

The Basingstoke Charities  
Registered Charity No. 204040

**ANNUAL REPORT**  
  
and  
  
**FINANCIAL STATEMENTS**

for the year ended 31st March 2022

**Sir James Deane Almshouses**  
**Over 400**  
**Years**  
**Continuous**  
**Occupation**

**Bank:**  
Lloyds Bank Plc  
Mayfair House  
Basingstoke  
RG21 7JU

**Independent examiner**  
Mr L Fryer ACIS  
13 Hartswood  
Chineham  
Basingstoke  
RG24 8SJ

## **The Basingstoke Charities** (Registered Number 204040)

### **TRUSTEES REPORT**

***FOR THE YEAR ENDED 31 MARCH 2022***

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The trustees present their report and the financial statements for the charity for the year ended 31 March 2022.

The Charity Commission scheme of 25<sup>th</sup> March 1960 brought together twenty eight Charities. Those numbered 1 – 8 are administered and managed under the title of the Almshouse Charities; those numbered 9 – 25 are administered and managed under the title of the Charities for the Poor; those numbered 26 – 28 are administered and managed under the title of the Charities for the Lecturer.

#### **Objects**

Almshouse Charities The almshouses consist of eight Grade II\* listed terraced houses built in 1608 and known as the Sir James Deane Almshouses. To manage the Almshouses within the terms of the scheme for the benefit of the less well off people in, or with strong connections with the Borough of Basingstoke & Deane. Income from the Almshouse Charities to be applied for the benefit of almspeople and the repair & maintenance of the almshouses.

Charities for the Poor To be managed for the less well off people within the Borough of Basingstoke & Deane either augmenting the income of the Almshouse Charities or for the benefit of similar people in the area at the discretion of the Trustees.

Charities for the Lecturer To be managed for the benefit of the incumbent of the Parish of Basingstoke and used at his/her discretion.

In furtherance of these activities, but not further or otherwise, the powers of the charity are as set out in its scheme.

#### **Organisational Structure**

The Charities are governed by trustees. The Trustees meet at least three times a year and make all decisions relating to the Charity.

#### **Review of activities**

During the year £225 was gifted to the residents of Sir James Deane almshouses and the poorer people of this area from the Charities for the Poor. A payment of £49 was due to be paid from the Charities for the Lecturer to the Rector of the Parish of Basingstoke. The Rector gifted this, and previous years payments totalling £111, to the charity.

The year was spent catching up on general maintenance tasks delayed due to the Coronavirus pandemic.

Complete internal refurbishment of one property was completed during the year. A resident was identified and took up residence in September. One bathroom was completely refurbished, with the bath being removed and a shower installed.

One boiler was replaced following breakdown of the original and it being deemed beyond economical repair. One fridge/freezer was replaced during the year, although product shortages severely limited choice. Limited space for appliances in the kitchen also limits the choice of suitable appliances.

The quinquennial survey was completed and the report issued. This is being reviewed and a maintenance plan produced to address the issues identified. Electrical checks were completed and fuse boxes were replaced to comply with modern standards and to ease user operation.

### **Financial Review**

The income from resident contributions was £20,078 (previous year £19,930). The Charity continued to rebuild up its long term reserves following their depletion due to expenditure on the roof refurbishment in previous years. Interest receivable was £3 (last year £30).

There was an unrealised gain on investments for the year of £5,968 (previous year loss £12,420).

Overall there was a deficit in year of £5,027 (last year surplus £16,090), partially reflecting the catching up on maintenance tasks delayed due to coronavirus..

Due to the age of the properties it is the policy of the Charity to maintain the free reserves to a level that will ensure any repairs can be speedily dealt with. This has been clarified by the Trustees to mean the equivalent of one years expenditure.

### **Plans for future periods**

The trustees policy to install showers is complete as all properties now have showers. In the short term, limewashing the front and east elevations will be investigated to improve the performance of the external decorations. The fitting of extractor fans to the bathrooms and kitchens is also being considered to improve the removal of moisture from the building. The Almshouse Associations guidance on reserves is being followed.

### **Trustees**

As at 31 March 2022, the following were the Trustees of the charity:

Mrs E Boulton  
Mrs C Tiller  
Mr N Drury

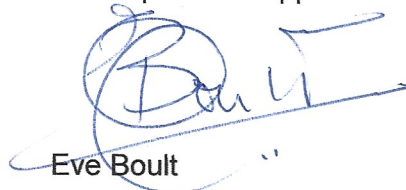
Alderman C Connor  
Mr P Davis  
Mrs D Reavell

Mr R W Fergie  
Mr R Gardiner  
Mrs P Mayer

### **Public benefit**

The trustees confirm that they have referred to the guidance contained in the Charity Commission's general guidance on public benefit when reviewing the charities aims and objectives for the year and in exercising their powers or duties.

This report was approved by the trustees on 5/10/22



Eve Boulton

Chairman of The Trustees



**INDEPENDENT EXAMINER'S REPORT TO THE TRUSTEES OF  
THE BASINGSTOKE CHARITIES  
Registered Charity No. 204040**

I report on the accounts of the Charities for the year ended 31st March 2022, which are set out on pages 4 to 9.

**Respective responsibilities of trustees and examiner**

The charity's trustees are responsible for the preparation of the accounts; and consider that the audit requirement of section 144 (2) of the Charities Act 2011(the Act) does not apply and that an independent examination is required.

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 Commission (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 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 my report is limited to those matters set out in the statements 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 to comply with the accounting requirements of the 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.

**LAFryer**

Mr L Fryer ACIS  
13 Hartswood  
Chineham  
Basingstoke  
RG24 8SJ

Date: 9 June 2022

**STATEMENT OF FINANCIAL ACTIVITIES  
FOR THE YEAR ENDED 31 MARCH 2022**

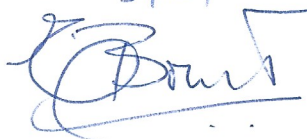
	Note	Almshouse Account £	Poor Account £	Lecturer Account £	Total 2022 £	Total 2021 £
<b>INCOMING RESOURCES</b>						
Residents Contribution		20078.00			20078.00	19930
Investment income	2	535.18	253.78	39.64	828.60	887
Interest received		3.61			3.61	30
Grants		534.12			534.12	534
Donations		10111.40			10111.40	0
<b>TOTAL INCOMING RESOURCES</b>		<b>31262.31</b>	<b>253.78</b>	<b>39.64</b>	<b>31555.73</b>	<b>21382</b>
<b>RESOURCES USED</b>						
General running costs		41322.32			41322.32	16553
Administration cost	1	817.75			817.75	703
Christmas gift list			225.00		225.00	225
National Almshouse Association Subscription		187.00			187.00	182
Payment to the Lecturer				0.00	0.00	49
<b>TOTAL RESOURCES USED</b>		<b>42327.07</b>	<b>225.00</b>	<b>0.00</b>	<b>42552.07</b>	<b>17712</b>
Net Incoming/(outgoing) resources		-11064.76	28.78	39.64	-10996.34	3670
Unrealised gains(losses) on Investments Assets	3	5653.77	428.88	-113.85	5968.80	12421
<b>NET MOVEMENT ON FUNDS</b>		<b>-5410.99</b>	<b>457.66</b>	<b>-74.21</b>	<b>-5027.54</b>	<b>16090</b>
Fund brought forward at 1 April 2021		<b>84607.55</b>	<b>8626.76</b>	<b>2159.98</b>	<b>95394.29</b>	<b>79304</b>
<b>FUND CARRIED FORWARD AT 31 March 2022</b>		<b>79196.56</b>	<b>9084.42</b>	<b>2085.77</b>	<b>90366.75</b>	<b>95394</b>

# The Basingstoke Charities (Registered Number 204040)

## BALANCE SHEET AS AT 31 MARCH 2022

	Note	2022	2021
		£	£
<b>FIXED ASSETS</b>			
Investments	3	73159.71	63590.91
<b>CURRENT ASSETS</b>			
Debtors	9.00		534
Bank balances:			
Treasurers Account	10872.31		15710
COIF deposit account	7508.88		17509
	<u>18390.19</u>		<u>33753</u>
<b>Creditors: amounts falling due within one year</b>			
Accruals	<u>1183.15</u>		<u>1950</u>
<b>Net current assets</b>		17207.04	31803
<b>Total assets less current liabilities</b>		<u>90366.75</u>	<u>95394</u>
<b>RESTRICTED FUNDS</b>			
The Almshouses Charities		15546.27	14534
The Charities for the Poor		6586.15	6199
The Charities for the Lecturer		1403.54	1517
Total Restricted Funds		<u>23535.96</u>	<u>22251</u>
<b>UNRESTRICTED FUNDS</b>			
The Almshouses Charities		63650.29	70073
The Charities for the Poor		2498.27	2428
The Charities for the Lecturer		682.23	643
Total Unrestricted Funds		<u>66830.79</u>	<u>73143</u>
<b>TOTAL FUNDS</b>		<u>90366.75</u>	<u>95394</u>

The accounts on pages 4 and 5 were approved  
by the Trustees on 5/10/23 and signed on their  
behalf by:



# The Basingstoke Charities (Registered Number 204040)

## Notes to the Accounts for the Year ended 31 March 2022

### 1 ACCOUNTING POLICIES

#### 1.1 Accounting Convention

These accounts have been prepared in accordance with the Financial Reporting Standards for Smaller Entities (FRSSE) and the Charities SORP. There has been no change to the valuation rules and methods of accounting since last year and no changes have been made to the accounts for previous years.

#### 1.2 Investment Income

Quoted stocks & shares are valued at market value at the year end and dividends are received gross without deduction of tax.

#### 1.3 Administration cost

The costs of administering the Charities is charged to the Almshouse Charities.

### 2 ENDOWMENT & RESTRICTED FUNDS

Details of shares held and dividends received for each fund.

2.1	The Almshouse Charities	Number of Shares held	Dividend received	
	M&G Charity			
	Multi Asset Fund			
	Charity of Walter John Smith	1143		
	Charity of Robert Cottle	146		
	Charity of Rev'd Thomas Sheppard D.D.	379		
	Charity of Sir James Deane	6047		
	Francis Russell's Gift	2112		
	Acton Almshouses Charity	518		
	Charity of Harriet Whistler	673		
	Total shares held	11018	£364	(2021 £386)
	Sir James Deane Charity	3513		
	Little Almshouses Charity	1687		
	Total shares held	5200	£172	(2021 £182)
	All income to be used towards the running of the Almshouses.			

## The Basingstoke Charities (Registered Number 204040)

### Notes to the Accounts (continued) for the Year ended 31 March 2022

2.2	The Charities for the Poor	Number of Shares held	Dividend received	
	M&G Charity			
	Multi Asset Fund			
	Richard Deane's Gift	134		
	John Hall's Gift	141		
	The Duke of Bolton's gift	1137		
	The Webb Fund	533		
	The Charity of Mary Willis	170		
	The Charity of John Bristow	33		
	The Charity of John Smith	92		
	Charity of Thomas Bishop Allnut	1135		
	Charity of Richard Aldworth	141		
	Charity of Richard Aldworth	180		
	Sir James Lancaster	2368		
	Monk Sherborne & Pamber Welfare Trust and Vicar & Churchwardens			
	Monk Sherborne Hunt Bequest	697		
	Total Shares	6761	£221	(2021 £235)
	Mathew Stockers Gift	26		
	Robert Payne's Gift	211		
	George Pemerton's Gift	113		
	John Smith's Gift	352		
	Total Shares	702	£23	(2021 £24)
	M&G Charibond			
	Basingstoke Infant's friendly Society	101		
	Old Basing Parochial Charities	216		
	Total Shares	317	£10	(2021 £11)
	All income to be used for the general benefit of the poor people of Basingstoke			
2.3	The Charities for the Lecturer			
	The Central Board of Finance of the Church of England - Fixed Interest Securities Fund.			
	Charity of Sir James Deane	269		
	Charity of Sir James Lancaster	556		
	Charity of Richard Aldworth	119		
	Total Shares	944	£40	(2021 £49)
	All income to be paid to the Rector of Basingstoke to be used at her discretion.			



# The Basingstoke Charities (Registered Number 204040)

## Notes to the Accounts (continued) for the Year ended 31 March 2022

### 3 Valuation of Shares held.

The quoted stocks and shares are valued at market value on 31 March each year. Almshouse includes 430 (2021 430) NAACIF Accumulation shares relating to the Extraordinary Repair fund.

	Almshouse *	Poor **	Lecturer ***	Total
	£	£	£	£
Balance brought forward 1 April 2021	55271	6802	1517	63591
Purchased during the year	3600			3600
Revised value at 31 March 2022	58871	6802	1517	67191
Market Value at 31 March 2022	64525	7231	1404	73160
Unrealised surplus (loss) for year	5654	429	-114	5969

### SHAREHOLDING

* NAACIF INCOME	16218.193			
* NAACIF ACCUMULATION	466			
** NAACIF INCOME		7463		
** CONCIF INCOME		317		
*** CBF INCOME			944	

### 4 OTHER ASSETS

#### 4.1 Property

The Almshouses, situated at 29, 31, 33, 35, 37, 39, 40 and 41 London Street, Basingstoke RG21 7PG, comprising 8 terraced, self contained, one bedroomed houses on two floors, are vested in the Official Trustee of Charity Lands as detailed in the scheme dated 25th March 1960.

#### 4.2 Tangible Assets

The Charities install and replace as necessary and write off in year of acquisition cookers, refrigerators, fire blankets and carbon monoxide detectors in each property.

#### 4.3 Restricted Funds

Restricted funds of the Charity amount to £23,536 this being the value of the income shares.

### 5 INSURANCE

The Almshouses are insured for £1,475,528 at the date of these accounts.

# **The Basingstoke Charities** (Registered Number 204040)

## **Notes to the Accounts (continued)** **for the Year ended 31 March 2022**

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### **6 EMPLOYEES and TRUSTEES**

The Charity has no employees and there have been no amounts paid by way of remuneration or other benefit to the Charity's trustees, or people connected with them, from the Charity.

### **7 DEBTORS & PREPAYMENTS**

The debtors relate to the share of room hire costs.

### **8 CREDITORS & ACCRUALS**

The creditors relate to accruals for maintenance costs and clerks expenses.

### **9 TAXATION**

The Charity is not registered for VAT and all its Interest and Investment income is received gross.

### **10 OTHER DISCLOSURE ISSUES**

The Basingstoke Charities have no commitments not provided for in the accounts, have given no guarantees, have received no loan secured on any of its assets, have no contingent liabilities and did not receive any grants as a material part of its income.

### **11 DECLARATIONS**

The statement of financial activities combines all transactions for the year, but split to show details of the three funds, to give a clearer detail.

# The Basingstoke Charities (Registered Number 204040)

## INCOME AND EXPENDITURE ACCOUNT for the Year ended 31 March 2022

	2022 £	2021 £
<b>INCOME</b>		
Residents Contribution	20078.00	19930
Investment Income	828.6	887
Grants	534.12	534
Deposit Account Interest	3.61	30
Donation	10111.40	0
<b>Total Income</b>	<b>31555.73</b>	<b>21382</b>
<b>Expenditure</b>		
Repairs & Maintenance	14253.56	5759
Garden Maintenance	448.96	875
Communicare	1589.16	1513
Water rates	1846.24	1794
Fire alarm telephone	259.62	246
Annual gas service	1104.00	1152
Fire Alarm maintenance	288.00	192
Almshouse Insurance	1418.75	1379
TV Licences	7.50	30
New Appliances	1797.10	234
Showers	6200.00	0
House Refurbishment	12109.43	3380
<b>General running costs</b>	<b>41322.32</b>	<b>16553</b>
Clerks Expenses	308.75	149
Clerks Honorarium	500.00	500
Room hire	9.00	54
<b>Administration</b>	<b>817.75</b>	<b>703</b>
National Almshouse Association Subs	187.00	182.00
Christmas Gift list	225.00	225.00
Lecturer	0.00	49.08
<b>TOTAL EXPENDITURE</b>	<b>42552.07</b>	<b>17712</b>
<b>Surplus (loss) for the year</b>	<b>-10996.34</b>	<b>3670</b>
Increase(decrease) in Investment value	5968.80	12421
<b>Surplus (loss) transferred to reserves</b>	<b>-5027.54</b>	<b>16090</b>