

SHAFTESBURY MUNICIPAL ALMSHOUSE CHARITY  
REGISTERED CHARITY NUMBER 202457

ANNUAL REPORT  
AND  
FINANCIAL STATEMENTS  
YEAR ENDED 31 DECEMBER 2024

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SHAFTESBURY MUNICIPAL ALMSHOUSE CHARITY  
REGISTERED CHARITY NUMBER 202457

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**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

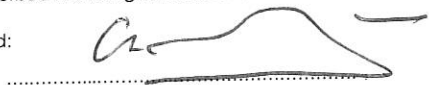
The level of reserves held in the Extraordinary Repair Fund have been reviewed and reduced to a more appropriate level given the expenditure on the building over the last few years. These reserves are shown in note 12 of the accounts.

#### 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>Average number of Employees in year</b>	<u>No</u>	<u>No</u>
	<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>Cost</b>		<b>Total £</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>- 3,000,000</u>
At 31 December 2023	<u>3,000,000</u>	<u>3,159 3,003,159</u>
	<b>2024 £</b>	<b>2023 £</b>
<b>9 Debtors</b>		
Trade debtors	854	854
Prepayments	4,132	5,038
	<u>4,986</u>	<u>5,892</u>
	<b>2024 £</b>	<b>2023 £</b>
<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 2024	Unrestricted fund	Designated fund	Total Funds 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.

SHAFESBURY 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) Analysis of 'Resources expended - charitable activities'		
i) General funds		
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) Roof repairs taken from Cyclical maintenance provision	<u>-</u>	<u>33,150</u>
c) Cash at bank		
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>

