

ANNUAL REPORT

and

FINANCIAL STATEMENTS

of

Zeals Almshouse Charity

for the year ended 31st December 2021

Alms Houses Association No 1238

Registered Charity No. 202702

WILLIAM AND JULIA E CHAFYN-GROVE CHARITY

Chafyn- Grove Cottages, Zeals, BA12 6NY

ANNUAL REPORT

For the year ended 31st December 2021

1. The Objectives of the Trust

The Trust's objective remains "The almshouses belonging to the Charity and the property heretofore occupied therewith shall be appropriated and used for the residence of 5 alms people in conformity with the provisions of this Scheme: The Charity of William Chafyn Grove for aged persons, founded by second codicil to his will proved with two codicils thereto in the Principal Registry on the 12th February 1866; and The Charity of Julia Elizabeth Chafyn Grove, founded by first codicil to the will proved with nine codicils thereto at Salisbury on the 26th February 1892. **It is with great sadness we report the death of our Chairman, of 10 years in post, Jolyon Waterfield in April 2020.**

2. Trustees

Mrs Lyndi d'Ambrumenil (Chairman)
David Corbin (Hon Secretary)
Ross Coad (Hon Treasurer)
Mrs Pippa Schofield
Mrs Sarah Bullivant
The Rev Ben Rundell Evans (ex officio)

3. Principal Address: Oak House, Portnells Lane, ZEALS BA12 6PQ, Wiltshire

The Trust continued to manage the almshouses throughout the year; Residents have resided in all 5 Almshouses.

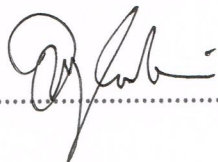
Major repair works were undertaken on the chimneys above Cottage #1 to stop water ingress. Whilst this work was being undertaken (for £4827) it was discovered that the chimneys were rocking in windy weather. This was due to spalling of the bricks within the roof. These were replaced at an additional cost of £3578.

The 10-year loan of £44,528 from the Almshouses Association is now at 31/12/21 reduced to £28943.

Annual income of some £26180 against running expenditure of some £18343 allowed a further saving of funds of £4000 to deposit with M & G during the year.

The principal address of the Trust is unchanged. The objectives of the Trust remain unchanged.

Trustee



Date.....30 August 2022

ZEALS ALMSHOUSES charity 2021

BALANCE SHEET

Lloyds Bank current account balances

| | |
|----------------------|---------|
| Bank 1st Jan '21 | 1201.12 |
| excess/deficit | -616.06 |
| Bank 31st Dec '21 | 585.06 |
| Bank stmt 31 Dec '21 | 585.06 |

Deposit accts 2021 £

| | |
|-------------------|----------|
| 1st Jan 2021 | 26203.52 |
| transfer in March | 2000 |
| to M&G May | 2000 |

increase in Mkt Value 3740.73
balance 31st Dec '21 33944.25

Increase for year £ **7740.73**
(incl market movement)

2020 £

| | |
|-----------------|---------|
| Balance Jan '20 | 21798.3 |
| transfer in | 5000 |
| outs | 0 |

Increase in Mkt Vali -594.81
balance 31st Dec '2 26203.5

Increase in value **4405.19**
(incl market movement)

P & L 2021

| Income | 2021 | 2020 |
|--------------------------------|-----------------|-----------------|
| Rents | 26180 | 25380 |
| Dividends | | |
| TOTAL | 26180 | 25380 |
| Expenditure | | |
| Electricity | 295 | 260 |
| Oil | 3848.37 | 4143.37 |
| Water rates | 688.41 | 538.74 |
| Insurance | 898.09 | 870.56 |
| Gardening | 2880 | 2335.00 |
| Mtce | 930.83 | 4482.36 |
| TV licences, AA sub etc | 423.92 | 331.50 |
| Major works | 8404.81 | 3924.73 |
| Elec Refund/legionella survey | -26.21 | 510.00 |
| TOTAL | 18343.22 | 16214.28 |
| Nett Income/Expenditure | 7836.78 | 9165.72 |
| transfer to M&G | -4000.00 | -5000.00 |
| AA Loan repayments | -4452.84 | -4452.84 |
| Nett inflow/outflow | -616.06 | -287.12 |
| Bank Current Account | | |
| Bank 1st Jan '21 | 1201.12 | 1488.24 |
| excess/deficit | -616.06 | -287.12 |
| Bank 31st Dec '21 | 585.06 | 1201.12 |
| Bank statement at 31 Dec '21 | 585.06 | 1201.12 |

Independent Examiner's Report to the Trustees of the Zeals Almshouses Charity 202702

I report on the accounts of the Trust for the year ended 31st December 2018, which are set out herewith.

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 144 of the Charities Act 2011 (the Charities Act) and that an independent examination is needed.

It is my responsibility to:

- examine the accounts under section 145 of the Charities Act,
- to follow the procedures laid down in the general Directions given by the Charity Commission (under section 145(5)(b) of the Charities 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 general Directions given by the Charity Commission. 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 explanations from the 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:

1. 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 Charities Act; and
 - to prepare accounts which accord with the accounting records and comply with the accounting requirements of the Charities Act have not been met; or
2. to which, in my opinion, attention should be drawn in order to enable a proper understanding of the accounts to be reached.

Signed  M D Willis

Date 7.2.2022