



**CHARITY COMMISSION**  
FOR ENGLAND AND WALES

## 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	<b>To provide 8 people with affordable housing in line with the charity's constitution</b> <b>To provide financial assistance in line with the charity's governing document</b>
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	<b>To maintain 8 flats to good standard and select people with local connection to take up residency</b> <b>To identify need and provide financial help in line with the charity's governing document</b>
Statement confirming whether the trustees have had regard to the guidance issued by the Charity Commission on public benefit	Para 1.18	<b>The trustees are aware and give regard to the guidance issued by the Charity Commission on public benefit</b>

## Additional information (optional)

You may choose to include further statements where relevant about:

	SORP reference	
Policy on grant making	Para 1.38	<b>As set out in the governing document</b>
Policy on social investment including program related investment	Para 1.38	<b>none</b>
Contribution made by volunteers	Para 1.38	<b>none</b>
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	<b>The completion of upgrades made to 6 of 8 flats. Appointment of 2 new residents in line with the charity's governing document</b>

### Additional information (optional)

You may choose to include further statements where relevant about:

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

## Financial Review

Review of the charity's financial position at the end of the period	Para 1.21	<b>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</b> <b>Reserved funds are held for the Starcross Welfare Trust. No grants have been given this financial year</b>
Statement explaining the policy for holding reserves stating why they are held	Para 1.22	<b>Reserves are held to enable trustees to respond to the need of the Almshouse residents and the repair needs of the building</b>
Amount of reserves held	Para 1.22	<b>£49,458.00</b>
Reasons for holding zero reserves	Para 1.22	<b>n/a</b>
Details of fund materially in deficit	Para 1.24	<b>n/a</b>
Explanation of any uncertainties about the charity continuing as a going concern	Para 1.23	<b>n/a</b>

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

## Structure, Governance and Management

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

### 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	<b>5 Trustees</b>
Relationship with any related parties	Para 1.51	<b>Any relationship with related parties must be declared in line with the governing document</b>
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
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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
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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)**

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 £
<b>Receipts</b>				
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
<b>Payments</b>				
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)
	(21,537)	-	(21,537)	(17,775)
Total resources expended	(21,537)	-	(21,537)	(17,775)
<b>Net (outgoing)/ incoming resources</b>	<b>(3,186)</b>	<b>1,459</b>	<b>(1,728)</b>	<b>4,014</b>
Transfers between funds	15,000	(15,000)	-	-
Gains ( Losses) in Investment Assets				-
<b>Net movement in funds</b>				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**

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

## SUMMARY 31.12.2024

<b>Lloyds</b>								
<b>Henry Drew Thomas and</b>		1.1.24		income		expenditure		31.12.24
<b>Starcross Welfare Account</b>								
(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						
<b>Investments</b>								
<b>Henry Drew Thomas</b>								
coif		22,129.70		1019.03		15000		8,148.73
<b>Starcross Welfare</b>								
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						

31.10.	ECC	96.9						
11.11					9.59			
6.11	K Brown	83.5						
11.11	EDF	36.13						
11.11	EDF	48.47						
27.11	B MAC	252						
27.11	CJ - KNOKSPADE	13.99						
2.12	ECC	96.9						
9.12	INT				8.15			
6.12	K Brown	83.5						
10.12	EDF	44.31						
10.12	EDF	45.94						
11.12	R WILLIAMS		5447.73					
19.12	trans TO ins acc	5000			5000			
19.12	CJ XMAS EXP	77.75						
10.12	NAT ASS ALMSHOUS	353						
31.12	ECC	96.9						
		46036.92	50082.97		28629.65		13000	
				4046.05				15629.65

## 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						

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