



CHARITY COMMISSION
FOR ENGLAND AND WALES

Trustees' Annual Report for the period

From 1st January 2025 To 31st December 2025

Charity name: Crookham Almshouse Charity CIO

Charity registration number: 1187136

Objectives and Activities

	SORP reference	
Summary of the purposes of the charity as set out in its governing document	Para 1.17	The objects of the CIO are: Provision and maintenance of almshouses for those in need in the District of Hart, Hampshire, with a preference for residents of Crookham Village, Ewshot, Church Crookham, Fleet Courtmoor, Fleet Pondtail and Fleet West; To relieve the charitable needs of the residents of the almshouses provided and maintained by the charity.
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	Public benefit has been achieved by the provision of low cost accommodation to local residents who are in need. Cottrell Court is maintained to a high standard and complies with all relevant regulations and best practice.
Statement confirming whether the trustees have had regard to the guidance issued by the Charity Commission on public benefit	Para 1.18	Confirmed.

Additional information (optional)

You may choose to include further statements where relevant about:

	SORP reference	
Policy on grant making	Para 1.38	The Trustees may agree to given financial support to residents in exceptional circumstances
Policy on social investment including program related investment	Para 1.38	NA The Charity does participate in social investment
Contribution made by volunteers	Para 1.38	The Charity is reliant on the voluntary efforts of its Clerk (who is paid an honorarium to cover expenses related to the role) and its Trustees

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>Continued provision of almshouse accommodation with occupancy of 98% for 2025.</p> <p>The Trustees are committed to a full programme of maintenance and necessary repair of the building and facilities as they become evident or are planned.</p> <p>In 2025 major projects included sensor lighting, smoke detection and a new Velux window in order to ensure full compliance with latest regulations.</p>

Additional information (optional)

You may choose to include further statements where relevant about:

Achievements against objectives set	Para 1.41	The charity has met its objects during the year
Performance of fundraising activities against objectives set	Para 1.41	<p>NA</p> <p>The charity does not undertake any fundraising activities</p>
Investment performance against objectives	Para 1.41	The Trustees have taken a risk adverse investment approach and the cyclical maintenance and emergency repair funds are all invested in M&G Charity Multi Asset fund units.

Financial Review

Review of the charity's financial position at the end of the period	Para 1.21	The charity holds investments in the M&G Charity Multi Asset Fund for both its Emergency Repair Fund, ERF, (accumulation units) and Cyclical Maintenance Fund, CMF, (income units)
Statement explaining the policy for holding reserves stating why they are held	Para 1.22	<p>The ERF is held to provide long term security of Cottrell Court, in the event of significant damage and rebuild costs. It may, as agreed by the Trustees, be used to provide further almshouse accommodation either by means of capital expansion or new premises.</p> <p>The CMF is held to cover routine maintenance and improvements to the premises and facilities.</p> <p>A general reserve of some £25,000 is held in a cash deposit account to represent 6 months running costs of the almshouse/charity.</p>
Amount of reserves held	Para 1.22	<p>ERF £ 628,761</p> <p>CMF £ 106,530</p> <p>General reserve £ 25,484</p>
Reasons for holding zero reserves	Para 1.22	NA
Details of fund materially in deficit	Para 1.24	NA
Explanation of any uncertainties about the charity continuing as a going concern	Para 1.23	No such uncertainties exist

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	The Charity is entirely reliant on the sums raised from the monthly maintenance contribution paid by residents, and investment income from its cyclical maintenance fund and general reserve.
Investment policy and objectives including any social investment policy adopted	Para 1.46	<p>See above. Investments are made in funds recommended by the National Association of Almshouses.</p> <p>The charity does not make social investment.</p>
A description of the principal risks facing the charity	Para 1.46	The principal risks facing the charity would be through the non-availability of the almshouse. This risk is mitigated through a regular programme of maintenance and a comprehensive insurance programme.

Structure, Governance and Management

Description of charity's trusts:		
Type of governing document	Para 1.25	Foundation CIO. Constitution registered 23rd Dec 2019
How is the charity constituted?	Para 1.25	Charitable Incorporated Organisation
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	4 Trustees nominated by local authorities plus 3 Trustees nominated by the existing Trustees plus 1 Trustee ex-officio, being the priest in charge of the benefice of Christ Church, Crookham.

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	New Trustees are invited to attend an induction session with the Chairman and Clerk
The charity's organisational structure and any wider network with which the charity works	Para 1.51	The Charity has a Board which meet twice per year. The Charity works closely with Hart District Council housing department to identify new residents as vacancies allow
Relationship with any related parties	Para 1.51	There are no related party transactions

Reference and Administrative details

Charity name	Crookham Almshouse Charity CIO
Other name the charity uses	NA
Registered charity number	1187136
Charity's principal address	13 Cottrell Court Gally Hill Road Church Crookham Fleet, Hampshire GU52 6PS

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	Cllr G E Butler	Chairman		Hart District Council
2	G M Butler			Co-opted by the Trustees
3	I P Birch			Co-opted by the Trustees
4	Mrs V C East	Treasurer		Co-opted by the Trustees
5	Rev M Smith		Appointed August 2025	Ex-Officio
6	Mrs D Moss			Church Crookham Parish Council
7	Mrs Julia Ambler			CrookhamVillage Parish Council
8	Mrs Eleanor Jennings			Ewshot Parish Council

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

Director name		
NA		

Name of trustees holding title to property belonging to the charity

Trustee name	Dates acted if not for whole year	
NA		

Funds held as custodian trustees on behalf of others

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

Additional information (optional)

Names and addresses of advisers (Optional information)

Type of adviser	Name	Address
NA		

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

Ms Jacqui Lewis, Clerk to Trustees (volunteer)

Exemptions from disclosure

Reason for non-disclosure of key personnel details

NA

Other optional information

NA

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)	Gillian Butler	Virginia East
Position (eg Secretary, Chair, etc)	Chairman	Treasurer
Date	31 st March 2026	



CHARITY COMMISSION
FOR ENGLAND AND WALES

Charity Name
Crookham Almshouse Charity CIO

1187136

Receipts and payments accounts

CC16a

For the period
from

Period start date
01/01/2025

To

Period end date
31/12/2025

Section A Receipts and payments

	Unrestricted funds	Restricted funds	Endowment funds	Total funds	Last year
	to the nearest £	to the nearest £	to the nearest £	to the nearest £	to the nearest £
A1 Receipts					
Monthly maintenance contributions	64,739	-	-	64,739	62,890
Dividends received	4,378	-	-	4,378	4,172
Cash transferred from charity 236243	-	-	-	-	-
	-	-	-	-	-
	-	-	-	-	-
	-	-	-	-	-
	-	-	-	-	-
Sub total (Gross income for AR)	69,117	-	-	69,117	67,062
A2 Asset and investment sales, (see table).					
	-	-	-	-	-
	-	-	-	-	-
Sub total	-	-	-	-	-
Total receipts	69,117	-	-	69,117	67,062
A3 Payments					
Administraion	1,309	-	-	1,309	1,552
Mortgage Interest paid	8,584	-	-	8,584	8,679
Capital repayment	1,045	-	-	1,045	950
Insurance	2,257	-	-	2,257	2,407
Electricity and water	3,686	-	-	3,686	4,660
Maintenance	19,197	-	-	19,197	24,609
Cyclical & long term maintenance	16,789	-	-	16,789	-
Honorarium	4,000	-	-	4,000	3,800
Grants	1,233	-	-	1,233	-
Sub total	58,100	-	-	58,100	46,657
A4 Asset and investment purchases. (see table)					
M&G Charity Multi Asset Fund	-	10,735	-	10,735	10,315
	-	-	-	-	-
Sub total	-	10,735	-	10,735	10,315
Total payments	58,100	10,735	-	68,835	56,972
Net of receipts/(payments)	11,017	- 10,735	-	282	10,090
A5 Transfers between funds	- 10,735	10,735	-	-	-
A6 Cash funds last year end	19,416	-	-	19,416	9,326
Cash funds this year end	19,698	-	-	19,698	19,416

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	Lloyds Bank current account	19,698	-	-
			-	-
		-	-	-
	Total cash funds	19,698	-	-
	(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			
	Lloyds Bank General Reerve	25,484	-	-
		-	-	-
		-	-	-
		-	-	-
		-	-	-
		-	-	-
B3 Investment assets	Details	Fund to which asset belongs	Cost (optional)	Current value (optional)
	M&G Charity Multi Asset Acc units	Restricted	-	628,761
	M&G Charity Multi Asset Inc units	Unrestricted	-	106,530
			-	-
			-	-
			-	-
B4 Assets retained for the charity's own use	Details	Fund to which asset belongs	Cost (optional)	Current value (optional)
	Freehold land (not valued)	Restricted	-	-
	Freehold building (built 1988)	Restricted	415,847	-
			-	-
			-	-
			-	-
			-	-
			-	-
			-	-
			-	-
B5 Liabilities	Details	Fund to which liability relates	Amount due (optional)	When due (optional)
	Orchardbrook Ltd (mortgage)	Unrestricted	87,253	Over next 24 years
	Housing Association grant	Restricted	316,195	On sale or demolition of building
			-	
			-	
			-	
Signed by one or two trustees on behalf of all the trustees	Signature	Print Name	Date of approval	
	<i>G. Butler</i>	Gillian Butler	31/03/2026	
	<i>V C East</i>	Virginia East	31/03/2026	



Section A

Independent Examiner's Report

**Report to the trustees/
members of**

Crookham Almshouse Charity CIO

**On accounts for the year
ended**

31st December 2025

**Charity no
(if any)**

1187136

Set out on pages

1 - 2

(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 31st December 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.

Signed: *Shree Merriman*

Date: 31st March 2026

Name: Mrs Shree Merriman

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

FCCA

Address:

The Fairway

17 Kestrel Close

Ewshot, Farnham, Surrey, GU10 5TW