

MABEL GALE BEQUEST

England & Wales · Charity number 200857

Details

Status Registered

Legal form Other

Registered 1961-12-22

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

Contact

Address Kitson & Trotman
The Champions
Beaminster
DT8 3AN

Phone 01308862313

Email g.randall@ktlaw.co.uk

Activities

Objects: TO ERECT & MAINTAIN HOMES FOR AGED POOR FEMALES WHO SHALL HAVE RESIDED IN THE BOROUGH OF BRIDPORT FOR AT LEAST TEN YEARS AND SHALL BE AT LEAST 65 YEARS OF AGE.

Activities: The Mabel Gale Bequest maintains 12 one bedroomed flats and surrounding gardens for elderly poor ladies in Bridport, Dorset.

Classification

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

Geography

- **Area of benefit:** BRIDPORT
- Dorset

Finances

Period end	Income	Expenditure	Assets	Employees
2025-03-31	£40,857	£40,434	-	-
2024-03-31	£39,514	£40,302	-	-
2023-03-31	£39,363	£35,253	-	-
2022-03-31	£34,755	£29,191	-	-
2021-03-31	£33,283	£37,085	-	-

Trustees

Name	Role	Appointed
Sandra Brown	Chair	
David Weston		2016-05-12
Lesley Woodroffe		2022-11-17
MICHAEL JOHN CONROY M.C.		
Michael Morse		2024-05-23
Richard Lewington		2024-05-23
TRACY SCAMMELL		2015-05-21

MABEL GALE BEQUEST

England & Wales - Charity number 200857

Accounts



Section A

Independent Examiner's Report

**Report to the trustees/
members of**

Charity Name
Mabel Gale Bequest

**On accounts for the year
ended**

31 March 2025

**Charity no
(if any)**

200857

Set out on pages

1 to 6 inclusive

(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 trustees of the Trust, 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 (other than that disclosed below *) in connection with the examination which gives me cause to believe that in, any material respect:

- accounting records were not kept in accordance with section 130 of the Act or
- the accounts do 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 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:

David Atyeo

Date:

16/09/2025

Name:

David Atyeo

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

Fellow Member of the Association of Accounting Technicians
(Licence No. 606)

Address:

Donovan Atyeo

Unit 4 Hounsell Building, North Mills Trading Estate, Bridport DT6 3BE

Only complete if the examiner needs to highlight 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.

MABEL GALE TRUST

CAPITAL ASSETS AS AT 31ST MARCH 2025

		<u>2024</u>	<u>2025</u>
2170	M&G Charifund Income	35237.14	36,742.86
	Charities Deposit Fund	73.81	73.81
	Kitson & Trotman Client Account Balance	14,730.94	15,153.98
		<u>50,041.89</u>	<u>51,970.65</u>

MABEL GALE TRUST
PROVISIONAL BUDGET 2025/2026

	<u>2023/2024</u>	<u>2023/2024</u>	<u>2024/2025</u>	<u>2024/2025</u>	<u>2025/2026</u>
	<u>Estimate</u>	<u>Actual</u>	<u>Estimate</u>	<u>Actual</u>	<u>Estimate</u>
EXPENDITURE					
Electricity	10,000.00	4,810.00	5,000.00	7,160.00	8,000.00
Gardener	3,000.00	3,100.00	3,200.00	3,300.00	3,500.00
Insurance	1,100.00	1,160.00	1,200.00	1,422.00	1,450.00
Water Rates	2,200.00	2,430.00	2,500.00	2,390.00	2,500.00
National Association of Almshouses	235.00	407.00	420.00	419.00	425.00
Costs and fees	4,800.00	4,800.00	4,800.00	4,800.00	4,800.00
Maintenance General *	3,500.00	3,185.00	3,500.00	3,937.00	4,000.00
Maintenance Refurbishment	5,000.00	8,040.00	10,000.00	14,296.00	12,000.00
Maintenance Capital	3,000.00	3,734.00	3,000.00	1,235.00	3,000.00
Exterior Works *	2,000.00	2,300.00	2,000.00	N/A	N/A
Careline	1,600.00	900.00	900.00	686.00	700.00
Exceptional Work - new roof		3,650.00			4,000.00
Exceptional Work - Plaque		700.00			
	36,435.00	39,216.00	36,520.00	39,645.00	44,375.00
* = £5,485.00 per accounts					
Maintenance contribution at new rate			40,092.00	38507.00	40,560.00
Void - possible unoccupancy @ 5%			-2,005.00		-2,028.00
Dividends expected			2,000.00	2194.00	2,200.00
INCOME	39,440.00	38,163.00	40,087.00	40,701.00	40,732.00

Actual Expenditure & Income

The estimated costs were understated overall by £3,125 compared to the actual costs.

The electricity costs were more than the estimate by £2,160 however there is still a £2k credit balance on the Perryhayes account which is due to be repaid.

The general maintenance was underestimated by £437 but the contingency for outside works was not used as a separate cost so there was an overall underspend of c£1,500.

£3,000 was estimated for capital expenditure but the actual cost totalled £1,235.

The main overspend was due to the refurbishment of No.1 Perryhayes. The previous occupant had resided there since the late 1980's - the estimate was £10k but the final cost was £14,296.00 and overspend of £4,296.00.

The estimated income totalled £40,087 which included the deduction of a 5% void for possible unoccupancy - the total received was £40,701. There was a void in this year which totalled £1,585. Dependin on the Trustees decision at the AGM regarding the maintenance contribution the total income could increase for 2025/26

The bungalows are now fully occupied again. No's 2,4 & 5 in Perryhayes have long term residents and have not been refurbished and neither has No.5 Victoria Grove.

An addition of £4k has been brought in as it appears one of the bungalows needs substantial roof repairs.

A replacement new plastic shed door for 6 Perryhayes will be fitted shortly at a cost of £900 which has been included in the Capital account estimated budget figure.

REFURBISHMENT COSTS

1 PERRYHAYES

D FORD - FITTING KITCHEN	582.50
M SCADDING - PLUMBING	£456.00
GILES & RANDALL - PAINTING	£528.65
AVA SKIP - RUBBISH REMOVAL	£513.60
SDS ELECTRICS REWIRE	£5,942.46
BRIDPORT BUILDING SUPP - NEW KITCHEN	£1,357.15
CARPET WORLD - FLOORING THROUGHOUT	£3,536.70
CLEANING	£60.00
SDS - NIGHT STORAGE HEATER	£1,140.88
ADDITIONAL PAINT	£178.00
<u>TOTAL</u>	<u>£14,295.94</u>

MABEL GALE BEQUEST

England & Wales - Charity number 200857

Accounts



Section A

Independent Examiner's Report

**Report to the trustees/
members of**

Charity Name
Mabel Gale Bequest

**On accounts for the year
ended**

31 March 2024 **Charity no
(if any)** 200857

Set out on pages

1 to 5 inclusive
(remember to include the page numbers of additional sheets)

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**Responsibilities and
basis of report**

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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.

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examiner's statement**

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- the accounts do 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 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: 19/09/2024

Name: David Atyeo

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

Fellow Member of the Association of Accounting Technicians
(Licence No. 606)

Address:

Donovan Atyeo
Unit 4 Hounsell Building, North Mills Trading Estate, Bridport DT6 3BE

Only complete if the examiner needs to highlight 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.

MABEL GALE TRUST

INCOME AND EXPENDITURE ACCOUNT
for the year ended 31st March 2024

<u>Expenditure</u>	£	<u>Income</u>	£
Electricity	5,795.81	Capital in Client Account 01.04.23	15,519.79
Gardener	3,100.00	Gate Repairs refunded By S Mamer	150.00
Insurance Premium	1,159.28	K & T Interest	211.21
Water Rates	2,426.59	COIF Interest	3.49
Maintenance	5,484.78	M&G Charifund Dividends	2,081.20
Careline Charges	902.84	EDF	986.13
Kitson & Trotman costs of collecting rents, correspondence and managing the properties 2022/2023	4,800.00		18,951.82
Almshouses Ass. Sub.	407.00		
Gifts	100.00		
Capital Expenditure	945.00		
David Atyeo	739.20		
New Door 7 Perryhayes	700.00		
New Communal Aerial at Perryhayes	3,651.60		
Replace & refurbish Plaque Victoria Grove	1,329.36		
New roof 4 Victoria Grove	720.08		
Night Storage Heater 5 Perryhayes	7,070.90		
Replace bathroom flooring 4 Perryhayes	970.00		
3 Perryhayes see attached			
1 Perryhayes TBC see attached			
Refurbishment		Maintenance Contribution Income	36,081.56
Balance held	14,730.94		
Kitson & Trotman Client Ledger 31.03.24			
	<u>55,033.38</u>		<u>55,033.38</u>

MABEL GALE TRUST

CAPITAL ASSETS AS AT 31ST MARCH 2024

		<u>2023</u>	<u>2024</u>
2170	M&G Charifund Income	35,892.71	35,237.14
	Charities Deposit Fund	73.81	73.81
	Kitson & Trotman Client Account Balance	15,519.79	14,730.94
		<u>51,486.31</u>	<u>50,041.89</u>

MABEL GALE TRUST
PROVISIONAL BUDGET 2024/2025

	<u>2022/2023</u>	<u>2022/2023</u>	<u>2023/2024</u>	<u>2023/2024</u>	<u>2024/2025</u>
<u>EXPENDITURE</u>	<u>Estimate</u>	<u>Actual</u>	<u>Estimate</u>	<u>Actual</u>	<u>Estimate</u>
Electricity	10,000.00	8,400.00	10,000.00	4,810.00	5,000.00
Gardener	2,500.00	3,500.00	3,000.00	3,100.00	3,200.00
Insurance	1,000.00	1,100.00	1,100.00	1,160.00	1,200.00
Water Rates	2,100.00	2,200.00	2,200.00	2,430.00	2,500.00
National Association of Almshouses	225.00	233.00	235.00	407.00	420.00
Costs and fees	3,600.00	4,800.00	4,800.00	4,800.00	4,800.00
Maintenance General *	3,000.00	3,300.00	3,500.00	3,185.00	3,500.00
Maintenance Refurbishment	5,000.00	1,090.00	5,000.00	8,040.00	10,000.00
Maintenance Capital	3,000.00	6,000.00	3,000.00	3,734.00	3,000.00
Exterior Works *		2,500.00	2,000.00	2,300.00	2,000.00
Careline	1,600.00	1,600.00	1,600.00	900.00	900.00
Exceptional Work - new roof				3,650.00	
Exceptional Work - Plaque				700.00	
	32,025.00	34,723.00	36,435.00	39,216.00	36,520.00
* = £5,485.00 per accounts					
Maintenance contribution at new rate					40,092.00
Void - possible unoccupancy @ 5%					-2,005.00
Dividends expected					2,000.00
INCOME	35,000.00	39,370.00	39,440.00	38,163.00	40,087.00

Actual Expenditure & Income

The estimated costs were understated overall by £2,800 compared to the actual costs. The electricity costs were less than half of the estimate which was due to an accumulation of payments being made on account which put all of the accounts into credit once the meters were read. We have just been notified by EDF that the energy prices are coming down from April 2024. The reroofing of the north side of 4 Victoria Grove cost £3,650 and the refurbishment of the Mabel Gale plaque in Victoria Grove cost £700 these were costs that were unforeseen as was the cost of a new communal ariel in Perryhayes at a cost £740 which is included in the capital expenditure heading.

The refurbishment of 3 Perryhayes was completed and we have a new beneficiary. The refurbishment of 1 Perryhayes is a work in progress and we have a new beneficiary waiting to move in.

Careline costs have been reduced as we now only pay for monitoring.

The income was over estimated by £1,300 this was due to the unexpected vacancies at No's 1 & 3 Perryhayes.

The estimated income for 24/25 is based on almost full occupancy at £62 per week plus the dividends for the year of approx £2k from M & G

Estimated income now amended due to the increase from £62 per week to £65 and the deduction of a void at 5%

MABEL GALE BEQUEST

England & Wales - Charity number 200857

Accounts



Section A Independent Examiner's Report

**Report to the trustees/
members of**

Charity Name
Mabel Gale Bequest

**On accounts for the year
ended**

31 March 2023

**Charity no
(if any)**

200857

Set out on pages

1 to 5 inclusive
(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 **31/03/2023**.

**Responsibilities and
basis of report**

As the charity trustees of the Trust, 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.

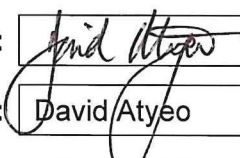
**Independent
examiner's statement**

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- the accounts do 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 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: 29/08/2023

Name: David Atyeo

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

Fellow Member of the Association of Accounting Technicians
(Licence No. 606)

Address:

Donovan Atyeo
Unit 4 Hounsell Building, North Mills Trading Estate, Bridport DT6 3BE

Only complete if the examiner needs to highlight 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.

MABEL GALE TRUST

CAPITAL ASSETS AS AT 31ST MARCH 2023

		<u>2022</u>	<u>2023</u>
2170	M&G Charifund Income	38,228.98	35,892.71
	Charities Deposit Fund	73.81	73.81
	Kitson & Trotman Client Account Balance	11,409.72	15,519.79
		<u>49,712.51</u>	<u>51,486.31</u>

MABEL GALE TRUST
PROVISIONAL BUDGET 2023/24

	<u>2021/2022</u>	<u>2021/2022</u>	<u>2022/2023</u>	<u>2022/2023</u>	<u>2023/2024</u>
<u>EXPENDITURE</u>	<u>Estimate</u>	<u>Actual</u>	<u>Estimate</u>	<u>Actual</u>	<u>Estimate</u>
Electricity	6,500.00	9,200.00	10,000.00	8,400.00	10,000.00
Gardener	2,400.00	2,600.00	2,500.00	3,500.00	3,000.00
Insurance	1,000.00	1,000.00	1,000.00	1,100.00	1,100.00
Water Rates	2,300.00	2,100.00	2,100.00	2,200.00	2,200.00
National Association of Almshouses	220.00	222.00	225.00	233.00	235.00
Costs and fees	3,600.00	3,600.00	3,600.00	4,800.00	4,800.00
Maintenance General	3,000.00	2,900.00	3,000.00	3,300.00	3,500.00
Maintenance Refurbishment	10,000.00	4,300.00	5,000.00	1,090.00	5,000.00
Maintenance Capital	5,000.00	1,500.00	3,000.00	6,000.00	3,000.00
Exterior Works				2,500.00	2,000.00
Careline	1,600.00	1,600.00	1,600.00	1,600.00	1,600.00
	35,620.00	29,022.00	32,025.00	34,723.00	36,435.00
INCOME	33,700.00	32,940.00	35,000.00	39,370.00	39,440.00

Actual Expenditure & Income

The estimated costs for 22/23 were understated by £2,700 compared to the actual cost.

Electricity costs were over estimated by £1,600 mainly due to the benefit scheme and previously estimated meter readings

No doubt the heating costs will rise further during 2023/24.

Garden maintenance was under estimated by £1k due to timing of receipt of invoices last year and this year

K & T Costs were under estimated by £1,200 as the Trustees agreed to increase the costs in the November meeting.

Overall there was an under estimated sum of £1,890 for maintenance costs - capital expenditure totalled £6k & exterior works carried out by Mike Woodroffe totalled £2,500

Both of these amounts are 'one off' expenses. Mrs Courtney at 2 Perryhayes had a chip pan fire in February and her kitchen had to be completely redecorated and the ceiling replaced.

The cost of this work was £1,100

Income was under estimated by £4,370 this was due to 1 Victoria Grove being fully occupied and the maintenance charge being increased. The Trust also benefited from £2k dividends from M&G

All bungalows are now occupied and there are no foreseeable refurbishment costs due to vacancies

The only bungalows that would need to be completely refurbished are No.5 Victoria Grove & No's 1,2,4 & 5 at Perryhayes. There is a healthy waiting list so there would be no problem finding beneficiaries.

The estimated income figure for 23/24 is based on maintenance charges of £60 per week & dividends from M&G of £2k

MABEL GALE BEQUEST

England & Wales - Charity number 200857

Accounts



Section A

Independent Examiner's Report

Report to the trustees/ members of

Mabel Gale Bequest

On accounts for the year ended

31 March 2022

Charity no (if any)

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1 to 5 inclusive

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

Signed:

[Signature]

Date:

24/08/2022

Name:

David Atyeo

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

Fellow Member of the Association of Accounting Technicians (Licence No. 606)

Address:

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Unit 4 Hounsell Building, North Mills Trading Estate, Bridport DT6 3BE

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

MABEL GALE TRUST

CAPITAL ASSETS AS AT 31ST MARCH 2022

		<u>2021</u>	<u>2022</u>
2170	M&G Charifund Income	35,632.32	38,228.98
	Charities Deposit Fund	73.81	73.81
	Kitson & Trotman Client Account Balance	5,845.38	11,409.72
		<u>41,551.51</u>	<u>49,712.51</u>

MABEL GALE TRUST
PROVISIONAL BUDGET 2022/23

	<u>2020/2021</u>	<u>2020/2021</u>	<u>2021/2022</u>	<u>2021/2022</u>	<u>2022/2023</u>
<u>EXPENDITURE</u>	<u>Estimate</u>	<u>Actual</u>	<u>Estimate</u>	<u>Actual</u>	<u>Estimate</u>
Electricity	7,000.00	6,400.00	6,500.00	9,200.00	10,000.00
Gardener	3,000.00	2,200.00	2,400.00	2,600.00	2,500.00
Insurance	1,350.00	1,000.00	1,000.00	1,000.00	1,000.00
Water Rates	2,300.00	2,200.00	2,300.00	2,100.00	2,100.00
National Association of Almshouses	210.00	220.00	220.00	222.00	225.00
Costs and fees	3,600.00	3,600.00	3,600.00	3,600.00	3,600.00
Maintenance General	3,000.00	2,500.00	3,000.00	2,900.00	3,000.00
Maintenance Refurbishment	12,000.00	12,500.00	10,000.00	4,300.00	5,000.00
Maintenance Capital	2,000.00	3,500.00	5,000.00	1,500.00	3,000.00
Careline	2,000.00	1,700.00	1,600.00	1,600.00	1,600.00
Council Tax	1,500.00	1,300.00			
	<u>37,960.00</u>	<u>37,120.00</u>	<u>35,620.00</u>	<u>29,022.00</u>	<u>32,025.00</u>
<u>INCOME</u>	<u>36,000.00</u>	<u>32,000.00</u>	<u>33,700.00</u>	<u>32,940.00</u>	<u>35,000.00</u>

Actual Expenditure & Income

The estimated costs for 21/22 were overstated by £6,600 compared to the actual cost.

An estimated cost for refurbishment and for capital expenditure was over estimated by £9,200 but the electricity costs were under estimated by £2,700.00.

No doubt the heating costs will rise further during 2022/23. The estimated

Income was underestimated by £800 this was due to 1 Victoria Grove becoming vacant and being refurbished & therefore the full maintenance contribution for the year were not received.

All bungalows are now occupied and there are no foreseeable refurbishment costs due to vacancies

The only bungalows that would need to be completely refurbished are No.5 Victoria Grove & No's 1,2,4 & 5 at Perryhayes. There is a healthy waiting list so there would be no problem finding beneficiaries.

MABEL GALE BEQUEST

England & Wales - Charity number 200857

Accounts



Section A

Independent Examiner's Report

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members of**

Charity Name
Mabel Gale Bequest

**On accounts for the year
ended**

31 March 2021

**Charity no
(if any)**

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Signed:

David Atyeo

Date:

3/9/21.

Name:

David Atyeo

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

Fellow Member of the Association of Accounting Technicians
(Licence No. 606)

Address:

Donovan Atyeo

Unit 4 Hounsell Building, North Mills Trading Estate, Bridport DT6 3BE

Only complete if the examiner needs to highlight 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.

MABEL GALE TRUST

INCOME AND EXPENDITURE ACCOUNT
for the year ended 31st March 2021

<u>Expenditure</u>	£	<u>Income</u>	£
Electricity	6,438.25	Capital in Client Account 01.04.20	9,073.73
Gardener	2,200.00		
Insurance Premium	981.25		
Water Rates	2,205.09		
Maintenance	2,423.98		
Caroline Charges	1,658.89	COIF Interest	3.98
Kitson & Trotman costs of collecting rents, correspondence and managing the properties 2018 & 2019	3,600.00	M&G Charifund Dividends	1,560.90
Almshouses Ass. Sub.	216.00		<u>10,638.61</u>
Gifts	100.00	J Laver Refund	573.50
Capital Maintenance	3,489.90		
Council Tax	1,231.04		
Refurbishment Costs	12,540.69	Rental Income	31,718.36
Balance held	5,845.38		
	<u>42,930.47</u>		<u>42,930.47</u>
Capital Maintenance	1,089.90		
New Storage Heaters 3 Perryhayes	2,400.00		
New shed rooves Perryhayes	<u>3,489.90</u>		

MABEL GALE TRUST

CAPITAL ASSETS AS AT 31ST MARCH 2021

		<u>2020</u>	<u>2021</u>
2170	M&G Charifund Income	28,930.37	35,632.32
	Charities Deposit Fund	73.81	73.81
	Kitson & Trotman Client Account Balance	9,073.73	<u>5,845.38</u>
		<u>38,077.91</u>	<u>41,551.51</u>

MABEL GALE TRUST
PROVISIONAL BUDGET 2021/22

	<u>2019/2020</u>	<u>2019/2020</u>	<u>2020/2021</u>	<u>2020/2021</u>	<u>2021/2022</u>
<u>EXPENDITURE</u>	<u>Estimate</u>	<u>Actual</u>	<u>Estimate</u>	<u>Actual</u>	<u>Estimate</u>
Electricity	7,300.00	6,800.00	7,000.00	6,400.00	6,500.00
Gardener	2,500.00	3,400.00	3,000.00	2,200.00	2,400.00
Insurance	1,290.00	1,332.00	1,350.00	1,000.00	1,000.00
Water Rates	2,100.00	2,280.00	2,300.00	2,200.00	2,300.00
National Association of Almshouses	210.00	210.00	210.00	220.00	220.00
Costs and fees	3,600.00	3,600.00	3,600.00	3,600.00	3,600.00
Maintenance General	3,000.00	5,190.00	3,000.00	2,500.00	3,000.00
Maintenance Refurbishment	5,000.00	28,440.00	12,000.00	12,500.00	10,000.00
Maintenance Capital	5,000.00	2,600.00	2,000.00	3,500.00	5,000.00
Careline	1,800.00	2,000.00	2,000.00	1,700.00	1,600.00
Council Tax		2,263.00	1,500.00	1,300.00	
	<u>31,800.00</u>	<u>58,115.00</u>	<u>37,960.00</u>	<u>37,120.00</u>	<u>35,620.00</u>
<u>INCOME</u>	<u>36,000.00</u>	<u>32,000.00</u>	<u>36,000.00</u>	<u>32,000.00</u>	<u>33,700.00</u>

Maintenance projects 2021/2022

General Maintenance

The general maintenance costs this year include the usual plumbing and electrical repairs together with cleaning of the moss from the guttering at both sites. This will be done again annually until further notice. The back yards at Victoria Grove are to be power washed after a request from Mrs Cummins. Beth Anderson has made a request for various maintenance to be carried out at Perryhayes to be addressed at the next Trustees meeting.

Capital Maintenance

A detailed schedule of Capital expenditure has been prepared on the Income & Expenditure account. New storage heaters were fitted at 3 Perryhayes and the shed rooves replaced at Perryhayes.

Refurbishment Maintenance

As reported last year No.3 Victoria Grove was awaiting total refurbishment when funds became available. This project has now been completed at a cost of £12,500.00 and has been occupied since Feb-21

Actual Expenditure & Income

The estimated costs for 20/21 were overstated by £840.00 compared to the actual cost. The estimated Income was underestimated by £4k this was due to 3 bungalows being refurbished and therefore full maintenance contributions for the year were not received.

All bungalows are now occupied and there are no foreseeable refurbishment costs due to vacancies. The only bungalows that would need to be completely refurbished are No.5 Victoria Grove & No's 1,2,4 & 5 at Perryhayes. There is a healthy waiting list so there would be no problem finding beneficiaries.