

## **CHARLES LORD DENTON ALMSHOUSES**

**REGISTERED CIO NUMBER 1182011**

Chair's Report to the Membership

2024/2025 AGM

2nd October 2025

The Charles Lord Denton Almshouses is a small charity providing accommodation via a terrace of four, self-contained apartments to individuals of limited means.

The charity has no debt and, in a quiet year, will produce a small surplus from the contributions provided by the residents. In addition, some small extra contributions are provided from renting out the land at the rear of the properties as allotments to villagers.

All monies are spent on the safety and comfort of the residents.

At the last AGM the current interim Chair, Richard Owen, stated he did not want to be considered for election as Chair for the upcoming year due to a change in family circumstances (with the future arrival of his first grandchild). But he confirmed he was happy to stay on the Trustees Board and continue to take the lead on maintenance and small projects for the almshouses.

Myself, as current Treasurer, offered to stand as Chair, in the interim until a suitable alternative was forthcoming, given the other members of the Trustee Board did not want to stand for election of Chair, and was duly elected.

Lastly at the last AGM we were delighted to welcome Martin Morris to the Trustees Board, and especially pleased that he agreed to stand as Secretary.

Since the last AGM a number of small maintenance projects have been undertaken including changing the way power is supplied to the units so that each resident is now responsible for their own electricity bill. Additionally, the Trustees are now providing faster broadband for all residents for free through a single installation of super-fast broadband through Gigaclear.

The Trustees have also given approval for all external doors to be replaced and for new carpets in two of the units - quotes for these have been accepted and should be completed in the next few months. We are also going to shortly be putting up scaffolding so that repairs can be made to flashings and guttering of the almshouses block.

It should be noted that there has been no change in residents in the past year, though one resident hasn't actually been staying in their unit due to ill health. This will need to be addressed in the forthcoming months as there is now a waiting list of five local people keen to become a resident.

The Chair would like to thank all of the Trustees for their support and help over the past year, and look forward to continuing to work together for the next 12 months.

Thanks Alison Harris

Chair of the Trustees

|                                       |                           |  |                           |  |                           |  |                    |  |
|---------------------------------------|---------------------------|--|---------------------------|--|---------------------------|--|--------------------|--|
| <b>BALANCE SHEET</b>                  |                           |  |                           |  |                           |  |                    |  |
| <b>Charles Lord Denton Almshouses</b> |                           |  |                           |  |                           |  |                    |  |
| <b>As At 30 June 2025</b>             |                           |  |                           |  |                           |  |                    |  |
|                                       |                           |  |                           |  |                           |  |                    |  |
|                                       |                           |  | <b>As at<br/>30/06/25</b> |  | <b>As at<br/>30/06/24</b> |  | <b>Variance</b>    |  |
|                                       |                           |  |                           |  |                           |  |                    |  |
| <b>INVESTMENT ACCOUNT</b>             |                           |  | £57,202.73                |  | £53,385.64                |  | £3,817.09          |  |
|                                       |                           |  |                           |  |                           |  |                    |  |
| <b>BANK BALANCES</b>                  |                           |  |                           |  |                           |  |                    |  |
|                                       |                           |  |                           |  |                           |  |                    |  |
|                                       | Current Account           |  | £3,386.72                 |  | £29,140.21                |  | <b>-£25,753.49</b> |  |
|                                       | Savings Account           |  | £48,640.89                |  | £21,278.35                |  | <b>£27,362.54</b>  |  |
|                                       |                           |  |                           |  |                           |  |                    |  |
|                                       | <b>TOTAL BANK BALANCE</b> |  | <b>£52,027.61</b>         |  | <b>£50,418.56</b>         |  | <b>£1,609.05</b>   |  |
|                                       |                           |  |                           |  |                           |  |                    |  |
|                                       |                           |  |                           |  |                           |  |                    |  |
|                                       | <b>TOTAL ASSETS</b>       |  | <b>£109,230.34</b>        |  | <b>£103,804.20</b>        |  | <b>£5,426.14</b>   |  |
|                                       |                           |  |                           |  |                           |  |                    |  |

|  |                            |  |           |                    |  |            |                   |  |
|--|----------------------------|--|-----------|--------------------|--|------------|-------------------|--|
|  |                            |  |           |                    |  |            |                   |  |
| <b>INCOME and EXPENDITURE</b>          |                            |  |           |                    |  |            |                   |  |
| <b>Charles Lord Denton Almshouses</b>  |                            |  |           |                    |  |            |                   |  |
| <b>For the year ended 30 June 2025</b> |                            |  |           |                    |  |            |                   |  |
|  |                            |  |           |                    |  |            |                   |  |
|  |                            |  |           | <b>Current Y/E</b> |  |            | <b>Prior Y/E</b>  |  |
|  |                            |  |           | <b>30/06/25</b>    |  |            | <b>30/06/24</b>   |  |
| <b>INCOME</b>                          |                            |  |           |                    |  |            |                   |  |
|  |                            |  |           |                    |  |            |                   |  |
|  | Residents Contributions    |  |           | £14,876.08         |  |            | £16,577.04        |  |
|  | FiT Payment                |  |           | £0.00              |  |            | £2,419.20         |  |
|  | Allotment Fees             |  |           | £384.00            |  |            | £391.50           |  |
|  | Wayleave                   |  |           | £9.56              |  |            | £9.56             |  |
|  | Other Income               |  |           | £15.00             |  |            | £15.00            |  |
|  | Interest Income            |  |           | £362.54            |  |            | £253.70           |  |
|  |                            |  |           |                    |  |            |                   |  |
| <b>TOTAL INCOME</b>                    |                            |  |           | <b>£15,647.18</b>  |  |            | <b>£19,666.00</b> |  |
|  |                            |  |           |                    |  |            |                   |  |
| <b>EXPENDITURE</b>                     |                            |  |           |                    |  |            |                   |  |
|  |                            |  |           |                    |  |            |                   |  |
|  | Utilities                  |  |           | £6,263.18          |  |            | £5,363.80         |  |
|  | Oil                        |  | £2,709.83 |                    |  | £3,439.51  |                   |  |
|  | Water                      |  | £2,003.25 |                    |  |            |                   |  |
|  | Sewerage                   |  | £469.98   |                    |  | £569.67    |                   |  |
|  | Electricity                |  | £985.12   |                    |  | £1,339.62  |                   |  |
|  | Broadband                  |  | £80.00    |                    |  |            |                   |  |
|  | TV                         |  | £15.00    |                    |  | £15.00     |                   |  |
|  |                            |  |           |                    |  |            |                   |  |
|  | Repairs & Maintenance      |  |           | £5,890.35          |  |            | £13,109.56        |  |
|  | Improvements               |  | £4,718.36 |                    |  | £11,763.57 |                   |  |
|  | Maintenance                |  | £1,171.99 |                    |  | £1,345.99  |                   |  |
|  |                            |  |           |                    |  |            |                   |  |
|  | Cleaning                   |  |           | £280.00            |  |            | £350.00           |  |
|  |                            |  |           |                    |  |            |                   |  |
|  | Admin Expenses             |  |           | £268.38            |  |            | £352.95           |  |
|  |                            |  |           |                    |  |            |                   |  |
|  | Allotments                 |  |           | £257.10            |  |            | £201.18           |  |
|  | Allotments                 |  | £56.67    |                    |  | £36.18     |                   |  |
|  | Green Bins                 |  | £200.43   |                    |  | £165.00    |                   |  |
|  |                            |  |           |                    |  |            |                   |  |
|  | Insurance                  |  |           | £804.12            |  |            | £787.63           |  |
|  |                            |  |           |                    |  |            |                   |  |
|  | Subscriptions              |  |           | £275.00            |  |            | £267.00           |  |
|  |                            |  |           |                    |  |            |                   |  |
| <b>TOTAL EXPENDITURE</b>               |                            |  |           | <b>£14,038.13</b>  |  |            | <b>£20,432.12</b> |  |
|  |                            |  |           |                    |  |            |                   |  |
|  | <b>SURPLUS / (DEFICIT)</b> |  |           | <b>£1,609.05</b>   |  |            | <b>-£766.12</b>   |  |
|  |                            |  |           |                    |  |            |                   |  |