

**Duttons and Allens Almshouses CIO**

**Charity No 1184288**

**Report and Unaudited Accounts**

**For Eighteen Months ended 31st December 2020**

## **Duttons and Allens Almshouse CIO**

### **Trustees Report**

The trustees present their report and the scrutinised financial statements for the year ended

**Registered Charity - No** 1184288

### **Trustees**

J.J.M. Astic - Chairman  
S.Ashby - Hon Surveyor  
M.Chappin  
C.Hancock - Hon Secretary  
E Hartnell  
J.A.Lawrence  
D.M.Louisson Hon Treasurer  
W.J.Mustoe  
R.C.Owen  
T.D.Stevens

### **History**

Following Thomas Dutton's death in 1651, he gave a house in the East end of Northleach as a site and by way of funds and a loan from the executors of the estate of Mary Harritts Allen, a new almshouse was erected in Mill End in 1818.

In 1831 as a result of an order by Chancery, a new body of Town Trustees was inaugurated to administer almshouses which were passed to this charity in 1834.

A Scheme in 1932 empowered the management of the Duttons Almshouse to the Town Charities and allowed to devote surplus income to the maintenance of that almshouse and towards the one then already administering as trustees of the Allen's charity.

A further Scheme of 1956 confirmed their powers over the almshouse charities and allowed them to use for other general purpose for the benefit of the town of Northleach

In July 2019, the above charity was founded as a Charitable Incorporated Organisation (CIO), into which the Almshouses and respective funds were transferred and registered.

### **Objects and activities and Public Benefit**

The main aim of the charity is to provide low cost housing within the Parish of Northleach for the benefit of members of the local town and district community or their close relatives.

As appropriate, within the Charities governing constitution, to make grants to other charities and organisations operating for the benefit of the local community of Northleach

### **Achievements and Performance**

Maintenance and repairs continue as appropriate, and where necessary upgrades are made in order to meet regulatory requirements,

The surplus of Income over expenditure for the period £13,249

### **Structure, management and governance**

The Charity was registered on 5th July 2019. The organisation is governed by a board of Trustees. In order for reporting consistency, the new Charities operations will commence from 1st January

and all assets and liabilities will be transferred from the original charity - Reg No 203546 on this

### **Recruitment, eligibility and appointment of Trustees**

The trustees are recruited amongst members of the local community whom the Trustees believe have the necessary experience to enhance the aims of this charity

The current trustees have agreed to continue their charitable support and have been registered

### **Training of Trustees**

All trustees are involved in the variety of work for trust, who seek support from co-trustees and appropriate, from external consultants and experienced members of the local and wider commu

### **Remuneration of Trustees**

All trustees provide their services totally voluntarily and no remuneration is paid to any trustees

### **Risk management**

#### **Asset Security**

This Charity covers the fire and loss risks to its properties by way of insurances and for Public ar liabilities.

#### **Operational regulatory compliance**

The Trustees strive to meet changes to regulatory financial and charity requirements as appropri to the size and risks of this charity.

#### **Safeguarding**

Trustees are aware of their responsibilities to report, to the appropriate authorities, any circumst which make them aware of any intimidation or abuse towards residents, but within the paramet of their privacy.

#### **Child protection**

The Charity is not involved in the custody of children and the associated responsibilities.

#### **Health and Safety**

The Charity operates a policy of due care to its residence in terms of the accommodation provid but does not provide personal or social care.

#### **Serious Incidents**

The Charity was not aware and has no serious incidents to report.

#### **Internal checks**

Within the limited number of local builders and traders, competitive quotes are sought for major work. Payments are supported by internal instructions, and by two supporting signatures on con of internet payment instructions and cheques

Management accounts, together with supporting bank statements, are produced to Trustees me held on a quarterly basis.

Signed **C Hancock**

Hon Secretary

Date

###

**Duttons and Allens Almshouse CIO** 1184288  
**Trustees Report (Cont) for year end** 31-Dec-20

Receipts and Payments Account		Notes	First Eighteen Months to 31-Dec-20	
Incomes		1	48,505.00	
Expenditures -		2	(18,193.00)	
Add Back - Repairs Charged against Maintenance Reserves Below		3	2,880.00	
Interest Received			(143.00)	
Net Operating Surplus (Deficit)			33,049.00	
Provision to Cyclical Repairs below		3	(8,400.00)	
Provision to Long Term Repairs below		3	(11,400.00)	
Available for Charitable Purposes			13,249.00	
Donations and Grants		4	0.00	
Net Surplus (Deficit) for current period			13,249.00	
Funds Available for Charitable Purposes				
Balance Transferred from Duttons and Allens Charity 203456			7,844.00	
Balance C/fwd at end of Period			21,093.00	0
Maintenance Adjustments		3		
- Provision for period (from above)			19,800.00	
- Charged against Provision			(2,880.00)	
- Interest Received			143.00	
Net Repair Reserve - for Period			17,063.00	(0)
Maintenance Reserve				
Balances Transferred from Duttons & Allens Charity - 203546			0.00	
- Cyclical Reserve			11,398.00	
- Long Term Reserve			69,520.00	80,918.00
Balance of Maintenance Reserves - C/Fwd			97,981.00	
- Cyclical Reserve		3	20,162	0
- Long Term Reserve		3	77,819	0
Total Duttons & Allens Charity CIO - Funds			119,074.00	
Funded by				
Cash at Bank and COIF Deposit account + Accruals			119,074.00	£0.00

Signed **D. M Louis** Date  
21-Oct-21

**Duttons and Allens Almshouse CIO** 1184288  
**Trustees Report** (Cont) for year end 31-Dec-20

## Notes to Accounts

- 1 Income - is derived from contributions from residents of the Almshouses.  
 No funds were received from external overseas countries / donors  
 No fundraising income was received in year

- 2 Expenditure - consists of the running costs of the two Almshouses as follows Months to  
 31-Dec-20

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Water	1,524.41
Electricity	1,174.60
Heating Oil	6,333.37
Insurance	3,140.17
Repairs - before reserve adjustment	5,614.16
Other	361.00
TV Licences	45.00
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	<u>18,192.71</u> (0)

## 3 Reserve Policy

Our Reserve policy is currently under review, to assess the sufficiency of the provisions to date a

The present reserves amount to ### towards the potential cost of Cyclical Repairs  
 and ### for possible major Long Term repairs

which have been based on historic calculations at 18% and 25% respectively of residents potenti  
 and measured against relative costs over past fifteen years.

The Long Term need of a possible roof replacement of our Grade 2 listed property, has been a m  
 for the retention of almost all surpluses from the eight almshouses over recent history

In reviewing our possible future repair costs, these rates may be adjusted to try to cover anticip  
 costs, but subject to a short term adjustments should trustees deem this to be necessary.

## 4 Properties

The Charity has over many years acquired the rights over the two almshouse properties listed b

Name	Address	Insurance Value	Land Re Title No
The Duttons	High Street, Northleach, GL54 3EU	1,212,440	GR3382
The Allens	Mill End, Northleach, GL54 3HJ	1,169,600	GR3382

The values of these almshouses have not been incorporated in the accounts of this charity.

## 5 Independent Examination

With the charities income exceeding the £25,000 threshold, a report from External Independent  
 is attached



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Section A

Independent Examiner's Report

Report to the trustees/  
members of

Duttons and Allens Almshouses CIO

On accounts for the year  
ended

18 Months ending 31<sup>st</sup> December 2020

Charity no  
(if any)

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Respective  
responsibilities of  
trustees and examiner

The charity's trustees are responsible for the preparation of the accounts in accordance with the requirements of the Charities Act 2011 ("the Act").

The charity's trustees consider that an audit is not required for this year under section 144 of the Act and that an independent examination is needed.

It is my responsibility to:

- examine the accounts under section 145 of the Charities Act,
- to follow the applicable Directions given by the Charity Commission (under section 145(5)(b) of the Act, and
- to state whether particular matters have come to my attention

Basis of independent  
examiner's statement

My examination was carried out in accordance with general Directions given by the Charity Commission. An examination includes a review of the accounting records kept by the charity and a comparison of the accounts presented with those records. It also includes consideration of any unusual items or disclosures in the accounts, and seeking explanations from the trustees concerning any such matters. The procedures undertaken do not provide all the evidence that would be required in an audit, and consequently no opinion is given as to whether the accounts present a 'true and fair' view and the report is limited to those matters set out in the statement below.

Independent  
examiner's statement

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

- accounting records were not kept in accordance with section 130 of the Charities 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:

N J Bliss

Date:

29/10/21

Name:

NICHOLAS JOHN BLISS

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

Chartered Accountant (F+U)