

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 of 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

13571.70

Cambridge and Counties Bank

87079.19

Redwood Bank

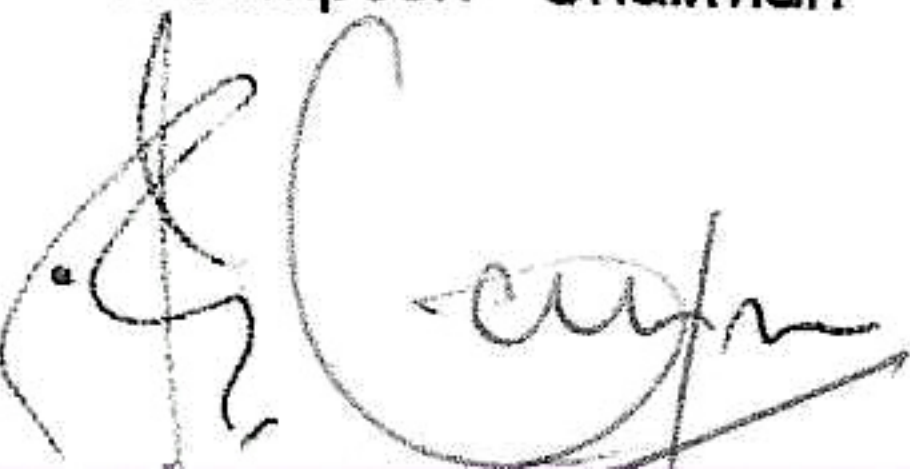
46041.36

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**

This report on the accounts of the Deddington Charity Estates CIO for the period ended 31 December 2022, 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

23 May 2023