

## **THE BATHURST CHARITY CIO**

Registered Charity No. 1204352

Registered address: Barltrops, High Street, Debden, Saffron Walden, Essex CB11 3LE

Trustees: Charles Murphy (Chair)  
Christine Griffin\*  
Roger Forster\*  
John Le Fever\*  
Paul Sando  
Revd Lynda Sebbage (appointed 20 January 2025)\*\*

Clerk: Arthur Davey

Bank: Lloyds Bank plc

Solicitors: HCR Hewitsons

### **Report of the Trustees for the year ended 31 December 2024**

The Bathurst Charity ("the Charity") was registered on 15 August 2023, with the Constitution of a Charitable Incorporated Organisation. During the year, pursuant to Orders of the Charity Commission for England and Wales, the Charity assumed the assets and undertaking of three unincorporated charities – The Bathurst Charity (registered No. 209710); Dr Carter's Charity (registered No. 208251), and The Charity of John Measant (registered No. 208250). This report covers the activities of all these charities during the year, and financial information has been prepared on the basis of merger accounting.

#### **Trustees.**

The following Trustees served during the year:

Charles Murphy (Chair)  
Christine Griffin\*  
Roger Forster\*  
John Le Fever\*  
Tina Knight (resigned 5 April 2024)  
Paul Sando (appointed 3 December 2024)

\* Nominated by Debden Parish Council

\*\* Ex Officio

#### **Objects and activities of the Charity.**

The Bathurst Charity was established in 1868, to acquire and administer properties in the Parish of Debden, Essex as almshouses.

The objects of the Charity are for the benefit of the public within the parishes of Debden and Wimbish, near Saffron Walden in Essex, and include the relief of poverty or hardship by the

provision and maintenance of almshouse accommodation. Residents of the almshouses are beneficiaries of the Charity, not tenants, and pay maintenance contributions, not rent. Maintenance contributions are reviewed by the Trustees annually.

The almshouses comprise four units – two single and two double occupancy – and during the year provided housing for four people, one of the single units being unoccupied pending refurbishment. During the year, the Charity has carried out any necessary maintenance work on the properties, and has developed plans for a major refurbishment of the two single units.

**Public benefit.**

The Trustees have had due regard to the Charity Commission's Public Benefit Guidance when exercising any powers or duties to which the guidance is relevant.

**Reserves policy.**

The policy of the Trustees is to ensure that the Charity has sufficient free reserves to meet current and foreseeable obligations. As at 31 December 2024, the Charity had free reserves of £28,661, and unrestricted reserves designated for future property maintenance of £14,075.

Charles Murphy  
Chairman

13 February 2025

The Bathurst Charity  
Statement of Financial Activities  
Year to 31 December 2024

	General Fund	Oil Account	Almshouses Fund	Cyclical Maintenance Fund	Extraordinary Repair Fund	Total Funds	2023 Total Funds
	£	£	£	£	£	£	£
<b>Receipts</b>							
Investment income	196.25					196.25	188.26
Contributions							
Maintenance	19,346.00					19,346.00	18,734.00
Oil		912.00					
Other income						0.00	0.00
<b>Total receipts</b>	<b>19,542.25</b>		<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>19,542.25</b>	<b>18,922.26</b>
		<b>912.00</b>					
<b>Payments</b>							
Insurance	-865.38					-865.38	-813.78
Maintenance and repairs				-1,200.38		-1,200.38	-8,977.36
Building project					-783.00	-783.00	-8,001.54
Cost of oil used		-968.24				0.00	-145.76
Professional fees							
Legal (CIO conversion)	-2,493.80					-2,493.80	-3,664.80
Rent valuations	-390.00					-390.00	-105.00
AA Subscription	-275.00					-275.00	-267.00
Vacant unit costs							
Council tax	-1,468.89					-1,468.89	109.80
Electricity	-184.58					-184.58	-86.14
Water rates	-141.00					-141.00	-317.80
<b>Total payments</b>	<b>-5,818.65</b>		<b>0.00</b>	<b>-1,200.38</b>	<b>-783.00</b>	<b>-7,802.03</b>	<b>-22,269.38</b>
		<b>-968.24</b>					
<b>Total Receipts less Total Payments</b>	<b>13,723.60</b>		<b>0.00</b>	<b>-1,200.38</b>	<b>-783.00</b>	<b>11,740.22</b>	<b>-3,347.12</b>
<b>Surplus</b>		<b>-56.24</b>					
Transfers	-5,583.00			3,420.00	2,163.00	0.00	0.00
B/fwd		92.88					
Balance 1/1/24	20,520.72		324,569.60	10,475.52	0.00	355,565.84	358,912.96
Balance 31/12/24	28,661.32		324,569.60	12,695.14	1,380.00	367,306.06	355,565.84
C/fwd		<b>36.64</b>					

The Bathurst Charity  
Balance Sheet  
As at 31 December 2024

	December 2024		December 2023	
	£	£	£	£
<b>Fixed Assets</b>				
Almshouses at cost		324,569.60		324,569.60
Investments at cost		2,170.63		2,170.63
<b>Current Assets</b>				
Stock of oil	681.79		419.34	
Prepaid insurance	436.80		428.71	
Cash at bank	39,483.88		28,070.44	
		<b>40,602.47</b>		<b>28,918.49</b>
<b>Total Assets</b>		<b>367,342.70</b>		<b>355,658.72</b>
<b>Liabilities</b>				
Oil account	-36.64		-92.88	
Creditors	0.00		0.00	
		<b>-36.64</b>		<b>-92.88</b>
<b>Total Net Assets</b>		<b>367,306.06</b>		<b>355,565.84</b>
General Fund		28,661.32		20,520.72
Almshouses Fund		324,569.60		324,569.60
Cyclical Repairs Fund		12,695.14		10,475.52
Extraordinary Repairs Fund		1,380.00		0.00
<b>Total Funds</b>		<b>367,306.06</b>		<b>355,565.84</b>