

HENRY DREW THOMAS ALMSHOUSES AND STARCROSS WELFARE TRUST

England & Wales · Charity number 1198463

Details

Status Registered

Legal form CIO

Registered 2022-03-31

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

Contact

Address 3 Warboro Terrace
Starcross
Exeter
EX6 8QE

Phone 01626 890957

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Activities

Objects: (A) THE PROVISION OF HOUSING FOR PERSONS WHO ARE IN NEED, HARDSHIP OR DISTRESS WHO ARE RESIDENT IN THE ECCLESIASTICAL PARISH OF STARCROSS, DEVON AND ITS IMMEDIATE SURROUNDS ("THE AREA OF BENEFIT") OR WHO HAVE A CONNECTION TO THE AREA OF BENEFIT;(B) SUCH EXCLUSIVELY CHARITABLE PURPOSE(S) FOR THE BENEFIT OF THE BENEFICIARIES OR A SUFFICIENT SECTION OF THEM AS THE CHARITY TRUSTEES DECIDE; AND (C) TO RELIEVE EITHER GENERALLY OR INDIVIDUALLY PERSONS RESIDENT IN, OR HAVE A CONNECTION TO, THE AREA OF BENEFIT WHO ARE IN CONDITIONS OF NEED, HARDSHIP OR DISTRESS BY MAKING GRANTS OF MONEY OR PROVIDING OR PAYING FOR ITEMS, SERVICES OR FACILITIES CALCULATED TO REDUCE THE NEED, HARDSHIP OR DISTRESS OF SUCH PERSONS.

Activities: Provision of 8 single bedroom apartments for people who are in need, hardship or distress and who are resident in the ecclesiastical parish of Starcross, Devon and it's surround's (the area of benefit) or who have connection to the area of benefit. To relieve generally or individually persons resident in, or connection to the area of benefit who are in conditions of hardship, distress.

Classification

- **How:** Makes Grants To Individuals, Makes Grants To Organisations
- **What:** Disability, The Prevention Or Relief Of Poverty, Accommodation/housing
- **Who:** Children/young People, Elderly/old People, People With Disabilities

Geography

- Devon

Finances

Period end	Income	Expenditure	Assets	Employees
2024-12-31	£18,351	£21,537	-	-
2023-12-31	£31,624	£27,776	-	-
2022-12-31	£0	£0	-	-

Trustees

Name	Role	Appointed
Alison Margaret Miles	Chair	2023-04-12
Claire Agnes Johns		2023-04-01
JANIE HAWKINS		2026-01-01
KATHERINE MANLEY-TUCKER		2023-04-01
Richard Lee		2026-01-01

HENRY DREW THOMAS ALMSHOUSES AND STARCROSS WELFARE TRUST

England & Wales - Charity number 1198463

Accounts



Trustees' Annual Report for the period

From 1.1.24 Period start date To 31.12.24 Period end date

Charity name: Henry Drew Thomas Almshouses and Starcross Welfare Trust

Charity registration number: 1198464

Objectives and Activities

	SORP reference	
Summary of the purposes of the charity as set out in its governing document	Para 1.17	To provide 8 people with affordable housing in line with the charity's constitution To provide financial assistance in line with the charity's governing document
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 maintain 8 flats to good standard and select people with local connection to take up residency To identify need and provide financial help in line with the charity's governing document
Statement confirming whether the trustees have had regard to the guidance issued by the Charity Commission on public benefit	Para 1.18	The trustees are aware and give regard to the guidance issued by the Charity Commission on public benefit

Additional information (optional)

You may choose to include further statements where relevant about:

	SORP reference	
Policy on grant making	Para 1.38	As set out in the governing document
Policy on social investment including program related investment	Para 1.38	none
Contribution made by volunteers	Para 1.38	none
Other		

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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	The completion of upgrades made to 6 of 8 flats. Appointment of 2 new residents in line with the charity's governing document

Additional information (optional)

You may choose to include further statements where relevant about:

Achievements against objectives set	Para 1.41	The maintenance of the buildings and maximising their use has been achieved this year
Performance of fundraising activities against objectives set	Para 1.41	Not applicable
Investment performance against objectives	Para 1.41	Not applicable
Other		

Financial Review

Review of the charity's financial position at the end of the period	Para 1.21	The charity continues to manage funds to meet the needs of the residence of the Almshouses. This includes day to day maintenance and refurbishment as required Reserved funds are held for the Starcross Welfare Trust. No grants have been given this financial year
Statement explaining the policy for holding reserves stating why they are held	Para 1.22	Reserves are held to enable trustees to respond to the need of the Almshouse residents and the repair needs of the building
Amount of reserves held	Para 1.22	£49,458.00
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	n/a

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	Contributions from residents
Investment policy and objectives including any social investment policy adopted	Para 1.46	To receive interest on any reserved money
A description of the principal risks facing the charity	Para 1.46	n/a
Other		

Structure, Governance and Management

Description of charity's trusts:		Almshouses Welfare Trust for the people living in the environs of Starcross
Type of governing document (trust deed, royal charter)	Para 1.25	Constitution for trust
How is the charity constituted? (e.g unincorporated association, CIO)	Para 1.25	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	The Priest in Charge of St Paul's Starcross PCC St Paul's Starcross (2 Trustees) Starcross Parish Council (2 Trustees)

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	
The charity's organisational structure and any wider network with which the charity works	Para 1.51	5 Trustees
Relationship with any related parties	Para 1.51	Any relationship with related parties must be declared in line with the governing document
Other		

Reference and Administrative details

Charity name	Henry Drew Thomas Almshouses and Starcross Welfare Trust
Other name the charity uses	n/a
Registered charity number	1198463
Charity's principal address	3, Warboro Terrace Starcross Exeter EX6 8QE

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	Alison Miles	Chair		Starcross Parish Council
2	Kate Manley-Tucker			Starcross Parish Council
3	Rev Patrick Parkes			Priest-in-charge St Paul's
4	Claire Johns	Treasurer/Secretary		St Paul's Parochial Church Council
5	Sandra Diaper			St Paul's Parochial Church Council
6				
7				
8				
9				
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15				
16				
17				
18				
19				
20				

Corporate trustees – names of the directors at the date the report was approved

Director name		
n/a		

Name of trustees holding title to property belonging to the charity

Trustee name	Dates acted if not for whole year	
n/a		

Funds held as custodian trustees on behalf of others

Description of the assets held in this capacity	n/a
Name and objects of the charity on whose behalf the assets are held and how this falls within the custodian charity's objects	n/a
Details of arrangements for safe custody and segregation of such assets from the charity's own assets	n/a

Additional information (optional)

Names and addresses of advisers (Optional information)

Type of adviser	Name	Address
n/a		

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

n/a

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)

Alison Miles

Full name(s)

Alison Margaret Miles

Position (eg Secretary,
Chair, etc)

Chair

Date

24.01.24

Henry Drew Thomas Almshouses and Starcross Welfare Trust
Charity No 1198463
Receipts & Payments Account
Year end 31st December 2024

	£	£	£	2023 £
Receipts				
Rental Income	18,235		18,235	21,290
Other Income			-	219
	18,235	-	18,235	21,509
Interest	116		116	280
Dividends		1,459	1,459	-
	116	1,459	1,575	280
Total incoming resources	18,351	1,459	19,809	21,789
Payments				
Building Works	(17,345)		(17,345)	(13,220)
ECC	(1,268)		(1,268)	(589)
Maintenance	(1,052)		(1,052)	(1,167)
Utilities	(1,016)		(1,016)	(705)
Nat Assoc Almshouses	(353)		(353)	(343)
Equipment	(411)		(411)	(750)
Fees	(92)		(92)	(937)
Other			-	(64)
				-
Total resources expended	(21,537)	-	(21,537)	(17,775)
Net (outgoing)/ incoming resources	(3,186)	1,459	(1,728)	4,014
Transfers between funds	15,000	(15,000)	-	-
Gains (Losses) in Investment Assets				-
Net movement in funds				4,014
B/fwd 01/01/2024	7,862	41,598	49,459	45,444
As at 31st December 2024	19,675	28,056	47,732	49,458

Statement of Assets & Liabilities At 31st December 2024

Cash at Bank				
Henry Drew Thomas	15,629		15,629	7,862
Starcross Welfare	4,046		4,046	
	19,675	-	19,675	7,862
Investments (COIF)				
Henry Drew Thomas		8,148	8,148	22,129
Starcross Welfare		19,908	19,908	19,467
TOTAL	19,675	28,056	47,731	49,458

SUMMARY 31.12.2024

Lloyds							
Henry Drew Thomas and	1.1.24		income		expenditure		31.12.24
Starcross Welfare Account							
(00)554112	3848.31		50082.97		28629.65		4046.05
interest account							
31114260	4013.46		28629.65		13000		15629.65
Total (Cash available)	7861.77						19675.7
restricted to individual charity							
HDT	15852.46						
SWT	3823.24						
Investments							
Henry Drew Thomas							
coif	22,129.70		1019.03		15000		8,148.73
Starcross Welfare							
coif	19467.94		439.79				19907.73

FINANCIAL OVERVIEW 1-1-12024 - 31-1- 2024

Acc no		554112			31114260		
date		OUT		IN	IN		OUT
1,1,24				3848.31	4013.46		
2.1	ECC	98.22					
8.1	K Brown	83.5					
9.1	trans from ins acc			4000			4000
9.1	INT				3.9		
9.1	b mac	7334.4					
16.1	EDF	44.66					
	EDF	49.82					
18.1	CCLA			15000			
18.1	trans TO ins acc	14000			14000		
31'1	ECC	98.22					
9.2	INT				11.49		
6.2	K Brown	83.5					
28.2	EDF	61.77					
28.2	EDF	73.92					
29.2	ECC	98.22					
6.3	K Brown	83.5					
11.3	INT				15.49		
7.3	R WILLIAMS			4040.22			
14.3	EDF	22.44					
2.4	EDF	37					
2.4	ECC	98.22					
8.4	K Brown	83.5					
9.4	INT				14.51		
17.4	EDF	33.19					
17.4	EDF	49.74					
30.4	ECC	98.22					
9.5	INT				15.02		
7.5	K Brown	83.5					
17.5	EDF	40.34					
17.5	EDF	43.31					
20.5	TRANS			9000			9000
20.5	BMAC	9759					
31.5	ECC	98.22					
6.6	K Brown	83.5					
7.6	R WILLIAMS			3101.48			
10.6	INT				8.99		
19.6	EDF	38.9					
19.6	EDF	52.11					
24.6	trans TO ins acc	3000			3000		
1.7	ECC	97					
8.7	K Brown	83.5					
9.8	INT				6.96		
8.7	CJ TB COOKER	411					
10.7	EDF	28.11					
10.7	EDF	37.78					
31.7	ECC	96.9					
9.8	INT				8		
6.8	K Brown	83.5					
9.8	EDF	35.56					
9.8	EDF	43.33					
2.9	ECC	96.9					
4.9	R WILLIAMS			5645.23			
6.9	K Brown	83.5					
9.9	INT				6.88		
9.9	EDF	33.49					
9.9	EDF	41.39					
30.9	ECC	96.9					
2.1	TRANSFER TO INST	2500			2500		
2.1							
2.10.	BROWN BROWN INS	50					
9.10.	INT				7.21		
7.10.	K Brown	83.5					
10.10,	EDF	34.62					
10.10.	EDF	39.73					

FINANCIAL OVERVIEW 1-1-12024 - 31-1- 2024

Acc no		554112			31114260		
date		OUT		IN	IN		OUT
1,1,24				3848.31	4013.46		
9.1	b mac	7334.4					
27.11	B MAC	252					
20.5	BMAC	9759					
2.10.	BROWN BROWN INS	50					
18.1	CCLA			15000			
27.11	CJ - KNOKSPADE	13.99					
8.7	CJ TB COOKER	411					
19.12	CJ XMAS EXP	77.75					
2.1	ECC	98.22					
31'1	ECC	98.22					
29.2	ECC	98.22					
2.4	ECC	98.22					
30.4	ECC	98.22					
31.5	ECC	98.22					
1.7	ECC	97					
31.7	ECC	96.9					
2.9	ECC	96.9					
30.9	ECC	96.9					
31.10.	ECC	96.9					
2.12	ECC	96.9					
31.12	ECC	96.9					
16.1	EDF	44.66					
	EDF	49.82					
28.2	EDF	61.77					
28.2	EDF	73.92					
14.3	EDF	22.44					
2.4	EDF	37					
17.4	EDF	33.19					
17.4	EDF	49.74					
17.5	EDF	40.34					
17.5	EDF	43.31					
19.6	EDF	38.9					
19.6	EDF	52.11					
10.7	EDF	28.11					
10.7	EDF	37.78					
9.8	EDF	35.56					
9.8	EDF	43.33					
9.9	EDF	33.49					
9.9	EDF	41.39					
10.10,	EDF	34.62					
10.10.	EDF	39.73					
11.11	EDF	36.13					
11.11	EDF	48.47					
10.12	EDF	44.31					
10.12	EDF	45.94					
9.1	INT				3.9		
9.2	INT				11.49		
11.3	INT				15.49		
9.4	INT				14.51		
9.5	INT				15.02		
10.6	INT				8.99		
9.8	INT				6.96		
9.8	INT				8		
9.9	INT				6.88		
9.10.	INT				7.21		
9.12	INT				8.15		
8.1	K Brown	83.5					
6.2	K Brown	83.5					
6.3	K Brown	83.5					
8.4	K Brown	83.5					
7.5	K Brown	83.5					
6.6	K Brown	83.5					
8.7	K Brown	83.5					
6.8	K Brown	83.5					

HENRY DREW THOMAS ALMSHOUSES AND STARCROSS WELFARE TRUST

England & Wales - Charity number 1198463

Accounts

Henry Drew Thomas Alms-houses and Starcross Welfare Trust.

formally

Henry Drew Thomas Alms-houses,

and

Starcross Welfare Trust

Trustees

Kate Manley - Tucker, Sandra Diaper, Claire Johns, Rev Patrick Parkes, Alison Miles.

Annual Report 2023

We began the year as 2 separate charities 1) Henry Drew Thomas Alms-houses, 2) The Starcross Welfare Trust, both charities have the same Trustees. Work had commenced in 2022 to amalgamate them and change them into one CIO (Corporate Integrated Organisation), The Henry Drew Thomas Alms-houses and Starcross Welfare Trust. Working with a local solicitor this was put forward and changed during the year 2023. All funds have been transferred to a new account and the old accounts closed. The registry of the land has also been transferred.

We began the year with 2 empty apartments as refurbishment continued. We eventually welcomed 2 new residents completing the occupation of the 8 apartments by 9 residents. 1 resident gave their notice to move November and the refurbishment of that apartment began. Therefore, at the end of the year we have a vacancy which we intend to fill by the end of February 2024.

The long-standing Clerk retired at the end of 2022 and some duties have been taken on by the trustees for the time being with a local agent being appointed to handle the day-to-day management of the buildings. After some initial teething problems this is working well.

A Quinquennial inspection was arranged, and some minor works required. These will be completed through the year. The electrics in each apartment have been tested and the consumer units are currently being updated. The annual and biennial checks on the stairlifts and fire alarms have taken place. The grounds have been maintained and windows cleaned every quarter.

There has been major expenditure this year due to refurbishment with trustees using some reserves to improve the apartments. 5 apartments have been upgraded with 3 apartments still to be upgraded. The residents of these apartments have requested that this doesn't happen yet.

The residents enjoyed the annual Christmas Tea Party and gifts provided by the trustees.

A small donation to the village foodbank was made this year from the Starcross Welfare Trust Fund

This year has been a difficult year as there have been many changes not least the retirement of the long-term Clerk. Many thanks to the trustees for their hard

work and support while the changes to the charity, banking arrangements and refurbishments have taken place.

The financial report will be checked by Mr David Guthrie and sent with this report to the Charity Commission

Alison Miles

Trustee

Financial over view 1.1.23. - 31.12.23

	Available 1.1.24	Income	Expenditure
Lloyds			
Henry Drew Thomas Almshouse			
Business Acc (0)1645340	7787.76	881.76	8669.52
Interest account (00)542904	106.61	0.01	106.62
Transferred to CIO			8776.14
Lloyds			
Starcross Welfare Trust			
Business Account (0)1635787	470.08	267.32	737.4
Interest Account (00)554112	12.07	0.35	12.42
Transferred to CIO			749.82
Lloyds			
Henry Drew Thomas and Starcross Welfare Account (00)554112	0	31623.95	27775.64
interest account 31114260	0	10013.46	6000
Total (Cash available)			
Investments			
Henry Drew Thomas			
coif M & G closed 8.11.23	2444.59		3073.42
Starcross Welfare			
coif .NS&I closed 26.10.23	3055.39		3073.42

Balance 31.12.23

0 Acc closed 6.10.23

0 Acc closed 6.10.23

0 Acc closed 6.10.23

0 Acc closed 6.10.23

3848.31

4013.46

<u>7861.77</u>	restricted to individual charity
	HDT 4038.53
	SWT 3823.24

22,129.70

0.00 Acc closed transferred to HDT&SWT

19467.94

0 Acc closed transferred toHDTA&SWT



Section A

Independent Examiner's Report

Report to the
trustees

Charity Name

Henry Drew Thomas Almshouses and Starcross Welfare Trust

On accounts for
the year ended

31st December 2023

Charity no 1198463
(if any)

Set out on pages

1

(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 December 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 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:

- 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.

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.

Date: 28 April 2024

Signed:

Name: David Guthrie

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

F.C.A.
B.Sc.Econ

Address: Jayd, Mamhead Road, Kenton, EX6 8LX

HENRY DREW THOMAS ALMSHOUSES AND STARCROSS WELFARE TRUST

England & Wales - Charity number 1198463

Accounts

Henry Drew Thomas Almshouses and Starcross Welfare Trust

Trustees. Alison Miles, Claire Johns, Sandra Diaper, Katherine Manley-Tucker,
Reverend Patrick Parkes

Annual report 2021 -2022

From March 2022 a new CIO was formed to incorporate the following 2 charities.

“Henry Drew Thomas Alms-houses” and “The Starcross Welfare Trust”. The new charity went live in March 2022. There was no further activity on the new Henry Drew Thomas and Starcross Welfare Trust charity until March 2023.

It had no bank account and no financial transactions happened during the 2021 -2022 financial year

Alison Miles

Trustee