

TATTERSALL'S ALMSHOUSES

England & Wales · Charity number 1163429

Details

Other names MILNTHORPE TATTERSALL ALMSHOUSES

Status Registered

Legal form CIO

Registered 2015-09-07

Register [View on the Charity Commission register](#)

Contact

Address Davis & Bowring
Lane House
Kendal Road
Kirkby Lonsdale
Carnforth
LA6 2HH

Phone 01524274412

Email tammy.skelton@davis-bowring.co.uk

Website <https://www.davis-bowring.co.uk/>

Activities

Objects: THE OBJECT OF THE CIO IS TO PROVIDE ALMSHOUSE ACCOMMODATION TO POOR PERSONS OF GOOD CHARACTER WHO ARE NOT LESS THAN FIFTY YEARS OF AGE (EXCEPT IN THE CASE OF A MARRIED COUPLE WHERE ONLY ONE OF THEM NEEDS BE OF THAT AGE).IN SELECTING PERSONS, PREFERENCE SHALL BE GIVEN FIRST TO PERSONS RESIDENT IN THE AREA OF THE CIVIL PARISHES OF MILNTHORPE AND HEVERSHAM, SECONDLY TO PERSONS RESIDENT IN THE AREA OF THE CIVIL PARISHES OF HINCASTER, LEVENS, STANTON, SEDGWICK, PRESTON RICHARD AND PRESTON PATRICK, THIRDLY TO PERSONS RESIDENT IN THE AREA OF THE CIVIL PARISH OF BEETHAM AND FOURTHLY TO PERSONS RESIDENT IN KENDAL AND THE LOCAL AUTHORITY DISTRICT OF SOUTH LAKELAND.

Activities: The charity provides almshouse accommodation for local elderly people of little financial means

Classification

- **How:** Other Charitable Activities
- **What:** Accommodation/housing
- **Who:** Elderly/old People, Other Defined Groups

Geography

- **Area of benefit:** LOCAL
- Cumbria
- Lancashire

Finances

Period end	Income	Expenditure	Assets	Employees
2025-04-05	£35,010	£43,136	-	-
2024-04-05	£31,834	£29,538	-	-
2023-04-05	£29,618	£16,503	-	-
2022-04-05	£29,265	£40,347	-	-
2021-04-05	£26,384	£16,480	-	-

Trustees

Name	Role	Appointed
JOHN HIPPOLYTE GORRIGAN	Chair	2017-01-16
Bryan Kerr		2019-06-11
Karen Wendy Merckel		2017-01-16
SUSAN ODLING VILLIERS- SMITH		2014-01-01
Stirling Gary Hulme		2023-01-31
Zainab Houghton		2022-07-05

TATTERSALL'S ALMSHOUSES

England & Wales - Charity number 1163429

Accounts



Trustees' Annual Report for the period

From **6th April 2024**
Period end date

Period start date **To 5th April 2025**

Charity name: Tattersall's Almshouses

Charity registration number: 1163429

Objectives and Activities

	SORP reference	
Summary of the purposes of the charity as set out in its governing document	Para 1.17	To provide almshouse accommodation to poor persons of good character who are not less than fifty years of age (except in the case of a married couple where only one of them needs to be of that age).
Summary of the main activities in relation to those purposes for the public benefit, in particular, the activities, projects or services identified in the accounts.	Para 1.17 and 1.19	Accommodation provision.
Statement confirming whether the trustees have had regard to the guidance issued by the Charity Commission on public benefit	Para 1.18	The trustees have full regard to the guidance issued by the Charity Commission on public benefit.

Additional information (optional)

You may choose to include further statements where relevant about:

	SORP reference	
Policy on grant making	Para 1.38	
Policy on social investment including program related investment	Para 1.38	
Contribution made by volunteers	Para 1.38	

Other		
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Achievements and Performance

	SORP reference	
Summary of the main achievements of the charity, identifying the difference the charity's work has made to the circumstances of its beneficiaries and any wider benefits to society as a whole.	Para 1.20	<p>The charity provides six self contained dwellings for local people and these have been fully occupied throughout 2024/25</p> <p>The building was built in the 1880s and every effort is made to maintain it to the high standard and quality of the original build.</p>

Additional information (optional)

You may choose to include further statements where relevant about:

Achievements against objectives set	Para 1.41	
Performance of fundraising activities against objectives set	Para 1.41	
Investment performance against objectives	Para 1.41	
Other		

Financial Review

Review of the charity's financial position at the end of the period	Para 1.21	The charity incurred a deficit of £8,125 due to major building works (2024: surplus £2,296). This has been deducted from the retained reserves brought forward
Statement explaining the policy for holding reserves stating why they are held	Para 1.22	Reserves are held for ongoing maintenance and unforeseen costs relating to the properties.
Amount of reserves held	Para 1.22	£86,473 excluding the property
Reasons for holding zero reserves	Para 1.22	N/A
Details of fund materially in deficit	Para 1.24	N/A
Explanation of any uncertainties about the charity continuing as a going concern	Para 1.23	N/A

Additional information (optional)

You may choose to include further statements where relevant about:

The charity's principal sources of funds (including any fundraising)	Para 1.47	
Investment policy and objectives including any social investment policy adopted	Para 1.46	
A description of the principal risks facing the charity	Para 1.46	
Other		

Structure, Governance and Management

Description of charity's trusts:		
Type of governing document (trust deed, royal charter)	Para 1.25	Trust Deed
How is the charity constituted? (e.g unincorporated association, CIO)	Para 1.25	Unincorporated charity
Trustee selection methods including details of any constitutional provisions e.g. election to post or name of any person or body entitled to appoint one or more trustees	Para 1.25	The charity has six trustees. Four are available for selection from the local population. One is appointed by the Dallam Tower Estate, and one normally by the Incumbent of St Thomas' Church, Milnthorpe.

Additional information (optional)

You may choose to include further statements where relevant about:

Policies and procedures adopted for the induction and training of trustees	Para 1.51	
The charity's organisational structure and any wider network with which the charity works	Para 1.51	
Relationship with any related parties	Para 1.51	
Other		

Reference and Administrative details

Charity name	Tattersall's Almshouses
Other name the charity uses	Milnthorpe Tattersall Almshouses
Registered charity number	1163429
Charity's principal address	Davis & Bowring Lane House Kendal Road Kirkby Lonsdale Carnforth LA6 2HH

Names of the charity trustees who manage the charity

	Trustee name	Office (if any)	Dates acted if not for whole year	Name of person (or body) entitled to appoint trustee (if any)
1	Dr John Corrigan			
2	Mrs Karen Merckel			
3	Mrs Susie Villiers-Smith			Owner of Dallam Tower
4	Stirling Gary Hulme			
5	Rev Bryan Kerr	Chair		Priest-in-charge of Heversham and Milnthorpe
6	Zainab Houghton			
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Corporate trustees – names of the directors at the date the report was approved

Director name		

Name of trustees holding title to property belonging to the charity

Trustee name	Dates acted if not for whole year	

Funds held as custodian trustees on behalf of others

Description of the assets held in this capacity	
Name and objects of the charity on whose behalf the assets are held and how this falls within the custodian charity's objects	
Details of arrangements for safe custody and segregation of such assets from the charity's own assets	

Additional information (optional)

Names and addresses of advisers (Optional information)

Type of adviser	Name	Address

Name of chief executive or names of senior staff members (Optional information)

--

Exemptions from disclosure

Reason for non-disclosure of key personnel details

--

Other optional information

--

Declarations

The trustees declare that they have approved the trustees' report above.

Signed on behalf of the charity's trustees

Signature(s)	<i>Bryan Kerr</i>	
Full name(s)	Bryan Kerr	
Position (eg Secretary, Chair, etc)	Chair	
Date	10 June 2025	



CHARITY COMMISSION
FOR ENGLAND AND WALES

Tattersall's Almshouses

1163429

Receipts and payments accounts

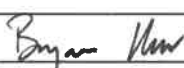
CC16a

For the period from	06-Apr-24	To	05-Apr-25
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Section A Receipts and payments

	Unrestricted funds to the nearest £	Restricted funds to the nearest £	Endowment funds to the nearest £	Total funds to the nearest £	Last year to the nearest £
A1 Receipts					
Maintenance contribution	32,554	-	-	32,554	29,870
Dividend income	1,826	-	-	1,826	1,859
Bank Interest	155	-	-	155	85
Grant	-	-	-	-	20
Compensation	475	-	-	475	-
	-	-	-	-	-
	-	-	-	-	-
	-	-	-	-	-
Sub total (Gross income for AR)	35,010	-	-	35,010	31,834
A2 Asset and investment sales, (see table).					
	-	-	-	-	-
	-	-	-	-	-
Sub total	-	-	-	-	-
Total receipts	35,010	-	-	35,010	31,834
A3 Payments					
Electricity	629	-	-	629	327
Insurance	1,352	-	-	1,352	1,326
Management fees	5,978	-	-	5,978	5,157
Subscriptions	668	-	-	668	343
Professional fees	1,110	-	-	1,110	1,131
Repairs	32,507	-	-	32,507	19,715
Water Rates	783	-	-	783	1,488
Sundries	109	-	-	109	51
	-	-	-	-	-
Sub total	43,136	-	-	43,136	29,538
A4 Asset and investment purchases. (see table)					
Additional investment in COIF Investment fund	5,000	-	-	5,000	-
	-	-	-	-	-
Sub total	5,000	-	-	5,000	-
Total payments	48,136	-	-	48,136	29,538
Net of receipts/(payments)	- 13,126	-	-	- 13,126	2,296
A5 Transfers between funds	-	-	-	-	-
A6 Cash funds last year end	21,928	-	-	21,928	19,632
Cash funds this year end	8,802	-	-	8,802	21,928

Section B Statement of assets and liabilities at the end of the period

Categories	Details	Unrestricted funds to nearest £	Restricted funds to nearest £	Endowment funds to nearest £
B1 Cash funds	Barclays Community Account	1,376	-	-
	Managing Agent Client Account	7,426	-	-
		-	-	-
	Total cash funds	8,802	-	-
	(agree balances with receipts and payments account(s))	OK	OK	OK
B2 Other monetary assets	Details	Unrestricted funds to nearest £	Restricted funds to nearest £	Endowment funds to nearest £
		-	-	-
		-	-	-
		-	-	-
		-	-	-
		-	-	-
		-	-	-
B3 Investment assets	Details	Fund to which asset belongs	Cost (optional)	Current value (optional)
	COIF Charities Investment fund Units	-	-	68,483
	M & G Investments	-	-	9,187
	Property - Tattersall's Almshouses <small>(reinstatement value)</small>	-	-	1,200,000
		-	-	-
B4 Assets retained for the charity's own use	Details	Fund to which asset belongs	Cost (optional)	Current value (optional)
			-	-
			-	-
			-	-
			-	-
			-	-
			-	-
			-	-
B5 Liabilities	Details	Fund to which liability relates	Amount due (optional)	When due (optional)
			-	
			-	
			-	
			-	
Signed by one or two trustees on behalf of all the trustees		Signature	Print Name	Date of approval
			BRYAN KERR	10-6-25



Independent examiner's report on the accounts

Section A

Independent Examiner's Report

Report to the trustees/ members of

Tattersall's Almshouses

On accounts for the year ended

5th April 2025

Charity no (if any)

1163429

Set out on pages

As attached

(remember to include the page numbers of additional sheets)

Responsibilities and basis of report

I report to the trustees on my examination of the accounts of the above charity ("the Trust") for the year ended 05/04/2025.

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 examiner's statement

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

- accounting records were not kept in accordance with section 130 of the Act or
- the accounts do not accord with the accounting records

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

Signed:

DL Thorn

Date:

24 June 2025

Name:

Deborah Louise Thorn Champion Accountants LLP

Relevant professional qualification(s) or body (if any):

ICAEW

Address:

Champion Accountants, Unit 2 Olympic Court, Boardmans Way, Whitehills
Business Park, Blackpool, Lancashire FY4 5GU

Section B

Disclosure

Only complete if the examiner needs to highlight matters of concern (see CC32, Independent examination of charity accounts: directions and guidance for examiners).

Give here brief details of any items that the examiner wishes to disclose.

TATTERSALL'S ALMSHOUSES

England & Wales - Charity number 1163429

Accounts



Trustees' Annual Report for the period

From 6th APRIL 2023 Period start date To 5th APRIL 2024 Period end date

Charity name: TATTERSALL'S ALMSHOUSES

Charity registration number: 1163429

Objectives and Activities

	SORP reference	
Summary of the purposes of the charity as set out in its governing document	Para 1.17	To provide almshouse accommodation to poor persons of good character who are not less than fifty years of age (except in the case of a married couple where only one of them needs to be of that age).
Summary of the main activities in relation to those purposes for the public benefit, in particular, the activities, projects or services identified in the accounts.	Para 1.17 and 1.19	Accommodation provision.
Statement confirming whether the trustees have had regard to the guidance issued by the Charity Commission on public benefit	Para 1.18	The trustees have full regard to the guidance issued by the Charity Commission on public benefit.

Additional information (optional)

You may choose to include further statements where relevant about:

	SORP reference	
Policy on grant making	Para 1.38	
Policy on social investment including program related investment	Para 1.38	
Contribution made by volunteers	Para 1.38	

Other		
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Achievements and Performance

	SORP reference	
Summary of the main achievements of the charity, identifying the difference the charity's work has made to the circumstances of its beneficiaries and any wider benefits to society as a whole.	Para 1.20	<p>The charity provides six self contained dwellings for local people and these have been occupied throughout 2023/24</p> <p>The building was built in the 1880's and every effort is made to maintain it to the high standard and quality of the original build.</p>

Additional information (optional)

You may choose to include further statements where relevant about:

Achievements against objectives set	Para 1.41	
Performance of fundraising activities against objectives set	Para 1.41	
Investment performance against objectives	Para 1.41	
Other		

Financial Review

Review of the charity's financial position at the end of the period	Para 1.21	The charity achieved a surplus of £2,296 (2023: £13,115). This has been added to the retained reserves brought forward
Statement explaining the policy for holding reserves stating why they are held	Para 1.22	Reserves are held for ongoing maintenance and unforeseen costs relating to the properties.
Amount of reserves held	Para 1.22	£98,987 excluding the property
Reasons for holding zero reserves	Para 1.22	N/A
Details of fund materially in deficit	Para 1.24	N/A
Explanation of any uncertainties about the charity continuing as a going concern	Para 1.23	N/A

Additional information (optional)

You may choose to include further statements where relevant about:

The charity's principal sources of funds (including any fundraising)	Para 1.47	
Investment policy and objectives including any social investment policy adopted	Para 1.46	
A description of the principal risks facing the charity	Para 1.46	
Other		

Structure, Governance and Management

Description of charity's trusts:		
Type of governing document (trust deed, royal charter)	Para 1.25	Trust Deed
How is the charity constituted? (e.g unincorporated association, CIO)	Para 1.25	Unincorporated charity
Trustee selection methods including details of any constitutional provisions e.g. election to post or name of any person or body entitled to appoint one or more trustees	Para 1.25	The charity has six trustees. Four are available for selection from the local population. One is appointed by the owner of Dallam Tower and one normally by the Vicar of Milnthorpe & Heversham.

Additional information (optional)

You may choose to include further statements where relevant about:

Policies and procedures adopted for the induction and training of trustees	Para 1.51	
The charity's organisational structure and any wider network with which the charity works	Para 1.51	
Relationship with any related parties	Para 1.51	
Other		

Reference and Administrative details

Charity name	Tattersall's Almshouses
Other name the charity uses	Milnthorpe Tattersall Almshouses
Registered charity number	1163429
Charity's principal address	Davis & Bowring Lane House Kendal Road Kirkby Lonsdale Carnforth LA6 2HH

Names of the charity trustees who manage the charity

	Trustee name	Office (if any)	Dates acted if not for whole year	Name of person (or body) entitled to appoint trustee (if any)
1	Dr John Gorrigan	Vice chair		
2	Mrs Karen Merckel			
3	Mrs Susie Villiers-Smith			Owner of Dallam Tower
4	Stirling Gary Hulme			
5	Rev Bryan Kerr	Chair		Vicar of Milnthorpe and Heversham
6	Zainab Houghton			
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Corporate trustees – names of the directors at the date the report was approved

Director name		

Name of trustees holding title to property belonging to the charity

Trustee name	Dates acted if not for whole year	

Funds held as custodian trustees on behalf of others

Description of the assets held in this capacity	
Name and objects of the charity on whose behalf the assets are held and how this falls within the custodian charity's objects	
Details of arrangements for safe custody and segregation of such assets from the charity's own assets	

Additional information (optional)

Names and addresses of advisers (Optional information)

Type of adviser	Name	Address

Name of chief executive or names of senior staff members (Optional information)

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Exemptions from disclosure

Reason for non-disclosure of key personnel details

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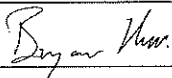
Other optional information

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Declarations

The trustees declare that they have approved the trustees' report above.

Signed on behalf of the charity's trustees

Signature(s)		
Full name(s)	Bryan Kerr	
Position (eg Secretary, Chair, etc)	Chair	
Date	11 June 2024	



CHARITY COMMISSION
FOR ENGLAND AND WALES

Tattersall's Almshouses

1163429

Receipts and payments accounts

CC16a

For the period
from

06-Apr-23

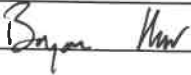
To

05-Apr-24

Section A Receipts and payments

	Unrestricted funds to the nearest £	Restricted funds to the nearest £	Endowment funds to the nearest £	Total funds to the nearest £	Last year to the nearest £
A1 Receipts					
Maintenance contribution	29,870	-	-	29,870	27,833
Dividend income	1,859	-	-	1,859	1,713
Bank Interest	85	-	-	85	12
Grant	20	-	-	20	60
	-	-	-	-	-
	-	-	-	-	-
	-	-	-	-	-
Sub total (Gross income for AR)	31,834	-	-	31,834	29,618
A2 Asset and investment sales, (see table).					
	-	-	-	-	-
	-	-	-	-	-
Sub total	-	-	-	-	-
Total receipts	31,834	-	-	31,834	29,618
A3 Payments					
Electricity	327	-	-	327	23
Insurance	1,326	-	-	1,326	1,132
Management fees	5,157	-	-	5,157	5,045
Subscriptions	343	-	-	343	196
Professional fees	1,131	-	-	1,131	1,590
Repairs	19,715	-	-	19,715	7,069
Water Rates	1,488	-	-	1,488	1,355
Sundries	51	-	-	51	93
	-	-	-	-	-
Sub total	29,538	-	-	29,538	16,503
A4 Asset and investment purchases. (see table)					
Additional investment in COIF investment fund	-	-	-	-	5,000
	-	-	-	-	-
Sub total	-	-	-	-	5,000
Total payments	29,538	-	-	29,538	21,503
Net of receipts/(payments)	2,296	-	-	2,296	8,115
A5 Transfers between funds	-	-	-	-	-
A6 Cash funds last year end	19,632	-	-	19,632	11,517
Cash funds this year end	21,928	-	-	21,928	19,632

Section B Statement of assets and liabilities at the end of the period

Categories	Details	Unrestricted funds to nearest £	Restricted funds to nearest £	Endowment funds to nearest £
B1 Cash funds	Barclays Community Account	5,770	-	-
	Managing Agent Client Account	16,159	-	-
		-	-	-
	Total cash funds	21,928	-	-
	(agree balances with receipts and payments account(s))	OK	OK	OK
B2 Other monetary assets	Details	Unrestricted funds to nearest £	Restricted funds to nearest £	Endowment funds to nearest £
		-	-	-
		-	-	-
		-	-	-
		-	-	-
		-	-	-
		-	-	-
B3 Investment assets	Details	Fund to which asset belongs	Cost (optional)	Current value (optional)
	COIF Charities Investment fund Units	-	-	68,258
	M & G Investments	-	-	8,800
	Property - Tattersall's Almshouses (reinstatement value)	-	-	1,200,000
		-	-	-
B4 Assets retained for the charity's own use	Details	Fund to which asset belongs	Cost (optional)	Current value (optional)
			-	-
			-	-
			-	-
			-	-
			-	-
			-	-
			-	-
B5 Liabilities	Details	Fund to which liability relates	Amount due (optional)	When due (optional)
			-	
			-	
			-	
			-	
Signed by one or two trustees on behalf of all the trustees		Signature	Print Name	Date of approval
			BRYAN KERR	11.6.24

Independent examiner's report on the accounts

Section A

Independent Examiner's Report

Report to the trustees

Charity Name
Tattersall's Almshouses

On accounts for the year ended

5th April 2024

Charity no
(if any) 1163429

Set out on pages

Attached

I report to the trustees on my examination of the accounts of the above charity ("the Trust") for the year ended 05/04/2024.

Responsibilities and basis of report

As the charity's trustees, 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 all the applicable Directions given by the Charity Commission under section 145(5)(b) of the Act.

Independent examiner's statement

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

- the accounting records were not kept in accordance with section 130 of the Charities Act; or
- the accounts did not accord with the accounting records; or
- the accounts did not comply with the applicable requirements concerning the form and content of accounts set out in the Charities (Accounts and Reports) Regulations 2008 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.

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.

Signed: D L Thorn

Date: 20th June 2024

Name: Deborah Louise Thorn Champion Accountants LLP

Relevant professional qualification(s) or body (if any):

ICAEW

Address:

Unit 2 Olympic court, Boardmans Way, Whiteills Business Park
Blackpool Lancashire FY4 5GU

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Section B

Disclosure

Only complete if the examiner needs to highlight material matters of concern (see CC32, Independent examination of charity accounts: directions and guidance for examiners).

Give here brief details of any items that the examiner wishes to disclose.

Large empty rectangular box for providing details of items to disclose.

TATTERSALL'S ALMSHOUSES

England & Wales - Charity number 1163429

Accounts

BETA Having problems on this page? Your [feedback](#) will help us to improve it.

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Charity Commission Annual Return 2023

[Print](#) [Cancel](#)

TATTERSALL'S ALMSHOUSES

Charity registration number: 1163429

Most of the information you give in this form will become publicly available on the Register of Charities. Any field that the Charity Commission will not display will be clearly marked.

This document is a record of the information provided in the Annual Return 2023.

PART A - Charity information

Financial period

Financial period start date

06/04/2022

Financial period end date

05/04/2023

Income and spending

Income £

£ 29,618

Spending £

£ 16,503

Number of contracts from government

How many contracts (other than grant agreements) did your charity receive from central government or a local authority during the financial period for this return?

0

Number of grants from government

How many grants did your charity receive from central government or a local authority during the financial period for this return?

0

Income breakdown

Donations and legacies (excluding Endowments Received)

£ 60

Charitable activities

£ 27,833

Other trading activities

£ 0

Investments

£ 1,725

Other

£ 0

Grantmaking**Is grant making the main way your charity carries out its purposes?**

No

Recipients of grants**Please round all figures to the nearest pound (do not enter decimal points or commas).****Individuals**

£ 0

Other charities

£ 0

Other organisations that are not charities

£ 0

Trustee payments**Excluding out of pocket expenses, for what were any of the trustees paid during the financial period for this return?** e. None of the trustees have been paid**Did any of the trustees resign and take up employment with your charity in the financial period of this return?**

No

Income from outside the UK**Did your charity receive income from outside of the United Kingdom in the financial period of this return?**

No

Delivering activities outside the United Kingdom**Did your charity deliver charitable activities outside of the United Kingdom in the financial period of this return?**

No

Spending outside England & Wales**Did your charity spend funds outside of the United Kingdom in the financial period of this return?**

No

Total Spending outside England & Wales

£

Trading subsidiaries**Does the charity have any trading subsidiaries?**

Charity contact details correct

Is the contact address displayed from the Register of Charities, correct?

Charity headquarters details correct

Is this the same address that you use as your charity's administrative headquarters?

Charity contact address

Address Line 1

Address Line 2

Address Line 3

Address Line 4

Address Line 5

Postcode

Country

Charity Headquarters address

Address Line 1

Address Line 2

Address Line 3

Address Line 4

Address Line 5

Postcode

Country

Membership type

Is the charity part of a wider group structure with a parent body and subsidiary bodies?**Employment contract types****People were permanently employed by your charity****People were on fixed-terms contracts with your charity****Self-employed people were working for your charity****Governance policies****Internal charity financial controls policy and procedures****Safeguarding policy and procedures****Financial reserves policy and procedures****Complaints policy and procedures****Serious incident reporting policy and procedures****Internal risk management policy and procedures****Trustee expenses policy and procedures****Trustee conflicts of interest policy and procedures****Investing charity funds policy and procedures****Campaigns and political activity policy and procedures****Bullying and harassment policy and procedures****Social media policy and procedures****Engaging external speakers at charity events policy and procedures****Safeguarding****Has your charity provided services to children and/or adults at risk in the financial period of the return?**

Serious Incidents

Has your charity reported all Serious Incidents (including any historical incidents) that the charity became aware of during the financial period of this return?

There were no incidents to report

External risk and impact

Donations

Unknown/No Change/Not Applicable

Other income - grants

Unknown/No Change/Not Applicable

Other income - contracts

Unknown/No Change/Not Applicable

Other income - investment

Unknown/No Change/Not Applicable

Expenditure on charitable activities

Unknown/No Change/Not Applicable

Expenditure on overheads

Unknown/No Change/Not Applicable

Number of volunteers

Unknown/No Change/Not Applicable

Number of employees

Unknown/No Change/Not Applicable

Number of trustees

Unknown/No Change/Not Applicable

Fundraising activities

Unknown/No Change/Not Applicable

Capacity to deliver services

Unknown/No Change/Not Applicable

Total service demand

Unknown/No Change/Not Applicable

Volunteers

Excluding trustees, provide an estimate of the number of volunteers who carried out charitable activities on behalf of your charity in the United Kingdom during the financial period of this return?

0

Privacy statement

Any information you give us will be held securely and processed only in accordance with the rule on data protection. We will not disclose your personal details to anyone unconnected to the Charity Commission unless:

- **you have consented to their release; or**
- **we are legally obliged to disclose them; or**

• **we regard disclosure as either (a) necessary so that we can properly carry out our statutory functions or (b) necessary in the public interest.**

We may share and disclose information about you with relevant public authorities, regulatory bodies and agencies, outside the Charity Commission but only if:

- **we can lawfully do so; and**
- **we decide that disclosure is necessary for national security, crime detection, prevention, and law enforcement, or other issues in the public interest**

Information we collect about you

We will use this information:

To enable us to carry out our statutory functions and duties;

This will include the following actions:

(a) update, consolidate, and improve the accuracy of our records;

(b) undertake crime detection and prevention and law enforcement and assist the third parties specified above to investigate or prevent crime and carry out law enforcement;

(c) data analysis, testing, research, statistical and survey purposes

Information we receive from other sources.

Information we receive from other sources

We may combine this information with information you give to us and information we collect about you.

We may use this information and the combined information for the purposes set out above (depending on the types of information we receive).

We will ensure that any such disclosure and use is proportionate; considers your right to respect for your private life; and is done fairly and lawfully in accordance with the data protection principles of the Data Protection Act.

The Data Protection Act 1998 regulates the use of 'personal data', which is essentially any information, however stored, about identifiable living individuals.

As a 'data controller' under the Act, the Charity Commission must comply with it. Any changes we may make to our privacy statement in the future will be set out in the replacement version of this form.

Please check back frequently to see any updates or changes to our privacy policy.

Declaration

This annual return has not been submitted and no Declaration has been made



CHARITY COMMISSION
FOR ENGLAND AND WALES

Tattersall's Almshouses

1163425

Receipts and payments accounts

CC16a

For the period
from

05-Apr-22

05-Apr-23

Section A Receipts and payments

	Unrestricted funds to the nearest £	Restricted funds to the nearest £	Endowment funds to the nearest £	Total funds to the nearest £	Last year to the nearest £
A1 Receipts					
Maintenance contribution	27,833	-	-	27,833	26,584
Dividend income	1,713	-	-	1,713	1,680
Bank interest	12	-	-	12	1
Grant	60	-	-	60	1,000
	-	-	-	-	-
	-	-	-	-	-
	-	-	-	-	-
Sub total (Gross income for AR)	29,618	-	-	29,618	29,265
A2 Asset and investment sales, (see table).					
	-	-	-	-	-
	-	-	-	-	-
Sub total	-	-	-	-	-
Total receipts	29,618	-	-	29,618	29,265
A3 Payments					
Electricity	23	-	-	23	115
Insurance	1,132	-	-	1,132	1,312
Management Fees	5,045	-	-	5,045	4,845
Subscriptions	196	-	-	196	182
Professional Fees	1,590	-	-	1,590	2,772
Repairs	7,069	-	-	7,069	29,743
Water Rates	1,355	-	-	1,355	1,292
Sundries	93	-	-	93	86
	-	-	-	-	-
Sub total	16,503	-	-	16,503	40,347
A4 Asset and investment purchases, (see table)					
	-	-	-	-	-
Additional investment in COIF Charities Investment Fund	5,000	-	-	5,000	-
Sub total	5,000	-	-	5,000	-
Total payments	21,503	-	-	21,503	40,347
Net of receipts/(payments)	8,115	-	-	8,115	11,082
A5 Transfers between funds	-	-	-	-	-
A6 Cash funds last year end	11,517	-	-	11,517	22,599
Cash funds this year end	19,632	-	-	19,632	11,517

Section B Statement of assets and liabilities at the end of the period

Categories	Details	Unrestricted funds to nearest £	Restricted funds to nearest £	Endowment funds to nearest £
B1 Cash funds	Barclays Community Account	3,911	-	-
	Managing Agent Client Account	15,721	-	-
		-	-	-
	Total cash funds	19,632	-	-

(agree balances with receipts and payments account(s))

OK
OK
OK

Unrestricted funds to nearest £	Restricted funds to nearest £	Endowment funds to nearest £
------------------------------------	----------------------------------	---------------------------------

B2 Other monetary assets	Details	Unrestricted funds to nearest £	Restricted funds to nearest £	Endowment funds to nearest £
		-	-	-
		-	-	-
		-	-	-
		-	-	-
		-	-	-
		-	-	-

B3 Investment assets	Details	Fund to which asset belongs	Cost (optional)	Current value (optional)
	COIF Charities Investment Fund units		-	63,914
	M & G Investments		-	8,301
	Property - Tattersall's Almshouses (reinstatement value)		-	1,200,000
			-	-
			-	-

B4 Assets retained for the charity's own use	Details	Fund to which asset belongs	Cost (optional)	Current value (optional)
			-	-
			-	-
			-	-
			-	-
			-	-
			-	-
			-	-
			-	-

B5 Liabilities	Details	Fund to which liability relates	Amount due (optional)	When due (optional)
			-	
			-	
			-	
			-	
			-	

Signed by one or two trustees on behalf of all the trustees

Signature	Print Name	Date of approval
	BRYAN KERR	31-1-24



Section A

Independent Examiner's Report

Report to the trustees

Charity Name
Tattersall's Almshouses

**On accounts for the year
ended**

5th April 2023

**Charity no
(if any)**

1163429

Set out on pages

Attached

I report to the trustees on my examination of the accounts of the above charity ("the Trust") for the year ended 05/04/2023.

**Responsibilities and
basis of report**

As the charity's trustees, 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 all the applicable Directions given by the Charity Commission under section 145(5)(b) of the Act.

**Independent
examiner's statement**

I have completed my examination. I confirm that no material matters have come to my attention in connection with the examination (other than that disclosed below *) which gives me cause to believe that in, any material respect:

- the accounting records were not kept in accordance with section 130 of the Charities Act; or
- the accounts did not accord with the accounting records; or
- the accounts did not comply with the applicable requirements concerning the form and content of accounts set out in the Charities (Accounts and Reports) Regulations 2008 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.

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.

** Please delete the words in the brackets if they do not apply.*

Signed:

D L Thorn

Date:

6 February 2024

Name:

Deborah Louise Thorn Champion Accountants LLP

**Relevant professional
qualification(s) or body
(if any):**

ICAEW

Address:

Unit 2 Olympic Court, Boardmans Way, Whitehills Business Park, Blackpool, Lancashire FY4 5GU

Section B**Disclosure**

Only complete if the examiner needs to highlight material matters of concern (see CC32, Independent examination of charity accounts: directions and guidance for examiners).

Give here brief details of any items that the examiner wishes to disclose.

--

TATTERSALL'S ALMSHOUSES

England & Wales - Charity number 1163429

Accounts



**CHARITY COMMISSION
FOR ENGLAND AND WALES**

Trustees' Annual Report for the period

From 6th April 2021 To 5th April 2022

Charity name: Tattersall's Almshouses

Charity registration number: 1163429

Objectives and Activities

	SORP reference	
Summary of the purposes of the charity as set out in its governing document	Para 1.17	To provide almshouse accommodation to poor persons of good character who are not less than fifty years of age (except in the case of a married couple where only one of them needs to be of that age).
Summary of the main activities in relation to those purposes for the public benefit, in particular, the activities, projects or services identified in the accounts.	Para 1.17 and 1.19	Accommodation provision.
Statement confirming whether the trustees have had regard to the guidance issued by the Charity Commission on public benefit	Para 1.18	The trustees have full regard to the guidance issued by the Charity Commission on public benefit.

Additional information (optional)

You may choose to include further statements where relevant about:

	SORP reference	
Policy on grant making	Para 1.38	
Policy on social investment including program related investment	Para 1.38	
Contribution made by volunteers	Para 1.38	
Other		

--	--	--

Achievements and Performance

	SORP reference	
Summary of the main achievements of the charity, identifying the difference the charity's work has made to the circumstances of its beneficiaries and any wider benefits to society as a whole.	Para 1.20	<p>The charity provides six self contained dwellings for local people and these have been fully occupied throughout 2021/22</p> <p>The building, built in the 1880's, is constantly maintained and major re-roofing works were completed during the year. Every effort is made to maintain the building to the high standard and quality of the original build.</p>

Additional information (optional)

You may choose to include further statements where relevant about:

Achievements against objectives set	Para 1.41	
Performance of fundraising activities against objectives set	Para 1.41	
Investment performance against objectives	Para 1.41	
Other		

Financial Review

Review of the charity's financial position at the end of the period	Para 1.21	The charity achieved a deficit of £11,082 for the year due to major repair expenditure (2021 : surplus £9,904) and this has been deducted from the retained reserves brought forward.
Statement explaining the policy for holding reserves stating why they are held	Para 1.22	Reserves are held for ongoing maintenance and unforeseen costs relating to the properties
Amount of reserves held	Para 1.22	£80,968 excluding the property
Reasons for holding zero reserves	Para 1.22	N/A
Details of fund materially in deficit	Para 1.24	N/A
Explanation of any uncertainties about the charity continuing as a going concern	Para 1.23	N/A

Additional information (optional)

You may choose to include further statements where relevant about:

The charity's principal sources of funds (including any fundraising)	Para 1.47	
Investment policy and objectives including any social investment policy adopted	Para 1.46	
A description of the principal risks facing the charity	Para 1.46	
Other		

Structure, Governance and Management

Description of charity's trusts:		
Type of governing document (trust deed, royal charter)	Para 1.25	Trust Deed
How is the charity constituted? (e.g. unincorporated association, CIO)	Para 1.25	Unincorporated charity
Trustee selection methods including details of any constitutional provisions e.g. election to post or name of any person or body entitled to appoint one or more trustees	Para 1.25	The charity has six trustees. Four are available for selection from the local population. One is appointed by the Dallam Tower Estate & one normally by the Vicar of Milnthorpe.

Additional information (optional)

You may choose to include further statements where relevant about:

Policies and procedures adopted for the induction and training of trustees	Para 1.51	
The charity's organisational structure and any wider network with which the charity works	Para 1.51	
Relationship with any related parties	Para 1.51	
Other		

Reference and Administrative details

Charity name	Tattersall's Almshouses
Other name the charity uses	Milnthorpe Tattersall Almshouses
Registered charity number	1163429
Charity's principal address	Davis & Bowring Lane House Kendal Road Kirkby Lonsdale Carnforth LA6 2HH

Names of the charity trustees who manage the charity

	Trustee name	Office (if any)	Dates acted if not for whole year	Name of person (or body) entitled to appoint trustee (if any)
1	Dr John Gorrigan			
2	Mrs Karen Merckel	Chair	June 2021 appointed as Chair	
3	Mrs Susie Villiers-Smith			Owner of Dallam Tower
4	Mr Paul Grout			
5	Rev Bryan Kerr	Vice Chair	June 2021 appointed Vice Chair	Vicar of Heversham and Milnthorpe
6				
7				
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17				
18				
19				
20				

Corporate trustees – names of the directors at the date the report was approved

Director name		

Name of trustees holding title to property belonging to the charity

Trustee name	Dates acted if not for whole year	

Funds held as custodian trustees on behalf of others

Description of the assets held in this capacity	Not applicable
Name and objects of the charity on whose behalf the assets are held and how this falls within the custodian charity's objects	
Details of arrangements for safe custody and segregation of such assets from the charity's own assets	

Additional information (optional)

Names and addresses of advisers (Optional information)

Type of adviser	Name	Address

Name of chief executive or names of senior staff members (Optional information)

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Exemptions from disclosure

Reason for non-disclosure of key personnel details

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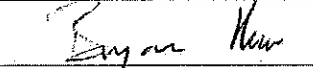
Other optional information

--

Declarations

The trustees declare that they have approved the trustees' report above.

Signed on behalf of the charity's trustees

Signature(s)		
Full name(s)	KERR MERCKEL	BRYAN THOMAS KERR
Position (eg Secretary, Chair, etc)	Chair	VICE-CHAIR
Date	31.1.2023	



CHARITY COMMISSION
FOR ENGLAND AND WALES

2021-2022 ACCOUNTS

Receipts and payments accounts

CC16a

For the period from 1 April 2021 To 31 March 2022

Section A Receipts and payments

	Unrestricted funds to the nearest £	Restricted funds to the nearest £	Endowment funds to the nearest £	Total funds to the nearest £	Last year to the nearest £
A1 Receipts					
Maintenance contribution	26,584	-	-	26,584	24,737
Dividend income	1,660	-	-	1,660	1,647
Bank interest	1	-	-	1	-
Grant	1,000	-	-	1,000	-
	-	-	-	-	-
	-	-	-	-	-
	-	-	-	-	-
Sub total (Gross income for AR)	29,265	-	-	29,265	26,384
A2 Asset and investment sales, (see table).					
	-	-	-	-	-
	-	-	-	-	-
Sub total	-	-	-	-	-
Total receipts	29,265	-	-	29,265	26,384
A3 Payments					
Electricity	115	-	-	115	123
Insurance	1,312	-	-	1,312	1,141
Management Fees	4,845	-	-	4,845	4,420
Subscriptions	182	-	-	182	182
Professional Fees	2,772	-	-	2,772	1,350
Repairs	29,743	-	-	29,743	7,903
Water Rates	1,292	-	-	1,292	1,280
Sundries	86	-	-	86	81
	-	-	-	-	-
Sub total	40,347	-	-	40,347	16,480
A4 Asset and investment purchases, (see table)					
	-	-	-	-	-
Additional investment in COIF Charities Investment Fund	-	-	-	-	-
Sub total	-	-	-	-	-
Total payments	40,347	-	-	40,347	16,480
Net of receipts/(payments)	- 11,082	-	-	- 11,082	9,904
A5 Transfers between funds	-	-	-	-	-
A6 Cash funds last year end	22,599	-	-	22,599	12,695
Cash funds this year end	11,517	-	-	11,517	22,599

Section B Statement of assets and liabilities at the end of the period

Categories	Details	Unrestricted funds to nearest £	Restricted funds to nearest £	Endowment funds to nearest £
B1 Cash funds	Barclays Community Account	2,173	-	-
	Managing Agent Client Account	9,344	-	-
		-	-	-
	Total cash funds	11,517	-	-

(agree balances with receipts and payments account(s))

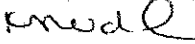
Categories	Details	Unrestricted funds to nearest £	Restricted funds to nearest £	Endowment funds to nearest £
B2 Other monetary assets		-	-	-
		-	-	-
		-	-	-
		-	-	-
		-	-	-
		-	-	-

Categories	Details	Fund to which asset belongs	Cost (optional)	Current value (optional)
B3 Investment assets	COIF Charities Investment Fund units		-	61,245
	M & G Investments		-	8,208
	Property - Tattersall's Almshouses (reinstatement value)		-	1,200,000
			-	-

Categories	Details	Fund to which asset belongs	Cost (optional)	Current value (optional)
B4 Assets retained for the charity's own use			-	-
			-	-
			-	-
			-	-
			-	-
			-	-
			-	-
			-	-
			-	-
			-	-

Categories	Details	Fund to which liability relates	Amount due (optional)	When due (optional)
B5 Liabilities			-	
			-	
			-	
			-	
			-	

Signed by one or two trustees on behalf of all the trustees

Signature	Print Name	Date of approval
	KAREN MBECKEL	31.1.2023



Section A Independent Examiner's Report

Report to the trustees/ members of

Charity Name
Tattersall's Almshouses

On accounts for the year ended

5 th April 2022	Charity no (if any)	1163429
----------------------------	----------------------------	---------

Set out on pages

Attached

I report to the trustees on my examination of the accounts of the above charity ("the Trust") for the year ended DD / MM / YYYY.

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").

Independent examiner's statement

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.

I have completed my examination. I confirm that no material matters have come to my attention (other than that disclosed below *) in connection with the examination which gives me cause to believe that in, any material respect:

- accounting records were not kept in accordance with section 130 of the Act or
- the accounts do not accord with the accounting records

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

** Please delete the words in the brackets if they do not apply.*

Signed:

Date:

Name: Deborah Louise Thorn Champion Accountants LLP

Relevant professional

ICAEW

**qualification(s) or
body (if any):**

--

Address:

Unit 2 Olympic Court, Boardmans Way, Whitehills Business Park, Blackpool Lancashire FY4 5GU

Section B

Disclosure

Only complete if the examiner needs to highlight matters of concern (see CC32, Independent examination of charity accounts: directions and guidance for examiners).

Give here brief details of any items that the examiner wishes to disclose.

A large, empty rectangular box with a thin black border, occupying the central and right portions of the page. It is intended for the user to provide details as requested in the text to its left.

TATTERSALL'S ALMSHOUSES

England & Wales - Charity number 1163429

Accounts



Trustees' Annual Report for the period

From 6th April 2020 To 5th April 2021

Charity name: Tattersall's Almshouses

Charity registration number: 1163429

Objectives and Activities

	SORP reference	
Summary of the purposes of the charity as set out in its governing document	Para 1.17	To provide almshouse accommodation to poor persons of good character who are not less than fifty years of age (except in the case of a married couple where only one of them needs to be of that age).
Summary of the main activities in relation to those purposes for the public benefit, in particular, the activities, projects or services identified in the accounts.	Para 1.17 and 1.19	Accommodation provision.
Statement confirming whether the trustees have had regard to the guidance issued by the Charity Commission on public benefit	Para 1.18	The trustees have full regard to the guidance issued by the Charity Commission on public benefit.

Additional information (optional)

You may choose to include further statements where relevant about:

	SORP reference	
Policy on grant making	Para 1.38	
Policy on social investment including program related investment	Para 1.38	
Contribution made by volunteers	Para 1.38	
Other		

--	--	--

Achievements and Performance

	SORP reference	
Summary of the main achievements of the charity, identifying the difference the charity's work has made to the circumstances of its beneficiaries and any wider benefits to society as a whole.	Para 1.20	<p>The charity provides six self contained dwellings for local people and these have been fully occupied throughout 2019-20.</p> <p>The building, built in the 1880's, is constantly maintained and the second of three re-roofing phases has now been started. Every effort is made to maintain the building to the high standard and quality of the original build.</p>

Additional Information (optional)

You may choose to include further statements where relevant about:

Achievements against objectives set	Para 1.41	
Performance of fundraising activities against objectives set	Para 1.41	
Investment performance against objectives	Para 1.41	
Other		

Financial Review

Review of the charity's financial position at the end of the period	Para 1.21	The charity achieved a surplus of £9,904 for the year (2020 : £14,077) and this has been added to the retained reserves brought forward.
Statement explaining the policy for holding reserves stating why they are held	Para 1.22	Reserves are held for ongoing maintenance and unforeseen costs relating to the properties
Amount of reserves held	Para 1.22	£86,372 excluding the property
Reasons for holding zero reserves	Para 1.22	N/A
Details of fund materially in deficit	Para 1.24	N/A
Explanation of any uncertainties about the charity continuing as a going concern	Para 1.23	N/A

Additional information (optional)

You may choose to include further statements where relevant about:

The charity's principal sources of funds (including any fundraising)	Para 1.47	
Investment policy and objectives including any social investment policy adopted	Para 1.46	
A description of the principal risks facing the charity	Para 1.46	
Other		

Structure, Governance and Management

Description of charity's trusts:		
Type of governing document (trust deed / royal charter)	Para 1.25	Trust Deed
How is the charity constituted? (e.g. unincorporated association, CIO)	Para 1.25	Unincorporated charity
Trustee selection methods including details of any constitutional provisions e.g. election to post or name of any person or body entitled to appoint one or more trustees	Para 1.25	The charity has six trustees. Four are available for selection from the local population. One is appointed by the Dallam Tower Estate & one normally by the Vicar of Milnthorpe.

Additional information (optional)

You may choose to include further statements where relevant about:

Policies and procedures adopted for the induction and training of trustees	Para 1.51	
The charity's organisational structure and any wider network with which the charity works	Para 1.51	
Relationship with any related parties	Para 1.51	
Other		

Reference and Administrative details

Charity name	Tattersall's Almshouses
Other name the charity uses	Milnthorpe Tattersall Almshouses
Registered charity number	1163429
Charity's principal address	Davis & Bowring Lane House Kendal Road Kirkby Lonsdale Camforth LA6 2HH

Names of the charity trustees who manage the charity

	Trustee name	Office (if any)	Dates acted if not for whole year	Name of person (or body) entitled to appoint trustee (if any)
1	Dr John Gorrigan	Chair		
2	Mrs Karen Merckel	Vice Chair		
3	Mrs Jayne Aynsley			
4	Mrs Susie Villiers-Smith			Owner of Dallam Tower
5	Mr Paul Grout			
6	Rev Bryan Kerr			Vicar of Heversham and Milnthorpe
7				
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17				
18				
19				
20				

Corporate trustees – names of the directors at the date the report was approved

Director name		

Name of trustees holding title to property belonging to the charity

Trustee name	Dates acted if not for whole year	

Funds held as custodian trustees on behalf of others

Description of the assets held in this capacity	Not applicable
Name and objects of the charity on whose behalf the assets are held and how this falls within the custodian charity's objects	
Details of arrangements for safe custody and segregation of such assets from the charity's own assets	

Additional Information (optional)

Names and addresses of advisers (Optional information)

Type of adviser	Name	Address

Name of chief executive or names of senior staff members (Optional information)

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Exemptions from disclosure

Reason for non-disclosure of key personnel details

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
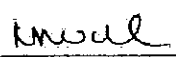
Other optional information

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Declarations

The trustees declare that they have approved the trustees' report above.

Signed on behalf of the charity's trustees

Signature(s)		
Full name(s)	John GORMAN	KAROL MRECKO
Position (eg Secretary, Chair, etc)	Chair	VICE CHAIR
Date	25/01/2022	



CHARITY COMMISSION
FOR ENGLAND AND WALES

TATTERSALL'S ALMS HOUSES

1163429

CC16a

Receipts and payments accounts

For the period
from

6 APRIL 2020

To

5 APRIL 2021

Section A Receipts and payments

	Unrestricted funds to the nearest £	Restricted funds to the nearest £	Endowment funds to the nearest £	Total funds to the nearest £	Last year to the nearest £
A1 Receipts					
Maintenance contribution	24,737	-	-	24,737	23,049
Dividend Income	1,647	-	-	1,647	1,469
	-	-	-	-	-
	-	-	-	-	-
	-	-	-	-	-
	-	-	-	-	-
Sub total (Gross income for AR)	26,384	-	-	26,384	25,118
A2 Asset and investment sales, (see table).					
	-	-	-	-	-
	-	-	-	-	-
Sub total	-	-	-	-	-
Total receipts	26,384	-	-	26,384	25,118
A3 Payments					
Electricity	123	-	-	123	142
Insurance	1,141	-	-	1,141	1,101
Management Fees	4,420	-	-	4,420	4,337
Subscriptions	182	-	-	182	187
Professional Fees	1,350	-	-	1,350	2,076
Repairs	7,903	-	-	7,903	1,817
Water Rates	1,280	-	-	1,280	1,304
Sundries	81	-	-	81	77
	-	-	-	-	-
Sub total	16,480	-	-	16,480	11,041
A4 Asset and investment purchases, (see table)					
	-	-	-	-	-
Additional investment in COIF Charities Investment Fund	-	-	-	-	-
Sub total	-	-	-	-	5,000
Total payments	16,480	-	-	16,480	16,041
Net of receipts/(payments)	9,904	-	-	9,904	9,077
A5 Transfers between funds	-	-	-	-	-
A6 Cash funds last year end	12,695	-	-	12,695	3,618
Cash funds this year end	22,599	-	-	22,599	12,695

Section B Statement of assets and liabilities at the end of the period

Categories	Details	Unrestricted funds to nearest £	Restricted funds to nearest £	Endowment funds to nearest £
B1 Cash funds	Barclays Community Account	3,493	-	-
	Managing Agent Client Account	19,106	-	-
		-	-	-
	Total cash funds	22,599	-	-

(agree balance with receipts and payments account(s))

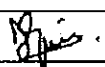
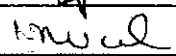
Categories	Details	Unrestricted funds to nearest £	Restricted funds to nearest £	Endowment funds to nearest £
B2 Other monetary assets		-	-	-
		-	-	-
		-	-	-
		-	-	-
		-	-	-
		-	-	-

Categories	Details	Fund to which asset belongs	Cost (optional)	Current value (optional)
B3 Investment assets	COIF Charities Investment Fund units		-	56,380
	M & G Investments		-	7,394
	Property - Tattersall's Almshouses (reinstatement value)		-	1,200,000
			-	-

Categories	Details	Fund to which asset belongs	Cost (optional)	Current value (optional)
B4 Assets retained for the charity's own use			-	-
			-	-
			-	-
			-	-
			-	-
			-	-
			-	-
			-	-
			-	-
			-	-

Categories	Details	Fund to which liability relates	Amount due (optional)	When due (optional)
B5 Liabilities			-	
			-	
			-	
			-	
			-	

Signed by one or two trustees on behalf of all the trustees

Signature	Print Name	Date of approval
	John GORRIAN	25/01/22
	KAREN MERRITT	25/1/22



Section A

Independent Examiner's Report

**Report to the trustees/
members of**

Charity Name
Tattersall's Almshouses

**On accounts for the year
ended**

5th April 2021

**Charity no
(if any)**

1163429

Set out on pages

Attached

(remember to include the page numbers of additional sheets)

I report to the trustees on my examination of the accounts of the above charity ("the Trust") for the year ended 5 April 2021.

**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
examiner's statement**

I have completed my examination. I confirm that no material matters have come to my attention (other than that disclosed below *) in connection with the examination which gives me cause to believe that in, any material respect:

- accounting records were not kept in accordance with section 130 of the Act or
- the accounts do not accord with the accounting records

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

** Please delete the words in the brackets if they do not apply.*

Signed:

D L Thorn

Date:

25/01/2022

Name:

Deborah Louise Thorn Champion Accountants LLP

**Relevant professional
qualification(s) or body
(if any):**

ICAEW

Address:

Unit 2 Olympic Court, Boardmans Way, Whitehills Business Park,
Blackpool Lancashire FY4 5GU

Only complete if the examiner needs to highlight matters of concern (see CC32, Independent examination of charity accounts: directions and guidance for examiners).

Give here brief details of any items that the examiner wishes to disclose.

