

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
INCOME		<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	<u>17200.03</u>	

23911.94

Town Hall:-

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

12379.31

School Bursary	2095.00	
Redevelopment of T/H	342.00	
Misc	<u>1146.65</u>	

43504.80

Excess of expenditure over income		<u>-8849.16</u>
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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	<u>46707.38</u>	

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