

# SEYMOUR FIELDHOUSE HOMES CIO

England & Wales · Charity number 1196715

## Details

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**Status** Registered

**Legal form** CIO

**Registered** 2021-11-22

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

## Contact

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**Address** 74 High Street  
Henley-in-Arden  
Warwickshire  
B95 5BX

**Phone** 01564794343

**Email** [peter@earlesgroup.co.uk](mailto:peter@earlesgroup.co.uk)

## Activities

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**Objects:** THE OBJECTS OF THE CIO ARE THE MAINTENANCE OF HOUSES IN ITS OWNERSHIP AND THEREBY PROVIDE ACCOMMODATION TO SUITABLE RESIDENTS OF LIMITED FINANCIAL MEANS, BORN IN THE AREA OF BENEFIT WOOTTON WAWEN, HENLEY IN ARDEN AND ULLENHALL OR HAVING RESIDED THERE FOR A LEAST FIVE YEARS AT THE DATE OF APPOINTMENT.

**Activities:** The provision of housing for the needy of the parishes of Henley in Arden, Ullenhall and Wootton Wawen

## Classification

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- **How:** Provides Buildings/facilities/open Space, Other Charitable Activities
- **What:** Disability
- **Who:** Elderly/old People, People With Disabilities

## Geography

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- Warwickshire

## Finances

| Period end | Income  | Expenditure | Assets | Employees |
|------------|---------|-------------|--------|-----------|
| 2025-12-31 | £27,170 | £16,859     | -      | -         |
| 2024-12-31 | £25,785 | £43,617     | -      | -         |
| 2023-12-31 | £36,032 | £11,458     | -      | -         |
| 2022-12-31 | £23,280 | £51,521     | -      | -         |
| 2021-12-31 | £23,233 | £22,019     | -      | -         |

## Trustees

| Name                          | Role | Appointed  |
|-------------------------------|------|------------|
| EAMON JEFFREY CONNOLLY        |      | 2026-04-16 |
| Geoffrey Kenneth Norman       |      | 2026-04-16 |
| JOAN BUCKNALL                 |      | 2022-05-16 |
| Marijana Cornforth Bainbridge |      | 2022-05-16 |
| Michael David Cooney          |      | 2022-05-16 |
| NORMAN GASCOIGNE              |      | 2022-05-16 |
| PETER ROSS CORNFORD           |      | 2022-05-16 |
| Susan Ann Norman              |      | 2022-05-16 |

## Linked charities

- SEYMOUR FIELDHOUSE HOMES (1196715-1)

**SEYMOUR FIELDHOUSE HOMES CIO**

England & Wales - Charity number 1196715

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# Accounts

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# SEYMOUR FIELDHOUSE HOMES CIO

REGISTERED CHARITY 1196715

## REPORT OF THE TRUSTEES FINANCIAL YEAR ENDED 31 DECEMBER 2025

The CIO continues to provide accommodation, within its endowed property situated in Wootton Wawen and consisting of five dwellings, to suitable residents of limited financial means. Residents are required to have previously resided in the area of benefit, namely the parishes of Wootton Wawen, Henley in Arden and Ullenhall for at least five years prior to the date of appointment.

All five dwellings have been occupied throughout 2025. A surplus of £10,310 was generated from revenues of £27,170. Expenses of £16,859 included £6,160 costs of repairs and maintenance.

Strategically, the trustees are open to considering the acquisition of one or more additional properties within its area of benefit, utilising a combination of the CIO's reserves and potentially borrowed money. At the date of the signing of these accounts no suitable properties had been identified.

Peter R Cornford FRICS  
Trustee & Chairman

Norman Gascoigne  
Trustee & Treasurer

16 April 2026

# Income & Expenditure

## SEYMOUR FIELDHOUSE HOMES CIO

For the year ended 31 December 2025

2025

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### Income

|                        |           |
|------------------------|-----------|
| Contributions Received | 26,855.00 |
| Interest Income        | 314.68    |

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### Gross Income

27,169.68

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### Administrative Costs

|                                   |                  |
|-----------------------------------|------------------|
| Audit & Accountancy fees          | 184.80           |
| Book Keeping                      | 2,240.00         |
| Cleaning                          | 200.00           |
| Electricity charges               | 1,261.37         |
| Garden waste permits              | 192.00           |
| Gardening Services                | 1,740.00         |
| Insurance                         | 1,355.03         |
| Printing & Stationery             | 153.60           |
| Repairs & Maintenance             | 6,159.64         |
| Residents Gifts                   | 330.54           |
| Secretarial Services              | 2,240.00         |
| Subscriptions                     | 284.00           |
| TV Licence                        | 15.00            |
| Water Charges                     | 503.35           |
| <b>Total Administrative Costs</b> | <b>16,859.33</b> |

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### Surplus/Deficit

10,310.35

# Balance Sheet

## SEYMOUR FIELDHOUSE HOMES CIO

As at 31 December 2025

31 DEC 2025

### Fixed Assets

#### Tangible Assets

|                              |                   |
|------------------------------|-------------------|
| Furnishings and Fixtures     | 35,624.00         |
| Property                     | 81,948.00         |
| <b>Total Tangible Assets</b> | <b>117,572.00</b> |

**Total Fixed Assets** 117,572.00

### Current Assets

#### Cash at bank and in hand

|                                       |                   |
|---------------------------------------|-------------------|
| Multi Asset Fund                      | 250,428.98        |
| Seymour Fieldhouse Homes CIO          | 23,974.59         |
| <b>Total Cash at bank and in hand</b> | <b>274,403.57</b> |

**Total Current Assets** 274,403.57

### Creditors: amounts falling due within one year

|   |                  |
|---|------------------|
| Accounts Payable  | (1,130.71)       |
| Cyclical Maintenance Reserve                                | 21,463.23        |
| <b>Total Creditors: amounts falling due within one year</b> | <b>20,332.52</b> |

**Net Current Assets (Liabilities)** 254,071.05

**Total Assets less Current Liabilities** 371,643.05

**Net Assets** 371,643.05

### Capital and Reserves

|                                   |                   |
|-----------------------------------|-------------------|
| Current Year Earnings             | 10,310.35         |
| M&G revaluation                   | 34,991.84         |
| <b>Total Equity</b>               | <b>326,340.86</b> |
| <b>Total Capital and Reserves</b> | <b>371,643.05</b> |



Section A Independent Examiner's Report

Report to the trustees/ members of

Charity Name SEYMOUR FIELDHOUSE HOMES C.I.O

On accounts for the year ended

31 DECEMBER 2025

Charity no (if any)

1196715

Set out on pages

(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 DD / MM / YYYY.

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.

\* Please delete the words in the brackets if they do not apply.

Signed: [Signature]

Date: 7th May 2026

Name: EVA MONTGOMERY

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

Former Charity Treasurer

Address:

FARTHINGS, ULLENHALL STREET
ULLENHALL, NENLEY IN ARDEN
WARWICKSHIRE, B95 5RS

**SEYMOUR FIELDHOUSE HOMES CIO**

England & Wales - Charity number 1196715

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# Accounts

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# SEYMOUR FIELDHOUSE HOMES CIO

REGISTERED CHARITY 1196715

## REPORT OF THE TRUSTEES FINANCIAL YEAR ENDED 31 DECEMBER 2024

The CIO continues to provide accommodation, within its endowed property situated in Wootton Wawen and consisting of five dwellings, to suitable residents of limited financial means. Residents are required to have previously resided in the area of benefit, namely the parishes of Wootton Wawen, Henley in Arden and Ullenhall for at least five years prior to the date of appointment.

Following one dwelling becoming vacant towards the end of 2023 the opportunity was taken to undertake a modernisation and redecoration programme of the property. The cost of the work was £25,590 and was the primary reason for the CIO incurring a deficit for 2024 of £17,832.61. The loss was funded from the CIO's liquid funds.

As at 31 December, 2024 all properties were occupied.

Strategically, the trustees are also open to considering the acquisition of one or more additional properties within its area of benefit, utilising a combination of the CIO's reserves and potentially borrowed money. At the date of the signing of these accounts no suitable properties had been identified.

Peter R Cornford FRICS  
Trustee & Chairman

Norman Gascoigne  
Trustee & Treasurer

7 May 2025

# Income & Expenditure

## SEYMOUR FIELDHOUSE HOMES CIO For the year ended 31 December 2024

2024

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### Income

|                        |           |
|------------------------|-----------|
| Contributions Received | 24,100.00 |
| Interest Income        | 484.81    |
| Other Revenue          | 1,200.00  |

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### Gross Income

25,784.81

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### Administrative Costs

|                                   |                  |
|-----------------------------------|------------------|
| Book Keeping                      | 1,440.00         |
| Cleaning                          | 324.00           |
| Council tax                       | 271.80           |
| Electricity charges               | 5,111.80         |
| Garden waste permits              | 184.00           |
| Gardening Services                | 1,740.00         |
| Insurance                         | 951.98           |
| IT Software and Consumables       | 746.00           |
| Repairs & Maintenance             | 29,426.19        |
| Secretarial Services              | 2,240.00         |
| Subscriptions                     | 275.00           |
| TV Licence                        | 15.00            |
| Water Charges                     | 891.65           |
| <b>Total Administrative Costs</b> | <b>43,617.42</b> |

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### Surplus/Deficit

(17,832.61)

# Balance Sheet

## SEYMOUR FIELDHOUSE HOMES CIO

As at 31 December 2024

31 DEC 2024

### Fixed Assets

#### Tangible Assets

|                              |                   |
|------------------------------|-------------------|
| Furnishings and Fixtures     | 35,624.00         |
| Property                     | 81,948.00         |
| <b>Total Tangible Assets</b> | <b>117,572.00</b> |

**Total Fixed Assets** 117,572.00

### Current Assets

#### Cash at bank and in hand

|   |                   |
|---|-------------------|
| Multi Asset Fund                        | 215,437.14        |
| Seymour Fieldhouse Homes CIO            | 14,548.83         |
| Seymour Fieldhouse Homes Unincorporated | 542.54            |
| <b>Total Cash at bank and in hand</b>   | <b>230,528.51</b> |

**Total Current Assets** 230,528.51

### Creditors: amounts falling due within one year

|   |                  |
|---|------------------|
| Accounts Payable  | 296.42           |
| Cyclical Maintenance Reserve                                | 21,463.23        |
| <b>Total Creditors: amounts falling due within one year</b> | <b>21,759.65</b> |

**Net Current Assets (Liabilities)** 208,768.86

**Total Assets less Current Liabilities** 326,340.86

**Net Assets** 326,340.86

### Capital and Reserves

|                                   |                   |
|-----------------------------------|-------------------|
| Current Year Earnings             | (17,832.61)       |
| M&G revaluation                   | 16,128.69         |
| Total Equity                      | 328,044.78        |
| <b>Total Capital and Reserves</b> | <b>326,340.86</b> |



**Section A**

**Independent Examiner's Report**

**Report to the trustees/  
members of**

SEYMOUR FIELDHOUSE HOMES CIO

**On accounts for the year  
ended**

31 DECEMBER 2024

**Charity no  
(if any)**

1196715

**Set out on pages**

(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 31 / 12 /2024.

**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 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:**

**Date:**

21<sup>st</sup> March 2025

**Name:**

EVA MONTGOMERY

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

Relevant Company Director

Address: FARTHINGS, ULLENHALL STREET  
ULLENHALL, NEWBY IN ARDEN  
WARWICKSHIRE B95 5FB

**Section B**

**Disclosure**

Only complete if the examiner needs to highlight matters of concern (see CC32, Independent examination of charity accounts: directions and guidance for examiners).

Give here brief details of any items that the examiner wishes to disclose.

[Empty box for disclosure details]

**SEYMOUR FIELDHOUSE HOMES CIO**

England & Wales - Charity number 1196715

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# Accounts

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# Seymour Fieldhouse Homes

## Profit and Loss Report

01 January, 2023 - 31 December, 2023

| <b>Sales</b>                              |                   |
|---|-------------------|
| 4000 - Rents Received                     | 22,995.00         |
| 4100 - Baron Davenport Grant              | 3,000.00          |
| 4700 - NAACI Interest                     | 671.76            |
| 4701 - NAACI Growth                       | 9,365.17          |
| <b>Total Sales</b>                        | <b>£36,031.93</b> |
| <b>Direct Expenses</b>                    |                   |
| 6102 - Residents' Xmas Gifts              | 147.87            |
| 6202 - Miscellaneous Purchases            | 24.00             |
| <b>Total Direct Expenses</b>              | <b>£171.87</b>    |
| <hr/>                                     |                   |
| <b>GROSS PROFIT / LOSS</b>                | <b>£35,860.06</b> |
| <b>Overheads</b>                          |                   |
| 7002 - Water Rates                        | 1,026.30          |
| 7104 - Premises Insurance                 | 934.20            |
| 7105 - Electricity                        | 3,556.50          |
| 7300 - Almshouse Association Subscription | 267.00            |
| 7303 - Secretarial Services               | 1,840.00          |
| 7352 - Computer and Software              | 140.00            |
| 7500 - Repairs and Renewals               | 1,810.00          |
| 7501 - Gardening                          | 1,868.10          |
| 7502 - Fire Safety                        | 50.04             |
| 7503 - Premises Expenses                  | 176.00            |
| 7701 - Bank Charges                       | -210.00           |
| <b>Total Overheads</b>                    | <b>£11,458.14</b> |

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**NET PROFIT / LOSS**

**£24,401.92**

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# Seymour Fieldhouse Homes

## Balance Sheet Report

To: 31 December, 2023

### ASSETS

#### Fixed Assets

|                               |                           |                    |
|-------------------------------|---------------------------|--------------------|
| 0010 - Property               | 81,948.00                 |                    |
| 0040 - Furniture and Fixtures | 35,624.00                 |                    |
| 0120 - NAACI Fund             | 208,957.80                |                    |
|                               | <b>Total Fixed Assets</b> | <b>£326,529.80</b> |

#### Current Assets

|                               |                             |                   |
|-------------------------------|-----------------------------|-------------------|
| 1200 - Lloyds Bank            | 5,690.88                    |                   |
| 1260 - Seymour Fieldhouse CIO | 18,688.33                   |                   |
|                               | <b>Total Current Assets</b> | <b>£24,379.21</b> |

**TOTAL ASSETS** **£350,909.01**

### LIABILITIES

#### Current Liabilities

|                                     |                                  |                   |
|-------------------------------------|----------------------------------|-------------------|
| 2100 - Creditors Control Account    | -24.00                           |                   |
| 2101 - Sundry Creditors             | 1,425.00                         |                   |
| 2109 - Cyclical Maintenance Reserve | 21,463.23                        |                   |
|                                     | <b>Total Current Liabilities</b> | <b>£22,864.23</b> |

#### Future Liabilities

**Total Future Liabilities** **£0.00**

**TOTAL LIABILITIES** **£22,864.23**

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|                         |                    |
|-------------------------|--------------------|
| <b>TOTAL NET ASSETS</b> | <b>£328,044.78</b> |
|-------------------------|--------------------|

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**EQUITY**

|  |            |
|--|------------|
| 3000 - Capital Account                   | 308,471.18 |
| Net Profit / Loss                        | 19,573.60  |
| <i>3200 - Funds</i>                      | 2,667.36   |
| <i>Net Profit / Loss (prior year(s))</i> | -7,495.68  |
| <i>Net Profit / Loss (current year)</i>  | 24,401.92  |

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|                     |                    |
|---------------------|--------------------|
| <b>TOTAL EQUITY</b> | <b>£328,044.78</b> |
|---------------------|--------------------|

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Section A

Independent Examiner's Report

Report to the trustees

Charity Name  
Seymour Fieldhouse Homes CIO

On accounts for the year ended

December 2023

Charity no (if any)

1196715

Set out on pages

(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 31/12/2023

Responsibilities and basis of report

As the charity's trustees, 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 all the applicable Directions given by the Charity Commission under section 145(5)(b) of the Act.

Independent examiner's statement

[The charity's gross income exceeded £250,000 and I am qualified to undertake the examination by being a qualified member of [insert name of applicable listed body]]. Delete [ ] if not applicable.

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

- the accounting records were not kept in accordance with section 130 of the Charities Act; or
- the accounts did not accord with the accounting records; or
- the accounts did not comply with the applicable requirements concerning the form and content of accounts set out in the Charities (Accounts and Reports) Regulations 2008 other than any requirement that the accounts give a 'true and fair' view which is not a matter considered as part of an independent examination.

I have no concerns and have come across no other matters in connection with the examination to which attention should be drawn in this report 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:

*Allan Stewart*

Date:

02.10.2024

Name:

ALLAN STEWAR-

Relevant professional qualification(s) or body

PERSONAL FINANCE SOCIETY

(if any):

Address:

**Section B Disclosure**

Only complete if the examiner needs to highlight material matters of concern (see CC32, Independent examination of charity accounts: directions and guidance for examiners).

Give here brief details of any items that the examiner wishes to disclose.

**SEYMOUR FIELDHOUSE HOMES CIO**

England & Wales - Charity number 1196715

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# Accounts

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*Seymour Fieldhouse Homes  
Wootton Wawen  
Warwickshire  
B95 6BE*

**MINUTES OF THE INCORPORATED CHARITY (1196715)**

**For the Trustees' Half Yearly Meeting and AGM  
held on Thursday 13<sup>th</sup> April 2023  
at the offices of Earles, 74 High Street, Henley-in-Arden  
at 6pm**

**Present:**

Mr Peter Cornford (Chairman), Mrs Joan Bucknall, Mr Mike Cooney, Mr Norman Gascoigne and Mrs Julia Perrin (Treasurer)

**In Attendance:** Mr John Mead (Clerk to the Trustees)

**1/23            Apologies**

Mrs Marijana Bainbridge, Mrs Pat Hughes (Treasurer) and Mrs Sue Norman

**2/23            Minutes of the Half Yearly Meeting held on 10<sup>th</sup> November 2022**

These had been circulated to the Trustees.

**3/23            Matters arising from Half Yearly Meeting held on 10<sup>th</sup> November 2022**

The Chairman raised the question of a new Trustee, as mentioned under '18/22' in the minutes of the previous meeting and the Clerk was able to inform the Trustees that he had spoken to Mr Ray Evans, the Clerk to the Trustees of Beaudesert and Henley Parish Council, who volunteered his services.

After a brief discussion, it was suggested that, as there are local Parish Council elections in May 2023, the Clerk should approach Ray Evans again (following those elections) and ask him to nominate a Trustee.

**4/23            Acceptance of the Minutes for the Meeting of 10<sup>th</sup> November 2022**

It was agreed that the minutes were a true record of the meeting and were accepted and signed by the Chairman.

5/23

### **Chairman's Annual Report**

The Chairman thanked everyone for coming and acknowledged the sad and premature loss of Mrs Sally Harfield on 8<sup>th</sup> July 2022.

He confirmed that the Charity was now fully functional as a CIO and thanked Norman Gascoigne, Pat Hughes and Julia Perrin for their hard work and perseverance.

He commented that Units 1 and 4 were now fully refurbished and occupied, and that the Charity was not paying the heating bills for these two units.

It would appear that the two new occupiers have settled in well so the remit of the Charity has been fulfilled.

The gardeners have changed since the last meeting and this appears to have worked successfully.

The Chairman wished to record his thanks for the organisation of the Christmas gifts for the residents, which Joan Bucknall and Julia Perrin undertook as usual.

He informed the Trustees that Mr Terry Layton has undergone a kidney transplant that had worked out well and he was now almost back to normal.

The subject of the Baron Davenport grant was raised and will be dealt with under another item.

The Chairman then talked briefly about planning applications in Wootton Wawen village and this will be discussed with in AOB.

6a/23

### **End of Year Accounts (31<sup>st</sup> December 2022)**

In the absence of the Treasurer (Pat Hughes), Julia Perrin presented the figures to the Trustees. These were not totally up-to-date for the current year and they would need to be signed off before any returns could be made to the Charity Commission.

The situation for 2022 showed a net loss of approximately £26,000 and this was due, in the main, to the refurbishment and repairs costing £35,000 for the year.

Although this was a reversal of our previous position, these expenses would not occur again in the coming years.

The only other item that was drawn to the attention of the Trustees was the electricity costs and this was to be debated later in the meeting.

Julia Perrin confirmed that the new accounts for the CIO were up and running, and that she had endured considerable difficulties with Lloyds Bank, but these problems had now been resolved.

**6b/23 Up-to-date Financial Statement**

Julia Perrin explained that the statements were not completely up-to-date, but the situation so far this year was that there was a small profit. She drew the Trustees' attention to the electricity bills and informed them that they were due a refund from the electricity company, which would be reflected in the accounts later in the year.

It was agreed that more up-to-date figures for 2023 would be circulated to the Trustees, when available, upon the return of the Treasurer.

**7/23 Occupants' Contribution Reviews**

The Trustees agreed that there was a need to even up the situation with regard to the contributions received. Following the refurbishment of Units 1 and 4, the current situation is that those two units pay for their own electricity.

Once Unit 3 has been vacated and refurbished, the new occupant will also pay for their own electricity.

Currently, the Charity pays the electricity for Units 5 and 7, and this will have to be taken into account when looking at the new contribution structure.

In addition, Terry Layton (from Unit 5) is given a monthly allowance of £50 to cover the caretaker role that he fulfils.

Norman Gascoigne felt that, in light of the current rate of inflation, any increase should be kept as low as possible because everyone was under financial pressure at this time.

The Trustees instructed the Clerk to inform the residents that an increase was being considered, taking into account the current energy costs, but that no decision had yet been taken. However, the residents would be contacted before 1<sup>st</sup> July 2023, which is the date that any increases have traditionally taken place.

**8a & b/23 Update on Occupancy/Possession of Unit 3 and Baron Davenport Grant**

The Clerk informed the Trustees that he had spoken to Mrs Kate Slater earlier this week, and she confirmed that the meeting to consider grants would be taking place on 25<sup>th</sup> May 2023 and we would then be informed of the panel's decision following that meeting.

Kate Slater asked when the work would be undertaken on Unit 3, but the Clerk had informed her that we had yet to obtain occupancy and therefore, could not give a date for when work could commence.

The Chairman suggested that the Clerk should contact Angels, the solicitors acting on behalf of Mrs June Maisey, and ask for a letter from them confirming when they considered occupancy would be available so that he could forward this onto Kate Slater.

**9/23 Annual Review of Clerk's Remuneration**

The Clerk left the meeting at this time and a discussion was carried out by the Trustees, in which it was agreed that the monthly remuneration for the Clerk should be increased from £140 per month to £160 per month.

**10/23 Trustees' Resignation and Re-Election**

The Trustees resigning by rotation were Norman Gascoigne and Sue Norman. They offered themselves for re-election, were duly re-elected and will be in place for the next four years.

In 2024, the Trustee standing for re-election will be Marijana Bainbridge, however, as the Charity is one Trustee short (following the passing of Sally Harfield), the Clerk was asked to contact Ray Evans, after the Parish Council elections in May 2023, to seek a nomination for the replacement of Sally Harfield.

**11/23 AOB**

**– Social Housing Prospects in Wootton Wawen**

The Chairman updated the Trustees on the likely availability of social housing in Wootton Wawen.

A discussion was then held on this matter and the general consensus of the Trustees was that it was best not to mix social housing and our current type of investment.

Mike Cooney said that there were numerous costs involved in social housing and it could require a full-time employee of Seymour Fieldhouse Homes.

**12/23 Date of Next Meeting**

The date of the next meeting will be Thursday 19<sup>th</sup> October 2023 at 6pm.



Section A

Independent Examiner's Report

Report to the trustees

Charity Name SF/MOUR KILDRHOUSE HOMES CIO

On accounts for the year ended

31/12/22 Charity no (if any) 1196715

Set out on pages

2 and 3 (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 DD / MM / YYYY.

Responsibilities and basis of report

As the charity's trustees, 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 all the applicable Directions given by the Charity Commission under section 145(5)(b) of the Act.

Independent examiner's statement

[The charity's gross income exceeded £250,000 and I am qualified to undertake the examination by being a qualified member of [insert name of applicable listed body]]. Delete [ ] if not applicable.

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

- the accounting records were not kept in accordance with section 130 of the Charities Act; or
• the accounts did not accord with the accounting records; or
• the accounts did not comply with the applicable requirements concerning the form and content of accounts set out in the Charities (Accounts and Reports) Regulations 2008 other than any requirement that the accounts give a 'true and fair' view which is not a matter considered as part of an independent examination.

I have no concerns and have come across no other matters in connection with the examination to which attention should be drawn in this report 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:

[Signature of Allan G Stewart]

Date:

04/08/2023

Name:

ALLAN G STEWART

Relevant professional qualification(s) or body

PERSONAL FINANCE SOCIETY

(if any):

Address:

DINE HOUSE  
CHURCH ROAD, WILMCOTE  
STRATFORD UPON AVON, CV37 9UX

Section B

Disclosure

Only complete if the examiner needs to highlight material matters of concern (see CC32, Independent examination of charity accounts: directions and guidance for examiners).

Give here brief details of any items that the examiner wishes to disclose.

[Empty box for disclosure details]

Date:

[Signature]

Signed:

[Signature]

[Signature]

Name:

[Signature]

[Signature]

Qualification(s) or body

2

## Seymour Fieldhouse Homes

### Profit and Loss Report

01 January, 2022 - 31 December, 2022

| <b>Sales</b>                              |                   |
|---|-------------------|
| 4000 - Rents Received                     | 19,945.00         |
| 4700 - NAACI Interest                     | 618.71            |
| 4701 - NAACI Growth                       | 3,111.33          |
| <b>Total Sales</b>                        | <b>£23,675.04</b> |
| <b>Direct Expenses</b>                    |                   |
| 6102 - Residents' Xmas Gifts              | 145.00            |
| 6202 - Miscellaneous Purchases            | 250.00            |
| <b>Total Direct Expenses</b>              | <b>£395.00</b>    |
| <b>GROSS PROFIT / LOSS</b>                |                   |
|   | <b>£23,280.04</b> |
| <b>Overheads</b>                          |                   |
| 7002 - Water Rates                        | 693.69            |
| 7003 - General Rates                      | 913.61            |
| 7104 - Premises Insurance                 | 1,026.01          |
| 7105 - Electricity                        | 7,340.87          |
| 7106 - T V Licensing                      | 15.00             |
| 7300 - Almshouse Association Subscription | 153.00            |
| 7302 - Office Stationery                  | 12.00             |
| 7303 - Secretarial Services               | 1,480.00          |
| 7352 - Computer and Software              | 248.78            |
| 7499 - Cleaning                           | 554.00            |
| 7500 - Repairs and Renewals               | 35,136.27         |
| 7501 - Gardening                          | 1,508.50          |
| 7502 - Fire Safety                        | 154.44            |

7503 - Premises Expenses

168.00

7900 - Legal Fees

2,117.04

**Total Overheads**

**£51,521.21**

**NET PROFIT / LOSS**

**-£28,241.17**

| Account Code | Description                        | Amount             |
|--------------|------------------------------------|--------------------|
| 7503         | Premises Expenses                  | 168.00             |
| 7900         | Legal Fees                         | 2,117.04           |
|              | <b>Total Overheads</b>             | <b>£51,521.21</b>  |
|              | <b>NET PROFIT / LOSS</b>           | <b>-£28,241.17</b> |
| 4000         | Trade Receivables                  | 19,948.00          |
| 4100         | INACI Interest                     | 618.71             |
| 4200         | INACI Divid                        | 5,111.50           |
|              | <b>Total Assets</b>                | <b>£25,678.21</b>  |
| 5000         | Trade Payables                     | 145.00             |
| 5100         | Reserves/Share Capital             | 250.00             |
|              | <b>Total Direct Expenses</b>       | <b>£395.00</b>     |
|              | <b>GROSS PROFIT / LOSS</b>         | <b>£23,785.04</b>  |
| 6000         | Overheads                          |                    |
| 6100         | Wages Rates                        | 400.00             |
| 6200         | General Rates                      | 1,110.00           |
| 6300         | Financial Insurance                | 1,020.00           |
| 6400         | Electricity                        | 7,240.00           |
| 6500         | TV Licensing                       | 15.00              |
| 6600         | Motorhouse Associate Subscriptions | 150.00             |
| 6700         | Office Stationery                  | 10.00              |
| 6800         | Professional Services              | 1,450.00           |
| 6900         | Computer and Software              | 240.00             |
| 7000         | Cleaning                           | 100.00             |
| 7100         | Travel and Transport               | 2,100.00           |
| 7200         | Advertising                        | 1,000.00           |
| 7300         | Fire Safety                        | 10.00              |

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## Seymour Fieldhouse Homes

### Balance Sheet Report

To: 31 December, 2022

| <b>ASSETS</b>                       |                    |
|-------------------------------------|--------------------|
| <b>Fixed Assets</b>                 |                    |
| 0010 - Property                     | 81,948.00          |
| 0040 - Furniture and Fixtures       | 35,624.00          |
| 0120 - NAACI Fund                   | 199,592.63         |
| <b>Total Fixed Assets</b>           | <b>£317,164.63</b> |
| <b>Current Assets</b>               |                    |
| 1200 - Lloyds Bank                  | 8,057.86           |
| <b>Total Current Assets</b>         | <b>£8,057.86</b>   |
| <b>TOTAL ASSETS</b>                 | <b>£325,222.49</b> |
| <b>LIABILITIES</b>                  |                    |
| <b>Current Liabilities</b>          |                    |
| 2100 - Creditors Control Account    | 116.40             |
| 2109 - Cyclical Maintenance Reserve | 21,463.23          |
| <b>Total Current Liabilities</b>    | <b>£21,579.63</b>  |
| <b>Future Liabilities</b>           |                    |
| <b>Total Future Liabilities</b>     | <b>£0.00</b>       |
| <b>TOTAL LIABILITIES</b>            | <b>£21,579.63</b>  |
| <b>TOTAL NET ASSETS</b>             | <b>£303,642.86</b> |

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| <b>EQUITY</b>                            |                     |                    |
|--|---------------------|--------------------|
| 3000 - Capital Account                   | 308,471.18          |                    |
| Net Profit / Loss                        | -4,828.32           |                    |
| <i>3200 - Funds</i>                      | 2,667.36            |                    |
| <i>Net Profit / Loss (prior year(s))</i> | 20,745.49           |                    |
| <i>Net Profit / Loss (current year)</i>  | -28,241.17          |                    |
|  |                     |                    |
|  | <b>TOTAL EQUITY</b> | <b>£303,642.86</b> |

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**SEYMOUR FIELDHOUSE HOMES CIO**

England & Wales - Charity number 1196715

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# Accounts

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## Trustees' Annual Report for the period

From **1<sup>st</sup> January 2021** (period start date)

To **31<sup>st</sup> December 2021** (period end date)

Charity name: **Seymour Fieldhouse Homes CIO**

Charity registration number: **1196715**

## Objectives and Activities

|  | SORP reference     |  |
|--|--------------------|--|
| Summary of the purposes of the charity as set out in its governing document  | Para 1.17          | To manage the five residential units and to allow occupation by residents of Henley-in-Arden, Ullenhall and Wootton Wawen parishes, who have fallen on hard financial times. |
| 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 | To provide and manage housing for categories of people as above.   |
| Statement confirming whether the trustees have had regard to the guidance issued by the Charity Commission on public benefit   | Para 1.18          | They have had regard for the guidance.   |

## Additional information (optional)

You may choose to include further statements where relevant about:

|  | SORP reference |  |
|--|----------------|--|
| Policy on grant making   | Para 1.38      | No grants are made.  |
| Policy on social investment including program related investment | Para 1.38      | N/A  |
| Contribution made by volunteers                                  | Para 1.38      | All of the Trustees are volunteers and manage the small estate and finances. |
| Other  |                | N/A  |

## 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      | All five units are currently occupied by qualifying applicants. |

### Additional information (optional)

You may choose to include further statements where relevant about:

|  |           |     |
|--|-----------|-----|
| Achievements against objectives set                          | Para 1.41 | N/A |
| Performance of fundraising activities against objectives set | Para 1.41 | N/A |
| Investment performance against objectives                    | Para 1.41 | N/A |
| Other  |           | N/A |

## Financial Review

|  |           |   |
|--|-----------|---|
| Review of the charity's financial position at the end of the period              | Para 1.21 | Please see audited accounts.  |
| Statement explaining the policy for holding reserves stating why they are held   | Para 1.22 | Future maintenance and refurbishments and desire to purchase more housing to fulfil the demand. |
| Amount of reserves held  | Para 1.22 | Please see audited accounts.  |
| Reasons for holding zero reserves  | Para 1.22 | N/A   |
| Details of fund materially in deficit  | Para 1.24 | N/A   |
| Explanation of any uncertainties about the charity continuing as a going concern | Para 1.23 | No current uncertainties.   |

### 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 | Investments and rents. |
| Investment policy and objectives including any social investment policy adopted | Para 1.46 | N/A                    |
| A description of the principal risks facing the charity                         | Para 1.46 | None                   |
| Other   |           | N/A                    |

## Structure, Governance and Management

|   |           |   |
|---|-----------|---|
| Description of charity's trusts:  |           |   |
| Type of governing document<br>(trust deed, royal charter)   | Para 1.25 | Please see attached.  |
| How is the charity constituted?<br>(e.g unincorporated association, CIO)  | Para 1.25 | Yes, it is a Charitable Incorporated Organisation (CIO).  |
| 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 | One person is nominated by each local Parish Council, with others being invited and a maximum number to be 8. |

### 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 | It is important that the Trustees have substantial local knowledge and connections and understand the qualifications for prospective new residents. |
| The charity's organisational structure and any wider network with which the charity works | Para 1.51 | N/A   |
| Relationship with any related parties   | Para 1.51 | N/A   |
| Other   |           | N/A   |

### Reference and Administrative details

|                             |  |
|-----------------------------|--|
| Charity name                | Seymour Fieldhouse Homes CIO   |
| Other name the charity uses |  |
| Registered charity number   | 1196715  |
| Charity's principal address | Seymour Fieldhouse Homes<br>c/o The Chairman<br>74 High Street<br>Henley-in-Arden<br>B95 5BX |



## Funds held as custodian trustees on behalf of others

|   |  |
|---|--|
| Description of the assets held in this capacity   | Five residential units at Seymour Fieldhouse Homes, Wootton Wawen, B95 6BE and NAACI growth fund.                                    |
| Name and objects of the charity on whose behalf the assets are held and how this falls within the custodian charity's objects | To provide affordable residential homes for those on limited means with connections to Henley-in-Arden, Ullenhall and Wootton Wawen. |
| Details of arrangements for safe custody and segregation of such assets from the charity's own assets                         | The NAACI is an independently, professionally managed investment fund.   |

### Additional information (optional)

#### Names and addresses of advisers (Optional information)

| Type of adviser | Name | Address |
|-----------------|------|---------|
|-----------------|------|---------|

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

|  |
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## Exemptions from disclosure

Reason for non-disclosure of key personnel details

|  |
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|  |
|--|

## Other optional information

|  |
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|  |
|--|

## 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)                        | Peter R. Cornford   |  |
| Position (eg Secretary, Chair, etc) | Chairman  |  |
| Date                                | 30 <sup>th</sup> November 2022  |  |

# Seymour Fieldhouse Homes

## Profit and Loss Report

01 January, 2021 - 31 December, 2021

| <b>Sales</b>                              |                              |                   |
|---|------------------------------|-------------------|
| 4000 - Rents Received                     | 22,650.00                    |                   |
| 4700 - NAACI Interest                     | 583.37                       |                   |
| 4701 - NAACI Growth                       | 22,326.51                    |                   |
|   | <b>Total Sales</b>           | <b>£45,559.88</b> |
| <b>Direct Expenses</b>                    |                              |                   |
| 6102 - Residents' Xmas Gifts              | 127.99                       |                   |
|   | <b>Total Direct Expenses</b> | <b>£127.99</b>    |
| <b>GROSS PROFIT / LOSS</b>                |                              | <b>£45,431.89</b> |
| <b>Overheads</b>                          |                              |                   |
| 7002 - Water Rates                        | 990.36                       |                   |
| 7104 - Premises Insurance                 | 943.41                       |                   |
| 7105 - Electricity                        | 7,899.83                     |                   |
| 7106 - T V Licensing                      | 22.50                        |                   |
| 7300 - Almshouse Association Subscription | 146.00                       |                   |
| 7302 - Office Stationery                  | 36.49                        |                   |
| 7303 - Secretarial Services               | 1,440.00                     |                   |
| 7352 - Computer and Software              | 211.44                       |                   |
| 7500 - Repairs and Renewals               | 1,314.75                     |                   |
| 7501 - Gardening                          | 2,242.00                     |                   |
| 7502 - Fire Safety                        | 364.86                       |                   |
| 7900 - Legal Fees                         | 6,407.40                     |                   |
|   | <b>Total Overheads</b>       | <b>£22,019.04</b> |
| <b>NET PROFIT / LOSS</b>                  |                              | <b>£23,412.85</b> |

# Seymour Fieldhouse Homes

## Balance Sheet Report

To: 31 December, 2021

### ASSETS

#### Fixed Assets

|                               |                           |                    |
|-------------------------------|---------------------------|--------------------|
| 0010 - Property               | 81,948.00                 |                    |
| 0040 - Furniture and Fixtures | 35,624.00                 |                    |
| 0120 - NAACI Fund             | 196,481.30                |                    |
|                               | <b>Total Fixed Assets</b> | <b>£314,053.30</b> |

#### Current Assets

|                    |                             |                   |
|--------------------|-----------------------------|-------------------|
| 1200 - Lloyds Bank | 43,002.34                   |                   |
|                    | <b>Total Current Assets</b> | <b>£43,002.34</b> |

**TOTAL ASSETS** **£357,055.64**

### LIABILITIES

#### Current Liabilities

|                                     |                                  |                   |
|-------------------------------------|----------------------------------|-------------------|
| 2100 - Creditors Control Account    | 3,708.38                         |                   |
| 2109 - Cyclical Maintenance Reserve | 21,463.23                        |                   |
|                                     | <b>Total Current Liabilities</b> | <b>£25,171.61</b> |

#### Future Liabilities

**Total Future Liabilities** **£0.00**

**TOTAL LIABILITIES** **£25,171.61**

**TOTAL NET ASSETS** **£331,884.03**

### EQUITY

|                                   |                    |
|-----------------------------------|--------------------|
| 3000 - Capital Account            | 308,471.18         |
| Net Profit / Loss                 | 23,412.85          |
| 3200 - Funds                      | 2,667.36           |
| Net Profit / Loss (prior year(s)) | -2,667.36          |
| Net Profit / Loss (current year)  | 23,412.85          |
| <hr/>                             |                    |
| <b>TOTAL EQUITY</b>               | <b>£331,884.03</b> |
| <hr/>                             |                    |