

DANIEL TAYLOR ALMSHOUSES CIO
UNAUDITED FINANCIAL STATEMENTS
31ST MARCH 2025

Contents

Trustees report	1 - 2
Independent examiners report	3
Statement of financial activities	4
Balance sheet	5 - 6
Notes to the financial statements	7 - 10
 <i>The following page does not form part of the statutory accounts</i>	
Trading accounts for the year to 31st March 2025	11

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

		<u>2025</u>		<u>2024</u>	
	£	£	£	£	£
	Note	<u>Unrestricted</u>	<u>Total</u>	<u>Total</u>	
		<u>Funds</u>	<u>Funds</u>	<u>Funds</u>	
		£	2025	2024	£
			£	£	
Income and endowments from:					
Donations and Legacies		-	-	165	
Other trading activities		31,207	31,207	31,928	
	2	<u>31,207</u>	<u>31,207</u>	<u>32,093</u>	
Expenditure on:					
Charitable activities	3	24,866	24,866	16,938	
Other	4	18,617	18,617	23,556	
Total resources expended		<u>43,483</u>	<u>43,483</u>	<u>40,494</u>	
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		<u>(13,742)</u>	<u>(13,742)</u>	<u>4,879</u>	
Total funds brought forward		363,180	363,180	358,301	
Total finds carried forward		<u>£349,438</u>	<u>£349,438</u>	<u>£363,180</u>	

All income and expenditure is derived from continuing activities.

DANIEL TAYLOR ALMSHOUSES CIO

BALANCE SHEET
31ST MARCH 2025

	Note	<u>2025</u> £	£	<u>2024</u> £	£
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.

DANIEL TAYLOR ALMSHOUSES CIO

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

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

DANIEL TAYLOR ALMSHOUSES CIO

NOTES TO THE FINANCIAL STATEMENTS
YEAR ENDED 31ST MARCH 2025

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.

DANIEL TAYLOR ALMSHOUSES CIO

NOTES TO THE FINANCIAL STATEMENTS (CONTINUED)
YEAR ENDED 31ST MARCH 2025

2 Income

	<u>2025</u>	<u>2024</u>
	£	£
Donations and legacies		
Donation and Grants	-	165
	£-	£165
Other trading activities		
Rents receivable	29,135	30,378
Energy rebates	2,072	1,550
	£31,207	£31,928

3. Expenditure on charitable activities

	<u>2025</u>	<u>2024</u>
	£	£
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

	<u>2025</u>	<u>2024</u>
	£	£
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

DANIEL TAYLOR ALMSHOUSES CIO

NOTES TO THE FINANCIAL STATEMENTS (CONTINUED)
YEAR ENDED 31ST MARCH 2025

5. Tangible assets

	<u>Freehold property</u>	<u>Fixtures, fittings and equipment</u>	<u>Total</u>
	£	£	£
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

	<u>Investments</u>	<u>Total</u>
	£	£
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

	<u>2025</u>	<u>2024</u>
	£	£
Prepayments and accrued income	£477	£529

DANIEL TAYLOR ALMSHOUSES CIO

NOTES TO THE FINANCIAL STATEMENTS (CONTINUED)
YEAR ENDED 31ST MARCH 2025

8. Creditors: amounts falling due within one year

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

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

	<u>2025</u>	<u>2024</u>
	£	£
Other creditors	<u>£43,910</u>	<u>£47,015</u>

DANIEL TAYLOR ALMSHOUSES CIO

STATEMENT OF FINANCIAL ACTIVITIES
YEAR ENDED 31ST MARCH 2025

	<u>2025</u>		<u>2024</u>	
	£	£	£	£
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