

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 . . .

DANIEL TAYLOR ALMSHOUSE CIO
TRUSTEES' ANNUAL REPORT (Continued)
FOR THE YEAR ENDED 31 MARCH 2023

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

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.

DANIEL TAYLOR ALMSHOUSE CIO
NOTES TO THE FINANCIAL STATEMENTS
FOR THE YEAR ENDED 31 MARCH 2023

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
-----------------------	----------------------

DANIEL TAYLOR ALMSHOUSE CIO
NOTES TO THE FINANCIAL STATEMENTS (Continued)
FOR THE YEAR ENDED 31 MARCH 2023

2. Income

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

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
	<u>10,226</u>	<u>9,279</u>

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
	<u>57,124</u>	<u>7,974</u>

DANIEL TAYLOR ALMSHOUSE CIO
NOTES TO THE FINANCIAL STATEMENTS (Continued)
FOR THE YEAR ENDED 31 MARCH 2023

5. Tangible fixed assets

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

DANIEL TAYLOR ALMSHOUSE CIO
NOTES TO THE FINANCIAL STATEMENTS (Continued)
FOR THE YEAR ENDED 31 MARCH 2023

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		<u>133,239</u>
Net Book Values:		
As at 31 March 2023		<u><u>133,239</u></u>
As at 31 March 2022		<u><u>240,122</u></u>

8. Debtors and prepayments

	2023	2022
	£	£
Prepayment	449	413
	<u> </u>	<u> </u>

9. Creditors

Amounts falling due within one year:-

	2023	2022
	£	£
Sundry creditors	330	510
Building loans	2,800	-
	<u>3,130</u>	<u>510</u>
	<u> </u>	<u> </u>

Amounts falling due after more than one year:-

Building loans	48,220	-
	<u> </u>	<u> </u>

DANIEL TAYLOR ALMSHOUSE CIO
NOTES TO THE FINANCIAL STATEMENTS (Continued)
FOR THE YEAR ENDED 31 MARCH 2023

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
	<u> </u>	<u> </u>
Financial assets that are debt instruments measured at amortised cost		
Other debtors	449	413
	<u> </u>	<u> </u>
Financial liabilities measured at amortised cost		
Other creditors	51,350	510
	<u> </u>	<u> </u>
	<u>51,350</u>	<u>510</u>
	<u> </u>	<u> </u>