

# SHAFTESBURY MUNICIPAL ALMSHOUSE CHARITY

England & Wales · Charity number 202457

## Details

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Other names	SHAFTESBURY MUNICIPAL CHARITIES, SHAFTESBURY CHARITIES
Status	Registered
Legal form	Other
Registered	1962-03-26
Register	<a href="#">View on the Charity Commission register</a>

## Contact

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Address	33 Salisbury Street Shaftesbury Dorset SP7 8EL
Phone	01747852903
Email	<a href="mailto:clerk@chubbshouse.org.uk">clerk@chubbshouse.org.uk</a>

## Activities

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**Objects:** TO PROVIDE FOR THOSE ITEMS OF ORDINARY MAINTENANCE AND REPAIR OF THE ALMSHOUSES BELONGING TO THE CHARITY WHICH RECUR AT INFREQUENT INTERVALS

**Activities:** To provide accommodation for persons in need, who are resident in the Parishes of Shaftesbury, Cann, Motcombe, Stour Provost, Margaret Marsh, Fontmell Magna, Compton Abbas and Donhead St. Mary.

## Classification

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

## Geography

- **Area of benefit:** PARISHES OF SHAFTESBURY, CANN, MOTCOMBE, STOUR PROVOST, MARGARET MARSH, FONTMELL MAGNA, COMPTON ABBAS, MELBURY ABBAS AND DONHEAD ST. MARY
- Dorset

## Finances

Period end	Income	Expenditure	Assets	Employees
2024-12-31	£136,541	£81,602	-	-
2023-12-31	£129,006	£90,373	-	-
2022-12-31	£120,228	£87,068	-	-
2021-12-31	£167,322	£46,276	-	-
2020-12-31	£233,228	£77,044	-	-

## Trustees

Name	Role	Appointed
<b>ANTHONY THOMAS MORGAN</b>	Chair	
David Russell Webber		2025-10-22
Mayor Virginia Edwyn-Jones		2025-10-22
<b>ROGER HAYDN BOOTH</b>		
patricia lever		2021-08-01

## Linked charities

- WILLIAM HANNEN (202457-1)
- CHUBB'S ALMSHOUSE (202457-2)
- SPILLER'S ALMSHOUSE (202457-3)

**SHAFTESBURY MUNICIPAL ALMSHOUSE CHARITY**

England & Wales - Charity number 202457

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# Accounts

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SHAFTESBURY MUNICIPAL ALMSHOUSE CHARITY  
REGISTERED CHARITY NUMBER 202457

ANNUAL REPORT

AND

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FINANCIAL STATEMENTS

YEAR ENDED 31 DECEMBER 2024

SHAFTESBURY MUNICIPAL ALMSHOUSE CHARITY  
REGISTERED CHARITY NUMBER 202457

**Index**

	Page No.
Trustees' annual report	1 - 2
Independent examiners' report	3
Statement of financial activities (SOFA)	4
Balance sheet	5
Accounting policies and notes to the financial statements	6 - 10
Supplementary information	11

**SHAFTESBURY MUNICIPAL ALMSHOUSE CHARITY**

**REGISTERED CHARITY NUMBER 202457**

**Trustees Annual Report for the Year Ended 31 December 2024**

**REFERENCE AND ADMINISTRATIVE DETAILS**

Registered as a Charity in England & Wales.

Previously known as "Shaftesbury Municipal Charities" or "Shaftesbury Charities."

**CHARITY REGISTERED NUMBER**

202457

**CHARITY'S PRINCIPAL ADDRESS**

33 Salisbury Street

Shaftesbury

Dorset

SP7 8EL

**GOVERNING DOCUMENT**

The Charity is regulated by a scheme of the Charity Commissioners dated 29<sup>th</sup> July 1996.

**TRUSTEES**

Mr Anthony Thomas Morgan (Chairman)	Appointed by Trustees
Mr Roger Haydn Booth	Appointed by Trustees
Mr Colin Howes	Resigned during the year
Patricia Lever	Appointed by Trustees
Mr Timothy Cook	Appointed by Shaftesbury Town Council

Two representative Trustees are appointed by Shaftesbury Town Council, and one representative Trustee by the Parish of Melbury & Cann. New representative Trustees are appointed for a renewable period of four years. New co-opted Trustees are appointed by the Board of Trustees for a renewable period of five years.

The Charity does not have any Custodian Trustees.

**OBJECTS AND ACTIVITIES OF THE CHARITY**

The object of the Charity is to provide accommodation for persons in need, who are resident in the Parishes of Shaftesbury, Cann, Motcombe, Stour Provost, Margaret Marsh, Fontmell Magna, Compton Abbas and Donhead St. Mary. The Charity maintains 21 warden-assisted single bedsit flats to enable them to meet this object.

This activity benefits the public by allowing older persons in particular to remain independent for longer, whilst still being near to family and friends. As such, families are able to grow and the community stays stronger.

#### ACHIEVEMENTS AND PERFORMANCE

The Trustees policy is to ensure that the facilities of the Almshouse are upgraded, when the funds are available, to enable the residents to remain in occupation of their flats for as long as is feasible, whilst allowing them a measure of independence.

The residents of the Almshouses make a weekly contribution towards the cost of maintaining the Almshouses, and essential services to them, which is partly subsidised by the Charity's endowment income. The Charity is affiliated to the National Association of Almshouses.

When flats become vacant new residents who meet the criteria of being of retirement age and from the local area, are able to apply to the trustees. The trustees have regard to the Charity Commissions guidance on public benefit.

As part of our Strategic review and with guidance from The Almshouse Association we have our own in-house Clerk Administrator who as part of their duties is to check on residents who are deemed to be vulnerable, in addition we have made available a sophisticated electronic communication system to each resident which activates to a 24/7 operated alarms receiving centre.

At the year end the trustees have obtained a valuation of the property and as the accounts reflect the current market value.

#### POLICIES

The level of reserves held in the Extraordinary Repair Fund have been reviewed and reduced to a more appropriate level given the expenditure on the building over the last few years. These reserves are shown in note 12 of the accounts.

#### DECLARATION

I declare in my capacity of Charity Trustee, that:

- the Trustees have approved the report above; and
- authorised me to sign it on their behalf.

Signed:



Anthony Thomas Morgan, Trustee

Date:

2025

SHAFTESBURY MUNICIPAL ALMSHOUSE CHARITY  
REGISTERED CHARITY NUMBER 202457  
Independent Examiners Report to the Trustees

I report to the trustees on my examination of the accounts of the above charity for the year ended 31 December 2024 set out on pages 4 to 11.

**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 2011 Act").

Having satisfied myself that the accounts of the charity are not required to be audited (under section 144(2) or the 2011 Act) and are eligible for an independent examination, I report in respect of my examination of the charity'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 giving me cause to believe:

- accounting records were not kept in respect of the charity as required by section 130 of the 2011 Act; or
- the accounts do 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.

Reporting Accountant  
R H Cooper  
Mapwl House  
Sherborne  
Dorset  
DT9 4BJ

Signed:

Date:

2025

SHAFTESBURY MUNICIPAL ALMSHOUSE CHARITY  
Statement of Financial Activities  
For the Year Ended 31 December 2024

	Note	Unrestricted Funds 2024 £	Unrestricted Funds 2023 £
<b>Income &amp; endowments from:</b>			
Charitable activities	3	121,330	120,693
Investment income	4	5,027	3,382
Other incoming resources	5	10,184	4,931
<b>Total incoming resources</b>		<u>136,541</u>	<u>129,006</u>
<b>Expenditure on:</b>			
Charitable activities	6	74,012	85,751
Governance costs	7	7,590	4,622
<b>Total resources expended</b>		<u>81,602</u>	<u>90,373</u>
<b>Net incoming resources before transfers</b>		54,939	38,633
<b>Other recognised gains</b>			
Gains on revaluation of fixed assets		-	1,531,508
<b>Transfers between funds</b>	12	<u>-</u>	<u>-</u>
<b>Net movement in funds</b>		54,939	1,570,141
<b>Reconciliation of funds</b>			
Total funds brought forward		3,194,676	1,624,535
<b>Total funds carried forward</b>		<u>3,249,615</u>	<u>3,194,676</u>

SHAFTESBURY MUNICIPAL ALMSHOUSE CHARITY  
 Balance Sheet  
 For the Year Ended 31 December 2024

	Note	2024 £	2023 £
<b>Fixed Assets</b>			
Tangible fixed assets	8	3,000,000	3,003,159
<b>Total Fixed Assets</b>		<u>3,000,000</u>	<u>3,003,159</u>
<b>Current Assets</b>			
Debtors	9	4,986	5,892
Cash at Bank	18c	272,251	218,353
<b>Total Current Assets</b>		<u>277,237</u>	<u>224,245</u>
<b>Liabilities</b>			
Creditors - amounts falling due within one year	10	7,409	8,840
<b>Net Current Assets</b>		<u>269,828</u>	<u>215,405</u>
<b>Total Assets less Current Liabilities</b>		<u>3,269,828</u>	<u>3,218,564</u>
<b>Liabilities</b>			
Creditors - amounts falling due after one year	10	20,213	23,888
<b>Total net assets</b>		<u>3,249,615</u>	<u>3,194,676</u>
<b>Funds of the Charity</b>			
<b>Income Funds</b>			
Unrestricted funds	11	1,668,107	1,613,168
Revaluation reserve	12	1,531,508	1,531,508
<b>Designated funds</b>	12		
Extra-ordinary Repair Fund		50,000	50,000
<b>Total Charity Funds</b>		<u>3,249,615</u>	<u>3,194,676</u>

Approved by the Board of Trustees on

2025 and signed on its behalf by:

.....

Anthony Thomas Morgan,  
 Trustee

The notes on pages 6 to 11 form part of these accounts.

SHAFTESBURY MUNICIPAL ALMSHOUSE CHARITY

Notes to the Accounts

For the Year Ended 31 December 2024

**1 Basis of preparation**

These accounts have been prepared on the basis of historic cost in accordance with the Statement of Recommended Practice: Accounting and Reporting by Charities (2015), with accounting standards, and with the Charities Act 2011.

**2 Accounting policies**

**INCOMING RESOURCES**

Recognition of incoming resources

Incoming resources are included in the Statement of Financial Activities (SoFA) when:

- the charity becomes entitled to the resources and any conditions for receipt are met;
- the trustees are virtually certain they will receive the resources; and
- the monetary value can be measured with sufficient reliability.

Volunteer help

The value of any voluntary help is not included in the accounts.

**EXPENDITURE AND LIABILITIES**

Liability recognition

Liabilities are recognised as soon as there is a legal or constructive obligation committing the charity to pay out resources.

Governance costs

Governance costs include costs of the preparation and examination of statutory accounts, the costs of trustee meetings and cost of any legal advice to trustees on governance or constitutional matters. Also included are the administrative charges payable to the Charity's clerk.

**ASSETS**

Tangible fixed assets for use by charity

These, with the exception of replacement furniture etc, are capitalised if they can be used for more than one year and cost at least £250. They are valued at cost or a reasonable value on receipt. The Charity has revalued the property at the year end and this has been reflected in the accounts.

SHAFTESBURY MUNICIPAL ALMSHOUSE CHARITY  
Notes to the Accounts  
For the Year Ended 31 December 2024

	2024	2023
	£	£
<b>3 Income from Charitable activities</b>		
Residents' maintenance contributions	109,629	105,726
Electricity	10,701	11,872
Grants received	1,000	3,095
	<u>121,330</u>	<u>120,693</u>
<b>4 Investment income</b>		
COIF investment income	<u>5,027</u>	<u>3,382</u>
<b>5 Other incoming resources</b>		
Land rent and subsidies	4,113	1,817
Wayleaves	191	186
Donations received	5,880	480
Other income	-	2,448
	<u>10,184</u>	<u>4,931</u>
<b>6 Expenditure on Charitable activities</b>		
<b>(a) Charitable activities</b>		
Maintenance of Chubbs House	<u>58,116</u>	<u>71,156</u>
<b>(c) Paid employees</b>		
Gross wages & salaries	15,615	14,354
Pension contributions	281	241
	<u>15,896</u>	<u>14,595</u>
<b>Total Charitable activities</b>	<u>74,012</u>	<u>85,751</u>
	<b>No</b>	<b>No</b>
<b>Average number of Employees in year</b>	<u>1</u>	<u>1</u>

There were no employees receiving benefits.

SHAFTESBURY MUNICIPAL ALMSHOUSE CHARITY  
Notes to the Accounts  
For the Year Ended 31 December 2024

	2024	2023	
	£	£	
<b>7 Governance Costs</b>			
Accountancy fee	2,244	2,570	
Independent examiners fee	550	500	
Legal & professional fees	808	714	
Insurance	345	345	
Sundry expenses	38	67	
Loss on disposal of assets	3,159	-	
Bank charges	446	426	
	<u>7,590</u>	<u>4,622</u>	
<b>8 Tangible Fixed Assets</b>			
	<b>Freehold Land &amp; Almshouses</b>	<b>Furniture &amp; Equipment</b>	<b>Total</b>
	£	£	£
<b>Cost</b>			
At 1 January 2024	3,000,000	3,159	3,003,159
Additions	-	(3,159)	(3,159)
At 31 December 2024	<u>3,000,000</u>	<u>-</u>	<u>3,000,000</u>
At 31 December 2023	<u>3,000,000</u>	<u>3,159</u>	<u>3,003,159</u>
	2024	2023	
	£	£	
<b>9 Debtors</b>			
Trade debtors	854	854	
Prepayments	4,132	5,038	
	<u>4,986</u>	<u>5,892</u>	
<b>10 Liabilities</b>			
<b>Creditors - amounts falling due within one year</b>			
Accruals - RENT	3,345	5,123	
Almshouse loan	3,675	3,675	
PAYE	389	42	
	<u>7,409</u>	<u>8,840</u>	
<b>Creditors - amounts falling due after one year</b>			
Almshouse loan	20,213	23,888	
	<u>20,213</u>	<u>23,888</u>	

SHAFTESBURY MUNICIPAL ALMSHOUSE CHARITY  
Notes to the Accounts  
For the Year Ended 31 December 2024

11 Unrestricted

	2024			2023		
	General fund	Revaluation reserve	Total	General fund	Revaluation reserve	Total
Balance at 31 December 2023	1,663,168	1,531,508	3,194,676	740,576	-	740,576
Net movement in funds	54,939	-	54,939	922,592	1,531,508	2,454,100
Balance at 31 December 2024	<u>1,718,107</u>	<u>1,531,508</u>	<u>3,249,615</u>	<u>1,663,168</u>	<u>1,531,508</u>	<u>3,194,676</u>

12 Designated Funds

Included in unrestricted funds, the Charity has set aside a designated fund specifically for extra ordinary repairs.

	2024	2023
	£	£
Balance brought forward	50,000	466,059
Net movement in funds	-	(416,059)
Balance carried forward	<u>50,000</u>	<u>50,000</u>

13 Analysis of Net assets by Fund

	Unrestricted fund	Designated fund	Total Funds	Unrestricted fund	Designated fund	Total Funds
	£	£	2024 £	£	£	2023 £
Tangible fixed assets	3,000,000	-	3,000,000	2,953,159	-	2,953,159
Other current assets	227,237	50,000	277,237	224,245	50,000	274,245
	<u>3,227,237</u>	<u>50,000</u>	<u>3,277,237</u>	<u>3,177,404</u>	<u>50,000</u>	<u>3,227,404</u>
Current liabilities	(7,409)	-	(7,409)	(8,840)	-	(8,840)
Non-current liabilities	(20,213)	-	(20,213)	(23,888)	-	(23,888)
	<u>3,199,615</u>	<u>50,000</u>	<u>3,249,615</u>	<u>3,144,676</u>	<u>50,000</u>	<u>3,194,676</u>

14 Trustees and other related parties

Payments were made to the Trustees to reimburse them for expenses paid on behalf of the charity and these amounted to £1,373.

15 Other information

- The Charity had no commitments at the year end.
- The Charity has not given any guarantees to third parties that could be called on at the year end.
- The Charity has not granted any loans to any institution or company connected to the Charity.
- The Charity did not make any ex-gratia payments during the year.

SHAFTESBURY MUNICIPAL ALMSHOUSE CHARITY

Notes to the Accounts

For the Year Ended 31 December 2024

**16 Declarations:**

**Adequacy of assets to meet fund restrictions**

Sufficient reserves are held in an appropriate form to enable each fund to be applied in accordance with the restrictions imposed.

**Branches**

The financial activities, assets and liabilities of all the Charity's branches or sections have been included.

**Changes in year end**

The Trustees have not changed the year end date nor the length of the Charities financial year.

**Discontinued, continuing and acquired operations**

All the Charity's operations are continuing operations and there were no operations discontinued or acquired during the year.

**Funds in deficit**

No funds are in deficit at the balance sheet date.

**Inalienable or historic events**

The Charity had no assets at the balance sheet date classed as inalienable or historic.

**Intangible assets**

The Charity had no intangible assets.

**Inter-fund loans**

There were no inter-fund loans outstanding at the balance sheet date.

**Revaluations**

None of the Charity's functional fixed assets have been re-valued during the year and the Charity does not have a policy of re-valuation.

**Subsidiaries**

The Charity has no subsidiary companies.

**Un-capitalised fixed assets**

The Charity has no material fixed assets which have not been capitalised. However, the freehold property including the site on which the almshouses are built have been included in the accounts at a nominal sum of £1.

Replacement furniture is treated as a revenue expense.

**Transactions with Trustees**

There were no transactions with trustees during the year, except those referred to in Note 21.

**17 Related party transactions:**

There were no related party transactions during the year.

SHAFESBURY MUNICIPAL ALMSHOUSE CHARITY

Notes to the Accounts

For the Year Ended 31 December 2024

18 Supplementary Information

	2024	2023
	£	£
a) <b>Analysis of 'Resources expended - charitable activities'</b>		
<b>i) General funds</b>		
Staff costs	15,896	14,595
Fundraising costs	700	-
Rates & water	3,800	4,102
Electricity	12,398	11,102
Gas	4,754	4,754
Insurance	3,194	3,116
Cleaning	999	1,464
Repairs to property	30,594	45,083
Telephone	965	925
Sundry expenses	712	610
	<u>74,012</u>	<u>85,751</u>
b) <b>Roof repairs taken from Cyclical maintenance provision</b>	<u>-</u>	<u>33,150</u>
c) <b>Cash at bank</b>		
COIF deposit	82,068	78,170
Current account	39,050	140,115
Lloyds deposit account	151,129	-
Petty Cash	4	68
	<u>272,251</u>	<u>218,353</u>



**SHAFTESBURY MUNICIPAL ALMSHOUSE CHARITY**

England & Wales - Charity number 202457

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# Accounts

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Handwritten notes in the top right corner, including "LTD", "PS", and "Subject to..."

SHAFESBURY MUNICIPAL ALMSHOUSE CHARITY  
REGISTERED CHARITY NUMBER 202457

ANNUAL REPORT  
AND  
FINANCIAL STATEMENTS  
YEAR ENDED 31 DECEMBER 2023

SHAFTESBURY MUNICIPAL ALMSHOUSE CHARITY  
REGISTERED CHARITY NUMBER 202457

Index

	Page No.
Trustees' annual report	1 - 2
Independent examiners' report	3
Statement of financial activities (SOFA)	4
Balance sheet	5
Accounting policies and notes to the financial statements	6 - 11
Supplementary information	12

**SHAFTESBURY MUNICIPAL ALMSHOUSE CHARITY**

**REGISTERED CHARITY NUMBER 202457**

**Trustees Annual Report for the Year Ended 31 December 2023**

**REFERENCE AND ADMINISTRATIVE DETAILS**

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**CHARITY REGISTERED NUMBER**

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**CHARITY'S PRINCIPAL ADDRESS**

33 Salisbury Street

Shaftesbury

Dorset

SP7 8EL

**GOVERNING DOCUMENT**

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**TRUSTEES**

Mr Anthony Thomas Morgan (Chairman)	Appointed by Trustees
Mr Roger Haydn Booth	Appointed by Trustees
Mr Colin Howes	Resigned during the year
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As noted in the previous annual reports, the building and refurbishment is nearing final completion, with phases 1 and 2 completed. The Charity has sufficient funds to complete the final phase during 2023.

**POLICIES**

The level of reserves in the Cyclical Maintenance Fund and the Extraordinary Repair Fund are as recommended by the National Association of Almshouses.

The level of these reserves are as stated in note 13 of the accounts.

At the present time investments in respect of the Extraordinary Repair Fund etc are paid into the C.O.I.F. Charities Investment fund in accordance with an earlier scheme of the Commissioners of the 20<sup>th</sup> June 1967.

**DECLARATION**

I declare in my capacity of Charity Trustee, that:

- the Trustees have approved the report above; and
- authorised me to sign it on their behalf.

Signed:



.....

Anthony Thomas Morgan, Trustee

Date: 19/09/24 2024

SHAFESBURY MUNICIPAL ALMSHOUSE CHARITY  
REGISTERED CHARITY NUMBER 202457  
Independent Examiners Report to the Trustees

I report to the trustees on my examination of the accounts of the above charity for the year ended 31 December 2023 set out on pages 4 to 11.

**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 2011 Act").

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**Independent examiner's statement**

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- the accounts do not accord with the accounting records; or
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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.

Reporting Accountant  
R H Cooper FCA  
Mapwl House  
Sherborne  
Dorset  
DT9 4BJ

Signed:



Date:

26 October 2024

SHAFTESBURY MUNICIPAL ALMSHOUSE CHARITY

Statement of Financial Activities

For the Year Ended 31 December 2023

	Note	Designated					Designated				
		Endowment	General	Cyclical		Total	Endowment	General	Cyclical		Total
				Extraordinary	Extraordinary				Extraordinary	Extraordinary	
Fund	Funds	Fund	Fund	2023	Fund	Funds	Fund	Fund	2022		
£	£	£	£	£	£	£	£	£	£		
<b>Income &amp; endowments from:</b>											
Charitable activities	3	-	120,693	-	-	120,693	-	115,637	-	-	115,637
Investment income	4	-	3,382	-	-	3,382	-	723	-	-	723
Other incoming resources	5	-	4,931	-	-	4,931	-	6,754	-	-	6,754
<b>Total incoming resources</b>		-	129,006	-	-	129,006	-	123,114	-	-	123,114
<b>Expenditure on:</b>											
Charitable activities	6	-	52,601	33,150	-	85,751	-	50,428	-	-	50,428
Governance costs	7	-	4,622	-	-	4,622	-	8,229	-	-	8,229
<b>Total resources expended</b>		-	57,223	33,150	-	90,373	-	58,657	-	-	58,657
<b>Net incoming resources before transfers</b>		-	71,783	(33,150)	-	38,633	-	64,457	-	-	64,457
<b>Transfers</b>											
<b>Gross transfers between funds</b>	13	-	-	-	-	-	-	(25,040)	15,540	9,500	-
<b>Net movement in funds</b>		-	71,783	(33,150)	-	38,633	-	39,417	15,540	9,500	64,457
<b>Reconciliation of funds</b>											
Total funds brought forward		300,000	690,576	167,900	466,059	1,624,535	300,000	651,159	152,360	456,559	1,560,078
<b>Total funds carried forward</b>		300,000	762,359	134,750	466,059	1,663,168	300,000	690,576	167,900	466,059	1,624,535

SHAFESBURY MUNICIPAL ALMSHOUSE CHARITY

Balance Sheet

For the Year Ended 31 December 2023

	Note	2023 £	2022 £
<b>Fixed Assets</b>			
Tangible fixed assets	8	1,471,651	1,452,230
<b>Total Fixed Assets</b>		<u>1,471,651</u>	<u>1,452,230</u>
<b>Current Assets</b>			
Debtors	9	5,892	5,330
Cash at Bank	19b	218,353	206,518
<b>Total Current Assets</b>		<u>224,245</u>	<u>211,848</u>
<b>Liabilities</b>			
Creditors - amounts falling due within one year	10	8,840	11,980
<b>Net Current Assets</b>		<u>215,405</u>	<u>199,868</u>
<b>Total Assets less Current Liabilities</b>		<u>1,687,056</u>	<u>1,652,098</u>
<b>Liabilities</b>			
Creditors - amounts falling due after one year	10	23,888	27,563
<b>Total net assets</b>		<u>1,663,168</u>	<u>1,624,535</u>
<b>Funds of the Charity</b>			
<b>Endowments</b>	11	300,000	300,000
<b>Income Funds</b>			
Unrestricted funds	12	762,359	690,576
Designated funds	13		
Cyclical Maintenance Fund		134,750	167,900
Extraordinary Repair Fund		466,059	466,059
<b>Total Charity Funds</b>		<u>1,663,168</u>	<u>1,624,535</u>

Approved by the Board of Trustees on

2024 and signed on its behalf by:

  
 .....  
 Anthony Thomas Morgan,  
 Trustee

The notes on pages 6 to 11 form part of these accounts.

**SHAFTESBURY MUNICIPAL ALMSHOUSE CHARITY**

**Notes to the Accounts**

**For the Year Ended 31 December 2023**

**1 Basis of preparation**

These accounts have been prepared on the basis of historic cost in accordance with the Statement of Recommended Practice: Accounting and Reporting by Charities (2015), with accounting standards, and with the Charities Act 2011.

**2 Accounting policies**

**INCOMING RESOURCES**

Recognition of incoming resources

Incoming resources are included in the Statement of Financial Activities (SoFA) when:

- the charity becomes entitled to the resources and any conditions for receipt are met;
- the trustees are virtually certain they will receive the resources; and
- the monetary value can be measured with sufficient reliability.

Volunteer help

The value of any voluntary help is not included in the accounts.

**EXPENDITURE AND LIABILITIES**

Liability recognition

Liabilities are recognised as soon as there is a legal or constructive obligation committing the charity to pay out resources.

Governance costs

Governance costs include costs of the preparation and examination of statutory accounts, the costs of trustee meetings and cost of any legal advice to trustees on governance or constitutional matters. Also included are the administrative charges payable to the Charity's clerk.

**ASSETS**

Tangible fixed assets for use by charity

These, with the exception of replacement furniture etc, are capitalised if they can be used for more than one year and cost at least £250. They are valued at cost or a reasonable value on receipt. The Charity does not have a policy of revaluation.

SHAFTESBURY MUNICIPAL ALMSHOUSE CHARITY

Notes to the Accounts

For the Year Ended 31 December 2023

	Endowment	General	Designated		Total Endowment	General	Designated		Total		
			Cyclical	Extraordinary			Cyclical	Extraordinary			
	Fund	Funds	Maint	Repair	2023	Fund	Funds	Maint	Repair	2022	
	£	£	£	£	£	£	£	£	£	£	
<b>3 Income from Charitable activities</b>											
Residents' maintenance contributor	-	105,726	-	-	105,726	-	106,507	-	-	106,507	
Electricity	-	11,872	-	-	11,872	-	9,130	-	-	9,130	
Grants received	-	3,095	-	-	3,095	-	-	-	-	-	
	-	120,693	-	-	120,693	-	115,637	-	-	115,637	
<b>4 Investment income</b>											
COIF investment income	-	3,382	-	-	3,382	-	723	-	-	723	
<b>5 Other incoming resources</b>											
Land rent and subsidies	-	1,817	-	-	1,817	-	3,179	-	-	3,179	
Wayleaves	-	186	-	-	186	-	183	-	-	183	
Donations received	-	480	-	-	480	-	-	-	-	-	
Other income	-	2,448	-	-	2,448	-	3,392	-	-	3,392	
	-	4,931	-	-	4,931	-	6,754	-	-	6,754	
<b>6 Expenditure on Charitable activities</b>											
<b>(a) Charitable activities</b>											
Maintenance of Chubbs House	-	38,006	33,150	-	71,156	-	36,060	-	-	36,060	
<b>(c) Paid employees</b>											
Gross wages & salaries	-	14,354	-	-	14,354	-	14,133	-	-	14,133	
Pension contributions	-	241	-	-	241	-	235	-	-	235	
	-	14,595	-	-	14,595	-	14,368	-	-	14,368	
<b>Total Charitable activities</b>	<b>22a</b>	-	52,601	33,150	-	85,751	-	50,428	-	-	50,428
<b>Average number of Employees in year</b>					<b>No</b>					<b>No</b>	
					<u>1</u>					<u>1</u>	

There were no employees receiving benefits.

SHAFTESBURY MUNICIPAL ALMSHOUSE CHARITY

Notes to the Accounts

For the Year Ended 31 December 2023

	Endowment Fund £	General Funds £	Designated Cyclical Extraordinary		Total Endowment 2023 £	General Fund £	Designated Cyclical Extraordinary		Total 2022 £
			Maint Fund £	Repair Fund £			Maint Fund £	Repair Fund £	
<b>7 Governance Costs</b>									
Accountancy fee	-	2,570	-	-	2,570	-	5,447	-	5,447
Independent examiners fee	-	500	-	-	500	-	500	-	500
Legal & professional fees	-	714	-	-	714	-	1,486	-	1,486
Insurance	-	345	-	-	345	-	351	-	351
Sundry expenses	-	67	-	-	67	-	50	-	50
Bank charges	-	426	-	-	426	-	395	-	395
	-	4,622	-	-	4,622	-	8,229	-	8,229

**8 Tangible Fixed Assets**

	Freehold Land & Almshouses £	Building Development £	Furniture & Equipment £	Total £
<b>Cost</b>				
At 1 January 2023	163,354	1,285,717	3,159	1,452,230
Additions	-	19,421	-	19,421
At 31 December 2023	163,354	1,305,138	3,159	1,471,651
At 31 December 2022	163,354	1,285,717	3,159	1,452,230

At the end of the period, the charity had capital commitments contracted for but not provided in these financial statements in respect of Building Development totalling £Nil (2022: £19,421).

	2023 £	2022 £
<b>9 Debtors</b>		
Trade debtors	854	133
Prepayments	5,038	4,884
Other debtors	-	313
	5,892	5,330

SHAFTESBURY MUNICIPAL ALMSHOUSE CHARITY

Notes to the Accounts

For the Year Ended 31 December 2023

10 Liabilities	2023	2022
<b>Creditors - amounts falling due within one year</b>	<b>£</b>	<b>£</b>
Trade creditors	-	3,852
Accruals	5,123	3,349
Almshouse loan	3,675	3,675
Wages	-	1,094
PAYE	42	-
Other creditors	-	10
	<u>8,840</u>	<u>11,980</u>
<b>Creditors - amounts falling due after one year</b>		
Almshouse loan	23,888	27,563
	<u>23,888</u>	<u>27,563</u>
<b>11 Endowment fund</b>		
Balance at 31 December 2022	300,000	300,000
Net movement in funds	-	-
Balance at 31 December 2023	<u>300,000</u>	<u>300,000</u>
<b>12 Unrestricted - General fund</b>		
Balance at 31 December 2022	690,576	651,159
Net movement in funds	71,783	39,417
Balance at 31 December 2023	<u>762,359</u>	<u>690,576</u>

13 Designated Funds

purposes:

	Balance 31/12/2022	Transfer from General Fund	Income/ Profits	Paid in Year 31/12/2023	Balance 31/12/2023	Balance 31/12/2022	Transfer from General Fund	Income/ Profits	Paid in Year 31/12/2022	Balance 31/12/2022
	£	£	£	£	£	£	£	£	£	£
Cyclical maintenance fund	167,900	-	(33,150)	-	134,750	152,360	15,540	-	-	167,900
Extra-ordinary repair fund	466,059	-	-	-	466,059	456,559	9,500	-	-	466,059
	<u>633,959</u>	<u>-</u>	<u>(33,150)</u>	<u>-</u>	<u>600,809</u>	<u>608,919</u>	<u>25,040</u>	<u>-</u>	<u>-</u>	<u>633,959</u>

SHAFTESBURY MUNICIPAL ALMSHOUSE CHARITY

Notes to the Accounts

For the Year Ended 31 December 2023

14 Analysis of Net assets by Fund

	Endowment	Unrestricted	Cyclical	Extra	Funds	Endowment	Unrestricted	Cyclical	Extra	Funds
	Fund	fund	Maintenance	Ordinary	2023	Fund	fund	Maintenance	Ordinary	2022
	£	£	£	£	£	£	£	£	£	£
Tangible fixed assets	300,000	570,842	134,750	466,059	1,471,651	300,000	518,271	167,900	466,059	1,452,230
Other current assets	-	224,245	-	-	224,245	-	211,849	-	-	211,849
	<u>300,000</u>	<u>795,087</u>	<u>134,750</u>	<u>466,059</u>	<u>1,695,896</u>	<u>300,000</u>	<u>730,120</u>	<u>167,900</u>	<u>466,059</u>	<u>1,664,079</u>
Current liabilities	-	(8,840)	-	-	(8,840)	-	(11,981)	-	-	(11,981)
Non-current liabilities	-	(23,888)	-	-	(23,888)	-	(27,563)	-	-	(27,563)
	<u>300,000</u>	<u>762,359</u>	<u>134,750</u>	<u>466,059</u>	<u>1,663,168</u>	<u>300,000</u>	<u>690,576</u>	<u>167,900</u>	<u>466,059</u>	<u>1,624,535</u>

15 Trustees and other related parties

Payments were made to the Trustees to reimburse them for expenses paid on behalf of the charity and these amounted to £1,521.

16 Other information

- The Charity had no commitments at the year end, except for those referenced in note 8.
- The Charity has not given any guarantees to third parties that could be called on at the year end.
- The Charity has not granted any loans to any institution or company connected to the Charity.
- The Charity did not make any ex-gratia payments during the year.

**SHAFTESBURY MUNICIPAL ALMSHOUSE CHARITY**

**Notes to the Accounts**

**For the Year Ended 31 December 2023**

**17 Declarations:**

**Adequacy of assets to meet fund restrictions**

Sufficient reserves are held in an appropriate form to enable each fund to be applied in accordance with the restrictions imposed.

**Branches**

The financial activities, assets and liabilities of all the Charity's branches or sections have been included.

**Changes in year end**

The Trustees have not changed the year end date nor the length of the Charities financial year.

**Discontinued, continuing and acquired operations**

All the Charity's operations are continuing operations and there were no operations discontinued or acquired during the year.

**Funds in deficit**

No funds are in deficit at the balance sheet date.

**Inalienable or historic events**

The Charity had no assets at the balance sheet date classed as inalienable or historic.

**Intangible assets**

The Charity had no intangible assets.

**Inter-fund loans**

There were no inter-fund loans outstanding at the balance sheet date.

**Revaluations**

None of the Charity's functional fixed assets have been re-valued during the year and the Charity does not have a policy of re-valuation.

**Subsidiaries**

The Charity has no subsidiary companies.

**Un-capitalised fixed assets**

The Charity has no material fixed assets which have not been capitalised. However, the freehold property including the site on which the almshouses are built  
Replacement furniture is treated as a revenue expense.

**Transactions with Trustees**

There were no transactions with trustees during the year, except those referred to in Note 21.

**18 Related party transactions:**

Businesses operated by Trustees with services provided under the standard terms and conditions of the company in question:

**A T Morgan - Wessex Group Companies**

Amounts invoiced during the year £1,638 (2022: £53,420)

There were no other outstanding balances with related parties at the reporting date.

SHAFTESBURY MUNICIPAL ALMSHOUSE CHARITY

Notes to the Accounts

For the Year Ended 31 December 2023

19 Supplementary Information

	2023	2022
	£	£
<b>a) Analysis of 'Resources expended - charitable activities'</b>		
<b>i) General funds</b>		
Staff costs	14,595	14,368
Rates & water	4,102	3,122
Electricity	11,102	11,777
Gas	4,754	2,786
Insurance	3,116	2,814
Cleaning	1,464	1,605
Repairs to property	45,083	12,643
Telephone	925	904
Sundry expenses	610	409
	<u>85,751</u>	<u>50,428</u>
<b>b) Roof repairs taken from Cyclical maintenance provision</b>	<u>33,150</u>	<u>-</u>
<b>c) Cash at bank</b>		
COIF deposit	78,170	74,791
Current account	140,115	131,685
Petty Cash	68	42
	<u>218,353</u>	<u>206,518</u>

**SHAFTESBURY MUNICIPAL ALMSHOUSE CHARITY**

England & Wales - Charity number 202457

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# Accounts

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**SHAFTESBURY MUNICIPAL ALMSHOUSE CHARITY  
REGISTERED CHARITY NUMBER 202457**

**ANNUAL REPORT  
AND  
FINANCIAL STATEMENTS  
YEAR ENDED 31 DECEMBER 2022**

**SHAFTESBURY MUNICIPAL ALMSHOUSE CHARITY  
REGISTERED CHARITY NUMBER 202457**

**Index**

	Page No.
Trustees' annual report	1 - 2
Independent examiners' report	3
Statement of financial activities (SOFA)	4
Balance sheet	5
Accounting policies and notes to the financial statements	6 - 11
Supplementary information	11

**SHAFTESBURY MUNICIPAL ALMSHOUSE CHARITY**  
**REGISTERED CHARITY NUMBER 202457**  
**Trustees Annual Report for the Year Ended 31 December 2022**

**REFERENCE AND ADMINISTRATIVE DETAILS**

Registered as a Charity in England & Wales.  
Previously known as "Shaftesbury Municipal Charities" or "Shaftesbury Charities."

**CHARITY REGISTERED NUMBER**

202457

**CHARITY'S PRINCIPAL ADDRESS**

33 Salisbury Street  
Shaftesbury  
Dorset  
SP7 8EL

**GOVERNING DOCUMENT**

The Charity is regulated by a scheme of the Charity Commissioners dated 29<sup>th</sup> July 1996.

**TRUSTEES**

Mr Anthony Thomas Morgan (Chairman)	Appointed by Trustees
Mr Roger Haydn Booth	Appointed by Trustees
Mr Colin Howes	Appointed by Trustees
Patricia Lever	Appointed by Trustees
Mr Timothy Cook	Appointed by Shaftesbury Town Council

Two representative Trustees are appointed by Shaftesbury Town Council, and one representative Trustee by the Parish of Melbury & Cann. New representative Trustees are appointed for a renewable period of four years. New co-opted Trustees are appointed by the Board of Trustees for a renewable period of five years.

The Charity does not have any Custodian Trustees.

**OBJECTS AND ACTIVITIES OF THE CHARITY**

The object of the Charity is to provide accommodation for persons in need, who are resident in the Parishes of Shaftesbury, Cann, Motcombe, Stour Provost, Margaret Marsh, Fontmell Magna, Compton Abbas and Donhead St. Mary. The Charity maintains 21 warden-assisted single bedsit flats to enable them to meet this object.

This activity benefits the public by allowing older persons in particular to remain independent for longer, whilst still being near to family and friends. As such, families are able to grow and the community stays stronger.

**ACHIEVEMENTS AND PERFORMANCE**

The Trustees policy is to ensure that the facilities of the Almshouse are upgraded, when the funds are available, to enable the residents to remain in occupation of their flats for as long as is feasible, whilst allowing them a measure of independence.

The residents of the Almshouses make a weekly contribution towards the cost of maintaining the Almshouses, and essential services to them, which is partly subsidised by the Charity's endowment income. The Charity is affiliated to the National Association of Almshouses.

When flats become vacant new residents who meet the criteria of being of retirement age and from the local area, are able to apply to the trustees. The trustees have regard to the Charity Commissions guidance on public benefit.

**SHAFTESBURY MUNICIPAL ALMSHOUSE CHARITY**  
**REGISTERED CHARITY NUMBER 202457**  
**Trustees Annual Report for the Year Ended 31 December 2022**

As part of our Strategic review and with guidance from The Almshouse Association we are now directly employing our own in-house Clerk Administrator who as part of their duties is to check on residents who are deemed to be vulnerable, in addition we have made available a sophisticated electronic communication system to each resident which activates to a 24/7 operated alarms receiving centre.

As noted in the previous annual reports, the building and refurbishment is nearing final completion, with phases 1 and 2 completed. The Charity has sufficient funds to complete the final phase during 2023.

**POLICIES**

The level of reserves in the Cyclical Maintenance Fund and the Extraordinary Repair Fund are as recommended by the National Association of Almshouses.

The level of these reserves are as stated in note 13 of the accounts.

At the present time investments in respect of the Extraordinary Repair Fund etc are paid into the C.O.I.F. Charities Investment fund in accordance with an earlier scheme of the Commissioners of the 20<sup>th</sup> June 1967.

**DECLARATION**

I declare in my capacity of Charity Trustee, that:

- the Trustees have approved the report above; and
- authorised me to sign it on their behalf.

Signed:

.....

Anthony Thomas Morgan, Trustee

Date: 2023

**SHAFESBURY MUNICIPAL ALMSHOUSE CHARITY**  
**REGISTERED CHARITY NUMBER 202457**  
**Independent Examiners Report to the Trustees**

I report to the trustees on my examination of the accounts of the above charity for the year ended 31 December 2022 set out on pages 4 to 11.

**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 2011 Act").

Having satisfied myself that the accounts of the charity are not required to be audited (under section 144(2) or the 2011 Act) and are eligible for an independent examination, I report in respect of my examination of the charity'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 giving me cause to believe:

- accounting records were not kept in respect of the charity as required by section 130 of the 2011 Act; or
- the accounts do 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.

Reporting Accountant  
R H Cooper FCA  
Mapwl House  
Sherborne  
Dorset  
DT9 4BJ

Signed:

Date:

2023

SHAFTESBURY MUNICIPAL ALMSHOUSE CHARITY

Statement of Financial Activities  
For the Year Ended 31 December 2022

	Note	Designated				Total 2022 £	Designated				Total 2021 £
		Endowment Fund £	General Funds £	Cyclical Maint Fund £	Extraordinary Repair Fund £		Endowment Fund £	General Funds £	Cyclical Maint Fund £	Extraordinary Repair Fund £	
<b>Income &amp; endowments from:</b>											
Charitable activities	3	-	115,637	-	-	115,637	-	140,569	-	-	140,569
Investment income	4	-	3,902	-	-	3,902	-	3,533	-	-	3,533
Other incoming resources	5	-	3,575	-	-	3,575	-	23,220	-	-	23,220
<b>Total incoming resources</b>		-	123,113	-	-	123,113	-	167,322	-	-	167,322
<b>Expenditure on:</b>											
Charitable activities	6	-	50,428	-	-	50,428	-	39,277	-	-	39,277
Governance costs	7	-	8,229	-	-	8,229	-	6,999	-	-	6,999
<b>Total resources expended</b>		-	58,656	-	-	58,656	-	46,276	-	-	46,276
<b>Net incoming/outgoing resources before transfers</b>		-	64,457	-	-	64,457	-	121,046	-	-	121,046
<b>Transfers</b>											
Gross transfers between funds	13	-	(25,040)	15,540	9,500	-	-	(25,040)	15,540	9,500	-
<b>Net movement in funds</b>		-	39,417	15,540	9,500	64,457	-	96,006	15,540	9,500	121,046
<b>Reconciliation of funds</b>											
Total funds brought forward		300,000	651,159	152,360	456,559	1,560,078	300,000	555,153	136,820	447,059	1,439,032
<b>Total funds carried forward</b>		300,000	690,576	167,900	466,059	1,624,535	300,000	651,159	152,360	456,559	1,560,078

**SHAFTESBURY MUNICIPAL ALMSHOUSE CHARITY**  
**Balance Sheet**  
**For the Year Ended 31 December 2022**

	Note	2022 £	2021 £
<b>Fixed Assets</b>			
Tangible fixed assets	8	1,452,230	1,305,191
<b>Total Fixed Assets</b>		<u>1,452,230</u>	<u>1,305,191</u>
<b>Current Assets</b>			
Debtors	9	5,330	5,825
Cash at Bank	19b	206,518	290,688
<b>Total Current Assets</b>		<u>211,849</u>	<u>296,513</u>
<b>Liabilities</b>			
Creditors			
Amounts falling due within one year	10	11,980	10,388
<b>Net Current Assets</b>		<u>199,868</u>	<u>286,124</u>
<b>Total Assets less Current Liabilities</b>		<u>1,652,098</u>	<u>1,591,316</u>
<b>Liabilities</b>			
Creditors			
Amounts falling due after one year	10	27,563	31,238
		<u>27,563</u>	<u>31,238</u>
<b>Total net assets</b>		<u>1,624,535</u>	<u>1,560,078</u>
<b>Funds of the Charity</b>			
<b>Endowments</b>	11	300,000	300,000
<b>Income Funds</b>			
Unrestricted funds	12	690,576	651,159
Designated funds	13		
Cyclical Maintenance Fund		167,900	152,360
Extraordinary Repair Fund		466,059	456,559
<b>Total Charity Funds</b>		<u>1,624,535</u>	<u>1,560,078</u>

Approved by the Board of Trustees on

2023 and signed on its behalf by:

.....  
 Anthony Thomas Morgan,  
 Trustee

The notes on pages 6 to 11 form part of these accounts.

**SHAFTESBURY MUNICIPAL ALMSHOUSE CHARITY**  
**Notes to the Accounts**  
**For the Year Ended 31 December 2022**

**1 Basis of preparation**

These accounts have been prepared on the basis of historic cost in accordance with the Statement of Recommended Practice: Accounting and Reporting by Charities (2015), with accounting standards, and with the Charities Act 2011.

**2 Accounting policies**

**INCOMING RESOURCES**

Recognition of incoming resources

Incoming resources are included in the Statement of Financial Activities (SoFA) when:

- the charity becomes entitled to the resources and any conditions for receipt are met;
- the trustees are virtually certain they will receive the resources; and
- the monetary value can be measured with sufficient reliability.

Volunteer help

The value of any voluntary help is not included in the accounts.

**EXPENDITURE AND LIABILITIES**

Liability recognition

Liabilities are recognised as soon as there is a legal or constructive obligation committing the charity to pay out resources.

Governance costs

Governance costs include costs of the preparation and examination of statutory accounts, the costs of trustee meetings and cost of any legal advice to trustees on governance or constitutional matters. Also included are the administrative charges payable to the Charity's clerk.

**ASSETS**

Tangible fixed assets for use by charity

These, with the exception of replacement furniture etc, are capitalised if they can be used for more than one year and cost at least £250. They are valued at cost or a reasonable value on receipt. The Charity does not have a policy of revaluation.

SHAFTESBURY MUNICIPAL ALMSHOUSE CHARITY  
Notes to the Accounts  
For the Year Ended 31 December 2022

	Endowment Fund	General Funds	Designated		Total 2022	Endowment Fund	General Funds	Designated		Total 2021
			Cyclical Maint Fund	Extraordinary Repair Fund				Cyclical Maint Fund	Extraordinary Repair Fund	
	£	£	£	£	£	£	£	£	£	£
<b>3 Income &amp; endowments from Charitable activities</b>										
Residents' maintenance contributions	-	106,507	-	-	106,507	-	102,314	-	-	102,314
Electricity	-	9,130	-	-	9,130	-	8,255	-	-	8,255
Grants received	-	-	-	-	-	-	30,000	-	-	30,000
	-	115,637	-	-	115,637	-	140,569	-	-	140,569
<b>4 Income &amp; endowments from Investment income</b>										
Rent & rent charges for land	-	3,179	-	-	3,179	-	3,524	-	-	3,524
Bank interest	-	723	-	-	723	-	9	-	-	9
	-	3,902	-	-	3,902	-	3,533	-	-	3,533
<b>5 Income &amp; endowments from Other incoming resources</b>										
Wayleaves	-	183	-	-	183	-	192	-	-	192
Levers Estates	-	-	-	-	-	-	200	-	-	200
Donations received	-	-	-	-	-	-	22,800	-	-	22,800
Other income	-	3,392	-	-	3,392	-	28	-	-	28
	-	3,575	-	-	3,575	-	23,220	-	-	23,220
<b>6 Expenditure on Charitable activities</b>										
<b>(a) Charitable activities</b>										
Maintenance of Chubbs House	-	36,060	-	-	36,060	-	24,854	-	-	24,854
<b>(c) Paid employees</b>										
Gross wages & salaries	-	14,133	-	-	14,133	-	14,267	-	-	14,267
Pension contributions	-	235	-	-	235	-	156	-	-	156
	-	14,368	-	-	14,368	-	14,422	-	-	14,422
<b>Total Charitable activities</b>	<b>22a</b>	50,428	-	-	50,428	-	39,277	-	-	39,277
<b>Average number of Employees in year</b>					<b>No</b>					<b>No</b>
					1					1

There were no employees receiving benefits.

**SHAFTESBURY MUNICIPAL ALMSHOUSE CHARITY**  
**Notes to the Accounts**  
**For the Year Ended 31 December 2022**

	Endowment Fund	General Funds	Designated Cyclical Extraordinary		Total 2022	Endowment Fund	General Funds	Designated Cyclical Extraordinary		Total 2021
			Maint Fund	Repair Fund				Maint Fund	Repair Fund	
	£	£	£	£	£	£	£	£	£	£
<b>7 Expenditure on Governance Costs</b>										
Accountancy fee	-	5,447	-	-	5,447	-	3,251	-	-	3,251
Independent examiners fee	-	500	-	-	500	-	1,000	-	-	1,000
Legal & professional fees	-	1,486	-	-	1,486	-	1,195	-	-	1,195
Insurance	-	351	-	-	351	-	350	-	-	350
Advertising	-	-	-	-	-	-	160	-	-	160
Computer and IT expenses	-	-	-	-	-	-	626	-	-	626
Sundry expenses	-	50	-	-	50	-	23	-	-	23
Bank charges	-	394	-	-	394	-	395	-	-	395
	-	8,229	-	-	8,229	-	6,999	-	-	6,999

**8 Tangible Fixed Assets**

	Freehold Land & Almshouses	Building Development	Furniture & Equipment	Total
	£	£	£	£
<b>Cost</b>				
At 1 January 2022	163,354	1,138,678	3,159	1,305,191
Additions	-	147,038	-	147,038
At 31 December 2022	163,354	1,285,717	3,159	1,452,230
At 31 December 2021	163,354	1,138,678	3,159	1,305,191

At the end of the period, the charity had capital commitments contracted for but not provided in these financial statements in respect of Building Development totalling £19,421 (2021: £nil).

	2022 £	2021 £
<b>9 Debtors</b>		
Trade debtors	133	705
Prepayments	4,884	4,772
Other debtors	313	348
	5,330	5,825

**SHAFTESBURY MUNICIPAL ALMSHOUSE CHARITY**  
**Notes to the Accounts**  
**For the Year Ended 31 December 2022**

**10 Liabilities**

**Creditors - amounts falling due within one year**

Trade creditors	3,852	58
Accruals	3,349	6,645
Loan	3,675	3,675
Wages	1,094	-
Other creditors	10	10
	<u>11,981</u>	<u>10,388</u>

**Creditors - amounts falling due after one year**

Loan	27,563	31,238
	<u>27,563</u>	<u>31,238</u>

**11 Endowment fund**

Balance at 31 December 2021	300,000	300,000
Net movement in funds	-	-
Balance at 31 December 2022	<u>300,000</u>	<u>300,000</u>

**12 Unrestricted - General fund**

Balance at 31 December 2021	651,159	555,153
Net movement in funds	39,417	96,006
Balance at 31 December 2022	<u>690,576</u>	<u>651,159</u>

**13 Designated Funds**

The income funds of the Charity include the following designated funds which have been set aside out of the unrestricted funds by the Trustees for specific purposes:

	Balance 31/12/2021	Transfer from General Fund	Income/ Profits	Paid in Year	Balance 31/12/2022	Balance 31/12/2021	Transfer from General Fund	Income/ Profits	Paid in Year	Balance 31/12/2021
	£	£	£	£	£	£	£	£	£	£
Cyclical maintenance fund	152,360	15,540	-	-	167,900	136,820	15,540	-	-	152,360
Extra-ordinary repair fund	456,559	9,500	-	-	466,059	447,059	9,500	-	-	456,559
	<u>608,919</u>	<u>25,040</u>	<u>-</u>	<u>-</u>	<u>633,959</u>	<u>583,879</u>	<u>25,040</u>	<u>-</u>	<u>-</u>	<u>608,919</u>

**14 Analysis of Net assets by Fund**

	Endowment Fund	Unrestricted fund	Cyclical Maintenance Fund	Extra Ordinary Repair Fund	Funds 2022	Endowment Fund	Unrestricted fund	Cyclical Maintenance Fund	Extra Ordinary Repair Fund	Funds 2021
	£	£	£	£	£	£	£	£	£	£
Tangible fixed assets	300,000	518,271	167,900	466,059	1,452,230	300,000	396,272	152,360	456,559	1,305,191
Other current assets	-	211,849	-	-	211,849	-	296,513	-	-	296,513
	<u>300,000</u>	<u>730,119</u>	<u>167,900</u>	<u>466,059</u>	<u>1,664,078</u>	<u>300,000</u>	<u>692,785</u>	<u>152,360</u>	<u>456,559</u>	<u>1,601,704</u>
Current liabilities	-	(11,981)	-	-	(11,981)	-	(10,388)	-	-	(10,388)
Non-current liabilities	-	(27,563)	-	-	(27,563)	-	(31,238)	-	-	(31,238)
	<u>300,000</u>	<u>690,576</u>	<u>167,900</u>	<u>466,059</u>	<u>1,624,535</u>	<u>300,000</u>	<u>651,159</u>	<u>152,360</u>	<u>456,559</u>	<u>1,560,078</u>

**SHAFTESBURY MUNICIPAL ALMSHOUSE CHARITY**

**Notes to the Accounts**

**For the Year Ended 31 December 2022**

**15 Trustees and other related parties**

No expenses were paid to the Trustees in this or the previous year.

**16 Other information**

- The Charity had no commitments at the year end, except for those referenced in note 8.
- The Charity has not given any guarantees to third parties that could be called on at the year end.
- The Charity has not granted any loans to any institution or company connected to the Charity.
- The Charity did not make any ex-gratia payments during the year.

**17 Declarations:**

**Adequacy of assets to meet fund restrictions**

Sufficient reserves are held in an appropriate form to enable each fund to be applied in accordance with the restrictions imposed.

**Branches**

The financial activities, assets and liabilities of all the Charity's branches or sections have been included.

**Changes in year end**

The Trustees have not changed the year end date nor the length of the Charities financial year.

**Discontinued, continuing and acquired operations**

All the Charity's operations are continuing operations and there were no operations discontinued or acquired during the year.

**Funds in deficit**

No funds are in deficit at the balance sheet date.

**Inalienable or historic events**

The Charity had no assets at the balance sheet date classed as inalienable or historic.

**Intangible assets**

The Charity had no intangible assets.

**Inter-fund loans**

There were no inter-fund loans outstanding at the balance sheet date.

**Revaluations**

None of the Charity's functional fixed assets have been re-valued during the year and the Charity does not have a policy of re-valuation.

**Subsidiaries**

The Charity has no subsidiary companies.

**Un-capitalised fixed assets**

The Charity has no material fixed assets which have not been capitalised. However, the freehold property including the site on which the almshouses are built have been Replacement furniture is treated as a revenue expense.

**Transactions with Trustees**

There were no transactions with trustees during the year, except those referred to in Note 21.

**18 Related party transactions:**

Businesses operated by Trustees with services provided under the standard terms and conditions of the company in question:

**A T Morgan - Wessex Group Companies**

Amounts invoiced during the year £53,420 (2021: £2,269)

There were no other outstanding balances with related parties at the reporting date.

SHAFTESBURY MUNICIPAL ALMSHOUSE CHARITY  
Notes to the Accounts  
For the Year Ended 31 December 2022

19 Supplementary Information

	2022	2021
	£	£
<b>a) Analysis of 'Resources expended - charitable activities'</b>		
<b>i) General funds</b>		
Staff costs	14,368	14,422
Rates & water	3,122	1,360
Electricity	11,777	10,988
Gas	2,786	2,414
Insurance	2,814	2,852
Cleaning	1,605	140
Repairs to property	12,552	6,146
Gardening	91	104
Telephone	904	692
Sundry expenses	409	159
	<u>50,428</u>	<u>39,277</u>
<b>b) Cash at bank</b>		
COIF deposit re cyclical maintenance fund	74,791	74,068
Current account	131,685	216,601
Petty Cash	42	19
	<u>206,518</u>	<u>290,688</u>

**SHAFTESBURY MUNICIPAL ALMSHOUSE CHARITY**

England & Wales - Charity number 202457

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# Accounts

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**SHAFESBURY MUNICIPAL ALMSHOUSE CHARITY  
REGISTERED CHARITY NUMBER 202457**

**ANNUAL REPORT  
AND  
FINANCIAL STATEMENTS  
YEAR ENDED 31 DECEMBER 2021**

**Shaftesbury Municipal Almshouse Charity**  
**Registered Charity No. 202457**

**Index**

	Page No.
Trustees' annual report	1 - 2
Independent examiners' report	3
Statement of financial activities (SOFA)	4
Balance sheet	5
Accounting policies and notes to the financial statements	6 - 12
Supplementary information	12

**Shaftesbury Municipal Almshouse Charity**  
**Registered Charity No. 202457**  
**Trustees Annual Report for the Year Ended 31 December 2021**

**REFERENCE AND ADMINISTRATIVE DETAILS**

Registered as a Charity in England & Wales.  
Previously known as "Shaftesbury Municipal Charities" or "Shaftesbury Charities."

**CHARITY REGISTERED NUMBER**

202457

**CHARITY'S PRINCIPAL ADDRESS**

33 Salisbury Street  
Shaftesbury  
Dorset  
SP7 8EL

**GOVERNING DOCUMENT**

The Charity is regulated by a scheme of the Charity Commissioners dated 29<sup>th</sup> July 1996.

**TRUSTEES**

Mr Anthony Thomas Morgan (Chairman)	Appointed by Trustees
Mr Roger Haydn Booth	Appointed by Trustees
Mr Colin Howes	Appointed by Trustees
Patricia Lever (appointed 1 August 2021)	Appointed by Trustees
Mr Timothy Cook	Appointed by Shaftesbury Town Council
Mr John Mitchell (resigned 1 January 2021)	Appointed by Parish of Melbury & Cann

Two representative Trustees are appointed by Shaftesbury Town Council, and one representative Trustee by the Parish of Melbury & Cann. New representative Trustees are appointed for a renewable period of four years. New co-opted Trustees are appointed by the Board of Trustees for a renewable period of five years.

The Charity does not have any Custodian Trustees.

**OBJECTS AND ACTIVITIES OF THE CHARITY**

The object of the Charity is to provide accommodation for persons in need, who are resident in the Parishes of Shaftesbury, Cann, Motcombe, Stour Provost, Margaret Marsh, Fontmell Magna, Compton Abbas and Donhead St. Mary. The Charity currently maintains seventeen assisted one bedroom flats and four bedsit units, plus a community room with kitchenette and a large garden.

This activity benefits the public by allowing older persons in particular to remain independent for longer, whilst still being near to family and friends. As such, families are able to grow and the community stays stronger.

**ACHIEVEMENTS AND PERFORMANCE**

**Shaftesbury Municipal Almshouse Charity**  
**Registered Charity No. 202457**  
**Trustees Annual Report for the Year Ended 31 December 2021**

The Trustees policy is to ensure that the facilities of the Almshouse are upgraded, when the funds are available, to enable the residents to remain in occupation of their flats for as long as is feasible, whilst allowing them a measure of independence.

The residents of the Almshouses make a weekly contribution towards the cost of maintaining the Almshouses, and essential services to them, which is partly subsidised by the Charity's endowment income. The Charity is affiliated to the National Association of Almshouses.

When flats become vacant new residents who meet the criteria of being of retirement age and from the local area, are able to apply to the trustees. The trustees have regard to the Charity Commissions guidance on public benefit.

As part of our Strategic review and with guidance from The Almshouse Association we are now directly employing our own in-house Clerk Administrator who as part of their duties is to check on residents who are deemed to be vulnerable, in addition we have made available a sophisticated electronic communication system to each resident which activates to a 24/7 operated alarms receiving centre.

Phases one and two are now complete and with 90% of funds in place we can embark on the final phase of upgrading the 5 bedsit units with a new roof and insulation, a new heating and hot/cold water systems, electrical rewiring, suspended ceilings, new double glazed windows and doors and a new access control and CCTV systems.

**POLICIES**

The level of reserves in the Cyclical Maintenance Fund and the Extraordinary Repair Fund are as recommended by the National Association of Almshouses.

The level of these reserves are as stated in note 15 of the accounts.


At the present time investments in respect of the Extraordinary Repair Fund etc are paid into the C.O.I.F. Charities Investment fund in accordance with an earlier scheme of the Commissioners of the 20<sup>th</sup> June 1967.

**DECLARATION**

I declare in my capacity of Charity Trustee, that:

- the Trustees have approved the report above; and
- authorised me to sign it on their behalf.

Signed:

  
.....

Anthony Thomas Morgan, Trustee

Date: 26 October 2022

**Shaftesbury Municipal Almshouse Charity**  
**Registered Charity No. 202457**  
**Independent Examiners Report to the Trustees**

I report to the trustees on my examination of the accounts of the above charity for the year ended 31 December 2021 set out on pages 4 to 12.

**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 2011 Act").

Having satisfied myself that the accounts of the charity are not required to be audited (under section 144(2) or the 2011 Act) and are eligible for an independent examination, I report in respect of my examination of the charity'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 giving me cause to believe:

- accounting records were not kept in respect of the charity as required by section 130 of the 2011 Act; or
- the accounts do 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.

Reporting Accountant  
R H Cooper FCA  
Mapwl House  
Sherborne  
Dorset  
DT9 4BJ

Signed:   
Date: 26 October 2022

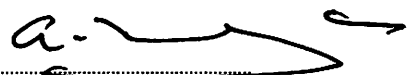
Shaftesbury Municipal Almshouse Charity  
Statement of Financial Activities  
For the Year Ended 31 December 2021

	Note	Designated				Total 2021 £	Designated				Total 2020 (as restated) £
		Endowment Fund £	General Funds £	Cyclical Maint Fund £	Extraordinary Repair Fund £		Endowment Fund £	General Funds £	Cyclical Maint Fund £	Extraordinary Repair Fund £	
<b>Income &amp; endowments from:</b>											
Charitable activities	3	-	140,569	-	-	140,569	-	197,640	-	-	197,640
Investment income	4	-	3,533	-	-	3,533	-	2,533	-	-	2,533
Other incoming resources	5	-	23,220	-	-	23,220	-	2,606	-	-	2,606
<b>Total incoming resources</b>		-	167,322	-	-	167,322	-	202,779	-	-	202,779
<b>Expenditure on:</b>											
Charitable activities	6	-	39,277	-	-	39,277	-	60,486	-	-	60,486
Governance costs	7	-	6,999	-	-	6,999	-	16,558	-	-	16,558
<b>Total resources expended</b>		-	46,276	-	-	46,276	-	77,044	-	-	77,044
<b>Net incoming/outgoing resources before transfers</b>		-	121,046	-	-	121,046	-	125,735	-	-	125,735
<b>Transfers</b>											
Gross transfers between funds	16	-	(25,040)	15,540	9,500	-	-	(25,040)	15,540	9,500	-
Net incoming resources before other recognised gains and losses		-	96,006	15,540	9,500	121,046	-	100,695	15,540	9,500	125,735
<b>Other recognised gains</b>											
Realised gain on investments	8, 9	-	-	-	-	-	-	-	-	205,846	205,846
Unrealised gain/loss(-) on investments	8, 9	-	-	-	-	-	(13)	-	-	(198,035)	(198,048)
<b>Net movement in funds</b>		-	96,006	15,540	9,500	121,046	(13)	100,695	15,540	17,311	133,533
<b>Reconciliation of funds</b>											
Total funds brought forward (as previously stated)		300,000	585,602	136,820	447,059	1,469,481	300,013	454,458	121,280	429,748	1,305,499
Prior year adjustments	10	-	(30,449)	-	-	(30,449)	-	-	-	-	-
Total funds brought forward (as restated)		300,000	555,153	136,820	447,059	1,439,032	-	-	-	-	-
<b>Total funds carried forward</b>		300,000	651,159	152,360	456,559	1,560,078	300,000	555,153	136,820	447,059	1,439,032

Shaftesbury Municipal Almshouse Charity  
 Balance Sheet  
 For the Year Ended 31 December 2021

	Note	2021 £	2020 (as restated) £
<b>Fixed Assets</b>			
Tangible fixed assets	11	1,305,191	1,301,916
<b>Total Fixed Assets</b>		<u>1,305,191</u>	<u>1,301,916</u>
<b>Current Assets</b>			
Debtors	12	5,825	6,632
Cash at Bank	22b	290,688	183,972
<b>Total Current Assets</b>		<u>296,513</u>	<u>190,604</u>
<b>Liabilities</b>			
Creditors			
Amounts falling due within one year	13	10,388	24,877
<b>Net Current Assets</b>		<u>286,125</u>	<u>165,728</u>
<b>Total Assets less Current Liabilities</b>		<u>1,591,316</u>	<u>1,467,644</u>
<b>Liabilities</b>			
Creditors			
Amounts falling due after one year	13	31,238	28,612
		<u>31,238</u>	<u>28,612</u>
<b>Total net assets</b>		<u>1,560,078</u>	<u>1,439,032</u>
<b>Funds of the Charity</b>			
<b>Endowments</b>	14	300,000	300,000
<b>Income Funds</b>			
Unrestricted funds	15	651,159	555,153
Designated funds	16		
Cyclical Maintenance Fund		152,360	136,820
Extraordinary Repair Fund		456,559	447,059
<b>Total Charity Funds</b>		<u>1,560,078</u>	<u>1,439,032</u>

Approved by the Board of Trustees on 26 October 2022 and signed on its behalf by:



.....  
 Anthony Thomas Morgan,  
 Trustee

The notes on pages 6 to 12 form part of these accounts.

**Shaftesbury Municipal Almshouse Charity**  
**Notes to the Accounts**  
**For the Year Ended 31 December 2021**

**1 Basis of preparation**

These accounts have been prepared on the basis of historic cost (except that investments are shown at market value) in accordance with the Statement of Recommended Practice: Accounting and Reporting by Charities (2015), with accounting standards, and with the Charities Act 2011.

**2 Accounting policies**

**INCOMING RESOURCES**

Recognition of incoming resources

Incoming resources are included in the Statement of Financial Activities (SoFA) when:

- the charity becomes entitled to the resources and any conditions for receipt are met;
- the trustees are virtually certain they will receive the resources; and
- the monetary value can be measured with sufficient reliability.

Volunteer help

The value of any voluntary help is not included in the accounts.

Investment income

Investment income is included in the accounts when receivable.

Investment gains and losses

This includes any gain or loss on the sale of investments and any gain or loss resulting from revaluing investments to market value at the end of the year.

**EXPENDITURE AND LIABILITIES**

Liability recognition

Liabilities are recognised as soon as there is a legal or constructive obligation committing the charity to pay out resources.

Governance costs

Governance costs include costs of the preparation and examination of statutory accounts, the costs of trustee meetings and cost of any legal advice to trustees on governance or constitutional matters. Also included are the administrative charges payable to the Charity's clerk.

**ASSETS**

Tangible fixed assets for use by charity

These, with the exception of replacement furniture etc, are capitalised if they can be used for more than one year and cost at least £250. They are valued at cost or a reasonable value on receipt. The Charity does not have a policy of revaluation.

Investments

Investments quoted on a recognised stock exchange are valued at market value at the year end.

Shaftesbury Municipal Almshouse Charity  
Notes to the Accounts  
For the Year Ended 31 December 2021

	Endowment Fund £	General Funds £	Designated Cyclical Extraordinary		Total 2021 £	Endowment Fund £	General Funds £	Designated Cyclical Extraordinary		Total 2020 (as restated) £
			Maint Fund £	Repair Fund £				Maint Fund £	Repair Fund £	
<b>3 Income &amp; endowments from Charitable activities</b>										
Residents' maintenance contributions	-	102,314	-	-	102,314	-	75,221	-	-	75,221
Electricity	-	8,255	-	-	8,255	-	6,689	-	-	6,689
Grants received	-	30,000	-	-	30,000	-	60,000	-	-	60,000
Sale of Land	-	-	-	-	-	-	55,730	-	-	55,730
	-	140,569	-	-	140,569	-	197,640	-	-	197,640
<b>4 Income &amp; endowments from Investment income</b>										
Rent & rent charges for land	-	3,524	-	-	3,524	-	2,338	-	-	2,338
Bank interest	-	9	-	-	9	-	194	-	-	194
	-	3,533	-	-	3,533	-	2,533	-	-	2,533
<b>5 Income &amp; endowments from Other incoming resources</b>										
Wayleaves	-	192	-	-	192	-	191	-	-	191
Levers Estates	-	200	-	-	200	-	150	-	-	150
Donations received	-	22,800	-	-	22,800	-	2,266	-	-	2,266
Other income	-	28	-	-	28	-	-	-	-	-
	-	23,220	-	-	23,220	-	2,606	-	-	2,606
<b>6 Expenditure on Charitable activities</b>										
<b>(a) Charitable activities</b>										
Maintenance of Chubbs House	-	24,854	-	-	24,854	-	40,106	-	-	40,106
<b>(c) Paid employees</b>										
Gross wages & salaries	-	14,267	-	-	14,267	-	20,003	-	-	20,003
Pension contributions	-	156	-	-	156	-	376	-	-	376
	-	14,422	-	-	14,422	-	20,379	-	-	20,379
<b>Total Charitable activities</b>	<b>22a</b>	<b>39,277</b>	<b>-</b>	<b>-</b>	<b>39,277</b>	<b>-</b>	<b>60,486</b>	<b>-</b>	<b>-</b>	<b>60,486</b>
<b>Average number of Employees In year</b>					<b>No</b> 1					<b>No</b> 1

There were no employees receiving benefits.

Shaftesbury Municipal Almshouse Charity  
Notes to the Accounts  
For the Year Ended 31 December 2021

	Designated Cyclical Extraordinary					Designated Cyclical Extraordinary				
	Endowment	General	Maint	Repair	Total	Endowment	General	Maint	Repair	Total
	Fund	Funds	Fund	Fund	2021	Fund	Funds	Fund	Fund	2020
	£	£	£	£	£	£	£	£	£	£
<b>7 Expenditure on Governance Costs</b>										
Clerks fees	-	3,251	-	-	3,251	-	14,791	-	-	14,791
Independent examiners fee	-	1,000	-	-	1,000	-	500	-	-	500
Legal & professional fees	-	1,195	-	-	1,195	-	456	-	-	456
Insurance	-	350	-	-	350	-	320	-	-	320
Advertising	-	160	-	-	160	-	108	-	-	108
Computer and IT expenses	-	626	-	-	626	-	207	-	-	207
Sundry expenses	-	23	-	-	23	-	50	-	-	50
Bank charges	-	395	-	-	395	-	126	-	-	126
	-	<u>6,999</u>	-	-	<u>6,999</u>	-	<u>16,558</u>	-	-	<u>16,558</u>

	2021	2020
	£	£
<b>8 Investments</b>		
<b>Quoted Investments</b>		
Historical cost brought/carried forward	-	-
Unrealised gains on revaluation:		
unrealised gains at 31 December 2020 b/f	-	13
movement in year	-	(13)
Unrealised gains at 31 December 2021 c/f	-	-
<b>Market value at 31 December 2021</b>	<u>-</u>	<u>-</u>

	2021	2020
	£	£
<b>9 Current asset investment</b>		
<b>Quoted Investments</b>		
Historical cost brought forward	-	56,016
Disposals at cost	-	(261,862)
Realised gain on disposal	-	205,846
Historical cost carried forward	-	-
Unrealised gains on revaluation:		
unrealised gains at 31 December 2020 b/f	-	198,035
movement in year	-	(198,035)
Unrealised gains at 31 December 2021 c/f	-	-
<b>Market value at 31 December 2021</b>	<u>-</u>	<u>-</u>

**Shaftesbury Municipal Almshouse Charity**  
**Notes to the Accounts**  
**For the Year Ended 31 December 2021**

**10 Prior year adjustments**

Adjustments have been made to prior year figures in relation to a loan from the Almshouse Association recognised as grant income.

	<b>Unrestricted Fund</b>
Balance at 31 December 2020 (as previously stated)	585,602
Prior year adjustments:	
Almshouse Association Loan	(30,449)
Balance at 31 December 2020 (as restated)	<u>555,153</u>

**11 Tangible Fixed Assets**

	<b>Freehold Land &amp; Almshouses Development</b>	<b>Building</b>	<b>Furniture &amp; Equipment</b>	<b>Total</b>
	<b>£</b>	<b>£</b>	<b>£</b>	<b>£</b>
<b>Cost</b>				
At 1 January 2021	163,354	1,137,173	1,389	1,301,916
Additions	-	1,505	1,770	3,275
At 31 December 2021	<u>163,354</u>	<u>1,138,678</u>	<u>3,159</u>	<u>1,305,191</u>
At 31 December 2020	<u>163,354</u>	<u>1,137,173</u>	<u>1,389</u>	<u>1,301,916</u>

	<b>2021</b>	<b>2020</b>
	<b>£</b>	<b>£</b>
<b>12 Debtors</b>		
Trade debtors	705	3,385
Prepayments	4,772	2,757
Other debtors	348	489
	<u>5,825</u>	<u>6,632</u>

**13 Liabilities**

**Creditors - amounts falling due within one year**

Trade creditors	58	16,840
Accruals	6,645	6,199
Loan (as restated)	3,675	1,838
Other creditors	10	-
	<u>10,388</u>	<u>24,877</u>

**Creditors - amounts falling due after one year**

Loan (as restated)	31,238	28,612
	<u>31,238</u>	<u>28,612</u>

**14 Endowment fund**

Balance at 31 December 2020	300,000	300,000
Net movement in funds	-	-
Balance at 31 December 2021	<u>300,000</u>	<u>300,000</u>

Shaftesbury Municipal Almshouse Charity  
Notes to the Accounts  
For the Year Ended 31 December 2021

15 Unrestricted - General fund

Balance at 31 December 2020 (as previously stated)	585,602	454,458
Net movement in funds	-	131,144
Prior period adjustment (note 10)	(30,449)	-
Balance at 31 December 2020 (as restated)	555,153	585,602
Net movement in funds	96,006	-
Balance at 31 December 2021	651,159	585,602

16 Designated Funds

The income funds of the Charity include the following designated funds which have been set aside out of the unrestricted funds by the Trustees for specific purposes:

	Balance 31/12/20	Transfer from General Fund	Income/ Profits	Paid In Year	Balance 31/12/21	Balance 31/12/19	Transfer from General Fund	Income/ Profits	Paid In Year	Balance 31/12/20
	£	£	£	£	£	£	£	£	£	£
Cyclical maintenance fund	136,820	15,540	-	-	152,360	121,280	15,540	-	-	136,820
Extra-ordinary repair fund	447,059	9,500	-	-	456,559	429,748	9,500	7,811	-	447,059
	583,879	25,040	-	-	608,919	551,028	25,040	7,811	-	583,879

17 Analysis of Net assets by Fund

	Endowment Fund	Unrestricted fund	Cyclical Maintenance Fund	Extra Ordinary Repair Fund	Funds 2021	Endowment Fund	Unrestricted fund	Cyclical Maintenance Fund	Extra Ordinary Repair Fund	Funds 2020 (as restated)
	£	£	£	£	£	£	£	£	£	£
Tangible fixed assets	300,000	396,272	152,360	456,559	1,305,191	300,000	418,037	136,820	447,059	1,301,916
Other current assets	-	296,513	-	-	296,513	-	190,604	-	-	190,604
	300,000	692,785	152,360	456,559	1,601,704	300,000	608,641	136,820	447,059	1,492,520
Current liabilities	-	(10,388)	-	-	(10,388)	-	(24,877)	-	-	(24,877)
Non-current liabilities	-	(31,238)	-	-	(31,238)	-	(28,612)	-	-	(28,612)
	300,000	651,159	152,360	456,559	1,560,078	300,000	555,153	136,820	447,059	1,439,032

**Shaftesbury Municipal Almshouse Charity**  
**Notes to the Accounts**  
**For the Year Ended 31 December 2021**

**18 Trustees and other related parties**

No expenses were paid to the Trustees in this or the previous year.

**19 Other information**

- The Charity had no commitments at the year end.
- The Charity has not given any guarantees to third parties that could be called on at the year end.
- The Charity has not granted any loans to any institution or company connected to the Charity.
- The Charity did not make any ex-gratia payments during the year.

**20 Declarations:**

**Adequacy of assets to meet fund restrictions**

Sufficient reserves are held in an appropriate form to enable each fund to be applied in accordance with the restrictions imposed.

**Branches**

The financial activities, assets and liabilities of all the Charity's branches or sections have been included.

**Changes in year end**

The Trustees have not changed the year end date nor the length of the Charities financial year.

**Discontinued, continuing and acquired operations**

All the Charity's operations are continuing operations and there were no operations discontinued or acquired during the year.

**Funds in deficit**

No funds are in deficit at the balance sheet date.

**Inalienable or historic events**

The Charity had no assets at the balance sheet date classed as inalienable or historic.

**Intangible assets**

The Charity had no intangible assets.

**Inter-fund loans**

There were no inter-fund loans outstanding at the balance sheet date.

**Revaluations**

None of the Charity's functional fixed assets have been re-valued during the year and the Charity does not have a policy of re-valuation.

**Subsidiaries**

The Charity has no subsidiary companies.

**Un-capitalised fixed assets**

The Charity has no material fixed assets which have not been capitalised. However, the freehold property including the site on which the almshouses are built have been included  
Replacement furniture is treated as a revenue expense.

**Transactions with Trustees**

There were no transactions with trustees during the year, except those referred to in Note 21.

**Shaftesbury Municipal Almshouse Charity**  
**Notes to the Accounts**  
**For the Year Ended 31 December 2021**

**21 Related party transactions:**

Businesses operated by Trustees with services provided under the standard terms and conditions of the company in question:

**A T Morgan - Wessex Group Companies**

Amounts invoiced during the year £2,269 (2020: £6,092)

There were no other outstanding balances with related parties at the reporting date.

**22 Supplementary Information**

	<b>2021</b>	<b>2020</b>
	<b>£</b>	<b>£</b>
<b>a) Analysis of 'Resources expended - charitable activities'</b>		
<b>i) General funds</b>		
Staff costs	14,422	20,379
Rates & water	1,360	3,528
Electricity	10,988	14,087
Gas	2,414	5,591
Insurance	2,852	3,320
Cleaning	140	380
Repairs to property	6,146	11,693
Gardening	104	452
Telephone	692	781
Sundry expenses	159	274
	<u>39,277</u>	<u>60,486</u>
<b>b) Cash at bank</b>		
COIF deposit re cyclical maintenance fund	74,068	74,059
Current account	216,601	109,913
Petty Cash	19	-
	<u>290,688</u>	<u>183,972</u>

**SHAFTESBURY MUNICIPAL ALMSHOUSE CHARITY**

England & Wales - Charity number 202457

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# Accounts

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**SHAFTESBURY MUNICIPAL ALMSHOUSE CHARITY  
REGISTERED CHARITY NUMBER 202457**

**ANNUAL REPORT  
AND  
FINANCIAL STATEMENTS  
YEAR ENDED 31 DECEMBER 2020**

**Shaftesbury Municipal Almshouse Charity**  
**Registered Charity No. 202457**

**Index**

	Page No.
Trustees' annual report	1 - 2
Independent examiners' report	3
Statement of financial activities (SOFA)	4
Balance sheet	5
Accounting policies and notes to the financial statements	6 - 12
Supplementary information	12

**REFERENCE AND ADMINISTRATIVE DETAILS**

Registered as a Charity in England & Wales.  
Previously known as "Shaftesbury Municipal Charities" or "Shaftesbury Charities."

**CHARITY REGISTERED NUMBER**

202457

**CHARITY'S PRINCIPAL ADDRESS**

c/o Rutter & Allhusen Ltd  
Innovation House  
Wincombe Lane  
Shaftesbury  
Dorset  
SP7 8FG

**GOVERNING DOCUMENT**

The Charity is regulated by a scheme of the Charity Commissioners dated 29<sup>th</sup> July 1996.

**TRUSTEES**

Mr Anthony Thomas Morgan (Chairman)	Appointed by Trustees
Mr Roger Haydn Booth	Appointed by Trustees
Mr Colin Howes	Appointed by Trustees
Mr Timothy Cook	Appointed by Shaftesbury Town Council
Mr John Mitchell	Appointed by Parish of Melbury & Cann

Two representative Trustees are appointed by Shaftesbury Town Council, and one representative Trustee by the Parish of Melbury & Cann. New representative Trustees are appointed for a renewable period of four years. New co-opted Trustees are appointed by the Board of Trustees for a renewable period of five years.

The Charity does not have any Custodian Trustees.

**OBJECTS AND ACTIVITIES OF THE CHARITY**

The object of the Charity is to provide accommodation for persons in need, who are resident in the Parishes of Shaftesbury, Cann, Motcombe, Stour Provost, Margaret Marsh, Fontmell Magna, Compton Abbas and Donhead St. Mary. The Charity maintains twenty warden assisted single bed-sit flats to enable them to meet this object.

This activity benefits the public by allowing older persons in particular to remain independent for longer, whilst still being near to family and friends. As such, families are able to grow and the community stays stronger.

**ACHIEVEMENTS AND PERFORMANCE**

The Trustees policy is to ensure that the facilities of the Almshouse are upgraded, when the funds are available, to enable the residents to remain in occupation of their flats for as long as is feasible, whilst allowing them a measure of independence.

The residents of the Almshouses make a weekly contribution towards the cost of maintaining the Almshouses, and essential services to them, which is partly subsidised by the Charity's endowment income. The Charity is affiliated to the National Association of Almshouses.

When flats become vacant new residents who meet the criteria of being of retirement age and from the local area, are able to apply to the trustees, the trustees have regard to the Charity Commissions guidance on public benefit.

One full-time warden, who is assisted by two part-time wardens, staffs the charity.

Following a strategic review of the Almshouse building and the approval of our planning application to convert the 50 year aged bedsits to one bedroom units with new kitchens and walk in showers, the trustees have commenced the re-modelling construction works. The 1st phase was completed in the summer and the residents have taken occupation. The 2nd phase was delayed until later in the year and is progressing well.

**POLICIES**

The level of reserves in the Cyclical Maintenance Fund and the Extraordinary Repair Fund are as recommended by the National Association of Almshouses.

The level of these reserves are as stated in note 15 of the accounts.

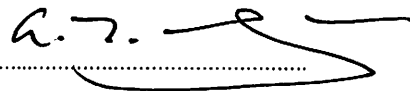
At the present time investments in respect of the Extraordinary Repair Fund etc are paid into the C.O.I.F. Charities Investment fund in accordance with an earlier scheme of the Commissioners of the 20<sup>th</sup> June 1967.

**DECLARATION**

I declare in my capacity of Charity Trustee, that:

- the Trustees have approved the report above; and
- authorised me to sign it on their behalf.

Signed:



Anthony Thomas Morgan, Trustee

Date: 29th October 2021

**Shaftesbury Municipal Almshouse Charity**  
**Registered Charity No. 202457**  
**Independent Examiners Report to the Trustees**

I report on the accounts of the trustees for the year ended 31 December 2020, which are set out on pages 5 to 15.

**Respective responsibilities of trustees and examiner**

The charity's trustees are responsible for the preparation of the accounts. The charity's trustees consider that an audit is not required for this year under section 145 (1) of the Charities Act 2011 (the 2011 Act)) and that an independent examination is needed.

It is my responsibility:

- to examine the accounts under section 145 of the 2011 Act;
- to follow the procedures laid down in the General Directions given by the Charity Commissioners under section 145(5)(b) of the 2011 Act; and
- to state whether particular matters have come to my attention.

**Basis of independent examiner's report**

My examination was carried out in accordance with the General Directions given by the Charity Commissioners. An examination includes a review of the accounting records kept by the charity and a comparison of the accounts presented with those records. It also includes consideration of any unusual items or disclosures in the accounts, and seeking of explanations from you as trustees concerning any such matters. The procedures undertaken do not provide all the evidence that would be required in an audit, and consequently no opinion is given as to whether the accounts present a 'true and fair view' and the report is limited to those matters set out in the statement below.

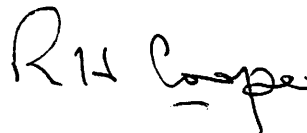
**Independent examiner's statement**

In connection with my examination, no matter has come to my attention

- which gives me reasonable cause to believe that in any material respect the requirements:
  - to keep accounting records in accordance with section 130 of the 2011 Act; and
  - to prepare accounts which accord with the accounting records and comply with the accounting requirements of the 2011 Act have not been met; or
- to which, in my opinion, attention should be drawn in order to enable a proper understanding of the accounts to be reached.

Reporting Accountant  
R H Cooper FCA  
Mapwl House  
Sherborne  
Dorset  
DT9 4BJ

Signed:



Date: 29th October 2021

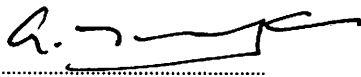
**Shaftesbury Municipal Almshouse Charity**  
**Statement of Financial Activities**  
**For the Year Ended 31 December 2020**

	Note	Designated				Total	Designated				Total
		Endowment	General	Cyclical	Extraordinary		Endowment	General	Cyclical	Extraordinary	
		Fund	Funds	Fund	Fund	2020	Fund	Funds	Fund	Fund	2019
		£	£	£	£	£	£	£	£	£	£
<b>Income &amp; endowments from:</b>											
Charitable activities	3	-	228,089	-	-	228,089	-	326,065	-	-	326,065
Investment income	4	-	2,533	-	-	2,533	-	4,460	418	-	4,878
Other incoming resources	5	-	2,606	-	-	2,606	-	200	-	-	200
<b>Total incoming resources</b>		-	233,228	-	-	233,228	-	330,725	418	-	331,143
<b>Expenditure on:</b>											
Charitable activities	6	-	60,486	-	-	60,486	-	73,074	-	-	73,074
Governance costs	7	-	16,558	-	-	16,558	-	19,735	-	-	19,735
<b>Total resources expended</b>		-	77,044	-	-	77,044	-	92,809	-	-	92,809
<b>Net incoming/outgoing resources before transfers</b>		-	156,184	-	-	156,184	-	237,916	418	-	238,334
<b>Transfers</b>											
<b>Gross transfers between funds</b>	15	-	(25,040)	15,540	9,500	-	-	(25,040)	15,540	9,500	-
<b>Net incoming resources before other recognised gains and losses</b>		-	131,144	15,540	9,500	156,184	-	212,876	15,958	9,500	238,334
<b>Other recognised gains</b>											
Realised gain on investments	10,12	-	-	-	205,846	205,846	-	-	-	-	-
Unrealised gain/loss(-) on investments	9,11	(13)	-	-	(198,035)	(198,048)	2	-	-	45,206	45,208
<b>Net movement in funds</b>		(13)	131,144	15,540	17,311	163,982	2	212,876	15,958	54,706	283,542
<b>Reconciliation of funds</b>											
Total funds brought forward		300,013	454,458	121,280	429,748	1,305,499	300,011	241,582	105,322	375,042	1,021,957
<b>Total funds carried forward</b>		300,000	585,602	136,820	447,059	1,469,481	300,013	454,458	121,280	429,748	1,305,499

**Shaftesbury Municipal Almshouse Charity**  
**Balance Sheet**  
**For the Year Ended 31 December 2020**

	Note	2020 £	2019 £
<b>Fixed Assets</b>			
Tangible fixed assets	8	1,301,916	851,008
Investments	9	-	13
<b>Total Fixed Assets</b>		<u>1,301,916</u>	<u>851,021</u>
<b>Current Assets</b>			
Debtors	10	6,632	1,224
Investments	11	-	254,051
Cash at Bank		183,972	205,518
<b>Total Current Assets</b>		<u>190,604</u>	<u>460,793</u>
<b>Liabilities</b>			
Creditors			
Amounts falling due within one year	12	23,039	6,315
<b>Net Current Assets</b>		<u>167,566</u>	<u>454,478</u>
<b>Total Assets less Current Liabilities</b>		<u>1,469,481</u>	<u>1,305,499</u>
<b>Funds of the Charity</b>			
<b>Endowments</b>	13	300,000	300,013
<b>Income Funds</b>			
Unrestricted funds	14	585,602	454,458
Designated funds	15		
Cyclical Maintenance Fund		136,820	121,280
Extraordinary Repair Fund		447,059	429,748
<b>Total Charity Funds</b>		<u>1,469,481</u>	<u>1,305,499</u>

Approved by the Board of Trustees on 29th October 2021 and signed on its behalf by:



.....  
 Anthony Thomas Morgan,  
 Trustee

The notes on pages 6 - 12 comprise part of these accounts.

**1 Basis of preparation**

These accounts have been prepared on the basis of historic cost (except that investments are shown at market value) in accordance with the Statement of Recommended Practice: Accounting and Reporting by Charities (2015), with accounting standards, and with the Charities Act 2011.

**2 Accounting policies**

**INCOMING RESOURCES**

Recognition of incoming resources

Incoming resources are included in the Statement of Financial Activities (SoFA) when:

- the charity becomes entitled to the resources and any conditions for receipt are met;
- the trustees are virtually certain they will receive the resources; and
- the monetary value can be measured with sufficient reliability.

Volunteer help

The value of any voluntary help is not included in the accounts.

Investment income

Investment income is included in the accounts when receivable.

Investment gains and losses

This includes any gain or loss on the sale of investments and any gain or loss resulting from revaluing investments to market value at the end of the year.

**EXPENDITURE AND LIABILITIES**

Liability recognition

Liabilities are recognised as soon as there is a legal or constructive obligation committing the charity to pay out resources.

Governance costs

Governance costs include costs of the preparation and examination of statutory accounts, the costs of trustee meetings and cost of any legal advice to trustees on governance or constitutional matters. Also included are the administrative charges payable to the Charity's clerk.

**ASSETS**

Tangible fixed assets for use by charity

These, with the exception of replacement furniture etc, are capitalised if they can be used for more than one year and cost at least £250. They are valued at cost or a reasonable value on receipt. The Charity does not have a policy of revaluation.

Investments

Investments quoted on a recognised stock exchange are valued at market value at the year end.

Shaftesbury Municipal Almshouse Charity  
Notes to the Accounts  
For the Year Ended 31 December 2020, continued

	Designated					Designated				
	Endowment	General	Cyclical	Extraordinary	Total	Endowment	General	Cyclical	Extraordinary	Total
	Fund	Funds	Fund	Fund	2020	Fund	Funds	Fund	Fund	2019
	£	£	£	£	£	£	£	£	£	£
<b>3 Income &amp; endowments from Charitable activities</b>										
Residents' maintenance contributions	-	75,221	-	-	75,221	-	63,488	-	-	63,488
Electricity	-	6,689	-	-	6,689	-	2,534	-	-	2,534
Grants received for expansion	-	90,449	-	-	90,449	-	196,000	-	-	196,000
Sale of Land	-	55,730	-	-	55,730	-	64,043	-	-	64,043
	-	228,089	-	-	228,089	-	326,065	-	-	326,065
<b>4 Income &amp; endowments from Investment income</b>										
Rent & rent charges for land	-	2,338	-	-	2,338	-	4,297	-	-	4,297
Bank interest	-	194	-	-	194	-	163	418	-	516
	-	2,533	-	-	2,533	-	4,460	418	-	4,813
<b>5 Income &amp; endowments from Other incoming resources</b>										
Wayleaves	-	191	-	-	191	-	-	-	-	-
Leavers Estate	-	150	-	-	150	-	200	-	-	200
Donation received	-	2,266	-	-	2,266	-	-	-	-	-
	-	2,606	-	-	2,606	-	200	-	-	200
<b>6 Expenditure on Charitable activities</b>										
<b>(a) Charitable activities</b>										
Maintenance of Chubbs House	-	40,106	-	-	40,106	-	44,298	-	-	44,298
<b>(c) Paid employees</b>										
Gross wages & salaries	-	20,003	-	-	20,003	-	28,384	-	-	28,384
Pension contributions	-	376	-	-	376	-	392	-	-	392
	-	20,379	-	-	20,379	-	28,776	-	-	28,776
<b>Total Charitable activities</b>	-	60,486	-	-	60,486	-	73,074	-	-	73,074
<b>Average number of Employees in year</b>					<b>No</b>					<b>No</b>
					1					2
There were no employees receiving benefits.										

Shaffesbury Municipal Almshouse Charity  
Notes to the Accounts  
For the Year Ended 31 December 2020, continued

	Designated					Designated				
	Endowment	General	Cyclical Extraordinary		Total	Endowment	General	Cyclical Extraordinary		Total
			Maint	Repair				Maint	Repair	
Fund	Funds	Fund	Fund	2020	Fund	Funds	Fund	Fund	2019	
£	£	£	£	£	£	£	£	£	£	
<b>7 Expenditure on Governance Costs</b>										
Clerks fees	-	14,791	-	-	14,791	-	13,203	-	-	13,203
Independent examiners fee	-	500	-	-	500	-	160	-	-	160
Legal & professional fees	-	456	-	-	456	-	5,762	-	-	5,762
Insurance	-	320	-	-	320	-	430	-	-	430
Advertising	-	108	-	-	108	-	-	-	-	-
Computer and IT expenses	-	207	-	-	207	-	-	-	-	-
Sundry expenses	-	50	-	-	50	-	50	-	-	50
Bank charges	-	126	-	-	126	-	130	-	-	130
	-	16,558	-	-	16,558	-	19,735	-	-	19,735

**8 Tangible Fixed Assets**

	Freehold Land & Almshouses	Building Development	Furniture & Equipment	Total
	£	£	£	£
<b>Cost</b>				
At 1 January 2020	163,354	686,265	1,389	851,008
Additions	-	450,908	-	450,908
At 31 December 2020	163,354	1,137,173	1,389	1,301,916
At 31 December 2019	163,354	686,265	1,389	851,008

	2020	2019
	£	£
<b>9 Investments</b>		
<b>Quoted Investments</b>		
Historical cost brought/carried forward	-	-
Unrealised gains on revaluation:		
unrealised gains at 31 December 2019 b/f	13	11
movement in year	(13)	2
Unrealised gains at 31 December 2020 c/f	-	13
<b>Market value at 31 December 2020</b>	-	13

Shaftesbury Municipal Almshouse Charity

Notes to the Accounts

For the Year Ended 31 December 2020, continued

	2020	2019
	£	£
<b>10 Debtors</b>		
Trade debtors	3,385	-
Prepayments	2,757	1,224
Other debtors	489	-
	<u>6,632</u>	<u>1,224</u>
<b>11 Current asset investment</b>		
<b>Quoted Investments</b>		
Historical cost brought forward	56,016	56,016
Disposals at cost	(261,862)	-
Realised gain on disposal	205,846	-
Historical cost carried forward	<u>-</u>	<u>56,016</u>
Unrealised gains on revaluation:		
unrealised gains at 31 December 2019 b/f	198,035	152,829
movement in year	<u>(198,035)</u>	<u>45,206</u>
Unrealised gains at 31 December 2020 c/f	<u>-</u>	<u>198,035</u>
<b>Market value at 31 December 2020</b>	<u>-</u>	<u>254,051</u>
<b>12 Liabilities</b>		
<b>Creditors - amounts falling due within one year</b>		
Trade creditors	16,840	330
Accruals	6,199	5,985
Other creditors	-	-
	<u>23,039</u>	<u>6,315</u>
<b>13 Endowment fund</b>		
Balance at 31 December 2019	300,013	300,011
Net movement in funds	(13)	2
Balance at 31 December 2020	<u>300,000</u>	<u>300,013</u>
<b>14 Unrestricted - General fund</b>		
Balance at 31 December 2019	454,458	241,582
Net movement in funds	131,144	212,876
Balance at 31 December 2020	<u>585,602</u>	<u>454,458</u>

Shaffesbury Municipal Almshouse Charity  
Notes to the Accounts  
For the Year Ended 31 December 2020, continued

15 Designated Funds

The income funds of the Charity include the following designated funds which have been set aside out of the unrestricted funds by the Trustees for specific purposes:

	Balance 31/12/19	Transfer from General Fund	Income/ Profits	Paid in Year	Balance 31/12/20	Balance 31/12/18	Transfer from General Fund	Income/ Profits	Paid in Year	Balance 31/12/19
	£	£	£	£	£	£	£	£	£	£
Cyclical maintenance fund	121,280	15,540	-	-	136,820	105,322	15,540	418	-	121,280
Extra-ordinary repair fund	429,748	9,500	7,811	-	447,059	375,042	9,500	45,206	-	429,748
	551,028	25,040	7,811	-	583,879	480,364	25,040	45,624	-	551,028

16 Analysis of Net assets by Fund

	Endowment Fund	Unrestricted fund	Cyclical Maintenance Fund	Extra Ordinary Repair Fund	Funds 2020	Endowment Fund	Unrestricted fund	Cyclical Maintenance Fund	Extra Ordinary Repair Fund	Funds 2019
	£	£	£	£	£	£	£	£	£	£
Tangible fixed assets	300,000	418,037	136,820	447,059	1,301,916	112,822	51,921	-	-	164,743
Investments	-	-	-	-	-	13	-	-	254,051	254,064
Other current assets	-	190,604	-	-	190,604	187,178	408,852	121,280	175,697	893,007
	300,000	608,641	136,820	447,059	1,492,520	300,013	460,773	121,280	429,748	1,311,814
Current liabilities	-	(23,039)	-	-	(23,039)	-	(6,315)	-	-	(6,315)
	300,000	585,602	136,820	447,059	1,469,481	300,013	454,458	121,280	429,748	1,305,499

**Shaftesbury Municipal Almshouse Charity**  
**Notes to the Accounts**  
**For the Year Ended 31 December 2020, continued**

**17 Trustees and other related parties**

No expenses were paid to the Trustees in this or the previous year.

**18 Other information**

- The Charity had no commitments at the year end.
- The Charity has not given any guarantees to third parties that could be called on at the year end.
- The Charity has not granted any loans to any institution or company connected to the Charity.
- The Charity did not make any ex-gratia payments during the year.

**19 Declarations:**

**Adequacy of assets to meet fund restrictions**

Sufficient reserves are held in an appropriate form to enable each fund to be applied in accordance with the restrictions imposed.

**Branches**

The financial activities, assets and liabilities of all the Charity's branches or sections have been included.

**Changes in year end**

The Trustees have not changed the year end date nor the length of the Charities financial year.

**Discontinued, continuing and acquired operations**

All the Charity's operations are continuing operations and there were no operations discontinued or acquired during the year.

**Funds in deficit**

No funds are in deficit at the balance sheet date.

**Inalienable or historic events**

The Charity had no assets at the balance sheet date classed as inalienable or historic.

**Intangible assets**

The Charity had no intangible assets.

**Inter-fund loans**

There were no inter-fund loans outstanding at the balance sheet date.

**Revaluations**

None of the Charity's functional fixed assets have been re-valued during the year and the Charity does not have a policy of re-valuation.

**Subsidiaries**

The Charity has no subsidiary companies.

**Un-capitalised fixed assets**

The Charity has no material fixed assets which have not been capitalised. However, the freehold property including the site on which the almshouses are built have been included in the accounts at a nominal sum of £1.

Replacement furniture is treated as a revenue expense.

**Transactions with Trustees**

There were no transactions with trustees during the year.

**Shaftesbury Municipal Almshouse Charity**  
**Notes to the Accounts**  
**For the Year Ended 31 December 2020, continued**

**20 Related party transactions:**

Businesses operated by Trustees with services provided under the standard terms and conditions of the company in question:

**A T Morgan - Wessex Group Companies**

Amounts invoiced during the year £6,092 (2019: £12,367)

There were no other outstanding balances with related parties at the reporting date.

**Supplementary Information**

	<b>2020</b>	<b>2019</b>
	<b>£</b>	<b>£</b>
<b>a) Analysis of 'Resources expended - charitable activities'</b>		
<b>i) General funds</b>		
Staff costs	20,379	28,776
Rates & water	3,528	3,787
Electricity	14,087	7,933
Gas	5,591	6,545
Insurance	3,320	2,279
Cleaning	380	380
Repairs to property	11,693	21,550
Gardening	452	186
Telephone	781	896
Sundry expenses	274	742
	<u>60,486</u>	<u>73,074</u>
<b>b) Cash at bank</b>		
COIF deposit re cyclical maintenance fund	74,059	73,865
Current account	109,913	131,654
	<u>183,972</u>	<u>205,519</u>