

# THE DEDDINGTON CHARITY ESTATES

England & Wales · Charity number 1188691

## Details

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**Status** Registered

**Legal form** CIO

**Registered** 2020-03-20

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

## Contact

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**Address** The Town Hall  
Market Place  
Deddington  
Oxfordshire  
OX15 0SE

**Phone** 01869338790

**Email** [deddingtoncharityestates@gmail.com](mailto:deddingtoncharityestates@gmail.com)

## Activities

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**Objects:** (a) The provision of housing accommodation for beneficiaries;(b) The relief of persons resident in the area of benefit who are in need, hardship or distress.(c) The maintenance and preservation of the CIO's assets as described in Appendix 1 to this constitution. (d) The promotion of education by providing or contributing to such special benefits of any kind for any local resident or for any school substantially serving the area of benefit, in the case of a school as may from time to time be agreed between the Trustees and the Governors of the school.

**Activities:** The provision of housing accommodation for beneficiaries. The relief of persons resident in the area of benefit who are in need, hardship or distress. The promotion of education by providing of contributing benefits for local residents or any school serving the area of benefit as agreed from time to time with the Governors in the case of a school.

## Classification

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- **How:** Makes Grants To Individuals, Makes Grants To Organisations, Provides Buildings/facilities/open Space
- **What:** Education/training, Disability, Accommodation/housing
- **Who:** Children/young People, Elderly/old People, People With Disabilities

## Geography

- Area of benefit: LOCAL
- Oxfordshire

## Finances

| Period end | Income   | Expenditure | Assets | Employees |
|------------|----------|-------------|--------|-----------|
| 2024-12-31 | £41,248  | £65,306     | -      | -         |
| 2023-12-31 | £34,655  | £43,504     | -      | -         |
| 2022-12-31 | £33,730  | £37,672     | -      | -         |
| 2021-12-31 | £16,404  | £0          | -      | -         |
| 2020-12-31 | £115,470 | £0          | -      | -         |

## Trustees

| Name                          | Role | Appointed  |
|-------------------------------|------|------------|
| Aimee Leszczenski             |      | 2023-11-16 |
| Colin Lambert                 |      | 2020-01-15 |
| Fern Leonie Stringer          |      | 2010-03-18 |
| Helen Margaret Oldfield       |      | 2010-08-05 |
| JOHN MICHAEL LIEBRECHT BA LIM |      | 2010-12-02 |
| Mark Treadwell                |      | 2023-11-16 |
| Maureen Bernedette Cox        |      | 2018-03-22 |
| Rev Henry Nicholas Fielden    |      | 2024-09-04 |

**THE DEDDINGTON CHARITY ESTATES**

England & Wales - Charity number 1188691

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# Accounts

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# The Deddington Charity Estates

Charitable Incorporated Organisation

Charity registration number 1188691

## Annual Report 31 December 2024

The Deddington Charity Estates was registered as a charitable incorporated organisation (CIO) in March 2020. It is the successor to a charity of the same name (but without the definite article) and assumed its roles on registration. However, the process of transferring the assets to the new charity took longer than anticipated but was finally confirmed by the Land Registry this year.

The purpose of the CIO is:

- (a) the provision of housing accommodation for beneficiaries.
- (b) the relief of persons resident in the area of benefit who are in need, hardship or distress.
- (c) the maintenance and preservation of the CIO's assets.
- (d) the promotion of education by providing or contributing to such special benefits of any kind for any local resident or for any school substantially serving the area of benefit.

To fulfil the above, the charity owns, maintains and administers three asset groups.

- a) The Almshouses (4 in number)
- b) The Town Hall, and
- c) The Pest House Field

The Almshouses consist of a listed building housing four individual units. The Town Hall comprises an upper level room rented to a local gallery owner and a lower level undercroft which is an open space benefiting from occasional lettings eg the Farmers Market, local vendors, local

events. The Pest House Field is presently divided into two sections and let to a local farmer used for arable farming and grazing.

The trustees regularly review the Constitution and its aims and objectives to ensure any decisions are in accordance with its terms. During the year the trustees approved a change to the Objects to clarify and confirm the objects as including the preservation as well as maintenance and retention of the buildings vested in the Charity. This has been approved by the Charity Commission and will be adopted at the January 2025 Annual General Meeting.

The charity also makes occasional grants to local students for educational purposes and supports an extracurricular art teacher and resources for the local primary school. Two grants were offered to students planning to attend an educational trip to Cambodia in 2025.

No volunteers or employees are engaged by the charity.

During the last financial year, the charity has continued to maintain its assets and has undertaken an extensive project to replace the roof tiles, battens and felting on the almshouses' roof. This major project was completed in February 2025. Fibre optics were installed at the almshouses in line with the BT rollout.

The two-year lease for the Town Hall upper room was renewed and plans have been passed to carry out some remedial work on the lower level – the Undercroft - which is scheduled for 2026, including new lighting.

The tenant of the Pest House Field gave notice in March that he did not intend to renew his lease and a land agent was appointed to handle the renewal. Three names were presented to the agent for consideration and a new contract is anticipated to be signed in March 2025.

The charity began the year with a healthy balance of £137,843 in bank accounts. With two significant exceptions, costs incurred during the year were in line with budgets. The two exceptions related to the slate roof over the terrace of almshouses.

The first exception, an early roof repair costing £4,656, arose due to a water leak and damp in one of the properties, but it brought to our attention the actual poor state of the whole roof and the slates. It rapidly became clear this needed much more than odd repairs and we put out

tenders for a re-roofing project. Due to the discovery of bats, the state of the roof structure and the slates themselves, lengthy discussions with the local authority due to the heritage status of the buildings, and the requirement to use Welsh slate throughout, the project has ultimately cost the charity £89,178. £44,903 of these costs were incurred in 2024.

We ended the financial year with £113,785 in bank accounts. We are comfortable this allows us the flexibility to operate the charity with lower but still manageable reserve levels.

Trustees are recruited through public advertising and a panel of existing trustees carry out interviews. We have had no new trustees join the board this year other than the incumbent who joined the parish church in September.

A new treasurer was elected from the trustee body in September 2024, to assume the role in the New Year, following the notice of retirement from the current office holder who has served for 17 years.

The charity operates with a Chair, Treasurer and Clerk and currently has six further serving trustees. They are Michael Liebrecht, Colin Lambert, Julie Westley, Helen Oldfield, Maureen Cox, Fern Stringer, Mark Treadwell, Aimee Leszczenski and Rev Nick Fielden.

The principal address of the charity is:

The Town Hall, Market Place, Deddington, OXON, OX15 0SE

**THE DEDDINGTON CHARITY ESTATES - C I O CHARITY NUMBER 1188691**

**INCOME AND EXPENDITURE ACCOUNTS FOR THE YEAR ENDED 31 DECEMBER 2024**

**Funds @ 1.1.24**

|                             |  |  |                  |
|-----------------------------|--|--|------------------|
| Barclays C/a                |  |  | 7054.53          |
| Cambridge and Counties Bank |  |  | 84081.18         |
| Redwood Bank                |  |  | 46707.38         |
| <b>INCOME</b>               |  |  | <u>137843.09</u> |

**Rents:-**

|                      |                |          |
|----------------------|----------------|----------|
| Field                | 1787.50        |          |
| Tenants - Almshouses | 27340.00       |          |
| Town Hall            | <u>6075.00</u> |          |
|                      |                | 35202.50 |

|                                |  |              |
|--------------------------------|--|--------------|
| Interest                       |  | 4925.22      |
| Wayleaves                      |  | 50.13        |
| Lettings - 2023 and 2024.      |  | 1008.00      |
| Misc - T/H fire extinguishers. |  | <u>62.28</u> |

41248.13

**EXPENDITURE**

|                         |  |         |
|-------------------------|--|---------|
| Alms Houses Association |  | 267.00  |
| Insurance               |  | 3427.49 |
| Independent examination |  | 175.00  |

**Almshouses:-**

|                   |                |          |
|-------------------|----------------|----------|
| Repairs & Renewal | 45065.49       |          |
| New equipment     | 148.70         |          |
| Servicing         | 312.00         |          |
| PW Properties     | 3875.00        |          |
| Thames Water      | 987.42         |          |
| T V Licence       | 7.50           |          |
| Christmas Boxes   | 100.00         |          |
| Bat surveys       | <u>6094.80</u> |          |
|                   | 56590.91       | 56590.91 |

**Town Hall:-**

|                     |                |         |
|---------------------|----------------|---------|
| Repairs & renewal   | 274.00         |         |
| Service             | 231.26         |         |
| Asbestos survey     | 360.00         |         |
| Redevelopment plans | <u>2430.00</u> |         |
|                     |                | 3295.26 |

|                |  |               |
|----------------|--|---------------|
| School Bursary |  | 1290.00       |
| Misc           |  | <u>260.95</u> |

65306.61

Excess of expenditure over income 24058.48 -24058.48

**Funds @ 31.12.24**

113784.61

**Represented by:-**

|                             |  |                  |
|-----------------------------|--|------------------|
| Lloyds C/a                  |  | 15070.83         |
| Cambridge and Counties Bank |  | 87706.37         |
| Redwood Bank                |  | <u>11007.41</u>  |
|                             |  | <u>113784.61</u> |

These accounts have been approved and accepted by the Trustees on.....

Michael Liebrecht - Chairman

Mrs Julie Westley - Clerk Co-ordinator

**THE DEDDINGTON CHARITY ESTATES  
CHARITY NUMBER 1188691**

**ASSETS OWNED BY THE CHARITY**

**ALMSHOUSES AND TOWN HALL TOGETHER WITH  
THE PEST HOUSE FIELD**

According to the Land Registry following the transfer of the assets to the new CIO under title numbers ON 288516 and ON 288518 the two properties and the 27.673 acres of land are valued at £3.6M.

## Report of the independent examiner to the Deddington Charity Estates CIO

This report on the accounts of the Deddington Charity Estates CIO for the period ended 31 December 2024, set out on the attached page, is in respect of an examination carried out in accordance with section 145 of the Charities Act 2011.

### Respective responsibilities of the trustees and the independent examiner

The trustees are responsible for the preparation of the accounts.

On the basis that the trustees consider that the audit requirement of section 144(2) of the Charities Act 2011 (2011 Act) does not apply, it is my responsibility to follow the procedures specified in the General Directions given by the Charity Commissioners under s145(5)(b) of the 2011 Act, and to state whether particular matters have come to my attention.

### Basis of the independent examiner's report

My examination was carried out in accordance with the General Directions given by the Charity Commissioners. The examination included a review of the accounting records maintained by the treasurer and a comparison of the accounts with those records. It also included the consideration of any unusual items or disclosures in the accounts, and the seeking of explanations from you as the trustees concerning such matters. The procedures undertaken do not provide all the evidence that would be required in an audit, and consequently I do not express an audit opinion on the view given by the accounts.

### Independent examiner's statement

In connection with my examination, no matter has come to my attention:

1. which gives me reasonable cause to believe that in any material respect the requirements
  - to keep accounting records in accordance with section 130 of the 2011 Act; and
  - to prepare accounts which accord with the accounting records have not been met; or
2. to which, in my opinion, attention should be drawn to enable a proper understanding of the accounts to be reached.

N Westbury BSc (Hons) FCCA  
Bloxham Banbury Oxon

20 February 2025

## Report of the independent examiner to the Deddington Charity Estates CIO

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  - to prepare accounts which accord with the accounting records have not been met; or
2. to which, in my opinion, attention should be drawn to enable a proper understanding of the accounts to be reached.

N Westbury BSc (Hons) FCCA  
Bloxham Banbury Oxon

20 February 2025

**THE DEDDINGTON CHARITY ESTATES**

England & Wales - Charity number 1188691

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# Accounts

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Deddington Charity Estates  
1188691

Annual Report 2023

There has been some changes to the trustee body this year. Mr J Sampson retired as Chair, due to ill health, Mr M Liebrecht took over as Chair; our incumbent Ms A Goldthorpe retired and moved from the village; two new trustees were appointed.

A new resident was appointed to one of the alms houses following the death of the previous occupant and an extensive refurbishment of the property. Three applicants were interviewed. The number of people waiting to apply for an alms house increased to six by the end of the year.

A deep clean was undertaken at one of the alms houses, whilst the tenant enjoyed some respite care at a local care home. A major water leak was detected and repaired which was covered by insurance.

A major project to repaint the exterior of the Town Hall was undertaken and the alms house refurbished windows were also painted as well as the front doors.

Work has begun in reviewing the Undercroft of the Town Hall with some restoration and insulation work being considered for 2025.

There have been no voids in rental income during the year with small increases in WMC from the alms houses and the rental of the Undercroft from the Deddington Market Group.

There has been a small investment in the alms houses security to benefit access for both tenants and the Property Manager.

The Property Manager continues to manage all maintenance issues at the property.

The extra curricula Art Teacher at the local Primary School continues to be supported by the charity and a full year's cost was covered.

The Chair and Clerk attended a day's training "The Alms House Way" in November triggering a comprehensive review of current policies and procedures.

The outstanding matter of the registration of the assets still lies with the Land Registry.

**THE DEDDINGTON CHARITY ESTATES - C I O CHARITY NUMBER 1188691**

**INCOME AND EXPENDITURE ACCOUNTS FOR THE YEAR ENDED 31 DECEMBER 2023**

**Funds @ 1.1.23**

|                             |  |                  |
|-----------------------------|--|------------------|
| Barclays C/a                |  | 13571.70         |
| Cambridge and Counties Bank |  | 87079.19         |
| Redwood Bank                |  | 46041.36         |
| <b>INCOME</b>               |  | <u>146692.25</u> |

**Rents:-**

|                      |                |
|----------------------|----------------|
| Field                | 1787.50        |
| Tenants - Almshouses | 24150.00       |
| Town Hall            | <u>6000.00</u> |

31937.50

|                           |         |
|---------------------------|---------|
| Interest                  | 2668.01 |
| Wayleaves                 | 50.13   |
| Lettings                  | 0.00    |
| Deddington P C - lighting | 0.00    |

34655.64

**EXPENDITURE**

|                         |         |
|-------------------------|---------|
| Alms Houses Association | 153.00  |
| Insurance               | 3326.90 |
| Independent examination | 150.00  |

**Almshouses:-**

|                        |          |
|------------------------|----------|
| Repairs & Renewal      | 2003.31  |
| New equipment          | 603.90   |
| Servicing              | 258.00   |
| PW Properties          | 3000.00  |
| Thames Water           | 719.20   |
| T V Licence            | 7.50     |
| Christmas Boxes        | 120.00   |
| Refurbishment number 3 | 17200.03 |

23911.94

**Town Hall:-**

|                         |                 |
|-------------------------|-----------------|
| Repairs & renewal       | 273.00          |
| Service                 | 72.00           |
| Redecoration - external | 12034.31        |
|                         | <u>12379.31</u> |

12379.31

|                      |         |
|----------------------|---------|
| School Bursary       | 2095.00 |
| Redevelopment of T/H | 342.00  |
| Misc                 | 1146.65 |

43504.80

Excess of expenditure over income -8849.16

**Funds @ 31.12.23**

137843.09

**Represented by:-**

|                     |               |
|---------------------|---------------|
| Barclays C/a        | 7577.53       |
| unpresented cheques | <u>523.00</u> |

7054.53

|                             |          |
|-----------------------------|----------|
| Cambridge and Counties Bank | 84081.18 |
| Redwood Bank                | 46707.38 |

137843.09

These accounts have been approved and accepted by the Trustees on.....

Michael Liebrecht - Chairman

Mrs Julie Westley - Clerk Co-ordinator

**THE DEDDINGTON CHARITY ESTATES**

**CHARITY NUMBER 1188691**

**ASSETS OWNED BY THE CHARITY**

**ALMSHOUSES**

Four Almshouses in Church Street valued for insurance purposes at a figure of £1.4m.

**TOWN HALL**

Town Hall in the Market Square valued for insurance purposes at a figure of £1.4m.

**AGRICULTURAL LAND**

Agricultural land known as The Pesthouse Fields Deddington comprising 15.290 acres of pasture and 12.383 acres of arable land making a total of 27.673 acres.  
Say a value of £2,500 per acre as some of it is very hilly would equate to £69,182 rounded up to £70k for valuation purposes.

This gives an overall valuation of £2.87M as at 31 December 2023.

C J Twomey Hon Treasurer Deddington Charity Estates 14.1.24.

## **Report of the independent examiner to the Deddington Charity Estates CIO**

This report on the accounts of the Deddington Charity Estates CIO for the period ended 31 December 2023, set out on the attached page, is in respect of an examination carried out in accordance with section 145 of the Charities Act 2011.

### **Respective responsibilities of the trustees and the independent examiner**

The trustees are responsible for the preparation of the accounts.

On the basis that the trustees consider that the audit requirement of section 144(2) of the Charities Act 2011 (2011 Act) does not apply, it is my responsibility to follow the procedures specified in the General Directions given by the Charity Commissioners under s145(5)(b) of the 2011 Act, and to state whether particular matters have come to my attention.

### **Basis of the independent examiner's report**

My examination was carried out in accordance with the General Directions given by the Charity Commissioners. The examination included a review of the accounting records maintained by the treasurer and a comparison of the accounts with those records. It also included the consideration of any unusual items or disclosures in the accounts, and the seeking of explanations from you as the trustees concerning such matters. The procedures undertaken do not provide all the evidence that would be required in an audit, and consequently I do not express an audit opinion on the view given by the accounts.

### **Independent examiner's statement**

In connection with my examination, no matter has come to my attention:

1. which gives me reasonable cause to believe that in any material respect the requirements
  - to keep accounting records in accordance with section 130 of the 2011 Act; and
  - to prepare accounts which accord with the accounting records have not been met; or
2. to which, in my opinion, attention should be drawn to enable a proper understanding of the accounts to be reached.

**N Westbury BSc (Hons) FCCA**  
Bloxham Banbury Oxon

4 March 2024

**THE DEDDINGTON CHARITY ESTATES**

England & Wales - Charity number 1188691

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# Accounts

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Deddington Charity Estate  
1188691

Annual Trustees Report 2022

The year started with a full complement of trustees and officers.

All properties are fully occupied, and a rent review was carried out for the first time since Covid on the Alms houses and the Town Hall. The modest increases were accepted by the tenants and have been paid on time throughout the year.

A full review of the insurance provision was undertaken this year and the trustees selected a new provider who pointed out some over valuation of the rebuild amounts. Surveys were undertaken on the Town Hall and Alms houses and the insurance was adjusted to reflect the updated values. The total amount of insurance was reduced, and a three-year agreement was selected with the new insurer who is a specialist in this area.

A full survey was undertaken of the alms house windows, which were in need or repair. Quotes were obtained and instruction given to an experienced local specialist supplier. All windows were removed and refurbished and then refitted. The windows will be repainted in due course.

Prior to this a full property inspection was undertaken at the beginning of the year by the Property Manager and a trustee, with a list of works and repairs required in the next couple of years. This list will be monitored on an ongoing basis and reviewed annually.

One alms house needed a deep clean and the tenant was removed to a local facility during that process. This was carried out in full consultation with the resident's family.

One of the residents of the alms houses sadly died in October. Her estate was administered by her appointed Solicitor according to her will. The trustees took the opportunity, following a previous review of the alms houses earlier in the year, to refurbish the bathroom and kitchen with a full redecoration. Residents have been reminded of the importance of a will to ensure their wishes are carried out.

A recruitment panel will be convened to interview the four candidates who are on the waiting list.

The trustees have taken note of the increase in applicants for an alms house place and the current waiting list is six applicants.

Enquiries have begun about some remedial work due to be undertaken to the Undercroft of the Town Hall and flooring of the art gallery above. Detailed reports have been received and the work will be considered for rollout in the 2024 financial period.

There has still been no confirmation re the registering of the assets of the charity under the new charity registration number. This continues to be followed up by the Clerk.

Help has been offered to a local resident in distress.

**DEDDINGTON CHARITY ESTATES - C I O CHARITY NUMBER 1188691**

**INCOME AND EXPENDITURE ACCOUNTS FOR THE YEAR ENDED 31 DECEMBER 2022**

**Funds @ 1.1.22**

Barclays C/a 18759.97

**INCOME**

Rents:-

Field 1787.50  
Tenants - Almshouses 24480.00  
Town Hall 5708.31

31975.81

Interest

1246.19

Wayleaves

48.79

Lettings

360.00

Deddington P C - lighting

91.64

Misc.

7.50

33729.93

**EXPENDITURE**

Alms Houses Association

146.00

Insurance

2776.71

Independent examination

120.00

Almshouses:-

Repairs & Renewal 25182.27  
New equipment 172.95  
Servicing 728.00  
PW Properties 2928.80  
Thames Water 773.16  
T V Licence 15.00  
Christmas Boxes 75.00

29875.18

Town Hall:-

Repairs & renewal 0.00  
Service 401.38

401.38

School Bursary

1435.00

Redevelopment of T/H

1680.00

Rebuild cost insurance quotation

840.00

Misc

397.74

37672.01

Excess of expenditure over income

-3942.08

Deposit Funds Integrated

131874.36

**Funds @ 31.12.22**

146692.25

**Represented by:-**

C/a

Cambridge and Counties Bank

13571.70

Redwood Bank

87079.19

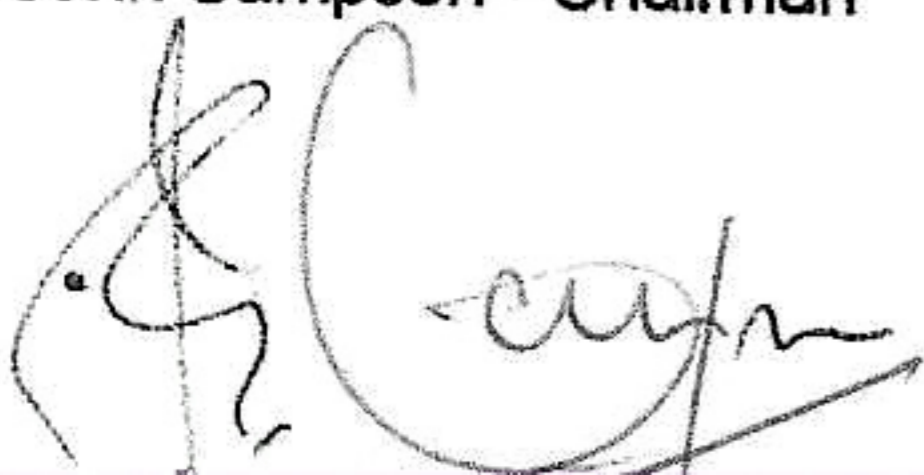
46041.36

146692.25

These accounts have been approved and accepted by the Trustees on 18/5/23

John Sampson - Chairman

Mrs Julie Westley - Clerk Co-ordinator



## **Report of the independent examiner to the Deddington Charity Estates CIO**

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### **Respective responsibilities of the trustees and the independent examiner**

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### **Basis of the independent examiner's report**

My examination was carried out in accordance with the General Directions given by the Charity Commissioners. The examination included a review of the accounting records maintained by the treasurer and a comparison of the accounts with those records. It also included the consideration of any unusual items or disclosures in the accounts, and the seeking of explanations from you as the trustees concerning such matters. The procedures undertaken do not provide all the evidence that would be required in an audit, and consequently I do not express an audit opinion on the view given by the accounts.

### **Independent examiner's statement**

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2. to which, in my opinion, attention should be drawn to enable a proper understanding of the accounts to be reached.

**N Westbury BSc (Hons) FCCA**  
Bloxham Banbury Oxon

23 May 2023

**THE DEDDINGTON CHARITY ESTATES**

England & Wales - Charity number 1188691

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# Accounts

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## Annual Return DCE 1188691

### Trustee Report 2021

The year 2021 has been a year of steady income, with no voids in any of the properties.

#### Alms Houses

Small repairs and the provision of 'aids' have been undertaken as need arose, with double glazed panels relaced in one of the houses.

The management of the houses by an external agent continues to be successful for all parties.

A project was started to repair the grade 2 listed alms house windows, which are in need of major repair. The process of arranging three quotes has been started.

Money was donated to the local school for the purchase of laptops during the pandemic.

The incorporation continues to move slowly, with relevant documentation and approvals still outstanding.

One of the trustees is working on the development of a small website for the charity.

#### PLEASE NOTE

The trustees note that this report is now showing as submitted late due to the original accounts submission being discovered to be erroneous. The correct attachments have now been added 24/02/23. All other information remains as per the original submission on 23/09/22.

**DEDDINGTON CHARITY ESTATES - C.I.O. - CHARITY NUMBER 1188691**

**INCOME AND EXPENDITURE ACCOUNTS FOR THE PERIOD 1 JAN 2021 - 31 DECEMBER 2021**

115470.12

**Funds @ 1.1.21**

**INCOME**

|                             |             |               |          |
|-----------------------------|-------------|---------------|----------|
| Rents:-                     | 0.00        |               |          |
| Field                       | 0.00        |               |          |
| Tenants - Almshouses        | 0.00        |               |          |
| Town Hall                   | <u>0.00</u> | 0.00          |          |
|                             |             | 0.00          |          |
| Wayleaves                   |             | 0.00          |          |
| Lettings                    |             | 15000.00      |          |
| Funds transferred:-         |             |               |          |
| Interest:-                  |             | 1025.22       |          |
| Cambridge and Counties Bank |             | <u>379.02</u> |          |
| Redwood Bank                |             |               | 16404.24 |

**EXPENDITURE**

|                                   |             |             |                  |
|-----------------------------------|-------------|-------------|------------------|
| Alms Houses Association           |             | 0.00        |                  |
| Insurance                         |             | 0.00        |                  |
| Independent examiner              |             | 0.00        |                  |
| Almshouses:-                      |             |             |                  |
| Repairs & Renewal                 | 0.00        |             |                  |
| New equipment                     | 0.00        |             |                  |
| Servicing                         | 0.00        |             |                  |
| PW Properties                     | 0.00        |             |                  |
| Thames Water                      | 0.00        |             |                  |
| T V Licence                       |             |             |                  |
| Christmas Boxes                   | <u>0.00</u> | 0.00        |                  |
| Town Hall:-                       |             |             |                  |
| Repairs & renewal                 | 0.00        |             |                  |
| School Bursary                    |             | 0.00        |                  |
| Misc                              |             | <u>0.00</u> |                  |
|                                   |             |             | 0.00             |
| Excess of income over expenditure |             |             | <u>16404.24</u>  |
|                                   |             |             | <u>131874.36</u> |

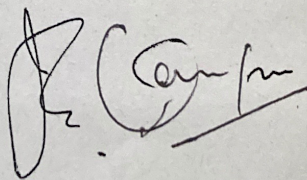
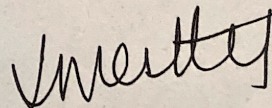
**Funds @ 31.12.21**

|                               |                 |                  |
|-------------------------------|-----------------|------------------|
| Represented by:-              | 86217.02        |                  |
| Cambridge & Counties Bank D/a | <u>45657.34</u> |                  |
| Redwood Bank                  |                 | <u>131874.36</u> |

These accounts have been approved and accepted by the Trustees on 18/1/22

John Sampson - Chairman

Mrs Julie Westley - Clerk Co-ordinator

**THE DEDDINGTON CHARITY ESTATES**

England & Wales - Charity number 1188691

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# Accounts

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## **Trustees Annual Report. 20/03/20 to 31/12/20**

Deddington Charity Estates

Reg no: 1188691

Deddington Town Hall  
Market Square  
Deddington  
OX15 0SE

|                    |           |                         |
|--------------------|-----------|-------------------------|
| John Sampson       | Chair     | Trustees of the         |
| charity            |           |                         |
| Chris Twomey       | Treasurer | Trustees of the         |
| charity            |           |                         |
| Julie Westley      | Clerk     | Trustees of the charity |
| Rv. Ann Goldthorpe | Trustee   | Benefice incumbent      |
| Michael Leibrecht  | Trustee   | Trustees of the charity |
| Helen Oldfield     | Trustee   | Parish Council          |
| Maureen Cox        | Trustee   | Parish Council          |
| Fern Stringer      | Trustee   | Trustees of the charity |
| Colin Lambert      | Trustee   | Trustees of the         |
| charity            |           |                         |

Independent Examiner: Nick Westbury & Co Ltd  
The Old Engine Shed  
Whetton's Yard  
Chapel St  
Bloxham  
OX15 4NB

Governed by CIO Foundation

Provision of housing accommodation. Relief of persons in the area in need, hardship or distress. Promotion of education by providing benefit to any school in the surrounding area.

Supporting the local community, particularly the elderly and those in financial need and key workers who require accommodation. Provision of bursaries for education in the local area.

Grants for educational needs made through liaison with the school senior management and Governing body.

The charity has registered as a CIO during the period.

Grants have been made to local school children in need of laptops during the pandemic.

There has been no loss of income during the pandemic and the charity has maintained its programme of improvement and repairs for its properties.

Rent reviews have been suspended during the pandemic.

The charity does not have a reserves policy at this time. However, excess funds are held in order to maintain the 5 listed building assets in an appropriate and safe condition.

**DEDDINGTON CHARITY ESTATES - C.I.O. - CHARITY NUMBER 1188691**

**INCOME AND EXPENDITURE ACCOUNTS FOR THE PERIOD 20 MARCH - 31 DEC 2020**

**Funds @ 20.3.20** 0.00

**INCOME**

Rents:-

|                      |       |      |
|----------------------|-------|------|
| Field                | 0.00  |      |
| Tenants - Almshouses | 0.00  |      |
| Town Hall            | 0.00  |      |
|                      | <hr/> | 0.00 |

Wayleaves 0.00

Lettings 0.00

Funds transferred:-

Cambridge and Counties Bank 85191.80

Redwood Bank 30278.32

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115470.12

**EXPENDITURE**

Alms Houses Association 0.00

Insurance 0.00

Indepedent examiner 0.00

Almshouses:-

Repairs & Renewal 0.00

New equipment 0.00

Servicing 0.00

PW Properties 0.00

Thames Water 0.00

T V Licence 0.00

Christmas Boxes 0.00

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0.00

Town Hall:-

Repairs & renewal 0.00

School Bursary 0.00

Misc 0.00

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0.00

Excess of income over expenditure 115470.12

**Funds @ 31.12.20**

115470.12

**Represented by:-**

Cambridge & Counties Bank D/a 85191.80

Redwood Bank 30278.32

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115470.12

These accounts have been approved and accepted by the Trustees on.....

John Sampson - Chairman

Mrs Julie Westley - Clerk Co-ordinator



## **Report of the independent examiner to the Deddington Charity Estates CIO**

This report on the accounts of the Deddington Charity Estates CIO for the period ended 31 December 2020, set out on the attached page, is in respect of an examination carried out in accordance with section 145 of the Charities Act 2011.

### **Respective responsibilities of the trustees and the independent examiner**

The trustees are responsible for the preparation of the accounts.

On the basis that the trustees consider that the audit requirement of section 144(2) of the Charities Act 2011 (2011 Act) does not apply, it is my responsibility to follow the procedures specified in the General Directions given by the Charity Commissioners under s145(5)(b) of the 2011 Act, and to state whether particular matters have come to my attention.

### **Basis of the independent examiner's report**

My examination was carried out in accordance with the General Directions given by the Charity Commissioners. The examination included a review of the accounting records maintained by the treasurer and a comparison of the accounts with those records. It also included the consideration of any unusual items or disclosures in the accounts, and the seeking of explanations from you as the trustees concerning such matters. The procedures undertaken do not provide all the evidence that would be required in an audit, and consequently I do not express an audit opinion on the view given by the accounts.

### **Independent examiner's statement**

In connection with my examination, no matter has come to my attention:

1. which gives me reasonable cause to believe that in any material respect the requirements
  - to keep accounting records in accordance with section 130 of the 2011 Act; and
  - to prepare accounts which accord with the accounting records have not been met; or
2. to which, in my opinion, attention should be drawn to enable a proper understanding of the accounts to be reached.

**N Westbury BSc (Hons) FCCA**  
Bloxham Banbury Oxon

29 October 2021