

The Basingstoke Charities
Registered Charity No. 204040

ANNUAL REPORT
and
FINANCIAL STATEMENTS

for the year ended 31st March 2025

Sir James Deane Almshouses

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 2025

The trustees present their report and the financial statements for the charity for the year ended 31 March 2025.

The Charity Commission scheme of 25th 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 £240 was gifted to the residents of Sir James Deane almshouses from the Charities for the Poor.

There were no void period during the year.

Work identified in the quinquennial survey was continued although completion of all the works is a multi-year project. The works identified are regularly reviewed by the trustees.

Other routine maintenance tasks were undertaken as required.

The availability of tradespeople to undertake work, continued to be a problem, with some non-urgent works being delayed.

Financial Review

Following a review, the Trustees agreed to move to Receipts and Payments accounting. This years accounts are reported in that format. Prior year figures have been adjusted to remove accruals reported last year.

The income from resident contributions was £23,975 (previous year £22,226).

The Charity continued to rebuild up its long term reserves following their depletion due to expenditure on the roof refurbishment The Extraordinary Repair Fund (ERF) continued to be replenished with an investment of £400 per month being allocated to this fund. Whilst no ERF expenditure is expected in the short term, it is felt prudent to have more funds available as the costs of works is increasing rapidly with a higher inflation rate. A review during the year, identified the need to have over £100,000 in reserves for expected future project. The ERF currently stands at around £75,000.

Interest receivable was £364 (last year £357).

Overall there was a surplus in year of £9,238 (last year £2,277).

Plans for future periods

In the short term, limewashing the front and east elevations will be completed to improve the performance of the external decorations. The resiting of soak aways to the front of the properties will be undertaken as the existing soak aways are no longer functioning. The refurbishment of the front windows is being considered, the windows are deteriorating and difficult to open. The Almshouse Associations guidance on reserves is being followed.

Trustees

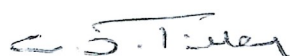
As at 31 March 2025, the following were the Trustees of the charity:

Mrs E Boulton	Cllr J Tustain	Mr R W Fergie
Mrs C Tiller	Mr P Davis	Mr R Gardiner
Mr N Drury	Mrs P Mayer	S Nurse
Rev J Hudson	Cllr P Basham	Cllr S Tom

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



Mrs C Tiller

Chairman of The Trustees



CHARITIES
FOR ENGLAND

Independent examiner's report on the accounts

Section A

Independent Examiner's Report

**Report to the trustees/
members of**

Charity Name
The Basingstoke Charities

**On accounts for the
year ended**

31.March 2025

Charity no (if any)

204040

Set out on pages

1 and 2

(remember to include the page numbers of additional sheets)

I report to the trustees on my examination of the accounts of the above charity ("the Trust") for the year ended 31.03.25

**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 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:

1* accounting records were not kept in accordance with section 130 of the Act or

2*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 order to enable a proper understanding of the accounts to be reached.

** Please delete the words in the brackets if they do not apply.*

Signed:

Date: 26.09.25

Name: Leslie Fryer

**Relevant professional
qualification(s) or body
(if any):**

Chartered Secretary
International Accountant

Address:

13 Hartswood
Chineham Basingstoke RG24 8SJ

Only complete if the examiner needs to highlight matters of concern (see CC32, Independent examination of charity accounts: directions and guidance for examiners).

Give here brief details of any items that the examiner wishes to disclose.



CHARITY COMMISSION
FOR ENGLAND AND WALES

Charity Name
The Basingstoke Charities

No (if any)
204040

Receipts and payments accounts

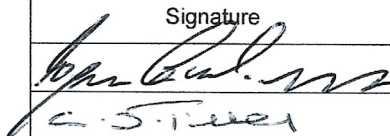
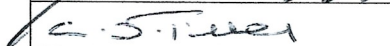
CC16a

For the period from	Period start date	To	Period end date
	01/04/24		31/03/25

Section A Receipts and payments

	Unrestricted funds	Restricted funds	Endowment funds	Total funds	Last year
	to the nearest £	to the nearest £	to the nearest £	to the nearest £	to the nearest £
A1 Receipts					
Residents Contribution	23,975	-	-	23,975	22,226
Investment Income	1,013	-	-	1,013	966
Interest received	364	-	-	364	357
Grants	583	-	-	583	-
Donations	1,250	-	-	1,250	71
	-	-	-	-	-
	-	-	-	-	-
	-	-	-	-	-
Sub total (Gross income for AR)	27,184	-	-	27,184	23,619
A2 Asset and investment sales, (see table).					
	-	-	-	-	-
	-	-	-	-	-
Sub total	-	-	-	-	-
Total receipts	27,184	-	-	27,184	23,619
A3 Payments					
General running costs	11,242	-	-	11,242	15,548
Administration cost	1,251	-	-	1,251	622
Christmas gift list	300	-	-	300	-
National Almshouse Association Subscription	353	-	-	353	343
Payment to the Lecturer	-	-	-	-	29
	-	-	-	-	-
	-	-	-	-	-
	-	-	-	-	-
	-	-	-	-	-
Sub total	13,146	-	-	13,146	16,542
A4 Asset and investment purchases, (see table)					
Transfers to ERF	4,800	-	-	4,800	4,800
	-	-	-	-	-
Sub total	4,800	-	-	4,800	4,800
Total payments	17,946	-	-	17,946	21,342
Net of receipts/(payments)	9,238	-	-	9,238	2,277
A5 Transfers between funds	-	-	-	-	-
A6 Cash funds last year end	17,652	-	-	17,652	15,375
Cash funds this year end	26,890	-	-	26,890	17,652

Section B Statement of assets and liabilities at the end of the period

Categories	Details	Unrestricted funds to nearest £	Restricted funds to nearest £	Endowment funds to nearest £
B1 Cash funds	Cash at bank	19,381	-	-
	Cash at COIF	7,509	-	-
		-	-	-
	Total cash funds	26,890	-	-
	(agree balances with receipts and payments account(s))	OK	OK	OK
B2 Other monetary assets	Details	Unrestricted funds to nearest £	Restricted funds to nearest £	Endowment funds to nearest £
		-	-	-
		-	-	-
		-	-	-
		-	-	-
		-	-	-
		-	-	-
B3 Investment assets	Details	Fund to which asset belongs	Cost (optional)	Current value (optional)
	ERF	ERF	-	74,334
	Endowments	Endowments	-	23,794
			-	-
			-	-
B4 Assets retained for the charity's own use	Details	Fund to which asset belongs	Cost (optional)	Current value (optional)
	Deane's Almshouses	Restricted	-	1,625,000
			-	-
			-	-
			-	-
			-	-
			-	-
			-	-
			-	-
B5 Liabilities	Details	Fund to which liability relates	Amount due (optional)	When due (optional)
			-	
			-	
			-	
			-	
Signed by one or two trustees on behalf of all the trustees	Signature	Print Name	Date of approval	
		Mr R Gardiner (Treasurer)	11/10/25	
		Mrs C Tiller (Chair)	11/10/25	