

# QUIRKE'S ALMSHOUSE CHARITY

England & Wales · Charity number 203647

## Details

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**Status** Registered

**Legal form** Other

**Registered** 1962-03-16

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

## Contact

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**Address** c/o Minehead Town Council  
3 Summerland Road  
Minehead  
Somerset  
TA24 5BP

**Phone** 01643 707213

## Activities

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**Objects:** INORE TO BE APPLIED TOWARDS THE PROVISION AND MAINTENANCE OF ALMHOUSES AND THE BENEFIT OF POOR PERSONS OF GOOD CHARACTER WHO ARE RESIDENT IN THE AREA OF THE URBAN DISTRICT OF MINEHEAD AND THE CIVIL PARISH OF MINEHEAD

**Activities:** Maintaining and letting almshouses

## Classification

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

## Geography

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- **Area of benefit:** URBAN DISTRICT OF MINEHEAD AND CIVIL PARISH OF MINEHEAD
- Somerset

## Finances

Period end	Income	Expenditure	Assets	Employees
2024-12-31	£27,426	£30,111	-	-
2023-12-31	£23,909	£21,209	-	-
2022-12-31	£21,858	£14,701	-	-
2021-12-31	£25,624	£15,245	-	-
2020-12-31	£24,719	£4,905	-	-

## Trustees

Name	Role	Appointed
Anne Lawton		2022-05-06
Craig Frederick Palmer		2023-05-23
Jacqueline Anne Gillian Fry		2023-10-12
Michael Barney		2026-04-20
William Martin Hodson		2023-05-23

## Linked charities

- FRANCES AMY DAY (203647-1)
- THOMAS PONSFORD (203647-2)

**QUIRKE'S ALMSHOUSE CHARITY**

England & Wales - Charity number 203647

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# Accounts

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Charity Registration No. 203647

**QUIRKE'S ALMSHOUSE CHARITY AND  
CHARITY OF THOMAS PONSFORD**

ANNUAL REPORT AND ACCOUNTS

FOR THE YEAR ENDED 31 DECEMBER 2024

# QUIRKE'S ALMSHOUSE CHARITY AND CHARITY OF THOMAS PONSFORD

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# QUIRKE'S ALMSHOUSE CHARITY AND CHARITY OF THOMAS PONSFORD

## TRUSTEES' ANNUAL REPORT

FOR THE YEAR ENDED 31 DECEMBER 2024

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The Trustees present their report and financial statements for the year ended 31 December 2024.

### **The Charity**

The Quirke's Almshouse Charity was founded by indenture and is comprised in a Scheme of the Charity Commissioners dated 18 December 1934. The Charity of Thomas Ponsford was founded by Will on 22 December 1897.

The principal office of the Charity is situated at 3 Summerland Road, Minehead, TA24 5BP.

### **Objects of the Charity**

The Almshouses belonging to the Charity shall be used for the residence of alms people in conformity with the provisions of the scheme. The Trustees shall apply the income of the Charity towards the provision and maintenance of Almshouses and the benefit of poor persons of good character who are resident in the area of the urban district of Minehead and the civil parish of Minehead.

The Trustees shall apply the income of the Charity for the benefit of the alms people in any such manner as the Trustees think fit.

### **Trustees**

The Trustees who served in the year were:-

Mrs A Lawton (Chair)  
Mr W M Hodson  
Mr C F Palmer  
Mrs J A G Fry

### **Review of the Year**

Southways and The Haven were occupied throughout the year. All six of the Almshouses have been occupied for the majority of 2024. The continued updating of Almshouses, 1, 2 & 3 has taken place around our residents.

The financial performance of the Charity in the year was considered satisfactory. Reserves are maintained at a level deemed sufficient to undertake significant repairs.

### **Public Benefit**

The Trustees confirm that they have complied with the requirements of section 17 of the Charities Act 2011 to have due regard to the public benefit guidance published by the Charity Commission for England and Wales.

**Bankers** NatWest, 9 The Parade, Minehead, Somerset TA24 5LT

**Accountants** Dan Stone Accountancy Ltd, 1 Bancks Street, Minehead, TA24 5DJ

### **Declarations**

The Trustees declare that they have approved the Trustees' report above. Signed on behalf of the Charity's Trustees:

**Mrs A Lawton**  
14/7/25

# QUIRKE'S ALMSHOUSE CHARITY AND CHARITY OF THOMAS PONSFORD

## INDEPENDENT EXAMINER'S REPORT

### TO THE TRUSTEES OF QUIRKE'S ALMSHOUSE CHARITY AND CHARITY OF THOMAS PONSFORD

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I report to the charity trustees on my examination of the accounts of the above charity (the "Trust", charity number 203647) for the year ending 31 December 2024, which are set out on pages 1 to 4.

#### **Responsibilities and basis of report**

As the charity trustees of the Trust, you are responsible for the preparation of the accounts in accordance with the requirements of the Charities Act 2011 ("the Act").

I report in respect of my examination of the Trust's accounts carried out under section 145 of the 2011 Act and in carrying out my examination, I have followed 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 which gives me cause to believe that in, any material respect:

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

I have no concerns and have come across no other matters in connection with the examination to which attention should be drawn in this report in order to enable a proper understanding of the accounts to be reached.

**Daniel Stone FCA**

**17/7/25**

Dan Stone Accountancy Ltd  
1 Bancks Street  
Minehead  
TA24 5DJ

**QUIRKE'S ALMSHOUSE CHARITY AND  
CHARITY OF THOMAS PONSFORD**

**RECEIPTS AND PAYMENTS ACCOUNTS**

**FOR THE YEAR ENDED 31 DECEMBER 2024**

	<i>Unrestricted £</i>	<b><u>2024</u></b> <i>Restricted £</i>	<i>Total Funds £</i>	<b><u>2023</u></b> <i>Total Funds £</i>
<b><u>Receipts:</u></b>				
Maintenance contributions	15,438	-	15,438	6,286
COIF investment dividends	3,379	-	3,379	3,332
Other income	-	-	-	250
Rental income	14,442	-	14,442	14,041
<b>Total receipts</b>	<b>33,259</b>	<b>-</b>	<b>33,259</b>	<b>23,909</b>
<b><u>Payments:</u></b>				
Letting expenses	5,152	-	5,152	2,029
Subscriptions	371	-	371	530
Licences	159	-	159	795
Insurance	1,242	-	1,242	1,219
Repairs	20,585	-	20,585	14,453
Accountancy	1,080	-	1,080	-
Water rates	(115)	-	(115)	188
Heating, light & power	-	-	-	683
Council tax	618	-	618	1,012
Consultancy	6,853	-	6,853	-
Adverts	-	-	-	300
<b>Total payments</b>	<b>35,945</b>	<b>-</b>	<b>35,945</b>	<b>21,209</b>
<b>Net of receipts/(payments)</b>	<b>(2,686)</b>	<b>-</b>	<b>(2,686)</b>	<b>2,700</b>
<b>Cash funds last year end</b>	<b>165,725</b>	<b>-</b>	<b>165,725</b>	<b>163,025</b>
<b>Cash funds this year end</b>	<b>163,039</b>	<b>-</b>	<b>163,039</b>	<b>165,725</b>

# QUIRKE'S ALMSHOUSE CHARITY AND CHARITY OF THOMAS PONSFORD

## STATEMENT OF ASSETS AND LIABILITIES

AS AT 31 DECEMBER 2024

<u>Cash Funds</u>	<u>Unrestricted Funds</u> £	<u>Restricted Funds</u> £	<u>Endowment Funds</u> £
Bank current account	163,039	-	-

<u>Investment Assets</u>	<u>Funds to which Asset belongs</u>	<u>Current value</u> £
Extra-ordinary repair fund 526.00 COIF Accumulation Shares	Designated	137,084
Unrestricted fund 1,603.00 COIF Income Shares	Unrestricted	32,530
Thomas Ponsford fund 1,022.00 COIF Income Shares	Endowment	20,740
Frances A Day fund 216.00 COIF Income Shares	Endowment	4,383
Unrestricted fund 3,275.45 COIF Income Shares	Unrestricted	66,470
Total investment assets		261,207

<u>Assets retained for the Charity's own use (as valued 31 December 2024)</u>	<u>Funds to which Asset belongs</u>	<u>Cost</u> £	<u>Current value</u> £
Almshouses No's 1-6 Market House Lane, Minehead	Endowment	Unknown	900,000
Southways and The Haven, Market House Lane, Minehead	Endowment	246,195	400,000

The Financial Statements were approved by the trustees on 14 July 2025 and signed on their behalf by:

**Mrs A Lawton**

**QUIRKE'S ALMSHOUSE CHARITY**

England & Wales - Charity number 203647

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# Accounts

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**Amherst  
&  
Shapland  
Limited**

**QUIRKE'S ALMSHOUSE CHARITY AND**

**CHARITY OF THOMAS PONSFORD**

**Registered Charity No 203647**

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**FINANCIAL STATEMENTS**

**FOR THE YEAR ENDED**

**31 DECEMBER 2021**

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**Chartered Accountants**

**Minehead**

Amherst & Shapland Limited is registered in England with number 6141451

**QUIRKE'S ALMSHOUSE CHARITY AND**

**CHARITY OF THOMAS PONSFORD**

**Registered Charity No 203647**

**YEAR ENDED 31 DECEMBER 2021**

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1	Chairman's Annual Report
2	Independent Examiner's Report
3	Statement of Assets and Liabilities
4	Receipts and Payments Account

**ANNUAL REPORT**

**YEAR ENDED 31 DECEMBER 2021**

**The Charity**

The Quirke's Almshouse Charity was founded by indenture and is comprised in a Scheme of the Charity Commissioners dated 18 December 1934. The Charity of Thomas Ponsford was founded by Will on 22 December 1897.

The principal office of the Charity is situated at 8 The Parade, Minehead, Somerset.

**Objects of the Charity**

The almshouses belonging to the Charity shall be used for the residence of alms people in conformity with the provisions of the scheme. The Trustees shall apply the income of the Charity towards the provision and maintenance of Almshouses and the benefit of poor persons of good character who are resident in the area of the urban district of Minehead and the civil parish of Minehead.

The Trustees shall apply the income of the Charity for the benefit of the alms people in any such manner as the Trustees think fit.

**Trustees**

The Trustees who served in the year were:-

Mrs P M Webber (Chair)

Mr P Bolton

(resigned 6 May 2022)

Mrs S Slade

(resigned 1 November 2021)

Mr J Malin

Mrs A Lawton

(appointed 6 May 2022)

**Review of the Year**

The Almshouses, Southways and the Haven were occupied throughout the year.

The financial performance of the Charity in the year was considered satisfactory. Reserves are maintained at a level deemed sufficient to undertake significant repairs.

**Public Benefit**

The Trustees confirm that they have complied with the requirements of section 17 of the Charities Act 2011 to have due regard to the public benefit guidance published by the Charity Commission for England and Wales.

**Bankers**

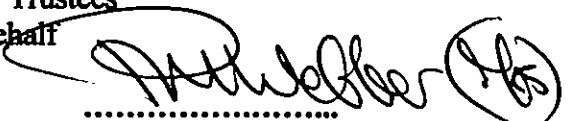
NatWest, 9 The Parade, Minehead, Somerset TA24 5LT

**Accountants**

Amherst & Shapland Limited, 4 Irnham Road, Minehead, Somerset TA24 5DG

Approved by the Board of Trustees  
and signed on their behalf

MRS P M WEBBER (Chair)

  
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**INDEPENDENT EXAMINER'S REPORT**  
**TO THE TRUSTEES OF QUIRKE'S ALMSHOUSE CHARITY AND**  
**CHARITY OF THOMAS PONSFORD**

**Registered Charity No 203647**

I report on the accounts of the charity for the year ended 30 September 2021, which are set out on pages 3 to 4.

**Respective responsibilities of trustees and examiner**

The trustees are responsible for the preparation of the accounts. The trustees consider that an audit is not required for this year under section 144(2) 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;
- follow the procedures laid down in the General Directions given by the Charity Commission under section 145(5)(b) of the 2011 Act; and
- 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 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 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:

- (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 2011 Act; and
  - to prepare accounts which accord with the accounting records and comply with the accounting requirements of the 2011 Acthave 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.

29 November 2022

Amherst and Shapland Limited

Chartered Accountants

4 Irnham Road

Minehead



**K H D PRESTON BSc FCA TEP**

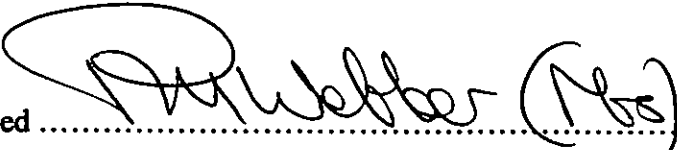
**CHARTERED ACCOUNTANT**

**CHARITY OF THOMAS PONSFORD**

**Registered Charity No 203647**

**Statement of Assets and Liabilities as at 31 December 2021**

	<u>Unrestricted Funds £</u>	<u>Restricted Funds £</u>	<u>Endowment Funds £</u>
<b><u>CASH FUNDS</u></b>			
Bank Current Account	£155,750	-	-
	<u>Funds to which Asset belongs</u>	<u>Cost £</u>	<u>Current Value £</u>
<b><u>INVESTMENT ASSETS</u></b>			
Extra-ordinary repair fund 526.00 COIF Accumulation Shares	Restricted		127,567
Unrestricted fund 1,603.00 COIF Income Shares	Unrestricted		32,968
Thomas Ponsford fund 1,022.00 COIF Income Shares	Endowment		21,019
Frances A Day fund 216.00 COIF Income Shares	Endowment		4,442
Unrestricted fund 3,275.45 COIF Income Shares	Unrestricted		67,364
<b><u>ASSETS RETAINED FOR CHARITY'S OWN USE</u></b> (As valued 31 December 2021)			
Almshouses No's 1 – 6 Market House Lane, Minehead	Endowment	Unknown	900,000
Southways and The Haven, Market House Lane, Minehead	Endowment	246,195	400,000

Signed .....  ..... **MRS P M WEBBER (Chair)**

Date: 16 November 2022

**CHARITY OF THOMAS PONSFORD**

**Registered Charity No 203647**

**Receipts and Payments Account for the year ended 31 December 2021**

	<u>Unrestricted</u> <u>Funds</u> £	<u>Restricted</u> <u>Funds</u> £	<u>Endowment</u> <u>Funds</u> £	<u>Total</u> <u>Funds</u> £	<u>2020</u> £
<b><u>RECEIPTS</u></b>					
Maintenance Contributions	8,791	-	-	8,791	8,020
Bank Interest	23	-	-	23	27
COIF Investment Dividends	3,234	-	-	3,234	3,172
Rental Income	13,576	-	-	13,576	13,500
<i>Total receipts</i>	<u>25,624</u>	-	-	<u>25,624</u>	<u>24,719</u>
<b><u>PAYMENTS</u></b>					
Letting Expenses	1,845	-	-	1,845	1,836
Subscription	182	-	-	182	179
Insurance	1,005	-	-	1,005	977
Repairs	10,892	-	-	10,892	504
Accountancy	528	-	-	528	528
General Expenses	793	-	-	793	881
<i>Total payments</i>	<u>15,245</u>	-	-	<u>15,245</u>	<u>4,905</u>
<b><u>NET RECEIPTS/(PAYMENTS)</u></b>	10,379	-	-	10,379	19,814
<b>Balances 1 January 2021</b>	145,371	-	-	145,371	125,557
<b>Movements in Valuation</b>	-	-	-	-	-
<b>Balances 31 December 2021</b>	<u>£155,750</u>	-	-	<u>£155,750</u>	<u>£145,371</u>