

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	0	31623.95	27775.64
(00)554112			
interest account	0	10013.46	6000
31114260			
Total (Cash available)			
<u>Investments</u>			
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