



CHARITY COMMISSION
FOR ENGLAND AND WALES

Trustees' Annual Report for the period

From **1st January 2021** (period start date)

To **31st 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 (trust deed, royal charter)	Para 1.25	Please see attached.
How is the charity constituted? (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 c/o The Chairman 74 High Street Henley-in-Arden B95 5BX

Names of the charity trustees who manage the charity

	Trustee name	Office (if any)	Dates acted if not for whole year	Name of person (or body) entitled to appoint trustee (if any)
1	Joan Bucknall			
2	Julia Perrin			
3	Marijana Bainbridge			
4	Michael Cooney		Appointed on 21 st October 2021	
5	Norman Gascoigne			
6	Peter Cornford	Chairman		
7	Philip Holt		Resigned on 21 st October 2021	
8	Sally Harfield*		*Died on 8 th July 2022	
9	Susan Norman			
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Corporate trustees – names of the directors at the date the report was approved

[illegible]

Name of trustees holding title to property belonging to the charity

[illegible]

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

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 th November 2022	

Seymour Fieldhouse Homes

Profit and Loss Report

01 January, 2021 - 31 December, 2021

Sales		
4000 - Rents Received	22,650.00	
4700 - NAACI Interest	583.37	
4701 - NAACI Growth	22,326.51	
	Total Sales	£45,559.88
Direct Expenses		
6102 - Residents' Xmas Gifts	127.99	
	Total Direct Expenses	£127.99
GROSS PROFIT / LOSS		£45,431.89
Overheads		
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	
	Total Overheads	£22,019.04
NET PROFIT / LOSS		£23,412.85

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	
	Total Fixed Assets	£314,053.30

Current Assets

1200 - Lloyds Bank	43,002.34	
	Total Current Assets	£43,002.34

TOTAL ASSETS **£357,055.64**

LIABILITIES

Current Liabilities

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

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	
TOTAL EQUITY		£331,884.03