

THE ASHTON ALMSHOUSE CHARITY

England & Wales · Charity number 200349

Details

Status Registered

Legal form Other

Registered 1961-10-26

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

Contact

Address Grove House
76 High Street North
Dunstable
Bedfordshire
LU6 1NF

Phone 01582660008

Email dunstablecharity@yahoo.com

Website www.associationofdunstablecharities.co.uk

Activities

Objects: BENEFIT OF ALMSPEOPLE WHO SHALL BE POOR WOMEN WHO ARE MEMBERS OF CHURCH OF ENGLAND AND WHO (EXCEPT IN SPECIAL CASES TO BE APPROVED BY THE COMMISSIONERS) ARE RESIDENT IN THE BOROUGH OF DUNSTABLE AT THE TIME OF APPOINTMENT. PREFERENCE SHALL BE GIVEN TO APPLICANTS QUALIFIED AS AFORESAID WHOSE NAMES ARE ON A CHURCH ELECTORAL ROLL.

Activities: Upkeep and maintenance of Ashton Almshouses in Dunstable.

Classification

- **How:** Provides Buildings/facilities/open Space
- **What:** Accommodation/housing
- **Who:** Elderly/old People

Geography

- **Area of benefit:** BOROUGH OF DUNSTABLE
- Central Bedfordshire

Finances

Period end	Income	Expenditure	Assets	Employees
2025-03-31	£46,998	£41,378	-	-
2024-03-31	£40,322	£32,735	-	-
2023-03-31	£44,383	£37,467	-	-
2022-03-31	£41,672	£23,782	-	-
2021-03-31	£44,270	£41,043	-	-

Trustees

Name	Role	Appointed
CYNTHIA MARY GRESHAM		
Elizabeth Bentley		2014-11-17
Gregory Alderman		2023-05-14
Jana Veyres		2022-07-27
Laura Randall		2026-03-04
PETER HOLLICK		
		2019-05-22

THE ASHTON ALMSHOUSE CHARITY

England & Wales - Charity number 200349

Accounts

ASHTON ALMSHOUSE CHARITY

Charity Reg. No. 200349

Trustees Annual Report for the period 1st April 2024 to 31st March 2025

Charity Address:

Association of Dunstable Charities Grove House,
76 High Street North, Dunstable, Bedfordshire.
LU6 1NF

Trustees for the period 1st April 2024 to 31st March 2025

Ex Officio:

Rector of Dunstable - Revd. Rachel Phillips

Representative Governors Dunstable Town

Council:

Cllr Mr Greg Alderman
Cllr Mr Louise O'Riordan

Co-optative Governors:

Mrs Cynthia Gresham	Mrs Elizabeth Bentley
Mr Peter Hollick	Mrs Jana Veyres

Chairman:

Mrs Cynthia Gresham

Clerk to the Governors:

Mrs Julie Tipler

Charity Structure, Governance and Management:

Governing document: Trust Foundation under scheme framed by will dated 30th March 1885, and Charities Act 1960. Amended and updated by Trustees in 2012.

Trustee Selection Methods:

One ex officio – Incumbent of the benefice of the Ecclesiastical Parish of Dunstable

Two Nominative Trustees – Appointed by Dunstable Town Council

Four Co-optative Trustees – Appointed by resolution of the Trustees.

Objectives and Activities

Maintenance and upkeep of the Frances Ashton Almshouses and the gardens and help towards energy and other costs for residents. Concern for the welfare of the six residents.

Achievements and Performance in the past year

Trustees inspect all the flats in the Almshouse and grounds annually. The Chairman/Clerk make regular visits throughout the year. The gardens continue to be well maintained, and all residents are very happy and have been enjoying socialising together in the garden. This has been helped with the addition of a new seating area with new garden furniture.

Maintenance of the gardens and building is all up to date. The vacant flat is now occupied and current resident is happy and has integrated with existing residents extremely well.

The RCD fuse boxes were all updated to be in line with current safety standards

Finances

Buildings and grounds are the main asset. Money is invested and helps with the maintenance and upkeep of the building, day to day running costs, administration, and refurbishments. Other income is obtained from the maintenance charges from residents.

Mrs Julie Tipler
Clerk to the Charity
9th July 2025

ASHTON ALMSHOUSE CHARITY

Statement of Accounts as at 31st March 2025

	Apr 2024 - March 2025		Apr - March	
	£	£	£	£
RECEIPTS				
Maintenance Charges		43,819.70		33,937.59
Council Tax Rebate				
Affinity Water				
Other (Jane Cart Grant -£8157.20/ £167.24 CBC Council Tax Flat 5 rebate) & £142.91 Affinity Water		8,324.44		3,185.01
Income from Investments:				
C.O.I.F	2,973.94		3,035.61	
Higher Interest a/c £47.63& £51.33	204.40		163.89	
National Savings	0.00	3,178.34	0.00	3,199.50
INCOME EXC LOANS £47155.31		£ 55,322.48		£ 40,322.10
Total receipts			Income ex Grant	37137.09
EXPENDITURE				
Administration of Almshouse				
Gas	5,212.00		6,216.84	
Water	661.09		936.00	
Careline	547.20		508.80	
Insurance	1,204.19		1,249.80	
Electricity	2,490.27		2,040.65	
T.V. Licence	22.50		15.00	
Council Tax/ J Bradley	404.00		1,647.03	
Fire Protection Service	379.11		66.84	
Council Tax				
Building Survey				
		10,920.36		12,680.96
Maintenance of Almshouse				
Window/internal cleaning	1,643.00		1,029.00	
Garden Maintenance	6,395.45		1,768.05	
Decorating/Main	378.25		273.95	
Surveys	0.00		2,880.00	
White goods	984.98		744.97	
Electrics	11,434.41		460.10	
Heating	1,827.60		2,335.20	
Keys/locks	363.12		34.56	
Sundries Voile/blocked drain)	47.31		709.03	
Carpet	690.00		120.00	
		23,764.12		10,354.86
Administration of Charity:				
Rent & Admin	2,635.00		0.00	
Payroll Rent & Admin	3,689.00		9,216.00	
COIF goes out then returned	0.00		120.00	
Almshouse Assoc	369.50		363.00	
		6,693.50		9,699.00

Total Expenditure		41,377.98		32,734.82
NET RECEIPTS / (EXPENDITURE)		13,944.50		7,587.28
<u>Balances as at 31st March 2024</u>				
Total of Investments	204,381.33		185,052.83	
National Savings Account	25,444.18		25,444.18	
Total of bank balances	56,352.12	286,177.63	48,764.84	259,261.85
Total assets brought forward				
Add Net Receipts/(Expenditure)		13,944.50		7,587.28
Add movement in investments		(6,667.44)		19,650.11
<u>Balances as at 31st March 2025</u>				
Total of Investments	197,713.89		204,381.33	
National Savings Account	25,444.18		25,444.18	
Total of bank balances	70,296.62	293,454.69	56,352.12	286,177.63
Total assets carried forward				
Check		0.00		0.00

43 Summer Street
Slip End
Luton
LU1 4BL

18th October, 2025

To Whom It May Concern

ASHTON ALMSHOUSE CHARITY – Charity Reg. No: 200349

I have been asked by the Clerk to The Trustees of the above charity, Mrs Julie Tipler, to carry out an independent inspection of the accounts for the period from 1st April 2024 to 31st March 2025.

I have been given full access to all relevant documents including:

- The list of current Trustees & their appointment dates
- The Trustees Annual Report for the period 1st April 2024 to 31st March 2025
- Minutes of the Trustees Meeting 23/5/2024
- Minutes of the Trustees Meeting 6/11/2024
- Minutes of the Trustees Meeting 5/3/2025
- Cash book spreadsheet 2024-2025
- Statement of Accounts for 2023-4 and 2024-5
- Assets & Liabilities Summary at 31/3/2025
- BACS confirmations for all transactions, supported by suppliers invoices.
- Bank Statements for both bank accounts & COIF statements.

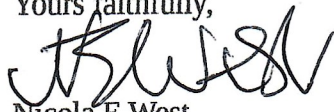
I have fully cross-checked all the Bank Statements, BACS payment confirmations, and the relevant invoices for the period against the cash book spreadsheet and have found no inconsistencies or errors. There are no cash transactions. VAT is paid where it is due and is correctly managed. The Clerk has confirmed that all tax and NI due on her salary and that of her assistant is paid and in order – this is managed via the Association of Dunstable Charities to which the Ashton Almshouse Charity pays a monthly contribution. The queries I raised with the Clerk were all answered to my satisfaction. There is no separate budget meeting, but financial matters are addressed as part of every trustee meeting.

The aims of this historic charity are being well met. There is clear evidence from both the minutes and the financial transactions, that the 6 dwellings and associated gardens are well maintained and are meeting the practical and social needs of the residents in line with the spirit of the charity. Investment in the garden patio area undertaken this year, has been much welcomed by the residents. A significant amount of electrical work was also undertaken, for which a grant was sought and successfully obtained. Gardening, property repairs, cleaning and maintenance are carried out in a timely, efficient and cost-effective manner, by reliable tradespeople known to the Association of Dunstable Charities. White goods and carpets are renewed when needed. Tradespeople and other suppliers are paid promptly.

Day to day financial accounting and record-keeping is accurate, efficient and timely. Paperwork is well managed and there is clear evidence that income and payments are regularly scrutinised. I raised a query on what appeared to be a dormant National Savings account and before the audit was complete there had been agreement to transfer these funds to the COIF account which is definitely in the interests of the Charity. Such a swift response is just one example of the dynamic approach of the both the Clerk and the Trustees.

Thank you for asking me to carry out this inspection. Should you have any further questions, please do not hesitate to contact me.

Yours faithfully,

A handwritten signature in black ink, appearing to read 'Nicola E West', written in a cursive style.

Nicola E West

THE ASHTON ALMSHOUSE CHARITY

England & Wales - Charity number 200349

Accounts

ASHTON ALMSHOUSE CHARITY

Charity Reg. No. 200349

Trustees Annual Report for the period 1st April 2023 to 31st March 2024

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Association of Dunstable Charities Grove House,
76 High Street North, Dunstable, Bedfordshire.
LU6 1NF

Trustees for the period 1st April 2023 to 31st March 2024

Ex Officio:

Rector of Dunstable - Revd. Rachel Phillips

Representative Governors Dunstable Town

Council:

Cllr Mr Greg Alderman
Cllr Mr Louise O'Riordan

Co-optative Governors:

Mrs Cynthia Gresham	Mrs Elizabeth Bentley
Mr Peter Hollick	Mrs Jana Veyres

Chairman:

Mrs Cynthia Gresham

Clerk to the Governors:

Mrs Julie Tipler

Charity Structure, Governance and Management:

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Objectives and Activities

Maintenance and upkeep of the Frances Ashton Almshouses and the gardens and help towards energy and other costs for residents. Concern for the welfare of the six residents.

Achievements and Performance in the past year

Trustees inspect all the flats in the Almshouse and grounds annually. The Chairman/Clerk make regular visits throughout the year. The gardens continue to be well maintained, and all residents are very happy and have been enjoying socialising together in the garden.

Maintenance of the gardens and building is all up to date and replacement RCD fuse boxes will be undertaken next financial year. A flat became vacant and had been redecorated and awaits a new resident. The top floor walkway was re-surfaced.

Finances

Buildings and grounds are the main asset. Money is invested and helps with the maintenance and upkeep of the building, day to day running costs, administration, and refurbishments. Other income is obtained from the maintenance charges from residents.

Mrs Julie Tipler
Clerk to the Charity
4th December 2024

ASHTON ALMSHOUSE CHARITY

Statement of Accounts as at 31st March 2024

	Apr 2023 - March 2024		Apr 2022 - Mar 2023	
	£	£	£	
RECEIPTS				
Maintenance Charges		33,937.59		31,250.22
Council Tax Rebate				
Other (Jane Cart Grant -£3120/ £65.01 Grout ins overpay)		3,185.01		9,995.00
Affinity Water				
Income from Investments:				
C.O.I.F	3,035.61		3,085.01	
Higher Interest a/c £47.63& £51.33	163.89		29.66	
National Savings	0.00	3,199.50	23.66	3,138.33
		£ 40,322.10		44,383.55
Total receipts	Income ex Grant	37137.09		
EXPENDITURE				
Administration of Almshouse				
Gas	6,216.84		4,870.00	
Water	936.00		538.76	
Careline	508.80		271.00	
Insurance	1,249.80		1,255.32	
Electricity	2,040.65		2,115.46	
T.V. Licence	15.00		0.00	
Council Tax/ J Bradley	1,493.33		155.58	
Fire Protection Service	66.84		207.78	
Council Tax				
Building Survey				
		12,527.26		9,413.90
Maintenance of Almshouse				
Window/internal cleaning	1,029.00		576.75	
Garden Maintenance	1,768.05		1,861.14	
General white goods/carpets	273.95		1,150.00	
Surveys	2,880.00		0.00	
Signage	744.97		1,193.98	
Electrics	460.10		588.93	
Heating	2,335.20		14,331.60	
Keys/locks	34.56		21.42	
Sundries Voile/blocked drain)	862.73		43.40	
Windows	120.00		377.23	
		10,508.56		20,144.45
Administration of Charity:				
Rent & Admin	0.00		1,484.84	
Payroll Rent & Admin	9,216.00		6,038.85	
COIF goes out then returned	120.00		169.40	
Almshouse Assoc	363.00		216.00	
		9,699.00		7,909.09
Total Expenditure		32,734.82		37,467.44

NET RECEIPTS / (EXPENDITURE)**Balances as at 31st March 2023**

Total of Investments	185,052.83		189,684.26	
National Savings Account	25,444.18		25,420.52	
Total of bank balances	48,764.84	259,261.85	41,872.39	256,977.17

Total assets brought forward

Add Net Receipts/(Expenditure)		7,587.28		6,916.11
Add movement in investments		19,650.11		(4,631.43)

Balances as at 31st March 2024

Total of Investments	204,702.94		185,052.83	
National Savings Account	25,444.18		25,444.18	
Total of bank balances	56,352.12	286,499.24	48,764.84	259,261.85

Total assets carried forward

Check		0.00		£0.00
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43 Summer Street
Slip End
Luton
LU1 4BL

15th January, 2025

To Whom It May Concern

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I have been given full access to all relevant documents including:

- The list of current Trustees & their appointment dates
- The Trustees Annual Report for the period 1st April 2023 to 31st March 2024
- Minutes of the Trustees Meeting 28/6/2023
- Minutes of the Trustees Meeting 1/11/2023
- Minutes of the Trustees Meeting 6/3/2024
- Cashbook spreadsheet 2023-4
- Statement of Accounts for 2023-4 and 2022-3
- Assets & Liabilities Summary at 31/3/2024
- BACS confirmations for all transactions, supported by suppliers invoices.
- Bank Statements for both bank accounts.

I have fully cross-checked all the Bank Statements, BACS payment confirmations, and the relevant invoices for the period against the cash book spreadsheet and have found no inconsistencies or errors. There are no cash transactions. VAT is paid where it is due and is correctly managed. The Clerk has confirmed that all tax and NI due on her salary and that of her assistant is paid and in order – this is managed via the Association of Dunstable Charities to which the Ashton Almshouse Charity pays a monthly contribution. The queries I raised with the Clerk were answered swiftly and satisfactorily. There is no separate budget meeting, but financial matters are addressed as part of every trustee meeting.

The original aims of this historic charity are being well met. There is clear evidence from both the minutes and the financial transactions, that the 6 dwellings and associated gardens are well maintained and are meeting the practical and social needs of the tenants in line with the spirit of the charity. Gardening, property repairs and maintenance are carried out in a timely, efficient and cost-effective manner, by reliable tradespeople known to the Association of Dunstable Charities. These tradespeople, and other suppliers, are paid promptly.

Day to day financial accounting and record-keeping is accurate, efficient and timely. Paperwork is well managed and there is clear evidence that income and payments are regularly scrutinised.

Thank you for asking me to carry out this inspection. Should you have any further questions, please do not hesitate to contact me.

Yours faithfully,

Nicola E West

THE ASHTON ALMSHOUSE CHARITY

England & Wales - Charity number 200349

Accounts

ASHTON ALMSHOUSE CHARITY

Charity Reg. No. 200349

Trustees Annual Report for the period 1st April 2022 to 31st March 2023

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Trustees for the period 1st April 2022 to 31st March 2023

Ex Officio:

Rector of Dunstable - Rev'd Rachel Phillips

Representative Governors Dunstable Town

Council:

Cllr Mr Peter Hollick
Cllr Mr Alan Corkhill

Co-optative Governors:

Mrs Elizabeth Bentley	Mrs Cynthia Gresham
Miss Ann Sparrow	Mrs Jana Veyres

Chairman:

Mrs Cynthia Gresham

Clerk to the Governors:

Mrs Julie Tipler

Charity Structure, Governance and Management:

Governing document: Trust Foundation under scheme framed by will date 30th March 1885, and Charities Act 1960. Amended and updated by Trustees in 2012.

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Achievements and Performance in the past year

Trustees inspect all the flats in the Almshouse and grounds annually. Residents are contacted regularly, and the Chairman/Clerk make regular visits throughout the year. The gardens continue to be well maintained and all residents are very happy adding their own personal touches to the garden and enjoying socialising together in the garden. They have asked for a garden table and chairs, and this will be bought in the next financial year.

Maintenance of the gardens and building is all up to date. Two new energy efficient boilers were fitted replacing the ancient old one so it is hoped the energy bills will reflect this. A building condition report is due, and this will be undertaken in 2024.

One of the flats is currently empty and a new resident is being actively sourced.

Finances

Buildings and grounds are the main asset. Money is invested and only the interest is used for grants, day to day running costs, administration, and refurbishments. Other income is obtained from the rent from residents.

Mrs Julie Tipler
Clerk to the Charity
9th January 2024

ASHTON ALMSHOUSE CHARITY

Statement of Accounts as at 31st March 2023

	Apr 2022 - March 2023		Apr 2021 - Mar 2022	
	£	£	£	
RECEIPTS				
Maintenance Charges		31,250.22		38,690.14
Council Tax Rebate				
Other (Jane Cart Grant -£9995)		9,995.00		0.00
Affinity Water				
Income from Investments:				
C.O.I.F	3,085.01		2,978.34	
Higher Interest a/c	29.66		1.36	
National Savings	23.66	3,138.33	2.54	2,982.24
		£		
		44,383.55		41,672.38
Total receipts				
EXPENDITURE				
Administration of Almshouse				
Gas	4,870.00		2,788.00	
Water	538.76		780.00	
Careline	271.00		196.80	
Insurance	1,255.32		1,168.88	
Electricity	2,115.46		2,072.00	
T.V. Licence	0.00		37.50	
Donation to Guide dogs	155.58			
Fire Protection Service	207.78		77.35	
Council Tax				
Building Survey				
		9,413.90		7,120.53
Maintenance of Almshouse				
Window/internal cleaning	576.75		827.75	
Garden Maintenance	1,861.14		1,342.68	
General white goods/carpets	1,150.00		19.84	
PBC renovations	0.00		5,535.00	
Signage	1,193.98		0.00	
Electrics	588.93		281.40	
Heating	14,331.60		1,641.60	
Keys/locks	21.42		446.64	
Sundries Voile/blocked drain)	43.40		0.00	
Other	377.23			
		20,144.45		10,094.91
Administration of Charity:				
Rent & Admin	1,484.84		1,484.08	
Clerk's Salary	6,038.85		4,755.64	
COIF goes out then returned	169.40		120.00	
Almshouse Assoc	216.00		207.00	
		7,909.09		6,566.72
Total Expenditure		37,467.44		23,782.16

NET RECEIPTS / (EXPENDITURE)**Balances as at 31st March 2023**

Total of Investments	189,684.26		172,434.90	
National Savings Account	25,420.52		25,417.98	
Total of bank balances	41,872.39	256,977.17	23,984.71	221,837.59
Total assets brought forward				
Add Net Receipts/(Expenditure)		6,916.11		17,890.22
Add movement in investments		(4,631.43)		17,249.36
<u>Balances as at 31st March 2023</u>				
Total of Investments	185,052.83		189,684.26	
National Savings Account	25,444.18		25,420.52	
Total of bank balances	48,764.84	259,261.85	41,872.39	256,977.17
Total assets carried forward				
		0.00		£0.00

Check

0

ASHTON ALMSHOUSE CHARITY

Charity Reg. No. 200349

Trustees Annual Report for the period 1st April 2022 to 31st March 2023

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Maintenance of the gardens and building is all up to date. Two new energy efficient boilers were fitted replacing the ancient old one so it is hoped the energy bills will reflect this. A building condition report is due, and this will be undertaken in 2024.

One of the flats is currently empty and a new resident is being actively sourced.

Finances

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Mrs Julie Tipler
Clerk to the Charity
9th January 2024

THE ASHTON ALMSHOUSE CHARITY

England & Wales - Charity number 200349

Accounts

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Maintenance and upkeep of the Frances Ashton Almshouses and the gardens and help towards energy and other costs for residents. Concern for the welfare of the six residents.

Achievements and Performance in the past year

Trustees inspect all the flats in the Almshouse and grounds annually. Due to the continuing Covid-19 pandemic, this has not been carried out. Residents are visited regularly and the Chairman/Clerk make regular visits throughout the year. The gardens have been transformed and all residents are very happy with the results and have been enjoying socialising together in the garden during these tough times.

Our biggest achievement this year was the complete refurbishment of one of the flats. This was carried out when the resident left and was completed in December and a new tenant moved in at the beginning of January and is very happy.

A secure bike shed was purchased at a resident's request. Annual maintenance has been completed and the boiler system will be updated next year.

Finances

Buildings and grounds are the main asset. Money is invested and only the interest is used for grants, day to day running costs, administration and refurbishments. Other income is obtained from the rent from residents.

Mrs Julie Tipler

Clerk to the Charity

14th December 2021