



CHARITY COMMISSION
FOR ENGLAND AND WALES

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 | | |
|-------|--|--|

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 | | | |
| 7 | | | | |
| 8 | | | | |
| 9 | | | | |
| 10 | | | | |
| 11 | | | | |
| 12 | | | | |
| 13 | | | | |
| 14 | | | | |
| 15 | | | | |
| 16 | | | | |
| 17 | | | | |
| 18 | | | | |
| 19 | | | | |
| 20 | | | | |

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

[illegible]

Name of trustees holding title to property belonging to the charity

[illegible]

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

| |
|--|
| |
|--|

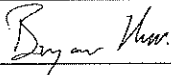
Other optional information

| |
|--|
| |
|--|

Declarations

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

Signed on behalf of the charity's trustees

| | | |
|-------------------------------------|---|--|
| Signature(s) |  | |
| 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 | 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

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.