

# MARSHFIELD CONSOLIDATED CHARITIES

England & Wales · Charity number 204281

## Details

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Other names	THE ALMSHOUSES
Status	Registered
Legal form	Other
Registered	1962-03-23
Register	<a href="#">View on the Charity Commission register</a>

## Contact

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Address	14 Back Lane Marshfield Chippenham SN14 8NQ
Phone	01225891541
Email	<a href="mailto:jnkilner@outlook.com">jnkilner@outlook.com</a>

## Activities

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**Objects:** 1)THE COST OF REPAIRS AND INSURANCE,AND ALL OTHER CHARGES AND OUTGOINGS PAYABLE IN RESPECT OF THE PROPERTY OF THE CHARITIES,AND ALL THE PROPER COSTS,CHARGES,AND EXPENSES OF AND INCIDENTAL TO THE ADMINISTRATION AND MANAGEMENT OF THE CHARITIES,SHALL BE FIRST DEFRAID BY THE TRUSTEES OUT OF THE INCOME THEREOF 2)THE TRUSTEES SHALL OUT OF THE SAID INCOME APPLY A YEARLY SUM OF ú5 IN FORMING A FUND FOR APPRENTICING A DESERVING AND NECESSITOUS BOY RESIDENT IN THE PARISH OF MARSHFIELD 3)SUBJECT TO THE PAYMENTS AFORESAID THE TRUSTEES SHALL APPLY THE INCOME OF THE CHARITIES FOR THE BENEFIT OF THE ALMSPEOPLE OF THE CHARITIES OR ANY OF THEM IN SUCH MANNER AS THE TRUSTEES THINK FIT FROM TIME TO TIME

**Activities:** Almshouses providing affordable accommodation for local elderly people

## Classification

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

## Geography

- Area of benefit: MARSHFIELD
- South Gloucestershire

## Finances

Period end	Income	Expenditure	Assets	Employees
2024-12-31	£54,045	£30,156	-	-
2023-12-31	£49,038	£81,656	-	-
2022-12-31	£95,472	£29,139	-	-
2021-12-31	£41,777	£29,610	-	-
2020-12-31	£39,614	£35,502	-	-

## Trustees

Name	Role	Appointed
<b>RODNEY ARTINGSTALL</b>	Chair	
Andrew Mervyn Pierce		2018-02-05
<b>DIANA MARY HAMMOND</b>		
<b>JILLIAN RUTH DOWN</b>		
Paul Benjamin Spencer White		2016-10-18
<b>SUSAN CAROLINE WATKINS</b>		

**MARSHFIELD CONSOLIDATED CHARITIES**

England & Wales - Charity number 204281

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# Accounts

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**Registered charity**  
204281  
**Homes England**  
AO318

**Marshfield Consolidated Charities (The Crispe Almshouses)**

**Report and Financial Statements**

**31 December 2024**

**Marshfield Consolidated Charities (The Crispe Almshouses)**  
**Report and accounts**  
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**Marshfield Consolidated Charities (The Crispe Almshouses)**  
**Charity Information**

**Trustees**

Mr R Artingstall (Chair)  
Mrs M Hammond (Deputy chair)  
Mrs J Down  
Mr A Pierce  
Mrs S Watkins  
Mr P White

**Ex Officio**

Rev Canon S Wheeler

**External Examiner**

Easy Accounts & Tax  
C/O Easy Tax - Argentum  
510 Bristol Business Park  
Coldharbour Lane  
BS16 1EJ

**Bankers**

Santander Business Banking  
Brindle Road  
Bootle  
L30 4GB

**Investment Managers**

COIF Charity Funds  
Senator House  
85 Queen Victoria Street  
London  
EC4V 4ET

**Investment Managers**

M & G Securities  
PO Box 9038  
Chelmsford  
CM99 2XF

**Registered office**

14 Back Lane  
Marshfield  
Wilts  
SN14 8NQ

**Registered charity number**

204281

**Marshfield Consolidated Charities (The Crispe Almshouses)**  
**Independent examiner's report**  
**to the members of Marshfield Consolidated Charities (The Crispe Almshouses)**

I report to the trustees on my examination of the accounts of the above charity ('the Trust') for the year ended 31 December 2024.

**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 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 did 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.

*Jahanzab Arshad*

Jahanzab Arshad  
for and on behalf of  
**Easy Accounts & Tax**  
Accountants

C/O Easy Tax - Argentum  
510 Bristol Business Park  
Coldharbour Lane  
Bristol  
BS16 1EJ

Date 30/06/2025

## **Marshfield Consolidated Charities (The Crispe Almshouses)**

**Registered Charity number:** 204281

### **Trustees' Report**

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

#### **Structure, Governance and Management**

##### **- Legal Status and Constitution**

The Charity is governed by the scheme of the Charity Commission dated 20th May 1913 and as varied by schemes dated 1916, 1957 and 2000.

The Charity's Registered Number is 204281 and it is also registered with the Regulator of Social Housing (Homes England) number A0318

##### **- Trustee Appointment and Training**

Four Representative Trustees are appointed by the Parish Council of Marshfield. The Vicar of Marshfield is an ex officio Trustee. The remaining Trustees are persons residing or carrying on business in the parish of Marshfield and are recruited with the aim of having a Board of Trustees with a range of relevant skills and experience. New Trustees are inducted by the Board and are able to attend courses run by the Almshouse Association and others.

##### **- Organisational Structure**

The Board of Trustees met 4 times in 2024 to determine strategy and policy. It is serviced by the Clerk to the Charity. The Clerk to the Charity oversees the day to day operations at the Almshouses. The Trustees also confirm that they have had regard for the Charity Commission guidance in respect of public benefit when reviewing the Charity's aims and objectives and planning future activities.

##### **- Risk**

The Trustees have identified the risks to which the charity might be exposed. These are reviewed annually and systems established to minimise risks.

#### **Objective and Activities**

##### **- Objects**

The Crispe Almshouses were set up to provide accommodation for poor persons of good character.

##### **- Aims**

The Charity's aim is to continue to provide a high standard of maintenance to ensure that all 8 houses comply with the Decent Homes Standards and thus continue to provide affordable accommodation for local elderly people.

##### **- Activities and Public Benefit**

The Charity runs 8 one-bedroom houses for elderly people of the village. The houses have been redeveloped to ensure compliance with Decent Homes Standards and it is aimed to keep up a high standard of maintenance.

The Charity provides public benefit by providing accommodation to those who are unable to afford commercial rents, thereby protecting the residents' health and wellbeing by providing good affordable houses.

**Marshfield Consolidated Charities (The Crispe Almshouses)****Registered Charity number:** 204281**Trustees' Report****- Objectives for the year**

This was to maintain comfortable and safe houses for the residents.

**Achievement and Objectives**

The Almshouses continue to provide good quality accommodation to its residents.

**Value for Money (VFM)**

Each year, the Charity used a range of data to measure VFM progress against the housing sector. The results help influence investment decisions and provide the regulators and other stakeholders with information on the progress of the Charity, whilst also ensuring compliance with regulatory VFM standard.

**Financial Review****- Reserves Policy**

The Trustees budget to set aside reserves according to the Almshouse Association's recommendations and will maintain a minimum balance of £20,000 for the upkeep of the buildings.

**- Designated Funds**

The Charity maintains two designated reserves - The Extraordinary Repairs Fund and the Cyclical Maintenance and Repairs Fund.

**- Results for the Year**

The surplus for the year amounted to £31,516 as compared to a deficit of £25,973 in the previous year.


The surplus for the year includes unrealised surplus on investments of £7,627 (unrealised surplus of £6,645 last year). If we exclude these from the figures there is a realised surplus for this year of £23,888 (realised deficit last year of £38,437).

**Plans for the Future**

To keep up a high standard of maintenance.

This report was approved by the board on date and signed on its behalf.

Trustee



30/6/25.

**Marshfield Consolidated Charities (The Crispe Almshouses)**  
**Income Statement**  
**for the year ended 31 December 2024**


	<b>Notes</b>	<b>2024</b> <b>£</b>	<b>2023</b> <b>£</b>
<b>Turnover</b>	3	47,766	43,666
Operating expenditure		(30,156)	(81,656)
Other Income		1,164	1,098
<b>Operating (loss)/ Surplus</b>	4	18,774	(36,892)
Gain on revaluation of investments	10	7,627	6,645
Interest receivable		5,115	4,274
<b>Surplus and total comprehensive income for the year</b>		<u>31,516</u>	<u>(25,973)</u>

**Marshfield Consolidated Charities (The Crispe Almshouses)**  
**Statement of Financial Position**  
**as at 31 December 2024**

	Notes	2024 £	2023 £
<b>Fixed assets</b>			
Housing properties	8	388,135	401,888
Investments	10	111,186	103,559
		499,321	505,447
<b>Current assets</b>			
Debtors	11	1,460	633
Cash at bank and in hand		294,089	263,093
		295,549	263,726
<b>Creditors: amounts falling due within one year</b>	13	(6,324)	(6,324)
<b>Net Current assets</b>		289,225	257,402
<b>Total assets less current liabilities</b>		788,546	762,849
<b>Creditors: amounts falling due after more than one year</b>	14	(163,628)	(169,448)
<b>Net Assets</b>		<u>624,918</u>	<u>593,401</u>
<b>Capital and reserves</b>			
Unrestricted reserves	16	624,918	593,401
<b>Total equity</b>		<u>624,918</u>	<u>593,401</u>

Trustee

Approved by the trustees on date

  
30/6/25.

## Marshfield Consolidated Charities (The Crispe Almshouses)

### Notes to the Accounts

#### for the year ended 31 December 2024

#### 1 Summary of significant accounting policies

##### ***Basis of preparation***

Marshfield Consolidated Charities (Almshouses) is a registered Charity Number 204281 and is also registered with Homes England registered number A0318.

A description of the nature of the Charity's operations and its principal activity is disclosed in the Report of the Trustees. The Charity's registered office is stated on page 1.

The financial statements have been prepared in accordance with the Statement of Recommended Practice for Social Housing Providers 2014, and in accordance with the Financial Reporting Standards applicable in the UK and Republic of Ireland (FRS102). Marshfield Consolidated Charities (Almshouses) is a public benefit entity and applies FRS102 accordingly. The accounts comply with the Charities Act 2011, the Housing and Regeneration Act 2008 and the Accounting Direction for Private Registered Providers of Social Housing in England 2015.

The Almshouse Charity constitutes a public benefit entity as defined by FRS 102. The Trustees consider there are no material uncertainties about the Charity's ability to continue as a going concern.

The financial statements are prepared in sterling, which is the functional currency of the charity. Monetary amounts in the financial statements are rounded to the nearest £.

##### ***Turnover***

Turnover represents maintenance contributions receivable from residents and government grants recognised in the year.

Income is recognised when the charity has entitlement to the funds, any performance conditions attached to the item(s) of income have been met, it is probable that the income will be received and the amount can be measured reliably.

Income from Government and other grants, whether 'capital' grants or 'revenue' grants, is recognised when the charity has entitlement to the funds, any performance conditions attached to the grants have been met, it is probable that the income will be received and the amount can be measured reliably and is not deferred.

##### ***Housing properties***

The Almshouses were constructed in the early Seventeenth Century and there is no record of the original cost and no value has been attributed thereto. The Housing Properties costs relate to improvements carried out since 1957 which were funded by Social Housing Grants and from the Charity's own resources and a loan from the Almshouse Association.

**Marshfield Consolidated Charities (The Crispe Almshouses)****Notes to the Accounts****for the year ended 31 December 2024*****Depreciation***

Depreciation of building improvements is charged so as to write down the net book value to the estimated residual value on a straight line basis over their estimated useful economic lives or the lives of the structure to which they relate, if shorter, at the following expected lives:

	Years
Structure	100
Roofs	70
Windows and doors	30
Bathrooms	30
Kitchens	20
Electrical	40
Boilers	15

***Works to Existing Housing Properties***

The Charity capitalises expenditure on housing properties which increases the net rental stream over the life of the property. An increase in the net rental stream may arise through an increase in rental income, a reduction in future maintenance costs or a significant extension of the life of the property.

***Investments***

Investments are shown at market value. Investment income is accounted for when the income is received.

***Cyclical Repairs and Maintenance***

Marshfield Consolidated Charities Almshouses has established a regular programme of cyclical repairs and maintenance. Amounts are transferred to the Cyclical Repairs and Maintenance Reserves as considered necessary and drawn on to meet costs in excess of budgeted expenditure.

***Extraordinary Repairs***

Costs of extraordinary Repairs, unless representing improvements to the properties, are charged to the Income and Expenditure Account in the year in which they are incurred.

***Value Added Tax***

The Charity is not registered for VAT and consequently all income and expenditure where applicable are disclosed in the accounts inclusive of VAT.

***Debtors***

Trade and other debtors are recognised at the settlement amount due after any trade discount offered. Prepayments are valued at the amount prepaid net of any trade discounts due.

***Cash at Bank and in Hand***

Cash at bank and in hand includes cash and short term highly liquid investments with a short maturity of three months or less from the date of acquisition or opening of the deposit or similar account.

**Marshfield Consolidated Charities (The Crispe Almshouses)****Notes to the Accounts****for the year ended 31 December 2024*****Significant Management Judgements and Estimation Uncertainties***

The following are critical judgements and key sources of estimation uncertainty that the Board has made in the process of applying the Charity's accounting policies and that have the most significant effect on the amounts recognised in the financial statements:

**Identification of housing property components**

The Charity accounts for its expenditure on housing properties using component accounting. Under component accounting, the housing property is divided into those major components which are considered to have substantially different useful economic lives. Judgment is used in allocating property costs between components (land, structure, kitchens, bathrooms etc.) and in determining the useful economic lives of each component.

Housing property depreciation is calculated on a component by component basis. The identification of such components is a matter of judgement and may have material impact on the depreciation charge. The components selected are those which reflect how the major repairs to the property are managed.

**Amortisation of Government Grants**

Government grants received for housing properties are recognised in income over the useful life (as identified for the depreciation charge) of the housing property structure (excluding land), on a pro rata basis under the accrual model.

**2 Trustees' Emoluments**

None of the Trustees received any emoluments. Neither were they reimbursed any expenses.

<b>3 Turnover</b>	<b>2024</b>	<b>2023</b>
	£	£
Maintenance contributions receivable	41,946	37,846
Losses from Voids	-	-
Net contributions from Residents	<u>41,946</u>	<u>37,846</u>
Amortised Government Grants	5,820	5,820
	<u>47,766</u>	<u>43,666</u>
<b>4 Operating (deficit) / surplus</b>	<b>2024</b>	<b>2023</b>
	£	£
<b>Is stated after charging</b>		
Depreciation of owned fixed assets	<u>13,753</u>	<u>13,753</u>
<b>5 Employee information</b>	<b>2024</b>	<b>2023</b>
	£	£
Honorarium	<u>1,124</u>	<u>1,053</u>
<b>Average number of persons volunteering during the year</b>	<b>Number</b>	<b>Number</b>
Office staff	<u>1</u>	<u>1</u>

Key Management personnel represents the Clerk .

**Marshfield Consolidated Charities (The Crispe Almshouses)****Notes to the Accounts****for the year ended 31 December 2024**

<b>6 Operating Costs</b>	<b>2024</b>	<b>2023</b>
	<b>£</b>	<b>£</b>
<b>Estate costs</b>		
Rates	2,616	2,277
Light and heat	161	69
TV Licence	30	30
Estate maintenance	9,660	62,012
	12,467	64,388
<b>Office overheads</b>		
Subscriptions	1,020	592
Insurance	1,288	1,378
Depreciation	13,753	13,753
Sundry expenses	-	-
Audit fees	-	-
Accountancy fees	504	492
Clerks Fees	1,124	1,053
	17,689	17,268
	<u>30,156</u>	<u>81,656</u>
<b>7 Other income</b>	<b>2024</b>	<b>2023</b>
	<b>£</b>	<b>£</b>
Donations	1,164	1,055
Other Fundraising Activities	-	20
Gift aid	-	-
Legacy	-	-
	<u>1,164</u>	<u>1,075</u>
<b>8 Tangible fixed assets</b>		<b>Land and buildings</b>
<b>Housing Property</b>		<i>At cost</i>
		<b>£</b>
<b>Cost or valuation</b>		
At 01 January 2024		657,108
At 31 December 2024		<u>657,108</u>
<b>Depreciation</b>		
At 01 January 2024		255,220
Charge for the year		13,753
At 31 December 2024		<u>268,973</u>
<b>Carrying amount</b>		
At 31 December 2024		<u>388,135</u>
At 31 December 2023		<u>401,888</u>

The Almshouses were constructed in the early Seventeenth Century. There is no record of the original cost and no value is attributed thereto. The above details relate to improvements carried out since 1957, which were funded by grants amounting to £297,811. The balance of £359,297 was provided from the Charity's own resources, and, with a loan from the Almshouse Association amounting to £52,000.

**Marshfield Consolidated Charities (The Crispe Almshouses)**  
**Notes to the Accounts**  
**for the year ended 31 December 2024**

<b>9 Capital Grants</b>	<b>2024</b>	<b>2023</b>
	<b>£</b>	<b>£</b>
Aggregate amount received		
At 31 December 2018	<u>297,811</u>	<u>297,811</u>
At 01 January 2024	93,443	93,443
Released in the year	5,820	5,820
At 31 December 2024	<u>99,263</u>	<u>99,263</u>
Capital Grants Carrying Value	<u>198,548</u>	<u>198,548</u>

The grants received were as follows:

Year	Received from	Amount
		£
1959	Ministry of Works	2,500
1977	North Avon District Council	57,738
2006	Housing Corporation	54,000
2007	Housing Corporation	50,575
2008	Housing Corporation	132,998
		<u>297,811</u>

**10 Investments**

	<b>Other investments</b>
	<b>£</b>
<b>Cost</b>	
At 01 January 2024	103,559
Unrealised (Loss)/Gain	7,627
At 31 December 2024	<u>111,186</u>

<b>11 Debtors</b>	<b>2024</b>	<b>2023</b>
	<b>£</b>	<b>£</b>
Trade debtors	411	-
Prepayments	1,049	633
	<u>1,460</u>	<u>633</u>

<b>12 Investments held as current assets</b>	<b>2024</b>	<b>2023</b>
	<b>£</b>	<b>£</b>
<b>Fair value</b>	<u>111,186</u>	<u>103,559</u>
<b>Increase/(decrease) in fair value included in the profit and Listed investments</b>	7,627	6,645
	<u>7,627</u>	<u>6,645</u>

**Marshfield Consolidated Charities (The Crispe Almshouses)****Notes to the Accounts****for the year ended 31 December 2024**

<b>13 Creditors: amounts falling due within one year</b>		<b>2024</b>	<b>2023</b>		
		£	£		
Deferred Capital grants		5,820	5,820		
Accruals		504	504		
		<u>6,324</u>	<u>6,324</u>		
<b>14 Creditors: amounts falling due after one year</b>		<b>2024</b>	<b>2023</b>		
		£	£		
Deferred Capital Grants		<u>169,448</u>	<u>175,268</u>		
<b>15 Unrestricted Reserves</b>		<b>2024</b>	<b>2023</b>		
		£	£		
At 1 January		624,918	593,401		
At 31 December		<u>624,918</u>	<u>593,401</u>		
<b>16 Unrestricted Reserves</b>					
	Cyclical Repairs and Maintenance	Extra-ordinary Repairs Fund	Investment Revaluation	Income and expenditure reserve	Total
	£	£	£	£	£
At 1 January	118,848	171,805	19,324	283,425	593,402
Surplus for the year	-	-	-	31,516	31,516
Expenditure Reserve	-	-	-	-	-
At 31 December	<u>118,848</u>	<u>171,805</u>	<u>19,324</u>	<u>314,941</u>	<u>624,918</u>

**17 Accomodation Details**

At 31 December 2024 and 31 December 2023 the Charity had eight one bedroom terraced houses in management.

**Marshfield Consolidated Charities (The Crispe Almshouses)****Detailed income and expenditure****for the year ended 31 December 2024***This schedule does not form part of the statutory accounts*

	2024 £	2023 £
<b>Income</b>	47,766	43,666
Administrative expenses	(30,156)	(81,656)
Other Income	1,164	1,098
<b>Surplus</b>	18,774	(36,892)
Gain/(Loss) on revaluation of investments	7,627	6,645
Interest receivable	5,115	4,274
<b>Deficit/Surplus</b>	<u>31,516</u>	<u>(25,973)</u>

**Marshfield Consolidated Charities (The Crispe Almshouses)****Detailed income and expenditure****for the year ended 31 December 2024***This schedule does not form part of the statutory accounts*

	2024	2023
	£	£
<b>Income</b>		
WMC income	41,946	37,846
Amortised government grants	5,820	5,820
	<u>47,766</u>	<u>43,666</u>
<b>Administrative expenses</b>		
Premises costs:		
Rates	2,616	2,277
Light and heat	161	69
TV Licence	30	30
Estate maintenance	9,660	62,012
	12,467	64,388
General administrative expenses:		
Subscriptions	1,020	592
Insurance	1,288	1,378
Depreciation	13,753	13,753
	16,061	15,723
Legal and professional costs:		
Accountancy fees	504	492
Clerks Fees	1,124	1,053
	1,628	1,545
	<u>30,156</u>	<u>81,656</u>
<b>Other operating income</b>		
Legacy		
Gift aid		
Donations	1,164	1,055
Fundraising	-	20
Wayleaves	-	3
Turnover - Services rendered	-	20
	<u>1,164</u>	<u>1,098</u>

**MARSHFIELD CONSOLIDATED CHARITIES**

England & Wales - Charity number 204281

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# Accounts

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**Registered charity**  
**204281**  
**Homes England**  
**AO318**

**Marshfield Consolidated Charities (The Crispe Almshouses)**

**Report and Financial Statements**

**31 December 2023**

**Marshfield Consolidated Charities (The Crispe Almshouses)**  
**Report and accounts**  
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**Marshfield Consolidated Charities (The Crispe Almshouses)  
Charity Information**

**Trustees**

Mr R Artingstall (Chair)  
Mrs J Down  
Mrs M Hammond (Deputy chair)  
Mr A Pierce  
Mrs S Watkins  
Mr P White

**Ex Officio**

Rev Canon S Wheeler

**External Examiner**

Karen Sayers Limited  
29 Silver Street  
Colerne  
Wilts  
SN14 8DY

**Bankers**

Santander Business Banking  
Brindle Road  
Bootle  
L30 4GB

**Investment Managers**

COIF Charity Funds  
Senator House  
85 Queen Victoria Street  
London  
EC4V 4ET

**Investment Managers**

M & G Securities  
PO Box 9038  
Chelmsford  
CM99 2XF

**Registered office**

14 Back Lane  
Marshfield  
Wilts  
SN14 8NQ

**Registered charity number**

204281

**Marshfield Consolidated Charities (The Crispe Almshouses)**  
**Independent examiner's report**  
**to the members of Marshfield Consolidated Charities (The Crispe Almshouses)**

I report to the trustees on my examination of the accounts of the above charity ('the Trust') for the year ended 31 December 2023.

**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 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 did 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.

*Karen Sayers Ltd*

Karen Sayers  
for and on behalf of  
Karen Sayers Limited  
Accountants

date *7 June 2024*

29 Silver Street  
Colerne  
Wilts

SN14 8DY

**Marshfield Consolidated Charities (The Crispe Almshouses)****Registered Charity number:** 204281**Trustees' Report**

The Trustees present their report and financial statements for the year ended 31 December 2023.

**Structure, Governance and Management****- Legal Status and Constitution**

The Charity is governed by the scheme of the Charity Commission dated 20th May 1913 and as varied by schemes dated 1916, 1957 and 2000.

The Charity's Registered Number is 204281 and it is also registered with the Regulator of Social Housing (Homes England) number A0318

**- Trustee Appointment and Training**

Four Representative Trustees are appointed by the Parish Council of Marshfield. The Vicar of Marshfield is an ex officio Trustee. The remaining Trustees are persons residing or carrying on business in the parish of Marshfield and are recruited with the aim of having a Board of Trustees with a range of relevant skills and experience. New Trustees are inducted by the Board and are able to attend courses run by the Almshouse Association and others.

**- Organisational Structure**

The Board of Trustees met 4 times in 2023 to determine strategy and policy. It is serviced by the Clerk to the Charity. The Clerk to the Charity oversees the day to day operations at the Almshouses. The Trustees also confirm that they have had regard for the Charity Commission guidance in respect of public benefit when reviewing the Charity's aims and objectives and planning future activities.

**- Risk**

The Trustees have identified the risks to which the charity might be exposed. These are reviewed annually and systems established to minimise risks.

**Objective and Activities****- Objects**

The Crispe Almshouses were set up to provide accommodation for poor persons of good character.

**- Aims**

The Charity's aim is to continue to provide a high standard of maintenance to ensure that all 8 houses comply with the Decent Homes Standards and thus continue to provide affordable accommodation for local elderly people.

**- Activities and Public Benefit**

The Charity runs 8 one-bedroom houses for elderly people of the village. The houses have been redeveloped to ensure compliance with Decent Homes Standards and it is aimed to keep up a high standard of maintenance.

The Charity provides public benefit by providing accommodation to those who are unable to afford commercial rents, thereby protecting the residents' health and wellbeing by providing good affordable houses.

**Marshfield Consolidated Charities (The Crispe Almshouses)**

Registered Charity number: 204281

**Trustees' Report****- Objectives for the year**

This was to maintain comfortable and safe houses for the residents.

**Achievement and Objectives**

The Almshouses continue to provide good quality accommodation to its residents.

**Value for Money (VFM)**

Each year, the Charity used a range of data to measure VFM progress against the housing sector. The results help influence investment decisions and provide the regulators and other stakeholders with information on the progress of the Charity, whilst also ensuring compliance with regulatory VFM standard.

**Financial Review****- Reserves Policy**

The Trustees budget to set aside reserves according to the Almshouse Association's recommendations and will maintain a minimum balance of £20,000 for the upkeep of the buildings.

**- Designated Funds**

The Charity maintains two designated reserves - The Extraordinary Repairs Fund and the Cyclical Maintenance and Repairs Fund.

**- Results for the Year**

The deficit for the year amounted to £32,494 as compared to a surplus of £78,554 in the previous year.

The deficit for the year includes unrealised surplus on investments of £6,645 (unrealised surplus of £11,245 last year). If we exclude these from the figures there is a realised deficit for this year of £32,618 (realised surplus last year of £67,309 which included a legacy received of £52,418).

**Plans for the Future**

To keep up a high standard of maintenance.

This report was approved by the board on <sup>26/6/24</sup> ~~Date~~ and signed on its behalf.

Trustee



**Marshfield Consolidated Charities (The Crispe Almshouses)**  
**Income Statement**  
**for the year ended 31 December 2023**

	<b>Notes</b>	<b>2023</b> <b>£</b>	<b>2022</b> <b>£</b>
<b>Turnover</b>	3	43,666	41,418
Operating expenditure		(81,656)	(29,139)
Other income		1,098	54,054
<b>Operating (loss)/surplus</b>	4	<u>(36,892)</u>	<u>66,333</u>
Gain on revaluation of investments	10	6,645	11,245
Interest receivable		4,274	976
<b>Surplus and total comprehensive income for the year</b>		<u>(25,973)</u>	<u>78,554</u>

**Marshfield Consolidated Charities (The Crispe Almshouses)**  
**Statement of Financial Position**  
**as at 31 December 2023**

	Notes	2023 £	2022 £
<b>Fixed assets</b>			
Housing properties	8	401,888	415,641
Investments	10	103,559	96,915
		505,447	512,556
<b>Current assets</b>			
Debtors	11	633	1,224
Cash at bank and in hand		263,093	287,186
		263,726	288,410
<b>Creditors: amounts falling due within one year</b>	13	(6,324)	(6,324)
<b>Net current assets</b>		257,402	282,086
<b>Total assets less current liabilities</b>		762,849	794,642
<b>Creditors: amounts falling due after more than one year</b>	14	(169,448)	(175,268)
<b>Net assets</b>		593,401	619,374
<b>Capital and reserves</b>			
Unrestricted reserves	16	593,401	619,374
<b>Total equity</b>		593,401	619,374

Trustee

Approved by the trustees on ~~Date~~ 26/6/24



**Marshfield Consolidated Charities (The Crispe Almshouses)**  
**Notes to the Accounts**  
**for the year ended 31 December 2023**

**1 Summary of significant accounting policies**

***Basis of preparation***

Marshfield Consolidated Charities (Almshouses) is a registered Charity Number 204281 and is also registered with Homes England registered number A0318.

A description of the nature of the Charity's operations and its principal activity is disclosed in the Report of the Trustees. The Charity's registered office is stated on page 1.

The financial statements have been prepared in accordance with the Statement of Recommended Practice for Social Housing Providers 2014, and in accordance with the Financial Reporting Standards applicable in the UK and Republic of Ireland (FRS102). Marshfield Consolidated Charities (Almshouses) is a public benefit entity and applies FRS102 accordingly. The accounts comply with the Charities Act 2011, the Housing and Regeneration Act 2008 and the Accounting Direction for Private Registered Providers of Social Housing in England 2015.

The Almshouse Charity constitutes a public benefit entity as defined by FRS 102. The Trustees consider there are no material uncertainties about the Charity's ability to continue as a going concern.

The financial statements are prepared in sterling, which is the functional currency of the charity. Monetary amounts in the financial statements are rounded to the nearest £.

***Turnover***

Turnover represents maintenance contributions receivable from residents and government grants recognised in the year.

Income is recognised when the charity has entitlement to the funds, any performance conditions attached to the item(s) of income have been met, it is probable that the income will be received and the amount can be measured reliably.

Income from Government and other grants, whether 'capital' grants or 'revenue' grants, is recognised when the charity has entitlement to the funds, any performance conditions attached to the grants have been met, it is probable that the income will be received and the amount can be measured reliably and is not deferred.

***Housing properties***

The Almshouses were constructed in the early Seventeenth Century and there is no record of the original cost and no value has been attributed thereto. The Housing Properties costs relate to improvements carried out since 1957 which were funded by Social Housing Grants and from the Charity's own resources and a loan from the Almshouse Association.

**Marshfield Consolidated Charities (The Crispe Almshouses)**  
**Notes to the Accounts**  
**for the year ended 31 December 2023**

**Depreciation**

Depreciation of building improvements is charged so as to write down the net book value to the estimated residual value on a straight line basis over their estimated useful economic lives or the lives of the structure to which they relate, if shorter, at the following expected lives:

	Years
Structure	100
Roofs	70
Windows and doors	30
Bathrooms	30
Kitchens	20
Electrical	40
Boilers	15

**Works to Existing Housing Properties**

The Charity capitalises expenditure on housing properties which increases the net rental stream over the life of the property. An increase in the net rental stream may arise through an increase in rental income, a reduction in future maintenance costs or a significant extension of the life of the property.

**Investments**

Investments are shown at market value. Investment income is accounted for when the income is received.

**Cyclical Repairs and Maintenance**

Marshfield Consolidated Charities Almshouses has established a regular programme of cyclical repairs and maintenance. Amounts are transferred to the Cyclical Repairs and Maintenance Reserves as considered necessary and drawn on to meet costs in excess of budgeted expenditure.

**Extraordinary Repairs**

Costs of extraordinary Repairs, unless representing improvements to the properties, are charged to the Income and Expenditure Account in the year in which they are incurred.

**Value Added Tax**

The Charity is not registered for VAT and consequently all income and expenditure where applicable are disclosed in the accounts inclusive of VAT.

**Debtors**

Trade and other debtors are recognised at the settlement amount due after any trade discount offered. Prepayments are valued at the amount prepaid net of any trade discounts due.

**Cash at Bank and in Hand**

Cash at bank and in hand includes cash and short term highly liquid investments with a short maturity of three months or less from the date of acquisition or opening of the deposit or similar account.

**Marshfield Consolidated Charities (The Crispe Almshouses)**  
**Notes to the Accounts**  
**for the year ended 31 December 2023**

**Significant Management Judgements and Estimation Uncertainties**

The following are critical judgements and key sources of estimation uncertainty that the Board has made in the process of applying the Charity's accounting policies and that have the most significant effect on the amounts recognised in the financial statements:

**Identification of housing property components**

The Charity accounts for its expenditure on housing properties using component accounting. Under component accounting, the housing property is divided into those major components which are considered to have substantially different useful economic lives. Judgment is used in allocating property costs between components (land, structure, kitchens, bathrooms etc.) and in determining the useful economic lives of each component.

Housing property depreciation is calculated on a component by component basis. The identification of such components is a matter of judgement and may have material impact on the depreciation charge. The components selected are those which reflect how the major repairs to the property are managed.

**Amortisation of Government Grants**

Government grants received for housing properties are recognised in income over the useful life (as identified for the depreciation charge) of the housing property structure (excluding land), on a pro rata basis under the accrual model.

**2 Trustees' Emoluments**

None of the Trustees received any emoluments. Neither were they reimbursed any expenses.

<b>3 Turnover</b>	<b>2023</b>	<b>2022</b>
	<b>£</b>	<b>£</b>
Maintenance contributions receivable	37,846	35,598
Losses from Voids	-	-
Net contributions from Residents	<u>37,846</u>	<u>35,598</u>
Amortised Government Grants	<u>5,820</u>	<u>5,820</u>
	<u>43,666</u>	<u>41,418</u>
<b>4 Operating (deficit) / surplus</b>	<b>2023</b>	<b>2022</b>
	<b>£</b>	<b>£</b>
Is stated after charging		
Depreciation of owned fixed assets	<u>13,753</u>	<u>13,753</u>
<b>5 Employee information</b>	<b>2023</b>	<b>2022</b>
	<b>£</b>	<b>£</b>
Honorarium	<u>1,053</u>	<u>956</u>
<b>Average number of persons volunteering during the year</b>	<b>Number</b>	<b>Number</b>
Office staff	<u>1</u>	<u>1</u>
Key Management personnel represents the Clerk .		

**Marshfield Consolidated Charities (The Crispe Almshouses)**  
**Notes to the Accounts**  
**for the year ended 31 December 2023**

<b>6 Operating Costs</b>	<b>2023</b>	<b>2022</b>
	<b>£</b>	<b>£</b>
<b>Estate costs</b>		
Rates	2,277	1,963
Light and heat	69	126
TV Licence	30	23
Estate maintenance	62,012	9,934
	<u>64,388</u>	<u>12,046</u>
<b>Office overheads</b>		
Subscriptions	592	574
Insurance	1,378	1,318
Depreciation	13,753	13,753
Sundry expenses	-	-
Audit fees	-	-
Accountancy fees	492	492
Clerks Fees	1,053	956
	<u>17,268</u>	<u>17,093</u>
	<u>81,656</u>	<u>29,139</u>
<b>7 Other income</b>	<b>2023</b>	<b>2022</b>
	<b>£</b>	<b>£</b>
Donations	1,055	956
Other Fundraising Activities	20	305
Gift aid	-	375
Legacy	-	52,418
	<u>1,075</u>	<u>54,054</u>
<b>8 Tangible fixed assets</b>		<b>Land and buildings</b>
		<i>At cost</i>
		<b>£</b>
<b>Housing Property</b>		
<b>Cost or valuation</b>		
At 1 January 2023		657,108
At 31 December 2023		<u>657,108</u>
<b>Depreciation</b>		
At 1 January 2023		241,467
Charge for the year		13,753
At 31 December 2023		<u>255,220</u>
<b>Carrying amount</b>		
At 31 December 2023		<u>401,888</u>
At 31 December 2022		<u>415,641</u>

The Almshouses were constructed in the early Seventeenth Century. There is no record of the original cost and no value is attributed thereto. The above details relate to improvements carried out since 1957, which were funded by grants amounting to £297,811. The balance of £359,297 was provided from the Charity's own resources, and, with a loan from the Almshouse Association amounting to £52,000.

**Marshfield Consolidated Charities (The Crispe Almshouses)**  
**Notes to the Accounts**  
**for the year ended 31 December 2023**

<b>9 Capital Grants</b>	<b>2023</b>	<b>2021</b>
	<b>£</b>	<b>£</b>
Aggregate amount received		
At 31 December 2018	<u>297,811</u>	<u>297,811</u>
At 1 January 2023	93,443	87,623
Released in the year	5,820	5,820
At 31 December 2023	<u>99,263</u>	<u>93,443</u>
Capital Grants Carrying Value	<u>198,548</u>	<u>204,368</u>

The grants received were as follows:

Year	Received from	Amount
		£
1959	Ministry of Works	2,500
1977	North Avon District Council	57,738
2006	Housing Corporation	54,000
2007	Housing Corporation	50,575
2008	Housing Corporation	132,998
		<u>297,811</u>

**10 Investments**

	<b>Other investments</b>
	<b>£</b>
<b>Cost</b>	
At 1 January 2023	96,915
Unrealised (Loss)/Gain	6,644
At 31 December 2023	<u>103,559</u>

<b>11 Debtors</b>	<b>2023</b>	<b>2022</b>
	<b>£</b>	<b>£</b>
Other debtors	-	228
Prepayments	633	996
	<u>633</u>	<u>1,224</u>

<b>12 Investments held as current assets</b>	<b>2023</b>	<b>2022</b>
	<b>£</b>	<b>£</b>
Fair value	<u>103,559</u>	<u>96,791</u>
<b>Increase/(decrease) in fair value included in the profit and</b>		
Listed investments	<u>6,645</u>	<u>124</u>
	<u>6,645</u>	<u>124</u>

**Marshfield Consolidated Charities (The Crispe Almshouses)**  
**Notes to the Accounts**  
**for the year ended 31 December 2023**

<b>13 Creditors: amounts falling due within one year</b>	<b>2023</b>	<b>2022</b>
	<b>£</b>	<b>£</b>
Deferred Capital grants	5,820	5,820
Accruals	504	504
	<u>6,324</u>	<u>6,324</u>

<b>14 Creditors: amounts falling due after one year</b>	<b>2023</b>	<b>2022</b>
	<b>£</b>	<b>£</b>
Deferred Capital Grants	<u>181,088</u>	<u>186,908</u>

<b>15 Unrestricted Reserves</b>	<b>2023</b>	<b>2022</b>
Revaluation reserve	<b>£</b>	<b>£</b>
At 1 January	593,401	619,374
At 31 December	<u>593,401</u>	<u>619,374</u>

<b>16 Unrestricted Reserves</b>	Cyclical Repairs and Maintenance £	Extra-ordinary Repairs Fund £	Investment Revaluation £	Income and expenditure reserve £	Total £
At 1 January	118,848	171,805	19,323	309,398	619,374
Deficit for the year	-	-	-	(25,973)	(25,973)
Expenditure Reserve	-	-	-	-	-
At 31 December	<u>118,848</u>	<u>171,805</u>	<u>19,323</u>	<u>283,425</u>	<u>593,401</u>

**17 Accommodation Details**

At 31 December 2023 and 31 December 2022 the Charity had eight one bedroom terraced houses in management.

**Marshfield Consolidated Charities (The Crispe Almshouses)**  
**Detailed income and expenditure**  
**for the year ended 31 December 2023**

*This schedule does not form part of the statutory accounts*

	2023	2022
	£	£
<b>Income</b>	43,666	41,418
Administrative expenses	(81,656)	(29,139)
Other operating income	1,098	54,054
<b>Surplus</b>	<u>(36,892)</u>	<u>66,333</u>
Gain/(loss) on revaluation of investments	6,645	(2,840)
Interest receivable	4,274	976
<b>Deficit/Surplus</b>	<u>(25,973)</u>	<u>64,469</u>

**Marshfield Consolidated Charities (The Crispe Almshouses)**  
**Detailed income and expenditure**  
**for the year ended 31 December 2023**

*This schedule does not form part of the statutory accounts*

	2023	2022
	£	£
<b>Income</b>		
WMC income	37,846	35,598
Amortised government grants	5,820	5,820
	<u>43,666</u>	<u>41,418</u>
<b>Administrative expenses</b>		
Premises costs:		
Rates	2,277	1,963
Light and heat	69	126
TV Licence	30	23
Estate maintenance	62,012	9,934
	<u>64,388</u>	<u>12,046</u>
General administrative expenses:		
Subscriptions	592	574
Insurance	1,378	1,318
Depreciation	13,753	13,753
	<u>15,723</u>	<u>15,645</u>
Legal and professional costs:		
Accountancy fees	492	492
Clerks Fees	1,053	956
	<u>1,545</u>	<u>1,448</u>
	<u>81,656</u>	<u>29,139</u>
<b>Other operating income</b>		
Legacy	-	52,418
Gift aid	-	375
Donations	1,055	956
Fundraising	20	305
Wayleaves	3	-
Turnover - Services rendered	20	-
	<u>1,098</u>	<u>54,054</u>

**MARSHFIELD CONSOLIDATED CHARITIES**

England & Wales - Charity number 204281

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# Accounts

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**Registered charity**  
**204281**  
**Homes England**  
**AO318**

**Marshfield Consolidated Charities (The Crispe Almshouses)**

**Report and Financial Statements**

**31 December 2022**

**Marshfield Consolidated Charities (The Crispe Almshouses)**  
**Report and accounts**  
**Contents**

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Statement of comprehensive income	5
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**Marshfield Consolidated Charities (The Crispe Almshouses)  
Charity Information**

**Trustees**

Mr R Artingstall (Chair)  
Mrs J Down  
Mrs M Hammond  
Mr A Pierce  
Mrs S Watkins  
Mr P White

**Ex Officio**

Rev S Wheeler

**External Examiner**

Karen Sayers Limited  
29 Silver Street  
Colerne  
Wilts  
SN14 8DY

**Bankers**

Santander Business Banking  
Brindle Road  
Bootle  
L30 4GB

**Investment Managers**

COIF Charity Funds  
Senator House  
85 Queen Victoria Street  
London  
EC4V 4ET

**Investment Managers**

M & G Securities  
PO Box 9038  
Chelmsford  
CM99 2XF

**Registered office**

14 Back Lane  
Marshfield  
Wilts  
SN14 8NQ

**Registered charity number**

204281

## **Marshfield Consolidated Charities (The Crispe Almshouses)**

**Registered Charity number:** 204281

### **Trustees' Report**

The Trustees present their report and financial statements for the year ended 31 December 2022.

#### **Structure, Governance and Management**

##### **- Legal Status and Constitution**

The Charity is governed by the scheme of the Charity Commission dated 20th May 1913 and as varied by schemes dated 1916, 1957 and 2000.

The Charity's Registered Number is 204281 and it is also registered with the Regulator of Social Housing (Homes England) number A0318

##### **- Trustee Appointment and Training**

Four Representative Trustees are appointed by the Parish Council of Marshfield. The Vicar of Marshfield is an ex officio Trustee. The remaining Trustees are persons residing or carrying on business in the parish of Marshfield and are recruited with the aim of having a Board of Trustees with a range of relevant skills and experience. New Trustees are inducted by the Board and are able to attend courses run by the Almshouse Association and others.

##### **- Organisational Structure**

The Board of Trustees met 4 times in 2022 to determine strategy and policy. It is serviced by the Clerk to the Charity. The Clerk to the Charity oversees the day to day operations at the Almshouses. The Trustees also confirm that they have had regard for the Charity Commission guidance in respect of public benefit when reviewing the Charity's aims and objectives and planning future activities.

##### **- Risk**

The Trustees have identified the risks to which the charity might be exposed. These are reviewed annually and systems established to minimise risks.

#### **Objective and Activities**

##### **- Objects**

The Crispe Almshouses were set up to provide accommodation for poor persons of good character.

##### **- Aims**

The Charity's aim is to continue to provide a high standard of maintenance to ensure that all 8 houses comply with the Decent Homes Standards and thus continue to provide affordable accommodation for local elderly people.

##### **- Activities and Public Benefit**

The Charity runs 8 one-bedroom houses for elderly people of the village. The houses have been redeveloped to ensure compliance with Decent Homes Standards and it is aimed to keep up a high standard of maintenance.

The Charity provides public benefit by providing accommodation to those who are unable to afford commercial rents, thereby protecting the residents' health and wellbeing by providing good affordable houses.

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## Marshfield Consolidated Charities (The Crispe Almshouses)

Registered Charity number: 204281

### Trustees' Report

#### - Objectives for the year

This was to maintain comfortable and safe houses for the residents.

#### Achievement and Objectives

The Almshouses continue to provide good quality accommodation to its residents.

#### Value for Money (VFM)

Each year, the Charity used a range of data to measure VFM progress against the housing sector. The results help influence investment decisions and provide the regulators and other stakeholders with information on the progress of the Charity, whilst also ensuring compliance with regulatory VFM standard.

#### Financial Review

##### - Reserves Policy

The Trustees budget to set aside reserves according to the Almshouse Association's recommendations and will maintain a minimum balance of £20,000 for the upkeep of the buildings.

##### - Designated Funds

The Charity maintains two designated reserves - The Extraordinary Repairs Fund and the Cyclical Maintenance and Repairs Fund.

##### - Results for the Year

The surplus for the year amounted to £67,433 as compared to a surplus of £23,412 in the previous year.

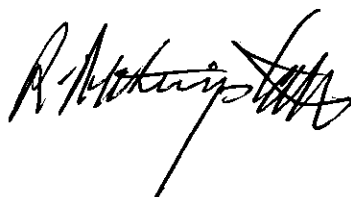
The surplus for the year includes unrealised surplus on investments of £124 (unrealised surplus of £11,245 last year). If we exclude this from the figures there is a realised surplus for the year of £67,309 (surplus last year of £12,167) There is also a legacy received this year and if this is also excluded, the surplus for the year is £14,891

#### Plans for the Future

To keep up a high standard of maintenance.

This report was approved by the board on Date and signed on its behalf.

Trustee



29 June 2023

**Marshfield Consolidated Charities (The Crispe Almshouses)**  
**Independent examiner's report**  
**to the members of Marshfield Consolidated Charities (The Crispe Almshouses)**

I report to the trustees on my examination of the accounts of the above charity ('the Trust') for the year ended 31 December 2020.

**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 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 did 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.

*Karen Sayers Ltd*

Karen Sayers  
for and on behalf of  
Karen Sayers Limited  
Accountants

date *29 June 2023*

29 Silver Street  
Colerne  
Wilts

SN14 8DY

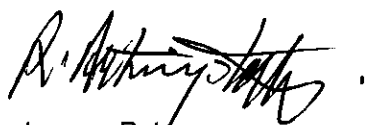
**Marshfield Consolidated Charities (The Crispe Almshouses)**  
**Income Statement**  
**for the year ended 31 December 2022**

	<b>Notes</b>	<b>2022</b> <b>£</b>	<b>2021</b> <b>£</b>
<b>Turnover</b>	3	41,418	40,802
Operating expenditure		(29,139)	(29,610)
Other income		54,054	937
<b>Operating surplus</b>	4	<u>66,333</u>	<u>12,129</u>
Gain on revaluation of investments	10	124	11,245
Interest receivable		976	38
<b>Surplus and total comprehensive income for the year</b>		<u><u>67,433</u></u>	<u><u>23,412</u></u>

**Marshfield Consolidated Charities (The Crispe Almshouses)**  
**Statement of Financial Position**  
**as at 31 December 2022**

	Notes	2022 £	2021 £
<b>Fixed assets</b>			
Housing properties	8	415,641	429,394
Investments	10	96,915	96,791
		<u>512,556</u>	<u>526,185</u>
<b>Current assets</b>			
Debtors	11	1,224	663
Cash at bank and in hand		287,186	212,506
		<u>288,410</u>	<u>213,169</u>
<b>Creditors: amounts falling due within one year</b>	13	(6,324)	(6,325)
<b>Net current assets</b>		<u>282,086</u>	<u>206,844</u>
<b>Total assets less current liabilities</b>		<u>794,642</u>	<u>733,029</u>
<b>Creditors: amounts falling due after more than one year</b>	14	(175,268)	(181,088)
<b>Net assets</b>		<u>619,374</u>	<u>551,941</u>
<b>Capital and reserves</b>			
Unrestricted reserves	16	619,374	551,941
<b>Total equity</b>		<u>619,374</u>	<u>551,941</u>

Trustee



Approved by the trustees on Date

29/6/2023.

**Marshfield Consolidated Charities (The Crispe Almshouses)**  
**Notes to the Accounts**  
**for the year ended 31 December 2022**

**1 Summary of significant accounting policies**

***Basis of preparation***

Marshfield Consolidated Charities (Almshouses) is a registered Charity Number 204281 and is also registered with Homes England registered number A0318.

A description of the nature of the Charity's operations and its principal activity is disclosed in the Report of the Trustees. The Charity's registered office is stated on page 1.

The financial statements have been prepared in accordance with the Statement of Recommended Practice for Social Housing Providers 2014, and in accordance with the Financial Reporting Standards applicable in the UK and Republic of Ireland (FRS102). Marshfield Consolidated Charities (Almshouses) is a public benefit entity and applies FRS102 accordingly. The accounts comply with the Charities Act 2011, the Housing and Regeneration Act 2008 and the Accounting Direction for Private Registered Providers of Social Housing in England 2015.

The Almshouse Charity constitutes a public benefit entity as defined by FRS 102. The Trustees consider there are no material uncertainties about the Charity's ability to continue as a going concern.

The financial statements are prepared in sterling, which is the functional currency of the charity. Monetary amounts in the financial statements are rounded to the nearest £.

***Turnover***

Turnover represents maintenance contributions receivable from residents and government grants recognised in the year.

Income is recognised when the charity has entitlement to the funds, any performance conditions attached to the item(s) of income have been met, it is probable that the income will be received and the amount can be measured reliably.

Income from Government and other grants, whether 'capital' grants or 'revenue' grants, is recognised when the charity has entitlement to the funds, any performance conditions attached to the grants have been met, it is probable that the income will be received and the amount can be measured reliably and is not deferred.

***Housing properties***

The Almshouses were constructed in the early Seventeenth Century and there is no record of the original cost and no value has been attributed thereto. The Housing Properties costs relate to improvements carried out since 1957 which were funded by Social Housing Grants and from the Charity's own resources and a loan from the Almshouse Association.

**Marshfield Consolidated Charities (The Crispe Almshouses)**  
**Notes to the Accounts**  
**for the year ended 31 December 2022**

***Depreciation***

Depreciation of building improvements is charged so as to write down the net book value to the estimated residual value on a straight line basis over their estimated useful economic lives or the lives of the structure to which they relate, if shorter, at the following expected lives:

	Years
Structure	100
Roofs	70
Windows and doors	30
Bathrooms	30
Kitchens	20
Electrical	40
Boilers	15

***Works to Existing Housing Properties***

The Charity capitalises expenditure on housing properties which increases the net rental stream over the life of the property. An increase in the net rental stream may arise through an increase in rental income, a reduction in future maintenance costs or a significant extension of the life of the property.

***Investments***

Investments are shown at market value. Investment income is accounted for when the income is received.

***Cyclical Repairs and Maintenance***

Marshfield Consolidated Charities Almshouses has established a regular programme of cyclical repairs and maintenance. Amounts are transferred to the Cyclical Repairs and Maintenance Reserves as considered necessary and drawn on to meet costs in excess of budgeted expenditure.

***Extraordinary Repairs***

Costs of extraordinary Repairs, unless representing improvements to the properties, are charged to the Income and Expenditure Account in the year in which they are incurred.

***Value Added Tax***

The Charity is not registered for VAT and consequently all income and expenditure where applicable are disclosed in the accounts inclusive of VAT.

***Debtors***

Trade and other debtors are recognised at the settlement amount due after any trade discount offered. Prepayments are valued at the amount prepaid net of any trade discounts due.

***Cash at Bank and in Hand***

Cash at bank and in hand includes cash and short term highly liquid investments with a short maturity of three months or less from the date of acquisition or opening of the deposit or similar account.

**Marshfield Consolidated Charities (The Crispe Almshouses)**  
**Notes to the Accounts**  
**for the year ended 31 December 2022**

**Significant Management Judgements and Estimation Uncertainties**

The following are critical judgements and key sources of estimation uncertainty that the Board has made in the process of applying the Charity's accounting policies and that have the most significant effect on the amounts recognised in the financial statements:

**Identification of housing property components**

The Charity accounts for its expenditure on housing properties using component accounting. Under component accounting, the housing property is divided into those major components which are considered to have substantially different useful economic lives. Judgment is used in allocating property costs between components (land, structure, kitchens, bathrooms etc.) and in determining the useful economic lives of each component.

Housing property depreciation is calculated on a component by component basis. The identification of such components is a matter of judgement and may have material impact on the depreciation charge. The components selected are those which reflect how the major repairs to the property are managed.

**Amortisation of Government Grants**

Government grants received for housing properties are recognised in income over the useful life (as identified for the depreciation charge) of the housing property structure (excluding land), on a pro rata basis under the accrual model.

**2 Trustees' Emoluments**

None of the Trustees received any emoluments. Neither were they reimbursed any expenses.

<b>3 Turnover</b>	<b>2022</b>	<b>2021</b>
	<b>£</b>	<b>£</b>
Maintenance contributions receivable	35,598	34,982
Losses from Voids	-	-
Net contributions from Residents	<u>35,598</u>	<u>34,982</u>
Amortised Government Grants	<u>5,820</u>	<u>5,820</u>
	<u>41,418</u>	<u>40,802</u>

<b>4 Operating (deficit) / surplus</b>	<b>2022</b>	<b>2021</b>
	<b>£</b>	<b>£</b>
<b>Is stated after charging</b>		
Depreciation of owned fixed assets	<u>13,753</u>	<u>13,753</u>

<b>5 Employee information</b>	<b>2022</b>	<b>2021</b>
	<b>£</b>	<b>£</b>
Honorarium	<u>956</u>	<u>927</u>

<b>Average number of persons volunteering during the year</b>	<b>Number</b>	<b>Number</b>
Office staff	<u>1</u>	<u>1</u>

Key Management personnel represents the Clerk .

**Marshfield Consolidated Charities (The Crispe Almshouses)**  
**Notes to the Accounts**  
**for the year ended 31 December 2022**

<b>6 Operating Costs</b>	<b>2022</b>	<b>2021</b>
	<b>£</b>	<b>£</b>
<b>Estate costs</b>		
Rates	1,963	2,119
Light and heat	126	173
TV Licence	23	23
Estate maintenance	9,934	10,044
	<u>12,046</u>	<u>12,359</u>
<b>Office overheads</b>		
Subscriptions	574	549
Insurance	1,318	1,542
Depreciation	13,753	13,753
Sundry expenses	-	-
Audit fees	-	-
Accountancy fees	492	480
Clerks Fees	956	927
	<u>17,093</u>	<u>17,251</u>
	<u>29,139</u>	<u>29,610</u>

<b>7 Other income</b>	<b>2022</b>	<b>2021</b>
	<b>£</b>	<b>£</b>
Donations	956	1,322
Other Fundraising Activities	305	35
Gift aid	375	-
Legacy	52,418	-
	<u>54,054</u>	<u>1,357</u>

<b>8 Tangible fixed assets</b>	<b>Land and buildings</b>
	<i>At cost</i>
	<b>£</b>
<b>Housing Property</b>	
<b>Cost or valuation</b>	
At 1 January 2022	<u>657,108</u>
At 31 December 2022	<u>657,108</u>
<b>Depreciation</b>	
At 1 January 2022	227,714
Charge for the year	<u>13,753</u>
At 31 December 2022	<u>241,467</u>
<b>Carrying amount</b>	
At 31 December 2022	<u>415,641</u>
At 31 December 2021	<u>429,394</u>

The Almshouses were constructed in the early Seventeenth Century. There is no record of the original cost and no value is attributed thereto. The above details relate to improvements carried out since 1957, which were funded by grants amounting to £297,811. The balance of £359,297 was provided from the Charity's own resources, and, with a loan from the Almshouse Association amounting to £52,000.

**Marshfield Consolidated Charities (The Crispe Almshouses)**  
**Notes to the Accounts**  
**for the year ended 31 December 2022**

<b>9 Capital Grants</b>	<b>2022</b>	<b>2021</b>
	£	£
Aggregate amount received		
At 31 December 2018	<u>297,811</u>	<u>297,811</u>
At 1 January 2021	93,443	87,623
Released in the year	<u>5,820</u>	<u>5,820</u>
At 31 December 2022	<u>99,263</u>	<u>93,443</u>
Capital Grants Carrying Value	<u>198,548</u>	<u>204,368</u>

The grants received were as follows:

Year	Received from	Amount
		£
1959	Ministry of Works	2,500
1977	North Avon District Council	57,738
2006	Housing Corporation	54,000
2007	Housing Corporation	50,575
2008	Housing Corporation	132,998
		<u>297,811</u>

**10 Investments**

	<b>Other investments</b>
	£
<b>Cost</b>	
At 1 January 2022	96,791
Unrealised (Loss)/Gain	124
At 31 December 2022	<u>96,915</u>

<b>11 Debtors</b>	<b>2022</b>	<b>2021</b>
	£	£
Other debtors	228	91
Prepayments	<u>996</u>	<u>572</u>
	<u>1,224</u>	<u>663</u>

<b>12 Investments held as current assets</b>	<b>2022</b>	<b>2021</b>
	£	£
<b>Fair value</b>	<u>96,791</u>	<u>85,546</u>
<b>Increase/(decrease) in fair value included in the profit and</b>		
Listed investments	<u>124</u>	<u>(2,840)</u>
	<u>124</u>	<u>(2,840)</u>

**Marshfield Consolidated Charities (The Crispe Almshouses)**  
**Notes to the Accounts**  
**for the year ended 31 December 2022**

<b>13 Creditors: amounts falling due within one year</b>	<b>2022</b>	<b>2021</b>
	£	£
Deferred Capital grants	5,820	5,820
Accruals	504	505
	<u>6,324</u>	<u>6,325</u>

<b>14 Creditors: amounts falling due after one year</b>	<b>2022</b>	<b>2021</b>
	£	£
Deferred Capital Grants	<u>181,088</u>	<u>186,908</u>

<b>15 Unrestricted Reserves</b>	<b>2022</b>	<b>2021</b>
Revaluation reserve	£	£
At 1 January	619,374	551,941
At 31 December	<u>619,374</u>	<u>551,941</u>

<b>16 Unrestricted Reserves</b>	Cyclical Repairs and Maintenance	Extra-ordinary Repairs Fund	Investment Revaluation	Income and expenditure reserve	Total
	£	£	£	£	£
At 1 January	118,848	171,805	19,323	241,965	551,941
Surplus for the year	-	-	-	67,433	67,433
Expenditure Reserve	-	-	-	-	-
At 31 December	<u>118,848</u>	<u>171,805</u>	<u>19,323</u>	<u>309,398</u>	<u>619,374</u>

**17 Accomodation Details**

At 31 December 2022 and 31 December 2021 the Charity had eight one bedroom terraced houses in management.

**Marshfield Consolidated Charities (The Crispe Almshouses)**  
**Detailed income and expenditure**  
**for the year ended 31 December 2022**

*This schedule does not form part of the statutory accounts*

	<b>2022</b>	<b>2021</b>
	<b>£</b>	<b>£</b>
<b>Income</b>	41,418	40,802
Administrative expenses	(29,139)	(29,610)
Other operating income	54,054	937
<b>Surplus</b>	<u>66,333</u>	<u>12,129</u>
Gain/(loss) on revaluation of investments	11,245	(2,840)
Interest receivable	976	38
<b>Surplus</b>	<u><u>78,554</u></u>	<u><u>9,327</u></u>

**Marshfield Consolidated Charities (The Crispe Almshouses)**  
**Detailed income and expenditure**  
**for the year ended 31 December 2022**

*This schedule does not form part of the statutory accounts*

	<b>2022</b>	<b>2021</b>
	<b>£</b>	<b>£</b>
<b>Income</b>		
WMC income	35,598	34,982
Amortised government grants	5,820	5,820
	<u>41,418</u>	<u>40,802</u>
<b>Administrative expenses</b>		
Premises costs:		
Rates	1,963	2,119
Light and heat	126	173
TV Licence	23	23
Estate maintenance	9,934	10,044
	<u>12,046</u>	<u>12,359</u>
General administrative expenses:		
Subscriptions	574	549
Insurance	1,318	1,542
Depreciation	13,753	13,753
	<u>15,645</u>	<u>15,844</u>
Legal and professional costs:		
Accountancy fees	492	480
Clerks Fees	956	927
	<u>1,448</u>	<u>1,407</u>
	<u>29,139</u>	<u>29,610</u>
<b>Other operating income</b>		
Legacy	52,418	-
Gift aid	375	-
Donations	956	927
Fundraising	305	-
Turnover - Services rendered	-	10
	<u>54,054</u>	<u>937</u>

**MARSHFIELD CONSOLIDATED CHARITIES**

England & Wales - Charity number 204281

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# Accounts

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**Registered charity**  
**204281**  
**Homes England**  
**AO318**

**Marshfield Consolidated Charities (The Crispe Almshouses)**

**Report and Financial Statements**

**31 December 2021**

**Marshfield Consolidated Charities (The Crispe Almshouses)**  
**Report and accounts**  
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Statement of comprehensive income	5
Statement of financial position	6
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**Marshfield Consolidated Charities (The Crispe Almshouses)  
Charity Information**

**Trustees**

Mr R Artingstall (Chair)  
Mrs J Down  
Mrs M Hammond  
Mr A Pierce  
Mrs S Watkins  
Mr P White

**Ex Officio**

Rev S Wheeler

**External Examiner**

Karen Sayers Limited  
29 Silver Street  
Colerne  
Wilts  
SN14 8DY

**Bankers**

Santander Business Banking  
Brindle Road  
Bootle  
L30 4GB

**Investment Managers**

COIF Charity Funds  
Senator House  
85 Queen Victoria Street  
London  
EC4V 4ET

**Investment Managers**

M & G Securities  
PO Box 9038  
Chelmsford  
CM99 2XF

**Registered office**

14 Back Lane  
Marshfield  
Wilts  
SN14 8NQ

**Registered charity number**

204281

## **Marshfield Consolidated Charities (The Crispe Almshouses)**

**Registered Charity number:** 204281

### **Trustees' Report**

The Trustees present their report and financial statements for the year ended 31 December 2021.

#### **Structure, Governance and Management**

##### **- Legal Status and Constitution**

The Charity is governed by the scheme of the Charity Commission dated 20th May 1913 and as varied by schemes dated 1916, 1957 and 2000.

The Charity's Registered Number is 204281 and it is also registered with the Regulator of Social Housing (Homes England) number A0318

##### **- Trustee Appointment and Training**

Four Representative Trustees are appointed by the Parish Council of Marshfield. The remaining Trustees are persons residing or carrying on business in the parish of Marshfield and are recruited with the aim of having a Board of Trustees with a range of relevant skills and experience. New Trustees are inducted by the Board and are able to attend courses run by the Almshouse Association and others.

##### **- Organisational Structure**

The Board of Trustees met 2 times in 2019 to determine strategy and policy. It is serviced by the Clerk to the Charity. The Clerk to the Charity oversees the day to day operations at the Almshouses. The Trustees also confirm that they have had regard for the Charity Commission guidance in respect of public benefit when reviewing the Charity's aims and objectives and planning future activities.

##### **- Risk**

The Trustees have identified the risks to which the charity might be exposed. These are reviewed annually and systems established to minimise risks.

#### **Objective and Activities**

##### **- Objects**

The Crispe Almshouses were set up to provide accommodation for poor persons of good character.

##### **- Aims**

The Charity's aim is to continue to provide a high standard of maintenance to ensure that all 8 houses comply with the Decent Homes Standards and thus continue to provide affordable accommodation for local elderly people.

##### **- Activities and Public Benefit**

The Charity runs 8 one-bedroom houses for elderly people of the village. The houses have been redeveloped to ensure compliance with Decent Homes Standards and it is aimed to keep up a high standard of maintenance.

The Charity provides public benefit by providing accommodation to those who are unable to afford commercial rents, thereby protecting the residents' health and wellbeing by providing good affordable houses.

##### **- Objectives for the year**

This was to maintain comfortable and safe houses for the residents.

**Marshfield Consolidated Charities (The Crispe Almshouses)**  
**Registered Charity number: 204281**  
**Trustees' Report**

**Achievement and Objectives**

The Almshouses continue to provide good quality accommodation to its residents.

**Value for Money (VFM)**

Each year, the Charity used a range of data to measure VFM progress against the housing sector. The results help influence investment decisions and provide the regulators and other stakeholders with information on the progress of the Charity, whilst also ensuring compliance with regulatory VFM standard.

**Financial Review**

- **Reserves Policy**

The Trustees budget to set aside reserves according to the Almshouse Association's recommendations and will maintain a minimum balance of £20,000 for the upkeep of the buildings.

- **Designated Funds**

The Charity maintains two designated reserves - The Extraordinary Repairs Fund and the Cyclical Maintenance and Repairs Fund.

- **Results for the Year**

The surplus for the year amounted to £23,412 as compared to a surplus of £4,112 in the previous year.

The surplus for the year includes unrealised surplus on investments of £11,245 (unrealised deficit of £2840 last year). If we exclude this from the figures there is a realised surplus for the year of £12,167 (surplus last year of £6,952)

**Plans for the Future**

To keep up a high standard of maintenance.

This report was approved by the board on Date and signed on its behalf.

Trustee



29/10/2022

**Marshfield Consolidated Charities (The Crispe Almshouses)**  
**Independent examiner's report**  
**to the members of Marshfield Consolidated Charities (The Crispe Almshouses)**

I report to the trustees on my examination of the accounts of the above charity ('the Trust') for the year ended 31 December 2020.

**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 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 did 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.

*Kate Sayers Ltd*

Karen Sayers  
for and on behalf of  
Karen Sayers Limited  
Accountants  
date

29 Silver Street  
Colerne  
Wilts

SN14 8DY

*28 June 2022*

**Marshfield Consolidated Charities (The Crispe Almshouses)**  
**Income Statement**  
**for the year ended 31 December 2021**

	<b>Notes</b>	<b>2021</b> <b>£</b>	<b>2020</b> <b>£</b>
<b>Turnover</b>	3	40,802	40,452
Operating expenditure		(29,610)	(35,502)
Other income		937	1,730
<b>Operating surplus</b>	4	12,129	6,680
Gain/(loss) on revaluation of investments	10	11,245	(2,840)
Income from investments		-	-
Interest receivable		38	272
<b>Surplus and total comprehensive income for the year</b>		23,412	4,112

**Marshfield Consolidated Charities (The Crispe Almshouses)**  
**Statement of Financial Position**  
**as at 31 December 2021**

	Notes	2021 £	2020 £
<b>Fixed assets</b>			
Housing properties	8	429,394	443,147
Investments	10	96,791	85,546
		<u>526,185</u>	<u>528,693</u>
<b>Current assets</b>			
Debtors	11	663	756
Cash at bank and in hand		212,506	192,313
		<u>213,169</u>	<u>193,069</u>
<b>Creditors: amounts falling due within one year</b>	13	(6,325)	(6,325)
<b>Net current assets</b>		<u>206,844</u>	<u>186,744</u>
<b>Total assets less current liabilities</b>		<u>733,029</u>	<u>715,437</u>
<b>Creditors: amounts falling due after more than one year</b>	14	(181,088)	(186,908)
<b>Net assets</b>		<u>551,941</u>	<u>528,529</u>
<b>Capital and reserves</b>			
Unrestricted reserves	16	551,941	528,529
<b>Total equity</b>		<u>551,941</u>	<u>528,529</u>

Trustee

Approved by the trustees on Date

*R. Anthony [Signature]* 29/10/2022

**Marshfield Consolidated Charities (The Crispe Almshouses)**  
**Notes to the Accounts**  
**for the year ended 31 December 2021**

**1 Summary of significant accounting policies**

***Basis of preparation***

Marshfield Consolidated Charities (Almshouses) is a registered Charity Number 204281 and is also registered with Homes England registered number A0318.

A description of the nature of the Charity's operations and its principal activity is disclosed in the Report of the Trustees. The Charity's registered office is stated on page 1.

The financial statements have been prepared in accordance with the Statement of Recommended Practice for Social Housing Providers 2014, and in accordance with the Financial Reporting Standards applicable in the UK and Republic of Ireland (FRS102). Marshfield Consolidated Charities (Almshouses) is a public benefit entity and applies FRS102 accordingly. The accounts comply with the Charities Act 2011, the Housing and Regeneration Act 2008 and the Accounting Direction for Private Registered Providers of Social Housing in England 2015.

The Almshouse Charity constitutes a public benefit entity as defined by FRS 102. The Trustees consider there are no material uncertainties about the Charity's ability to continue as a going concern.

The financial statements are prepared in sterling, which is the functional currency of the charity. Monetary amounts in the financial statements are rounded to the nearest £.

***Turnover***

Turnover represents maintenance contributions receivable from residents and government grants recognised in the year.

Income is recognised when the charity has entitlement to the funds, any performance conditions attached to the item(s) of income have been met, it is probable that the income will be received and the amount can be measured reliably.

Income from Government and other grants, whether 'capital' grants or 'revenue' grants, is recognised when the charity has entitlement to the funds, any performance conditions attached to the grants have been met, it is probable that the income will be received and the amount can be measured reliably and is not deferred.

***Housing properties***

The Almshouses were constructed in the early Seventeenth Century and there is no record of the original cost and no value has been attributed thereto. The Housing Properties costs relate to improvements carried out since 1957 which were funded by Social Housing Grants and from the Charity's own resources and a loan from the Almshouse Association.

**Marshfield Consolidated Charities (The Crispe Almshouses)**  
**Notes to the Accounts**  
**for the year ended 31 December 2021**

***Depreciation***

Depreciation of building improvements is charged so as to write down the net book value to the estimated residual value on a straight line basis over their estimated useful economic lives or the lives of the structure to which they relate, if shorter, at the following expected lives:

	Years
Structure	100
Roofs	70
Windows and doors	30
Bathrooms	30
Kitchens	20
Electrical	40
Boilers	15

***Works to Existing Housing Properties***

The Charity capitalises expenditure on housing properties which increases the net rental stream over the life of the property. An increase in the net rental stream may arise through an increase in rental income, a reduction in future maintenance costs or a significant extension of the life of the property.

***Investments***

Investments are shown at market value. Investment income is accounted for when the income is received.

***Cyclical Repairs and Maintenance***

Marshfield Consolidated Charities Almshouses has established a regular programme of cyclical repairs and maintenance. Amounts are transferred to the Cyclical Repairs and Maintenance Reserves as considered necessary and drawn on to meet costs in excess of budgeted expenditure.

***Extraordinary Repairs***

Costs of extraordinary Repairs, unless representing improvements to the properties, are charged to the Income and Expenditure Account in the year in which they are incurred.

***Value Added Tax***

The Charity is not registered for VAT and consequently all income and expenditure where applicable are disclosed in the accounts inclusive of VAT.

***Debtors***

Trade and other debtors are recognised at the settlement amount due after any trade discount offered. Prepayments are valued at the amount prepaid net of any trade discounts due.

***Cash at Bank and in Hand***

Cash at bank and in hand includes cash and short term highly liquid investments with a short maturity of three months or less from the date of acquisition or opening of the deposit or similar account.

**Marshfield Consolidated Charities (The Crispe Almshouses)**  
**Notes to the Accounts**  
**for the year ended 31 December 2021**

**Significant Management Judgements and Estimation Uncertainties**

The following are critical judgements and key sources of estimation uncertainty that the Board has made in the process of applying the Charity's accounting policies and that have the most significant effect on the amounts recognised in the financial statements:

**Identification of housing property components**

The Charity accounts for its expenditure on housing properties using component accounting. Under component accounting, the housing property is divided into those major components which are considered to have substantially different useful economic lives. Judgment is used in allocating property costs between components (land, structure, kitchens, bathrooms etc.) and in determining the useful economic lives of each component.

Housing property depreciation is calculated on a component by component basis. The identification of such components is a matter of judgement and may have material impact on the depreciation charge. The components selected are those which reflect how the major repairs to the property are managed.

**Amortisation of Government Grants**

Government grants received for housing properties are recognised in income over the useful life (as identified for the depreciation charge) of the housing property structure (excluding land), on a pro rata basis under the accrual model.

**2 Trustees' Emoluments**

None of the Trustees received any emoluments. Neither were they reimbursed any expenses.

<b>3 Turnover</b>	<b>2021</b>	<b>2020</b>
	<b>£</b>	<b>£</b>
Maintenance contributions receivable	34,982	34,632
Losses from Voids	-	-
Net contributions from Residents	<u>34,982</u>	<u>34,632</u>
Amortised Government Grants	<u>5,820</u>	<u>5,820</u>
	<u>40,802</u>	<u>40,452</u>

<b>4 Operating (deficit) / surplus</b>	<b>2021</b>	<b>2020</b>
	<b>£</b>	<b>£</b>
<b>Is stated after charging</b>		
Depreciation of owned fixed assets	<u>13,753</u>	<u>13,753</u>

<b>5 Employee information</b>	<b>2021</b>	<b>2020</b>
	<b>£</b>	<b>£</b>
Honorarium	<u>927</u>	<u>907</u>

<b>Average number of persons volunteering during the year</b>	<b>Number</b>	<b>Number</b>
Office staff	<u>1</u>	<u>1</u>

Key Management personnel represents the Clerk .

**Marshfield Consolidated Charities (The Crispe Almshouses)**  
**Notes to the Accounts**  
**for the year ended 31 December 2021**

<b>6 Operating Costs</b>	<b>2021</b>	<b>2020</b>
	<b>£</b>	<b>£</b>
<b>Estate costs</b>		
Rates	2,119	2,116
Light and heat	173	178
TV Licence	23	23
Estate maintenance	10,044	16,026
	<u>12,359</u>	<u>18,343</u>
<b>Office overheads</b>		
Subscriptions	549	546
Insurance	1,542	1,458
Depreciation	13,753	13,753
Sundry expenses	-	-
Audit fees	-	-
Accountancy fees	480	480
Clerks Fees	927	922
	<u>17,251</u>	<u>17,159</u>
	<u>29,610</u>	<u>35,502</u>

<b>7 Other income</b>	<b>2021</b>	<b>2020</b>
	<b>£</b>	<b>£</b>
Donations and Gift Aid	927	1,322
Other Fundraising Activities	-	35
	<u>927</u>	<u>1,357</u>

<b>8 Tangible fixed assets</b>	<b>Land and buildings</b>
	<i>At cost</i>
	<b>£</b>
<b>Housing Property</b>	
<b>Cost or valuation</b>	
At 1 January 2021	<u>657,108</u>
At 31 December 2021	<u>657,108</u>
<b>Depreciation</b>	
At 1 January 2021	213,961
Charge for the year	13,753
At 31 December 2021	<u>227,714</u>
<b>Carrying amount</b>	
At 31 December 2021	<u>429,394</u>
At 31 December 2020	<u>443,147</u>

The Almshouses were constructed in the early Seventeenth Century. There is no record of the original cost and no value is attributed thereto. The above details relate to improvements carried out since 1957, which were funded by grants amounting to £297,811. The balance of £359,297 was provided from the Charity's own resources, and, with a loan from the Almshouse Association amounting to £52,000.

**Marshfield Consolidated Charities (The Crispe Almshouses)**  
**Notes to the Accounts**  
**for the year ended 31 December 2021**

<b>9 Capital Grants</b>	<b>2021</b>	<b>2,017</b>
	£	£
Aggregate amount received And 31 December 2018	<u>297,811</u>	<u>297,811</u>
At 1 January 2021	87,623	81,803
Released in the year	<u>5,820</u>	<u>5,820</u>
At 31 December 2021	<u>93,443</u>	<u>87,623</u>
Capital Grants Carrying Value	<u>204,368</u>	<u>210,188</u>

The grants received were as follows:

Year	Received from	Amount £
1959	Ministry of Works	2,500
1977	North Avon District Council	57,738
2006	Housing Corporation	54,000
2007	Housing Corporation	50,575
2008	Housing Corporation	<u>132,998</u>
		<u>297,811</u>

**10 Investments**

	<b>Other investments £</b>
<b>Cost</b>	
At 1 January 2021	85,546
Unrealised (Loss)/Gain	<u>11,245</u>
At 31 December 2021	<u>96,791</u>

<b>11 Debtors</b>	<b>2021</b>	<b>2020</b>
	£	£
Other debtors	91	-
Prepayments	<u>572</u>	<u>756</u>
	<u>663</u>	<u>756</u>

<b>12 Investments held as current assets</b>	<b>2021</b>	<b>2020</b>
	£	£
<b>Fair value</b>	<u>96,791</u>	<u>85,546</u>
<b>Increase/(decrease) in fair value included in the profit and Listed investments</b>	<u>11,245</u>	<u>(2,840)</u>
	<u>11,245</u>	<u>(2,840)</u>

**Marshfield Consolidated Charities (The Crispe Almshouses)**  
**Notes to the Accounts**  
**for the year ended 31 December 2021**

<b>13 Creditors: amounts falling due within one year</b>	<b>2021</b>	<b>2020</b>
	£	£
Deferred Capital grants	5,820	5,820
Accruals	505	505
	<u>6,325</u>	<u>6,325</u>

<b>14 Creditors: amounts falling due after one year</b>	<b>2021</b>	<b>2020</b>
	£	£
Deferred Capital Grants	<u>181,088</u>	<u>186,908</u>

<b>15 Unrestricted Reserves</b>	<b>2021</b>	<b>2020</b>
Revaluation reserve	£	£
At 1 January	551,941	528,529
At 31 December	<u>551,941</u>	<u>528,529</u>

<b>16 Unrestricted Reserves</b>	Cyclical Repairs and Maintenance	Extra-ordinary Repairs Fund	Investment Revaluation	Income and expenditure reserve	Total
	£	£	£	£	£
At 1 January	118,848	171,805	19,323	218,553	528,529
Surplus for the year	-	-	-	23,412	23,412
Expenditure Reserve	-	-	-	-	-
At 31 December	<u>118,848</u>	<u>171,805</u>	<u>19,323</u>	<u>241,965</u>	<u>551,941</u>

**17 Accomodation Details**

At 31 December 2021 and 31 December 2020 the Charity had eight one bedroom terraced houses in management.

**Marshfield Consolidated Charities (The Crispe Almshouses)**  
**Detailed income and expenditure**  
**for the year ended 31 December 2021**

*This schedule does not form part of the statutory accounts*

	<b>2021</b>	<b>2020</b>
	<b>£</b>	<b>£</b>
<b>Income</b>	40,802	40,452
Administrative expenses	(29,610)	(35,502)
Other operating income	937	1,730
<b>Surplus</b>	<u>12,129</u>	<u>6,680</u>
Gain/(loss) on revaluation of investments	11,245	(2,840)
Income from investments	-	-
Interest receivable	38	272
<b>Surplus</b>	<u><u>23,412</u></u>	<u><u>4,112</u></u>

**Marshfield Consolidated Charities (The Crispe Almshouses)**  
**Detailed income and expenditure**  
**for the year ended 31 December 2021**

*This schedule does not form part of the statutory accounts*

	<b>2021</b>	<b>2020</b>
	<b>£</b>	<b>£</b>
<b>Income</b>		
WMC income	34,982	34,632
Amortised government grants	5,820	5,820
	<u>40,802</u>	<u>40,452</u>
<b>Administrative expenses</b>		
Premises costs:		
Rates	2,119	2,116
Light and heat	173	178
TV Licence	23	23
Estate maintenance	10,044	16,026
	<u>12,359</u>	<u>18,343</u>
General administrative expenses:		
Subscriptions	549	546
Insurance	1,542	1,458
Depreciation	13,753	13,753
	<u>15,844</u>	<u>15,757</u>
Legal and professional costs:		
Accountancy fees	480	480
Clerks Fees	927	922
	<u>1,407</u>	<u>1,402</u>
	<u>29,610</u>	<u>35,502</u>
<b>Other operating income</b>		
Donations	927	1,322
Fundraising	-	35
Wayleaves	-	3
Insurance claim	-	345
Turnover - Services rendered	10	25
	<u>937</u>	<u>1,730</u>

**MARSHFIELD CONSOLIDATED CHARITIES**

England & Wales - Charity number 204281

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# Accounts

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**Registered charity**  
**204281**  
**Homes England**  
**AO318**

**Marshfield Consolidated Charities (The Crispe Almshouses)**

**Report and Financial Statements**

**31 December 2020**

**Marshfield Consolidated Charities (The Crispe Almshouses)**  
**Report and accounts**  
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**Marshfield Consolidated Charities (The Crispe Almshouses)  
Charity Information**

**Trustees**

Mr R Artingstall (Chair)  
Mrs J Down  
Mrs M Hammond  
Mr A Pierce  
Mrs S Watkins  
Mr P White

**Ex Officio**

Rev S Wheeler

**External Examiner**

Karen Sayers Limited  
29 Silver Street  
Colerne  
Wilts  
SN14 8DY

**Bankers**

Santander Business Banking  
Brindle Road  
Bootle  
L30 4GB

**Investment Managers**

COIF Charity Funds  
Senator House  
85 Queen Victoria Street  
London  
EC4V 4ET

**Investment Managers**

M & G Securities  
PO Box 9038  
Chelmsford  
CM99 2XF

**Registered office**

14 Back Lane  
Marshfield  
Wilts  
SN14 8NQ

**Registered charity number**

204281

## **Marshfield Consolidated Charities (The Crispe Almshouses)**

**Registered Charity number:** 204281

### **Trustees' Report**

The Trustees present their report and financial statements for the year ended 31 December 2020.

#### **Structure, Governance and Management**

##### **- Legal Status and Constitution**

The Charity is governed by the scheme of the Charity Commission dated 20th May 1913 and as varied by schemes dated 1916, 1957 and 2000.

The Charity's Registered Number is 204281 and it is also registered with the Regulator of Social Housing (Homes England) number A0318

##### **- Trustee Appointment and Training**

Four Representative Trustees are appointed by the Parish Council of Marshfield. The remaining Trustees are persons residing or carrying on business in the parish of Marshfield and are recruited with the aim of having a Board of Trustees with a range of relevant skills and experience. New Trustees are inducted by the Board and are able to attend courses run by the Almshouse Association and others.

##### **- Organisational Structure**

The Board of Trustees met 2 times in 2019 to determine strategy and policy. It is serviced by the Clerk to the Charity. The Clerk to the Charity oversees the day to day operations at the Almshouses. The Trustees also confirm that they have had regard for the Charity Commission guidance in respect of public benefit when reviewing the Charity's aims and objectives and planning future activities.

##### **- Risk**

The Trustees have identified the risks to which the charity might be exposed. These are reviewed annually and systems established to minimise risks.

#### **Objective and Activities**

##### **- Objects**

The Crispe Almshouses were set up to provide accommodation for poor persons of good character.

##### **- Aims**

The Charity's aim is to continue to provide a high standard of maintenance to ensure that all 8 houses comply with the Decent Homes Standards and thus continue to provide affordable accommodation for local elderly people.

##### **- Activities and Public Benefit**

The Charity runs 8 one-bedroom houses for elderly people of the village. The houses have been redeveloped to ensure compliance with Decent Homes Standards and it is aimed to keep up a high standard of maintenance.

The Charity provides public benefit by providing accommodation to those who are unable to afford commercial rents, thereby protecting the residents' health and wellbeing by providing good affordable houses.

##### **- Objectives for the year**

This was to maintain comfortable and safe houses for the residents.

## **Marshfield Consolidated Charities (The Crispe Almshouses)**

**Registered Charity number:** 204281

### **Trustees' Report**

#### **Achievement and Objectives**

The Almshouses continue to provide good quality accommodation to its residents.

#### **Value for Money (VFM)**

Each year, the Charity used a range of data to measure VFM progress against the housing sector. The results help influence investment decisions and provide the regulators and other stakeholders with information on the progress of the Charity, whilst also ensuring compliance with regulatory VFM standard.

#### **Financial Review**

##### **- Reserves Policy**

The Trustees budget to set aside reserves according to the Almshouse Association's recommendations and will maintain a minimum balance of £20,000 for the upkeep of the buildings.

##### **- Designated Funds**

The Charity maintains two designated reserves - The Extraordinary Repairs Fund and the Cyclical Maintenance and Repairs Fund.

##### **- Results for the Year**

The surplus for the year amounted to £4,097 as compared to a surplus of £13,146 in the previous year.

The surplus for the year includes unrealised deficit on investments of £2,840 (unrealised gain of £13,611 last year). If we exclude this from the figures there is a realised surplus for the year of £6,937 (deficit last year of £465)

#### **Plans for the Future**

To keep up a high standard of maintenance.

This report was approved by the board on 12 August 2021 and signed on its behalf.

Trustee

**Marshfield Consolidated Charities (The Crispe Almshouses)**  
**Independent examiner's report**  
**to the members of Marshfield Consolidated Charities (The Crispe Almshouses)**

I report to the trustees on my examination of the accounts of the above charity ('the Trust') for the year ended 31 December 2020.

**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 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 did 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.

Karen Sayers  
for and on behalf of  
Karen Sayers Limited  
Accountants  
25 August 2021

29 Silver Street  
Colerne  
Wilts  
SN14 8DY

**Marshfield Consolidated Charities (The Crispe Almshouses)**  
**Income Statement**  
**for the year ended 31 December 2020**

	<b>Notes</b>	<b>2020</b> <b>£</b>	<b>2019</b> <b>£</b>
<b>Turnover</b>	3	40,452	36,280
Operating expenditure		(35,502)	(39,413)
Other income		1,730	2,112
<b>Operating surplus/(loss)</b>	4	<u>6,680</u>	<u>(1,021)</u>
(Loss)/gain on revaluation of investments	10	(2,840)	13,611
Income from investments		-	25
Interest receivable		272	532
<b>Surplus and total comprehensive income for the year</b>		<u><u>4,112</u></u>	<u><u>13,147</u></u>

**Marshfield Consolidated Charities (The Crispe Almshouses)**  
**Statement of Financial Position**  
**as at 31 December 2020**

	Notes	2020 £	2019 £
<b>Fixed assets</b>			
Housing properties	8	443,147	456,900
Investments	10	<u>85,546</u>	<u>88,386</u>
		528,693	545,286
<b>Current assets</b>			
Debtors	11	756	717
Cash at bank and in hand		<u>192,313</u>	<u>177,828</u>
		193,069	178,545
<b>Creditors: amounts falling due within one year</b>	13	(6,325)	(6,685)
<b>Net current assets</b>		<u>186,744</u>	<u>171,860</u>
<b>Total assets less current liabilities</b>		<u>715,437</u>	<u>717,146</u>
<b>Creditors: amounts falling due after more than one year</b>	14	(186,908)	(192,728)
<b>Net assets</b>		<u>528,529</u>	<u>524,418</u>
<b>Capital and reserves</b>			
Unrestricted reserves	16	528,529	524,418
<b>Total equity</b>		<u>528,529</u>	<u>524,418</u>

Trustee

Approved by the trustees on 12 August 2021

**Marshfield Consolidated Charities (The Crispe Almshouses)**  
**Notes to the Accounts**  
**for the year ended 31 December 2020**

**1 Summary of significant accounting policies**

***Basis of preparation***

Marshfield Consolidated Charities (Almshouses) is a registered Charity Number 204281 and is also registered with Homes England registered number A0318.

A description of the nature of the Charity's operations and its principal activity is disclosed in the Report of the Trustees. The Charity's registered office is stated on page 1.

The financial statements have been prepared in accordance with the Statement of Recommended Practice for Social Housing Providers 2014, and in accordance with the Financial Reporting Standards applicable in the UK and Republic of Ireland (FRS102). Marshfield Consolidated Charities (Almshouses) is a public benefit entity and applies FRS102 accordingly. The accounts comply with the Charities Act 2011, the Housing and Regeneration Act 2008 and the Accounting Direction for Private Registered Providers of Social Housing in England 2015.

The Almshouse Charity constitutes a public benefit entity as defined by FRS 102. The Trustees consider there are no material uncertainties about the Charity's ability to continue as a going concern.

The financial statements are prepared in sterling, which is the functional currency of the charity. Monetary amounts in the financial statements are rounded to the nearest £.

***Turnover***

Turnover represents maintenance contributions receivable from residents and government grants recognised in the year.

Income is recognised when the charity has entitlement to the funds, any performance conditions attached to the item(s) of income have been met, it is probable that the income will be received and the amount can be measured reliably.

Income from Government and other grants, whether 'capital' grants or 'revenue' grants, is recognised when the charity has entitlement to the funds, any performance conditions attached to the grants have been met, it is probable that the income will be received and the amount can be measured reliably and is not deferred.

***Housing properties***

The Almshouses were constructed in the early Seventeenth Century and there is no record of the original cost and no value has been attributed thereto. The Housing Properties costs relate to improvements carried out since 1957 which were funded by Social Housing Grants and from the Charity's own resources and a loan from the Almshouse Association.

**Marshfield Consolidated Charities (The Crispe Almshouses)**  
**Notes to the Accounts**  
**for the year ended 31 December 2020**

***Depreciation***

Depreciation of building improvements is charged so as to write down the net book value to the estimated residual value on a straight line basis over their estimated useful economic lives or the lives of the structure with which they relate, if shorter, at the following expected lives:

	Years
Structure	100
Roofs	70
Windows and doors	30
Bathrooms	30
Kitchens	20
Electrical	40
Boilers	15

***Works to Existing Housing Properties***

The Charity capitalises expenditure on housing properties which increases the net rental stream over the life of the property. An increase in the net rental stream may arise through an increase in rental income, a reduction in future maintenance costs or a significant extension of the life of the property.

***Investments***

Investments are shown at market value. Investment income is accounted for when the income is received.

***Cyclical Repairs and Maintenance***

Marshfield Consolidated Charities Almshouses has established a regular programme of cyclical repairs and maintenance. Amounts are transferred to the Cyclical Repairs and Maintenance Reserves as considered necessary and drawn on to meet costs in excess of budgeted expenditure.

***Extraordinary Repairs***

Costs of extraordinary Repairs, unless representing improvements to the properties, are charged to the Income and Expenditure Account in the year in which they are incurred.

***Value Added Tax***

The Charity is not registered for VAT and consequently all income and expenditure where applicable are disclosed in the accounts inclusive of VAT.

***Debtors***

Trade and other debtors are recognised at the settlement amount due after any trade discount offered. Prepayments are valued at the amount prepaid net of any trade discounts due.

***Cash at Bank and in Hand***

Cash at bank and in hand includes cash and short term highly liquid investments with a short maturity of three months or less from the date of acquisition or opening of the deposit or similar account.

**Marshfield Consolidated Charities (The Crispe Almshouses)**  
**Notes to the Accounts**  
**for the year ended 31 December 2020**

**Significant Management Judgements and Estimation Uncertainties**

The following are critical judgements and key sources of estimation uncertainty that the Board has made in the process of applying the Charity's accounting policies and that have the most significant effect on the amounts recognised in the financial statements:

**Identification of housing property components**

The Charity accounts for its expenditure on housing properties using component accounting. Under component accounting, the housing property is divided into those major components which are considered to have substantially different useful economic lives. Judgment is used in allocating property costs between components (land, structure, kitchens, bathrooms etc.) and in determining the useful economic lives of each component.

Housing property depreciation is calculated on a component by component basis. The identification of such components is a matter of judgement and may have material impact on the depreciation charge. The components selected are those which reflect how the major repairs to the property are managed.

**Amortisation of Government Grants**

Government grants received for housing properties are recognised in income over the useful life (as identified for the depreciation charge) of the housing property structure (excluding land), on a pro rata basis under the accrual model.

**2 Trustees' Emoluments**

None of the Trustees received any emoluments. Neither were they reimbursed any expenses.

<b>3 Turnover</b>	<b>2020</b>	<b>2019</b>
	<b>£</b>	<b>£</b>
Maintenance contributions receivable	34,632	34,253
Losses from Voids	-	(3,793)
Net contributions from Residents	<u>34,632</u>	<u>30,460</u>
Amortised Government Grants	<u>5,820</u>	<u>5,820</u>
	<u>40,452</u>	<u>36,280</u>

<b>4 Operating (deficit) / surplus</b>	<b>2020</b>	<b>2019</b>
	<b>£</b>	<b>£</b>
<b>Is stated after charging</b>		
Depreciation of owned fixed assets	<u>13,753</u>	<u>13,753</u>

<b>5 Employee information</b>	<b>2020</b>	<b>2019</b>
	<b>£</b>	<b>£</b>
Honorarium	<u>-</u>	<u>907</u>

<b>Average number of persons volunteering during the year</b>	<b>Number</b>	<b>Number</b>
Office staff	<u>1</u>	<u>1</u>

Key Management personnel represents the Clerk .

**Marshfield Consolidated Charities (The Crispe Almshouses)**  
**Notes to the Accounts**  
**for the year ended 31 December 2020**

<b>6 Operating Costs</b>	<b>2020</b>	<b>2019</b>
	<b>£</b>	<b>£</b>
<b>Estate costs</b>		
Rates	2,116	1,737
Light and heat	178	374
TV Licence	23	23
Estate maintenance	16,026	19,605
	<u>18,343</u>	<u>21,739</u>
<b>Office overheads</b>		
Subscriptions	546	530
Insurance	1,458	1,409
Depreciation	13,753	13,753
Sundry expenses	-	8
Audit fees	-	-
Accountancy fees	480	504
Clerks Fees	922	907
	<u>17,159</u>	<u>17,111</u>
	<u>35,502</u>	<u>38,850</u>

<b>7 Other income</b>	<b>2020</b>	<b>2019</b>
	<b>£</b>	<b>£</b>
Donations and Gift Aid	1,322	1,660
Other Fundraising Activities	35	2,276
	<u>1,357</u>	<u>3,936</u>

<b>8 Tangible fixed assets</b>	<b>Land and buildings</b>
	<i>At cost</i>
	<b>£</b>
<b>Housing Property</b>	
<b>Cost or valuation</b>	
At 1 January 2020	657,108
At 31 December 2020	<u>657,108</u>
<b>Depreciation</b>	
At 1 January 2020	200,208
Charge for the year	13,753
At 31 December 2020	<u>213,961</u>
<b>Carrying amount</b>	
At 31 December 2020	<u>443,147</u>
At 31 December 2019	<u>456,900</u>

The Almshouses were constructed in the early Seventeenth Century. There is no record of the original cost and no value is attributed thereto. The above details relate to improvements carried out since 1957, which were funded by grants amounting to £297,811. The balance of £359,297 was provided from the Charity's own resources, and, with a loan from the Almshouse Association amounting to £52,000.

**Marshfield Consolidated Charities (The Crispe Almshouses)**  
**Notes to the Accounts**  
**for the year ended 31 December 2020**

<b>9 Capital Grants</b>	<b>2020</b>	<b>2,017</b>
	£	£
Aggregate amount received And 31 December 2018	<u>297,811</u>	<u>297,811</u>
At 1 January 2019	87,623	81,803
Released in the year	<u>5,820</u>	<u>5,820</u>
At 31 December 2020	<u>93,443</u>	<u>87,623</u>
Capital Grants Carrying Value	<u>204,368</u>	<u>210,188</u>

The grants received were as follows:

Year	Received from	Amount £
1959	Ministry of Works	2,500
1977	North Avon District Council	57,738
2006	Housing Corporation	54,000
2007	Housing Corporation	50,575
2008	Housing Corporation	132,998
		<u>297,811</u>

**10 Investments**

	<b>Other investments</b>
	£
<b>Cost</b>	
At 1 January 2020	88,386
Unrealised (Loss)/Gain	(2,840)
At 31 December 2020	<u>85,546</u>

<b>11 Debtors</b>	<b>2020</b>	<b>2019</b>
	£	£
Prepayments	<u>756</u>	<u>717</u>

<b>12 Investments held as current assets</b>	<b>2020</b>	<b>2019</b>
	£	£
<b>Fair value</b>	<u>85,546</u>	<u>88,386</u>
<b>Increase/(decrease) in fair value included in the profit and Listed investments</b>	<u>(2,840)</u>	<u>13,611</u>
	<u>(2,840)</u>	<u>13,611</u>

<b>13 Creditors: amounts falling due within one year</b>	<b>2020</b>	<b>2019</b>
	£	£
Deferred Capital grants	5,820	5,820
Accruals	<u>505</u>	<u>865</u>
	<u>6,325</u>	<u>6,685</u>

**Marshfield Consolidated Charities (The Crispe Almshouses)**  
**Notes to the Accounts**  
**for the year ended 31 December 2020**

<b>14 Creditors: amounts falling due after one year</b>	<b>2020</b>	<b>2019</b>
	£	£
Deferred Capital Grants	<u>186,908</u>	<u>192,728</u>

<b>15 Unrestricted Reserves</b>	<b>2020</b>	<b>2019</b>
Revaluation reserve	£	£
At 1 January	528,530	524,418
At 31 December	<u>528,530</u>	<u>524,418</u>

<b>16 Unrestricted Reserves</b>	Cyclical Repairs and Maintenance	Extra-ordinary Repairs Fund	Investment Revaluation	Income and expenditure reserve	Total
	£	£	£	£	£
At 1 January	118,848	171,805	19,323	214,442	524,418
Surplus for the year	-	-	-	4,112	4,112
Expenditure Reserve	-	-	-	-	-
At 31 December	<u>118,848</u>	<u>171,805</u>	<u>19,323</u>	<u>218,554</u>	<u>528,530</u>

**17 Accomodation Details**

At 31 December 2020 and 31 December 2019 the Charity had eight one bedroom terraced houses in management.

**Marshfield Consolidated Charities (The Crispe Almshouses)**  
**Detailed income and expenditure**  
**for the year ended 31 December 2020**

*This schedule does not form part of the statutory accounts*

	<b>2020</b>	<b>2019</b>
	<b>£</b>	<b>£</b>
<b>Income</b>	40,452	36,280
Administrative expenses	(35,502)	(39,413)
Other operating income	1,730	2,112
<b>Surplus</b>	<u>6,680</u>	<u>(1,021)</u>
(Loss)/gain on revaluation of investments	(2,840)	13,611
Income from investments	-	25
Interest receivable	272	532
<b>Surplus</b>	<u><u>4,112</u></u>	<u><u>13,147</u></u>

**Marshfield Consolidated Charities (The Crispe Almshouses)**  
**Detailed income and expenditure**  
**for the year ended 31 December 2020**

*This schedule does not form part of the statutory accounts*

	<b>2020</b>	<b>2019</b>
	<b>£</b>	<b>£</b>
<b>Income</b>		
WMC income	34,632	34,253
Voids	-	(3,793)
Amortised government grants	5,820	5,820
	<u>40,452</u>	<u>36,280</u>
<b>Administrative expenses</b>		
Premises costs:		
Rates	2,116	1,737
Light and heat	178	374
TV Licence	23	23
Estate maintenance	16,026	19,605
Cleaning	-	563
	<u>18,343</u>	<u>22,302</u>
General administrative expenses:		
Subscriptions	546	530
Insurance	1,458	1,409
Depreciation	13,753	13,753
Sundry expenses	-	8
	<u>15,757</u>	<u>15,700</u>
Legal and professional costs:		
Accountancy fees	480	504
Clerks Fees	922	907
	<u>1,402</u>	<u>1,411</u>
	<u>35,502</u>	<u>39,413</u>
<b>Other operating income</b>		
Donations	1,322	1,382
Fundraising	35	700
Wayleaves	3	-
Insurance claim	345	-
Turnover - Services rendered	25	30
	<u>1,730</u>	<u>2,112</u>