expended

All expenditure is accounted for on an accruals basis and has been classified under headings that aggregate all costs related to the category Where costs cannot be directly attributed to particular headings, they have been allocated to activities on a basis consistent with use of the resources.

Tangible assets

Tangible assets are initially recorded at cost, and are subsequently stated at cost less any accumulated depreciation and impairment losses.

Depreciation

Depreciation is calculated so as to write off the cost or valuation of an asset, less its residual value, over the useful economic life of that asset as follows:

Freehold improvements	- 4%	straight line
Fittings fixtures and equipment	- 25%	reducing balance

Fixed asset investments

Fixed asset investments are initially recorded at cost, and subsequently stated at cost less any accumulated impairment losses. Listed investments are measured at fair value with changes in fair value being recognised in profit or loss.

2 Income

	2025	2024
	£	£
Donations and legacies		
Donation and Grants	-	165
	£-	£165

	2025	2024
Other trading activites		
Rents receivable	29,135	30,378
Energy rebates	2,072	1,550
	£31,207	£31,928

3. Expenditure on charitable activites

	2025	2024
	£	£
Insurance	1,961	2,747
General and water rates	828	2,688
Light and heat	2,972	6,322
Property repairs	19,105	5,181
	£24,866	**£16,938**

4. Other costs

	2025	2024
	£	£
General expenses	878	564
Bank charges	-	12
Wages and salaries	-	1,406
Administration costs	1,133	1,128
Accountancy fees	480	480
Legal and professional	-	2,934
Loan interest	1,772	2,780
Depreciation of tangible assets	14,354	14,252
	£18,617	**£23,556**

5. Tangible assets

	Freehold property	Fixtures, fittings and equipment	**Total**
	£	£	**£**
Cost			
At 1st April 2024	356,281	-	356,281
Additions	-	702	702
At 31st March 2025	**£356,281**	**£702**	**£356,983**
Depreciation			
At 1st April 2024	60,345	-	60,345
Charge for the year	14,252	102	14,354
At 31st March 2025	**£(74,597)**	**£(102)**	**£(74,699)**
Carrying amount			
At 31st March 2025	**£281,684**	**£600**	**£282,284**
At 31st March 2024	£295,936	£-	£295,936

6. Investments

	Investments	**Total**
	£	**£**
Cost or valuation		
At 1st April 2024 and 31st March 2025	**£98,053**	**£98,053**
Impairment		
At 1st April 2024 and 31st March 2025	£-	£-
Carrying amount		
At 31st March 2025	**£98,053**	**£98,053**
At 31st March 2024	£98,053	£98,053

7. Debtors

	2025	2024
	£	£
Prepayments and accrued income	**£477**	£529

8. Creditors: amounts falling due within one year

	2025	2024
	£	£
Bank loans and overdrafts	2,940	2,920
Payments received on account	700	-
Accruals and deferred income	526	828
	£4,166	£3,748

9. Creditors: amounts falling due after more than one year

	2025	2024
	£	£
Other creditors	**£43,910**	£47,015

DANIEL TAYLOR ALMSHOUSES CIO

STATEMENT OF FINANCIAL ACTIVITIES
YEAR ENDED 31ST MARCH 2025

	2025		2024	
	£	£	£	£
Turnover				
Donations, grants and legacies	-		165	
Rents receivable	29,135		30,378	
Energy rebates	2,072		1,550	
		31,207		32,093
Staff costs				
Wages and salaries	-		1,406	
		-		(1,406)
Depreciation and other amounts written off assets				
Depreciation of tangible assets	14,354		14,252	
		(14,354)		(14,252)
Other charges				
Administration costs	1,133		1,128	
General and water rates	828		2,688	
Insurance	1,961		2,747	
Light and heat	2,972		6,322	
Property repairs	19,105		5,181	
Legal and professional	-		2,934	
Accountancy fees	480		480	
Bank charges	-		12	
General expenses	878		564	
(Surplus)/deficit on revaluation investments	1,466		(13,280)	
Loan interest	1,772		2,780	
		(30,595)		(11,556)
Operating Profit/(Loss)		(13,742)		4,879
Taxation on profit on ordinary activities		-		-
(Loss)/Profit After Tax		£(13,742)		£4,879

Accounts

Company registration number: CE020876

DANIEL TAYLOR ALMSHOUSES CIO

TRUSTEES REPORT AND UNAUDITED FINANCIAL STATEMENTS

31ST MARCH 2024

Contents

DANIEL TAYLOR ALMSHOUSES CIO

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The intention of the Trustees, when Chancery House is sold, is to use the capital to purchase smaller properties to rent at an 'affordable level'.

Trustees' responsibilities in relation to the financial statements

The trustees (who are also directors of the charity for the purposes of company) are responsible for preparation of these documents. Company law requires the trustees to prepare financial statements for each financial year , which give a true and fair view of the state of the affairs of the charitable company and of the incoming resources and application of resources, including the income and expenditure, of the charitable company for the year. In preparing these financial statements, the trustees are required to:

- select suitable accounting policies and apply them consistently;

- observe the methods and principles in the Charities SORP;

- make judgements and estimates that are reasonable and prudent;

- state whether applicable UK Accounting Standards have been followed, subject to any material departures disclosed and explained in the financial statements;

- prepare the financial statements on a going concern basis unless it is inappropriate to presume that the charity will continue in operation.

The trustees are responsible for keeping adequate accounting records that disclose with reasonable accuracy at any time the financial position of the charitable company and enable them to ensure that the financial statements comply with the Companies Act 2006. They are also responsible for safeguarding the assets of the charitable company and hence for taking reasonable steps for the prevention and detection of fraud and other irregularities.

This report was approved by the board of trustees on and signed on behalf of the board by:

KA Day
Trustee

INDEPENDENT EXAMINER'S REPORT

TO THE TRUSTEES OF DANIEL TAYLOR ALMSHOUSES CIO

YEAR ENDED 31ST MARCH 2024

I report to the charity trustees on my examination of the accounts of the company for the year ended 31st March 2024 which are set out on pages to

Responsibilities and basis of report

As the charity trustees of the company you are responsible for the preparation of the accounts in accordance with the requirements of the Charities Act 2011.

Having satisfied myself that the accounts of the company are not required to be audited are eligible for independent examination, I report in respect of my examination of your company's accounts as carried out under section 145 of the Charities Act 2011 (the 2011 Act). In carrying out my examination I have followed the Directions given by the Charity Commission under section 145(5)(b) of the 2011 Act.

Independent examiner's statement

I have completed my examination. I confirm that no matters have come to my attention in connection with the examination giving me cause to believe that in any material respect:

1. accounting records were not kept in respect of the company as required by section 386 of the 2006 Act; or

2. the accounts do not accord with those records; or

3. the accounts do not comply with the accounting requirements of section 396 of the 2006 Act other than any requirement that the accounts give a 'true and fair view' which is not a matter considered as part of an independent examination; or

4. the accounts have not been prepared in accordance with the methods and principles of the Statement of Recommended Practice for accounting and reporting by charities applicable to charities preparing their accounts in accordance with the Financial Reporting Standard applicable in the UK and Republic of Ireland (FRS102).

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

In order to assist you to fulfil your duties under the Companies Act 2006, we have prepared for your approval the financial statements of Daniel Taylor Almshouses CIO for the year ended 31st March 2024 which comprise the Profit and Loss Account, Balance sheet, statement of changes in equity, statement of cash flows and related notes from the company's accounting records and from information and explanations you have given us.

Martin and Company (Bridport) Limited

2 Victoria Grove
Bridport
Dorset
DT6 3AA

30th January 2025

DANIEL TAYLOR ALMSHOUSES CIO

STATEMENT OF FINANCIAL ACTIVITIES

YEAR ENDED 31ST MARCH 2024

	Note	Unrestricted Funds £	Total Funds 2024 £	Total Funds 2023 £
Income and endowments from:				
Donations and Legacies		165	165	7,000
Other trading activities		31,928	31,928	26,686
	2	32,093	32,093	33,686
Expenditure on:				
Charitable activies	**3**	16,938	16,938	10,226
Other	**4**	23,556	23,556	57,124
Total resources expended		40,494	40,494	67,350
Net incoming resources before revaluations and investment asset disposals		8,401	8,401	33,664
Gains and Losses on revaluations of fixed assets		13,280	13,280	(6,883)
Net movements in funds		4,879	4,879	40,547
Total funds brought forward		358,301	358,301	398,848
Total finds carried forward		£363,180	£363,180	£358,301

All income and expenditure is derived from continuing activities.

DANIEL TAYLOR ALMSHOUSES CIO

BALANCE SHEET

31ST MARCH 2024

	Note	2024 £	2024 £	2023 £	2023 £
Fixed assets					
Tangible assets	5	295,936		270,926	
Investments	6	99,519		133,239	
			395,455		404,165
Current assets					
Debtors	7	529		449	
Cash at bank and in hand		17,959		5,037	
		18,488		5,486	
Creditors: amounts falling due within one year	8	(3,748)		(3,130)	
Net current assets			14,740		2,356
Total assets less current liabilities			410,195		406,521
Creditors: amounts falling due after more than one year	9		(47,015)		(48,220)
Net assets			£363,180		£358,301
Capital funds					
Unrestricted funds			363,180		358,301
Total funds			£363,180		£358,301

The notes on pages 7 to 10 form part of these financial statements.

For the year ending 31st March 2024 the company was entitled to exemption from audit under section 477 of the Companies Act 2006 relating to small companies.

Directors responsibilities:

- The members have not required the company to obtain an audit of its financial statements for the year in question in accordance with section 476;
- The directors acknowledge their responsibilities for complying with the requirements of the Act with respect to accounting records and the preparation of financial statements.

These financial statements have been prepared in accordance with the provisions applicable to companies subject to the small companies' regime and in accordance with FRS 102 'The Financial Reporting Standard applicable in the UK and Republic of Ireland'.

These financial statements were approved by the board of directors and authorised for issue on 30th January 2025, and are signed on behalf of the board by:

K Day
Trustee

Company registration number: CE020876

The notes on pages 7 to 10 form part of these financial statements.

1. Accounting policies

Basis of preparation

The financial statements have been prepared under the historical cost convention in accordance with the accounting policies set out below.

These financial statements have been prepared in accordance with FRS102 Section 1A - The Financial Reporting Standard applicable in the UK and Republic of Ireland and the Charities Act 2011.

Incoming resources

All incoming resources are included in the SOFA when the charity is legally entitled to the income and the amount can be quantified with reasonable accuracy.

Resources expended

All expenditure is accounted for on an accruals basis and has been classified under headings that aggregate all costs related to the category Where costs cannot be directly attributed to particular headings, they have been allocated to activities on a basis consistent with use of the resources.

Tangible assets

Tangible assets are initially recorded at cost, and are subsequently stated at cost less any accumulated depreciation and impairment losses.

Depreciation

Depreciation is calculated so as to write off the cost or valuation of an asset, less its residual value, over the useful economic life of that asset as follows:

Freehold improvements	- 4%	straight line

Fixed asset investments

Fixed asset investments are initially recorded at cost, and subsequently stated at cost less any accumulated impairment losses. Listed investments are measured at fair value with changes in fair value being recognised in profit or loss.

2 Income

	2024	2023
	£	£
Donations and legacies		
Donation and Grants	165	7,000
	£165	£7,000
Other trading activites		
Rents receivable	30,378	24,492
Energy rebates	1,550	2,194
	£31,928	£26,686

3. Expenditure on charitable activites

	2024	2023
	£	£
Insurance	2,747	1,764
General and water rates	2,688	907
Light and heat	6,322	4,690
Property repairs	5,181	2,865
	£16,938	**£10,226**

4. Other costs

	2024	2023
	£	£
General expenses	564	196
Bank charges	12	-
Wages and salaries	1,406	1,283
Administration costs	1,128	908
Accountancy fees	480	-
Legal and professional	2,934	41,037
Loan interest	2,780	1,020
Depreciation of tangible assets	14,252	12,680
	£23,556	**£57,124**

5. Tangible assets

	Freehold property	**Total**
	£	**£**
Cost		
At 1st April 2023	317,019	317,019
Additions	39,262	39,262
At 31st March 2024	**£356,281**	**£356,281**
Depreciation		
At 1st April 2023	46,093	46,093
Charge for the year	14,252	14,252
At 31st March 2024	**£60,345**	**£60,345**
Carrying amount		
At 31st March 2024	**£295,936**	**£295,936**
At 31st March 2023	£270,926	£270,926

6. Investments

	Investments	**Total**
	£	**£**
Cost or valuation		
At 1st April 2023	133,239	133,239
Disposals	(47,000)	(47,000)
Revaluations	13,280	13,280
At 31st March 2024	**£99,519**	**£99,519**
Impairment		
At 1st April 2023 and 31st March 2024	£-	£-
Carrying amount		
At 31st March 2024	**£99,519**	**£99,519**
At 31st March 2023	£133,239	£133,239

7. Debtors

	2024	2023
	£	£
Prepayments and accrued income	**£529**	£449

8. Creditors: amounts falling due within one year

	2024	2023
	£	£
Bank loans and overdrafts	2,920	2,800
Accruals and deferred income	828	330
	£3,748	£3,130

9. Creditors: amounts falling due after more than one year

	2024	2023
	£	£
Other creditors	**£47,015**	£48,220

DANIEL TAYLOR ALMSHOUSES CIO

STATEMENT OF FINANCIAL ACTIVITIES

YEAR ENDED 31ST MARCH 2024

	2024		2023	
	£	£	£	£
Turnover				
Donations, grants and legacies	165		7,000	
Rents receivable	30,378		24,492	
Energy rebates	1,550		2,194	
		32,093		33,686
Staff costs				
Wages and salaries	1,406		1,283	
		(1,406)		(1,283)
Depreciation and other amounts written off assets				
Depreciation of tangible assets	14,252		12,680	
		(14,252)		(12,680)
Other charges				
Administration costs	1,128		908	
General and water rates	2,688		907	
Insurance	2,747		1,764	
Light and heat	6,322		4,690	
Property repairs	5,181		2,865	
Legal and professional	2,934		41,037	
Accountancy fees	480		-	
Bank charges	12		-	
General expenses	564		196	
(Surplus)/deficit on revaluation investments	(13,280)		6,883	
Loan interest	2,780		1,020	
		(11,556)		(60,270)
Operating Profit/(Loss)		4,879		(40,547)

DANIEL TAYLOR ALMSHOUSES CIO

England & Wales - Charity number 1161825

Accounts

CHARITY REGISTERED NUMBER:1161825

DANIEL TAYLOR ALMSHOUSE CIO

TRUSTEES' REPORT AND FINANCIAL STATEMENTS

FOR THE YEAR ENDED 31 MARCH 2023

ALDERS
CHARTERED CERTIFIED ACCOUNTANTS
26-28 WEST STREET
BRIDPORT
DORSET
DT6 3QP

DANIEL TAYLOR ALMSHOUSE CIO

LEGAL AND ADMINISTRATIVE INFORMATION

Registered Charity Number:	1161825
Trustees:	D A Partridge K Day (appointed 28 January 2023) W G Littlejohn (appointed 24 October 2022) Joseph Burlington (resigned 2022) James Boardman (resigned 2022)
Registered Office:	26-28 West Street Bridport Dorset DT6 3QP
Accountants:	Alders Chartered Certified Accountants 26-28 West Street Bridport Dorset DT6 3QP
Bankers:	Nat West Bank 94 High Street Honiton EX14 1JL

DANIEL TAYLOR ALMSHOUSE CIO

TRUSTEES' ANNUAL REPORT

FOR THE YEAR ENDED 31 MARCH 2023

The Trustees present their report and the financial statements of the charity for the year ended 31 March 2023. The trustees have adopted the provisions of the Statement of Recommended Practice (SORP) "Accounting and Reporting by Charities" (FRS102) in preparing the annual report and financial statements of the charity.

Structure, Governance and Management

Governing document

The charity converted to Charitable Incorporated Organisation on 9 September 2019.

A new governing document was adopted on 27 February 2020.

Objectives and activities

The principal activity of the company is to provide for and maintain the Alms Houses in South Street Bridport for the benefit of the poor and needy of Bridport.

Achievements and performance

This has been a period of consolidation.

The Alms-houses in South Street continue as before, accommodating six people.

Regular maintenance has been completed.

Work continues on the conversion of Chancery House.

Financial review

The charity continues to make a surplus on its activities.

See the financial statement for details.

Plans for future periods

Work is continuing on the conversion of Chancery House – when completed we will be able to offer low-cost housing for eight to twelve persons.

Our concerns are financial. The costs of conversion are escalating, our income is not increasing at the same rate, our capital is being eroded and consequently we may be forced to consider scaling back the project or delaying completion. Both options are not without risk.

Continued . . .

Trustees' responsibilities in relation to the financial statements

The trustees (who are also directors of the charity for the purposes of company @Hanging2@law)are responsible for p

Company law requires the trustees to prepare financial statements for each financial year , which give a true and fair view of the state of the affairs of the charitable company and of the incoming resources and application of resources, including the income and expenditure, of the charitable company for the year. In preparing these financial statements, the trustees are required to:

- select suitable accounting policies and apply them consistently;
- observe the methods and principles in the Charities SORP;
- make judgements and estimates that are reasonable and prudent;
- state whether applicable UK Accounting Standards have been followed, subject to any material departures disclosed and explained in the financial statements;
- prepare the financial statements on a going concern basis unless it is inappropriate to presume that the charity will continue in operation.

The trustees are responsible for keeping adequate accounting records that disclose with reasonable accuracy at any time the financial position of the charitable company and enable them to ensure that the financial statements comply with the Companies Act 2006. They are also responsible for safeguarding the assets of the charitable company and hence for taking reasonable steps for the prevention and detection of fraud and other irregularities.

This report was approved by the board of trustees on 25 March 2024 and signed on its behalf.

K A Day

Trustee.

INDEPENDENT EXAMINER'S REPORT

TO THE TRUSTEES OF DANIEL TAYLOR ALMSHOUSE CIO

FOR THE YEAR ENDED 31 MARCH 2023

I report to the charity trustees on my examination of the accounts of the company for the year ended 31 March 2023 which are set out on pages 5 to 11

Responsibilities and basis of report

As the charity trustees of the company you are responsible for the preparation of the accounts in accordance with the requirements of the Charities Act 2011.

Having satisfied myself that the accounts of the company are not required to be audited are eligible for independent examination, I report in respect of my examination of your company's accounts as carried out under section 145 of the Charities Act 2011 (the 2011 Act). In carrying out my examination I have followed the Directions given by the Charity Commission under section 145(5)(b) of the 2011 Act.

Independent examiner's statement

I have completed my examination. I confirm that no matters have come to my attention in connection with the examination giving me cause to believe that in any material respect:

1. accounting records were not kept in respect of the company as required by section 386 of the 2006 Act; or

2. the accounts do not accord with those records; or

3. the accounts do not comply with the accounting requirements of section 396 of the 2006 Act other than any requirement that the accounts give a 'true and fair view' which is not a matter considered as part of an independent examination; or

4. the accounts have not been prepared in accordance with the methods and principles of the Statement of Recommended Practice for accounting and reporting by charities applicable to charities preparing their accounts in accordance with the Financial Reporting Standard applicable in the UK and Republic of Ireland (FRS102).

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

Alders
Chartered Certified Accountants
26-28 West Street
Bridport
Dorset
DT6 3QP

Dated: 26 March 2024

DANIEL TAYLOR ALMSHOUSE CIO

STATEMENT OF FINANCIAL ACTIVITIES

FOR THE YEAR ENDED 31 MARCH 2023

	Note	Unrestricted Funds £	Total Funds 2023 £	Total Funds 2022 £
Income and endowments from:				
Donations and Legacies		7,000	7,000	-
Other trading activities		26,686	26,686	26,261
Total income and endowments	2	33,686	33,686	26,261
Expenditure on:				
Charitable activities	3	10,226	10,226	9,279
Other	4	57,124	57,124	7,974
Total resources expended		67,350	67,350	17,253
Net incoming resources before revaluations and investment asset disposals		(33,664)	(33,664)	9,008
Gains and Losses on revaluations of fixed assets		(6,883)	(6,883)	26,801
Net movement in funds		(40,547)	(40,547)	35,809
Total funds brought forward		398,848	398,848	363,039
Total funds carried forward		358,301	358,301	398,848

All income and expenditure derive from continuing activities.

DANIEL TAYLOR ALMSHOUSE CIO

BALANCE SHEET

AT 31 MARCH 2023

	Note	2023 £	2023 £	2022 £	2022 £
Tangible fixed assets					
Tangible assets	5		270,926		151,225
Investments	6		133,239		240,122
			404,165		391,347
Current assets					
Debtors	7	449		413	
Bank Accounts		5,037		7,598	
		5,486		8,011	
Creditors					
Amounts falling due within one year	8	3,130		510	
Net current assets			2,356		7,501
Total assets less current liabilities			406,521		398,848
Creditors					
Amounts falling due after more than one year	8		(48,220)		-
Net assets			358,301		398,848
Capital funds					
Unrestricted funds			358,301		398,848
Total funds			358,301		398,848

Approved by the trustees on 25 March 2024 and signed on its behalf.

K A Day

The annexed notes form part of these financial statements.

1. **Accounting policies**

The financial statements have been prepared under the historical cost convention in accordance with the accounting policies set out below.

These financial statements have been prepared in accordance with FRS102 Section 1A - The Financial Reporting Standard applicable in the UK and Republic of Ireland and the Charities Act 2011.

Incoming resources

All incoming resources are included in the SOFA when the charity is legally entitled to the income and the amount can be quantified with reasonable accuracy.

Resources expended

All expenditure is accounted for on an accruals basis and has been classified under headings that aggregate all costs related to the category Where costs cannot be directly attributed to particular headings, they have been allocated to activities on a basis consistent with use of the resources.

Tangible fixed assets and depreciation

Tangible fixed assets are stated at cost less depreciation.

Depreciation is provided at rates calculated to write off the cost or valuation of fixed assets, less their estimated residual value, over their expected useful lives on the following bases:

Freehold improvements	4% per annum of cost

2. Income

	2023 £	2022 £
Donations and legacies		
Donations and Grants	7,000	-
	7,000	-
Other trading activities		
Rents receivable	24,492	25,276
Energy rebates	2,194	985
	26,686	26,261

3. Expenditure on charitable activities

	2023 £	2022 £
Insurance	1,764	1,713
Water rates	907	822
Light and heat	4,690	3,756
Property repairs	2,865	2,988
	10,226	9,279

4. Other costs

	2023 £	2022 £
Subscriptions	196	202
Bank charges	-	72
Wages	1,283	-
Administration costs	908	314
Loan interest	1,020	-
Legal costs	41,037	-
Depreciation	12,680	7,386
	57,124	7,974

5. **Tangible fixed assets**

	Land and Buildings £
Cost:	
At 1 April 2022	184,638
Additions	132,381
At 31 March 2023	317,019
Depreciation:	
At 1 April 2022	33,413
Charge for the year	12,680
At 31 March 2023	46,093
Net book value:	
At 31 March 2023	270,926
At 31 March 2022	151,225

6. **Fixed asset investments**

	Listed £
Cost:	
At 1 April 2022	240,122
Additions	12,000
Deficit on revaluation	(6,883)
Disposals	(112,000)
Cost at 31 March 2023	133,239
Net Book Values:	
As at 31 March 2023	133,239
As at 31 March 2022	240,122

8. **Debtors and prepayments**

	2023 £	2022 £
Prepayment	449	413

9. **Creditors**

Amounts falling due within one year:-

	2023 £	2022 £
Sundry creditors	330	510
Building loans	2,800	-
	3,130	510

Amounts falling due after more than one year:-

	2023 £	2022 £
Building loans	48,220	-

10. **Financial Instruments**

The company had the following financial instruments:

	2023 £	2022 £
Financial assets at fair value through profit or loss		
Fixed asset investments	133,239	240,122
Financial assets that are debt instruments measured at amortised cost		
Other debtors	449	413
Financial liabilities measured at amortised cost		
Other creditors	51,350	510
	51,350	510

Accounts

CHARITY REGISTERED NUMBER:1161825

DANIEL TAYLOR ALMSHOUSE CIO

TRUSTEES' REPORT AND FINANCIAL STATEMENTS

FOR THE YEAR ENDED 31 MARCH 2022

ALDERS
CHARTERED CERTIFIED ACCOUNTANTS
26-28 WEST STREET
BRIDPORT
DORSET
DT6 3QP

DANIEL TAYLOR ALMSHOUSE CIO

LEGAL AND ADMINISTRATIVE INFORMATION

Registered Charity Number:	1161825
Trustees:	D A Partridge K Day (resigned 8 April 2022) W A Broadley (resigned 30 March 2022) Joseph Burlington (appointed 8 April 2022) James Boardman (appointed 11 April 2022)
Registered Office:	26-28 West Street Bridport Dorset DT6 3QP
Accountants:	Alders Chartered Certified Accountants 26-28 West Street Bridport Dorset DT6 3QP
Bankers:	Nat West Bank 94 High Street Honiton EX14 1JL

DANIEL TAYLOR ALMSHOUSE CIO

TRUSTEES' ANNUAL REPORT

FOR THE YEAR ENDED 31 MARCH 2022

The Trustees present their report and the financial statements of the charity for the year ended 31 March 2022. The trustees have adopted the provisions of the Statement of Recommended Practice (SORP) "Accounting and Reporting by Charities" (FRS102) in preparing the annual report and financial statements of the charity.

Structure, Governance and Management

Governing document

The charity converted to Charitable Incorporated Organisation on 9 September 2019.

A new governing document was adopted on 27 February 2020.

Objectives and activities

The principal activity of the company is to provide for and maintain the Alms Houses in South Street Bridport for the benefit of the poor and needy of Bridport.

Achievements and performance

In the past year on our South Street site, we have been undoing some of the inappropriate work which carried out in the 1960's, removing cement render and insulating with what we now know to be the good stuff, mainly insulated lime mortar and pointing the exterior with lime pointing. We have also fitted two new kitchens and entirely revamped the interiors and separated unit 2 from the south wing of The Porch House thus creating two homes where there was one before all be it smaller ones.

Financial review

The charity has made a surplus on its charitable activities of £9,008 in the year.

Full details are shown in the statement of financial activities and supporting notes.

Plans for future periods

In addition to the work on South Street we have been getting on with work on Chancery House. This brings forth the possibility that not only will we create homes for the poorly housed, there are 133 singles people/couples requiring a one bed home, or a bedroom in a shares house and 55 families requiring a 2 bed homes on the council waiting list, but also increase our income by 200% which will hope will allow us to create a virtuous circle of continuous investment in social housing. We see no circumstances in which there will not be a requirement for social housing in Bridport particularly that in almshouses

Continued . . . .

Trustees' responsibilities in relation to the financial statements

The trustees are responsible for preparing the Trustees' Annual Report and the financial statements in accordance with applicable law and United Kingdom Accounting Standards (United Kingdom Generally Accepted Accounting Practice).

Charity law requires the trustees to prepare financial statements for each financial year , which give a true and fair view of the state of the affairs of the charitable company and of the incoming resources and application of resources, including the income and expenditure, of the charitable company for the year. In preparing these financial statements, the trustees are required to:

- select suitable accounting policies and apply them consistently;

- observe the methods and principles in the Charities SORP;

- make judgements and estimates that are reasonable and prudent;

- state whether applicable UK Accounting Standards have been followed, subject to any material departures disclosed and explained in the financial statements;

- prepare the financial statements on a going concern basis unless it is inappropriate to presume that the charity will continue in operation.

The trustees are responsible for keeping adequate accounting records that disclose with reasonable accuracy at any time the financial position of the charitable company and enable them to ensure that the financial statements comply with the Charities Act 2011. They are also responsible for safeguarding the assets of the charitable company and hence for taking reasonable steps for the prevention and detection of fraud and other irregularities.

This report was approved by the trustees on 8 July 2022 and signed on its behalf.

James Boardman

Trustee.

INDEPENDENT EXAMINER'S REPORT

TO THE TRUSTEES OF DANIEL TAYLOR ALMSHOUSE CIO

FOR THE YEAR ENDED 31 MARCH 2022

I report to the charity trustees on my examination of the accounts of the company for the year ended 31 March 2022 which are set out on pages 5 to 10

Responsibilities and basis of report

As the charity trustees you are responsible for the preparation of the accounts in accordance with the requirements of the Charities Act 2011.

Having satisfied myself that the accounts of the company are not required to be audited under Part 16 of the 2006 Act and are eligible for independent examination, I report in respect of my examination of your company's accounts as carried out under section 145 of the Charities Act 2011 (the 2011 Act). In carrying out my examination I have followed the Directions given by the Charity Commission under section 145(5)(b) of the 2011 Act.

Independent examiner's statement

I have completed my examination. I confirm that no matters have come to my attention in connection with the examination giving me cause to believe that in any material respect:

1. accounting records were not kept in respect of the company as required by section 130 of the 2011 Act; or

2. the accounts do not accord with those records; or

3. the accounts do not comply with the accounting requirements of section 396 of the 2011 Act.

4. the accounts have not been prepared in accordance with the methods and principles of the Statement of Recommended Practice for accounting and reporting by charities applicable to charities preparing their accounts in accordance with the Financial Reporting Standard applicable in the UK and Republic of Ireland (FRS102).

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

Alders
Chartered Certified Accountants
26-28 West Street
Bridport
Dorset
DT6 3QP

Dated 11 July 2022

DANIEL TAYLOR ALMSHOUSE CIO

STATEMENT OF FINANCIAL ACTIVITIES

FOR THE YEAR ENDED 31 MARCH 2022

	Note	Total Unrestristed Funds £	Total Funds 2022 £	Funds 2021 £
Income and endowments from:				
Other trading activities	2	26,261	26,261	25,311
Total income and endowments		26,261	26,261	25,311
Expenditure on:				
Charitable activities	3	9,279	9,279	9,459
Other	4	7,974	7,974	6,832
Total resources expended		17,253	17,253	16,291
Net incoming resources before revaluations and investment asset disposals		9,008	9,008	9,020
Gains on revaluations of fixed assets		26,801	26,801	44,077
Net movement in funds		35,809	35,809	53,097
Total funds brought forward		363,039	363,039	309,942
Total funds carried forward		398,848	398,848	363,039

All income and expenditure derive from continuing activities.

DANIEL TAYLOR ALMSHOUSE CIO

BALANCE SHEET

AT 31 MARCH 2022

	Note	2022		2021	
		£	£	£	£
Tangible fixed assets					
Tangible assets	5		151,225		116,043
Investments	6		240,122		236,321
			391,347		352,364
Current assets					
Debtors	7	413		474	
Bank accounts		7,598		10,621	
		8,011		11,095	
Creditors					
Amounts falling due within one year	8	510		420	
Net current assets			7,501		10,675
Total assets less current liabilities			398,848		363,039
Net assets			398,848		363,039
Capital funds					
Unrestricted funds			398,848		363,039
Total funds			398,848		363,039

Approved by the trustees on 8 July 2022 and signed on its behalf.

D A Partridge

The annexed notes form part of these financial statements.

1. Accounting policies

The financial statements have been prepared under the historical cost convention in accordance with the accounting policies set out below.

These financial statements have been prepared in accordance with FRS102 Section 1A - The Financial Reporting Standard applicable in the UK and Republic of Ireland and the Companies Act 2006.

Incoming resources

All incoming resources are included in the SOFA when the charity is legally entitled to the income and the amount can be quantified with reasonable accuracy.

Resources expended

All expenditure is accounted for on an accruals basis and has been classified under headings that aggregate all costs related to the category Where costs cannot be directly attributed to particular headings, they have been allocated to activities on a basis consistent with use of the resources.

Tangible fixed assets and depreciation

Tangible fixed assets are stated at cost less depreciation.

Depreciation is provided at rates calculated to write off the cost or valuation of fixed assets, less their estimated residual value, over their expected useful lives on the following bases:

Freehold improvements	4% per annum of cost

2. Income

	Unrestricted Funds 2022 £	Total Funds 2022 £	Total Funds 2021 £
Other trading activities			
Rents receivable	25,276	25,276	23,229
Energy rebates	985	985	1,832
Sundry income	-	-	250
	26,261	26,261	25,311

3. Expenditure on charitable activities

	2022 £	2021 £
Insurance	1,713	1,408
Water rates	822	1,642
Light and heat	3,756	3,323
Property repairs	2,988	3,086
	9,279	9,459

4. Other costs

	2022 £		2021 £
Subscriptions	202		197
Bank charges	72		149
Administration costs	314		803
Depreciation	7,386		5,683
		7,974	6,832

5. Tangible fixed assets

	Land and Buildings £
Cost:	
At 1 April 2021	142,070
Additions	42,568
At 31 March 2022	184,638
Depreciation:	
At 1 April 2021	26,027
Charge for the year	7,386
At 31 March 2022	33,413
Net book value:	
At 31 March 2022	151,225
At 31 March 2021	116,043

6. Fixed asset investments

	Listed £
Cost:	
At 1 April 2021	236,321
Surplus on revaluation	26,801
Disposals	(23,000)
At 31 March 2022	240,122
Net Book Values:	
As at 31 March 2022	240,122
As at 31 March 2021	236,321

7. **Debtors and prepayments**

	2022 £	2021 £
Prepayments	413	474

8. **Creditors**

	2022 £	2021 £
Sundry Creditors	510	420

9. **Financial Instruments**

The company had the following financial instruments:

	2022 £	2021 £
Financial assets at fair value through profit or loss		
Fixed asset investments	240,122	236,321

Accounts

CHARITY REGISTERED NUMBER:1161825

DANIEL TAYLOR ALMSHOUSE CIO

TRUSTEES' REPORT AND FINANCIAL STATEMENTS

FOR THE YEAR ENDED 31 MARCH 2021

ALDERS
CHARTERED CERTIFIED ACCOUNTANTS
26-28 WEST STREET
BRIDPORT
DORSET
DT6 3QP

DANIEL TAYLOR ALMSHOUSE CIO

LEGAL AND ADMINISTRATIVE INFORMATION

Registered Charity Number:	1161825
Trustees:	D A Partridge K Day W A Broadley
Registered Office:	26-28 West Street Bridport Dorset DT6 3QP
Accountants:	Alders Chartered Certified Accountants 26-28 West Street Bridport Dorset DT6 3QP

DANIEL TAYLOR ALMSHOUSE CIO

TRUSTEES' ANNUAL REPORT

FOR THE YEAR ENDED 31 MARCH 2021

The Trustees present their report and the financial statements of the charity for the year ended 31 March 2021. The trustees have adopted the provisions of the Statement of Recommended Practice (SORP) "Accounting and Reporting by Charities" (FRS102) in preparing the annual report and financial statements of the charity.

Structure, Governance and Management

Governing document

The charity converted to Charitable Incorporated Organisation on 9 September 2019.

A new governing document was adopted on 27 February 2020.

Objectives and activities

The principal activity of the company is to provide for and maintain the Alms Houses in South Street Bridport for the benefit of the poor and needy of Bridport.

Achievements and performance

After maybe six years effort, we have finally got permission to improve the insulation and undo some mistakes in the 1960's on the units facing South Street. We have separated two units that were amalgamated in 1975 in accordance with advice about charity rules received in 1979. The buildings were given to us in 1696 and are Grade 11*. Any work is a labour of love.

We housed a person whom was about to be made homeless for the second time in six months. A native of Bridport, a veteran of the Falklands Conflict and the son of a former mayor.

There are figures from the ONS about death rates among homeless people. Among homeless people, the mean death rate was 45.9 for males and 43.4 for females in 2019. In the general population of England and Wales the mean age at death was 7631 for men and 80.9 years for women.

Financial review

Our income has increased by about 20%. The charity has made a surplus on its charitable activities of £9,020 in the year.

Full details are shown in the statement of financial activities and supporting notes.

Plans for future periods

We are still seeking planning permission to create eight homes in Chancery House.

Continued . . .

Trustees' responsibilities in relation to the financial statements

The trustees are e responsible for preparing the Trustees' Annual Report and the financial statements in accordance with applicable law and United Kingdom Accounting Standards (United Kingdom Generally Accepted Accounting Practice).

Charity law requires the trustees to prepare financial statements for each financial year, which give a true and fair view of the state of the affairs of the charitable company and of the incoming resources and application of resources, including the income and expenditure, of the charitable company for the year. In preparing these financial statements, the trustees are required to:

- select suitable accounting policies and apply them consistently;
- observe the methods and principles in the Charities SORP;
- make judgements and estimates that are reasonable and prudent;
- state whether applicable UK Accounting Standards have been followed, subject to any material departures disclosed and explained in the financial statements;
- prepare the financial statements on a going concern basis unless it is inappropriate to presume that the charity will continue in operation.

The trustees are responsible for keeping adequate accounting records that disclose with reasonable accuracy at any time the financial position of the charitable company and enable them to ensure that the financial statements comply with the Charities Act 2011. They are also responsible for safeguarding the assets of the charitable company and hence for taking reasonable steps for the prevention and detection of fraud and other irregularities.

This report was approved by the board of directors and trustees on 28 December 2021 and signed on its behalf.

W Broadley

Trustee.

INDEPENDENT EXAMINER'S REPORT

TO THE TRUSTEES OF DANIEL TAYLOR ALMSHOUSE CIO

FOR THE YEAR ENDED 31 MARCH 2021

I report to the charity trustees on my examination of the accounts of the company for the year ended 31 March 2021 which are set out on pages 5 to 10.

Responsibilities and basis of report

As the charity trustees you are responsible for the preparation of the accounts in accordance with the requirements of the Charities Act 2011.

Having satisfied myself that the accounts of the company are not required to be audited and are eligible for independent examination, I report in respect of my examination of your company's accounts as carried out under section 145 of the Charities Act 2011 (the 2011 Act). In carrying out my examination I have followed the Directions given by the Charity Commission under section 145(5)(b) of the 2011 Act.

Independent examiner's statement

I have completed my examination. I confirm that no matters have come to my attention in connection with the examination giving me cause to believe that in any material respect:

1. accounting records were not kept in respect of the company as required by section 130 of the 2011 Act; or

2. the accounts do not accord with those records; or

3. the accounts do not comply with the accounting requirements of the 2011 Act

4. the accounts have not been prepared in accordance with the methods and principles of the Statement of Recommended Practice for accounting and reporting by charities applicable to charities preparing their accounts in accordance with the Financial Reporting Standard applicable in the UK and Republic of Ireland (FRS102).

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

Alders
Chartered Certified Accountants
26-28 West Street
Bridport
Dorset
DT6 3QP

Dated: 28 December 2021

DANIEL TAYLOR ALMSHOUSE CIO

STATEMENT OF FINANCIAL ACTIVITIES

FOR THE YEAR ENDED 31 MARCH 2021

	Note	Unrestricted Funds £	Total Funds 2021 £	Total Funds 2020 £
Income and endowments from:				
Other trading activities	2	25,311	25,311	20,462
Total income and endowments		25,311	25,311	20,462
Expenditure on:				
Charitable activities	3	9,459	9,459	10,770
Other	4	6,832	6,832	8,617
Total resources expended		16,291	16,291	19,387
Net incoming resources before revaluations and investment asset disposals		9,020	9,020	1,075
Gains and losses on revaluations of fixed assets		44,077	44,077	4,332
Net movement in funds		53,097	53,097	5,407
Total funds brought forward		309,942	309,942	304,535
Total funds carried forward		363,039	363,039	309,942

All income and expenditure derive from continuing activities.

DANIEL TAYLOR ALMSHOUSE CIO

BALANCE SHEET

AT 31 MARCH 2021

	Note	2021 £	2021 £	2020 £	2020 £
Fixed assets					
Tangible assets	5		116,043		108,457
Investments	6		236,321		184,243
			352,364		292,700
Current assets					
Debtors	7	474		1,289	
Bank accounts		10,621		19,794	
		11,095		21,083	
Creditors					
Amounts falling due within one year	8	420		3,841	
Net current assets			10,675		17,242
Total assets less current liabilities			363,039		309,942
Net assets			363,039		309,942
Capital funds					
Unrestricted funds			363,039		309,942
Total funds			363,039		309,942

Approved by the trustees on 28 December 2021 and signed on its behalf.

D A Partridge

The annexed notes form part of these financial statements.

DANIEL TAYLOR ALMSHOUSE CIO

NOTES TO THE FINANCIAL STATEMENTS

FOR THE YEAR ENDED 31 MARCH 2021

1. **Accounting policies**

The financial statements have been prepared in accordance with Accounting and Reporting by Charities: Statement of Recommended Practise applicable to charities preparing their accounts with accordance with the Financial Reporting standard applicable in the UK and Republic of Ireland (FRS102) effective 1 January 2015 – Charities SORP FRS102.

Assets and liabilities are stated at historical cost or transaction value unless otherwise reported.

Incoming resources

All incoming resources are included in the SOFA when the charity is legally entitled to the income and the amount can be quantified with reasonable accuracy.

Resources expended

All expenditure is accounted for on an accruals basis and has been classified under headings that aggregate all costs related to the category Where costs cannot be directly attributed to particular headings, they have been allocated to activities on a basis consistent with use of the resources.

Tangible fixed assets and depreciation

Tangible fixed assets are stated at cost less depreciation.

Depreciation is provided at rates calculated to write off the cost or valuation of fixed assets, less their estimated residual value, over their expected useful lives on the following bases:

Freehold improvements	4% per annum of cost

2. **Income**

	Unrestricted Funds 2021 £	Total Funds 2021 £	Total Funds 2020 £
Other trading activities			
Rents receivable	23,229	23,229	18,903
Energy rebates	1,832	1,832	1,559
Sundry income	250	250	-
	25,311	25,311	20,462

3. Expenditure on charitable activities

	2021 £	2020 £
Insurance	1,408	1,276
Water rates	1,642	1,782
Light and heat	3,323	1,724
Property repairs	3,086	5,988
	9,459	10,770

4. Other costs

	2021 £	2020 £
Subscriptions	197	149
Bank charges	149	65
Wages	-	2,400
Administration costs	803	851
Depreciation	5,683	5,152
	6,832	8,617

6. Tangible fixed assets

	Land and Buildings £
Cost:	
At 1 April 2020	128,801
Additions	13,269
At 31 March 2021	142,070
Depreciation:	
At 1 April 2020	20,344
Charge for the year	5,683
At 31 March 2021	26,027
Net book value:	
At 31 March 2021	116,043
At 31 March 2020	108,457

7. Fixed asset investments

	Listed £
Cost:	
At 1 April 2020	184,243
Additions	8,001
Surplus on revaluation	44,077
Cost at 31 March 2021	236,321
Net Book Values:	
As at 31 March 2021	236,321
As at 31 March 2020	184,243

8. Debtors and prepayments

	2021 £	2020 £
Prepayments	474	1,289

9. Creditors

	2021 £	2020 £
Sundry Creditors	420	3,841

10. Financial Instruments

The company had the following financial instruments:

	2021 £	2020 £
Financial assets at fair value through profit or loss		
Fixed asset investments	236,321	184,243