

# EAMES ALMSHOUSES

England & Wales · Charity number 1205548

## Details

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**Status** Registered

**Legal form** CIO

**Registered** 2023-11-02

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

## Contact

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**Address** 118 Moggs Mead  
Petersfield  
Hampshire  
GU31 4PY

**Phone** 07919855863

**Email** [eames.clerk@gmail.com](mailto:eames.clerk@gmail.com)

## Activities

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**Objects:** THE RELIEF OF POVERTY BY THE PROVISION OF ALMSHOUSE ACCOMMODATION FOR POOR PERSONS WHO ARE RESIDENT IN OR HAVE CONNECTIONS WITH THE PARISH OF STEEP IN HAMPSHIRE OR ADJOINING PARISHES AND WHO ARE IN NEED OF SUCH ACCOMMODATION DUE TO FINANCIAL HARDSHIP OR LIMITED FINANCIAL RESOURCES

**Activities:** Eames Almshouses manages almshouses and provides almshouse accommodation in the parish of Steep in Hampshire. Beneficiaries are those in need who live in or have connections to Steep or the adjoining parishes.

## Classification

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- **How:** Other Charitable Activities
- **What:** Other Charitable Purposes
- **Who:** Elderly/old People, Other Defined Groups

## Geography

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- Hampshire

## Finances

Period end	Income	Expenditure	Assets	Employees
2025-03-31	£29,971	£27,849	-	-

## Trustees

Name	Role	Appointed
<b>Stephen Rae</b>	Chair	2023-10-31
Anne Deakin-Hyde Mrs		2023-10-31
Dr BRIAN ELLIS		2023-10-31
Maureen Routh		2023-10-31

**EAMES ALMSHOUSES**

England & Wales - Charity number 1205548

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# Accounts

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# Trustees' Annual Report for the period

1 stApril 2024			Period end date		
From	01	Month	April	Year	2024
To	31	Month	March	Year	2025

## Section A Reference and administration details

**Charity name**

**Other names charity is known by**

**Registered charity number (if any)**

**Charity's principal address**

**Postcode**

### 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	Stephen Rae	Chair		
2	Anne Deakin-Hyde	Treasurer		
3	Maureen Routh			
4	Brian Ellis			
5				
6				
7				
8				
9				
10				
11				
12				
13				
14				
15				
16				
17				
18				
19				
20				

### Names of the trustees for the charity, if any, (for example, any custodian trustees)

Name	Dates acted if not for whole year

**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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**Section B Structure, governance and management**

**Description of the charity's trusts**

Type of governing document <i>(eg. trust deed, constitution)</i>	Constitution
How the charity is constituted <i>(eg. trust, association, company)</i>	CIO
Trustee selection methods <i>(eg. appointed by, elected by)</i>	

**Additional governance issues (Optional information)**

You **may choose** to include additional information, where relevant, about:

- policies and procedures adopted for the induction and training of trustees;
- the charity's organisational structure and any wider network with which the charity works;
- relationship with any related parties;
- trustees' consideration of major risks and the system and procedures to manage them.

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**Section C Objectives and activities**

**Summary of the objects of the charity set out in its governing document**

To provide housing for poor people of Steep and surrounding villages
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The main activity of the charity is to provide housing in 6 units. All expenses of the charity relate to the upkeep of the properties and any professional and legal fees necessary for the trustees to carry out their duties with regard to Charity Commission and Almshouse Association guidance.

In the year to which this report relates some legal and professional expenses relate to a proposed development of three new Almshouses in Steep that will be owned and managed by the charity on completion.

**Summary of the main activities undertaken for the public benefit in relation to these objects (include within this section the statutory declaration that trustees have had regard to the guidance issued by the Charity Commission on public benefit)**

#### **Additional details of objectives and activities (Optional information)**

You **may choose** to include further statements, where relevant, about:

- policy on grantmaking;
- policy programme related investment;
- contribution made by volunteers.

**Summary of the main achievements of the charity during the year**

During the year we have been negotiating for the purchase of three new Almshouses which are scheduled for completion at the end of 2026.Th

## Section E

## Financial review

### Brief statement of the charity's policy on reserves

The charity's reserve policy states that an amount of at least one year's normal expenditure should be kept in cash and the reserve is currently nearly three times that amount.

### Details of any funds materially in deficit

No funds are in deficit

### Further financial review details (Optional information)

You **may choose** to include additional information, where relevant about:

- the charity's principal sources of funds (including any fundraising);
- how expenditure has supported the key objectives of the charity;
- investment policy and objectives including any ethical investment policy adopted.

Our current licence income and interest received covers the annual expenditure and no fund raising has been necessary.

## Section F

## Other optional information


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## Section G

## Declaration

The trustees declare that they have approved the trustees' report above.

Signed on behalf of the charity's trustees

Signature(s)		
Full name(s)	Anne Deakin-Hyde	
Position (eg Secretary, Chair, etc)	TRUSTEE	
Date	10/12/2025	



**Section A**

**Independent Examiner's Report**

**Report to the trustees**

Charity Name  
Eames Almshouses

**On accounts for the year ended**

31/03/2025

**Charity no (if any)**

1205548

**Set out on pages**

1 + 2 CC16a

(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 31/03/2025

**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 all 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 (other than that disclosed below \*) 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; or
- the accounts did not comply with the applicable requirements concerning the form and content of accounts set out in the Charities (Accounts and Reports) Regulations 2008 other than any requirement that the accounts give a 'true and fair' view which is not a matter considered as part of an independent examination.

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.

\* Please delete the words in the brackets if they do not apply.

**Signed:**

**Date:**

10/12/2025

**Name:**

Nikki Roberts FCCA

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

ACCA

**Address:**

Traviss & Co Ltd, 38 Newtown Road, Liphook, Hampshire. GU30 7DX

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**Section B**

**Disclosure**

Only complete if the examiner needs to highlight material matters of concern (see CC32, Independent examination of charity accounts: directions and guidance for examiners).

**Give here brief details of any items that the examiner wishes to disclose.**

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CHARITY COMMISSION  
FOR ENGLAND AND WALES

Charity Name  
**Eames Almshouses**

No (if any)  
**1205548**

## Receipts and payments accounts

CC16a

For the period from	Period start date	To	Period end date
	01.04.24		31.03.25

### Section A Receipts and payments

	Unrestricted funds to the nearest £	Restricted funds to the nearest £	Endowment funds to the nearest £	Total funds to the nearest £	Last year to the nearest £
<b>A1 Receipts</b>					
Licences	24,306	-	-	24,306	-
Interest received - COIF	3,287	-	-	3,287	-
Interest received - M&G	2,378	-	-	2,378	-
	-	-	-	-	-
	-	-	-	-	-
	-	-	-	-	-
	-	-	-	-	-
<b>Sub total (Gross income for AR)</b>	<b>29,971</b>	<b>-</b>	<b>-</b>	<b>29,971</b>	<b>-</b>
<b>A2 Asset and investment sales, (see table).</b>					
	-	-	-	-	-
<b>Sub total</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>
<b>Total receipts</b>	<b>29,971</b>	<b>-</b>	<b>-</b>	<b>29,971</b>	<b>-</b>
<b>A3 Payments</b>					
Water rates	1,062	-	-	1,062	-
Electricity	442	-	-	442	-
Repairs and maintenance	8,727	-	-	8,727	-
Mowing and window cleaning	1,722	-	-	1,722	-
Legal and professional fees	11,109	-	-	11,109	-
Accountancy	318	-	-	318	-
Insurance	885	-	-	885	-
Laundry expenses	213	-	-	213	-
Trustee training and travel	120	-	-	120	-
Clerk's honorarium	2,850	-	-	2,850	-
Subscriptions	401	-	-	401	-
<b>Sub total</b>	<b>27,849</b>	<b>-</b>	<b>-</b>	<b>27,849</b>	<b>-</b>
<b>A4 Asset and investment purchases. (see table)</b>					
	-	-	-	-	-
<b>Sub total</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>
<b>Total payments</b>	<b>27,849</b>	<b>-</b>	<b>-</b>	<b>27,849</b>	<b>-</b>
<b>Net of receipts/(payments)</b>	<b>2,122</b>	<b>-</b>	<b>-</b>	<b>2,122</b>	<b>-</b>
A5 Transfers between funds	-	-	-	-	-
A6 Cash funds last year end	-	-	-	-	-
<b>Cash funds this year end</b>	<b>2,122</b>	<b>-</b>	<b>-</b>	<b>2,122</b>	<b>-</b>

## Section B Statement of assets and liabilities at the end of the period

Categories	Details	Unrestricted funds to nearest £	Restricted funds to nearest £	Endowment funds to nearest £
<b>B1 Cash funds</b>	Natwest Bank	6,898	-	-
	COIF Deposit Account	69,237	-	-
		-	-	-
	<b>Total cash funds</b>	<b>76,135</b>	<b>-</b>	<b>-</b>

(agree balances with receipts and payments account(s))

Agreement Error

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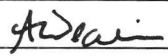
Categories	Details	Unrestricted funds to nearest £	Restricted funds to nearest £	Endowment funds to nearest £
<b>B2 Other monetary assets</b>		-	-	-
		-	-	-
		-	-	-
		-	-	-
		-	-	-
		-	-	-

Categories	Details	Fund to which asset belongs	Cost (optional)	Current value (optional)
<b>B3 Investment assets</b>	M&G Investments	ERF	-	114,809
	M&G Investments	Income Fund	-	1,558
	M&G Investments	Charifund	-	38,747
			-	-

Categories	Details	Fund to which asset belongs	Cost (optional)	Current value (optional)
<b>B4 Assets retained for the charity's own use</b>			-	-
			-	-
			-	-
			-	-
			-	-
			-	-
			-	-
			-	-

Categories	Details	Fund to which liability relates	Amount due (optional)	When due (optional)
<b>B5 Liabilities</b>			-	
			-	
			-	
			-	
			-	

Signed by one or two trustees on behalf of all the trustees

Signature	Print Name	Date of approval
	ANNE C DEAKIN-H-TAE	10/12/25



**Section A**

**Independent Examiner's Report**

**Report to the trustees**

Charity Name Eames Almshouses
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**On accounts for the year ended**

31/03/2025	<b>Charity no (if any)</b>	1205548
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**Set out on pages**

1 + 2 CC16a	(remember to include the page numbers of additional sheets)
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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.

\* Please delete the words in the brackets if they do not apply.

<b>Signed:</b> 	<b>Date:</b> 10/12/2025
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<b>Name:</b> Nikki Roberts FCCA
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<b>Relevant professional qualification(s) or body (if any):</b>	ACCA
---	------

<b>Address:</b>	Traviss & Co Ltd, 38 Newtown Road, Liphook, Hampshire. GU30 7DX
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FOR ENGLAND AND WALES

Charity Name  
**Eames Almshouses**

No (if any)  
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**CC16a**

**Receipts and payments accounts**

For the period from	Period start date	To	Period end date
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	-	-	-	-	-
	-	-	-	-	-
	-	-	-	-	-
	-	-	-	-	-
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<b>Sub total</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>
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A5 Transfers between funds	-	-	-	-	-
A6 Cash funds last year end	-	-	-	-	-
<b>Cash funds this year end</b>	<b>2,122</b>	<b>-</b>	<b>-</b>	<b>2,122</b>	<b>-</b>

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Agreement Error OK OK

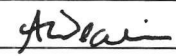
Categories	Details	Unrestricted funds to nearest £	Restricted funds to nearest £	Endowment funds to nearest £
<b>B2 Other monetary assets</b>		-	-	-
		-	-	-
		-	-	-
		-	-	-
		-	-	-
		-	-	-

Categories	Details	Fund to which asset belongs	Cost (optional)	Current value (optional)
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<b>B4 Assets retained for the charity's own use</b>			-	-
			-	-
			-	-
			-	-
			-	-
			-	-
			-	-
			-	-

Categories	Details	Fund to which liability relates	Amount due (optional)	When due (optional)
<b>B5 Liabilities</b>			-	
			-	
			-	
			-	
			-	

Signed by one or two trustees on behalf of all the trustees

Signature	Print Name	Date of approval
	ANNE C DEAKIN - HTAE	10/12/25