

SHEPPARD'S ALMSHOUSES

England & Wales · Charity number 207257

Details

Status Registered

Legal form Other

Registered 1963-05-16

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

Contact

Address Broadwater
Amport
Andover
Andover
Hampshire
SP11 8AY

Phone 01264772240

Email sheppardstrust@gmail.com

Activities

Objects: FOR THE BENEFIT OF RESIDENTS IN THE ALMSHOUSES OF THE CHARITY OR ANY OF THEN IN SUCH MANNER AS THE TRUSTEES THINK FIT FROM TIME TO TIME.

Activities: Provides accomodation to disadvantaged Parishoners

Classification

- **How:** Provides Buildings/facilities/open Space
- **What:** Accommodation/housing
- **Who:** Other Defined Groups

Geography

- **Area of benefit:** AMPORT
- Hampshire

Finances

Period end	Income	Expenditure	Assets	Employees
2025-02-28	£89,823	£299,270	-	-
2024-02-29	£63,643	£21,226	-	-
2023-02-28	£41,576	£12,007	-	-
2022-02-28	£19,812	£14,972	-	-
2021-02-28	£17,992	£8,820	-	-

Trustees

Name	Role	Appointed
Christopher Harris	Chair	2019-04-17
Anna Frances Dixon-Green		2023-09-06
Diana-Margaret Stephenson		2021-06-30

SHEPPARD'S ALMSHOUSES

England & Wales - Charity number 207257

Accounts

Report of trustees of Sheppard's Almshouse Trust (Ch Commission no 207257)

Year end 28 February 2025

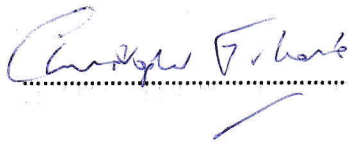
Date of Report 23 June 2025

1. The Sheppard's Almshouse Trustees present this report to the Charity Commission. There have been no changes in the trusteeship in the period.
2. As indicated last year, the Trustees have pursued their plan to refurbish the Almshouses. They have therefore incurred expenditure which is not normal for this Trust in the longer term, and realised various assets. Four of the Almshouses have been successfully refurbished in the period and re-occupied by the residents, in accordance with the plans previously described. The relevant residents vacated the cottages being worked on during the period of refurbishment.
3. The total costs of refurbishment of the four cottages came to over £294k, a little more than was expected. Further funds will need to be raised through donations or loans to enable all cottages to be completely refurbished.
4. The trustees have had the Trust's accounts approved by an independent examiner for the year ending 28 February 2025.
5. This report by the Trustees will be lodged with the Charity Commission for 2025.

Approved by the Trustees 23 June 2025

Signed

Christopher Harris (Chair)



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SHEPPARD'S ALMSHOUSES

Independent Examiner's Report to the Trustees of Sheppard's Almshouses

I report to the charity trustees on my examination of the accounts of the charity for the year ended 28th February 2025.

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 charity's accounts carried out under section 145 of the 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 giving me cause to believe that in any material respect:

1. accounting records were not kept in respect of the charity as required by section 130 of the Act;
or
2. the accounts do not accord with those records.

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



Rosemary Latter

The Old Barn

Sarson

Amport

Andover

Hampshire, SP11 8AE

Date: 30/5/25

SHEPPARD'S ALMSHOUSES TRUST
Charity Number 207257
Receipts and Payments for the year ended 28 February 2025

	2025	2025	2024
	£	£	£
Opening Cash Balance		115,362	72,945
Receipts			
Maintenance received		28,157	18,629
Investment income		2,535	2,613
Bank interest		75	1,219
Wayleave		0	9
CCLA income		3,758	1,446
		34,526	23,916
Loan received		100,000	0
Proceeds from sale of investments		55,297	39,726
		305,185	136,587
Payments			
Property maintenance		2,179	19,311
Almshouse Association		353	343
Electricity & Water		1,195	850
Insurance		907	722
		4,634	21,226
Refurbishment of cottages		294,636	0
		5,915	115,361
Bank Balances			
Treasurers Account		4,131	3,774
Deposit Account		1,441	7,367
Building Fund Account		111	110
CCLA Trust Account		225	41,939
CCLA Building Fund Account		0	21,481
CCLA BR Funds Account		7	40,691
		5,915	115,362

SHEPPARD'S ALMSHOUSES TRUST

Charity Number 207257

Statement of Assets and Liabilities as at 28 February 2025

	2025	2024
	£	£
Assets		
Property Improvements	294,636	0
Investments	Units	
CCLA Investment Managers COIF	1,139.19	23,399
M&G Charifund	523.00	0
M&G Equity Investment Fund	1,208.37	0
	<u>23,399</u>	<u>75,119</u>
Bank accounts		
Treasurers Account	4,131	3,774
Deposit Account	1,441	7,367
Building Fund	111	110
Trust Account CCLA	225	41,939
Building Fund CCLA	0	21,481
CCLA Black Rock Funds	7	40,691
	<u>5,915</u>	<u>115,362</u>
Total Assets	<u>323,950</u>	<u>190,481</u>
Liabilities		
Loan from Almshouses Association (repayable over 10 years)	<u>-100,000</u>	<u>0</u>

SHEPPARD'S ALMSHOUSES

Independent Examiner's Report to the Trustees of Sheppard's Almshouses

I report to the charity trustees on my examination of the accounts of the charity for the year ended 28th February 2025.

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 charity's accounts carried out under section 145 of the 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 giving me cause to believe that in any material respect:

1. accounting records were not kept in respect of the charity as required by section 130 of the Act;
or
2. the accounts do not accord with those records.

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



Rosemary Latter
The Old Barn
Sarson
Amport
Andover
Hampshire, SP11 8AE

Date: 30/5/25

SHEPPARD'S ALMSHOUSES

England & Wales - Charity number 207257

Accounts

Report of trustees of Sheppard's Almshouse Trust (Ch Commission no 207257)

Year end 29 February 2024

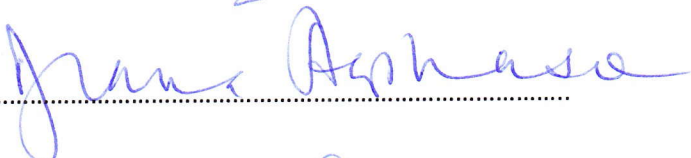
Date of Report 11 September 2024

1. The Sheppard's Almshouse Trustees present this report to the Charity Commission. Since the previous annual return, Nicholas Walcot has resigned as trustee, and Anna Dixon-Green is a trustee in his place.
2. As indicated last year, although the Trust's normal activities continue, the Trustees are pursuing their plan to refurbish the Almshouses, in so far as finances allow, in order to make the Almshouses fit for the modern world and for the future. The trustees have therefore incurred expenditure which is not normal for this Trust in the longer term, and have also realised some assets.
3. The Trust currently has six Almshouses, of which five are currently occupied. The Almshouse Trust is now over 200 years old, and occupies a Listed Building by the school in Amport, near Andover, Hants.
4. In the relevant period, each Almshouse, or cottage, had a single main room downstairs, with an adjoining bathroom and kitchen, with metal crittal windows at the rear. Upstairs was a main bedroom with, in all cases but one, an adjoining toilet / washbasin. The bathrooms and kitchen area in particular, as well as the rear windows and walls, require refurbishment.
5. The proposal of the Trustees, for which planning permission and listed building consent were obtained from the local planning authority, was that a dormer window should be constructed upstairs at the rear of each cottage, and the existing crittal windows at the rear should be replaced with modern wooden windows. The main bathroom could then be moved upstairs, enabling the existing small kitchen to be enlarged into the existing bathroom space. A modern and efficient heating system would be installed and the walls treated to address damp problems, thereby making the Almshouses fit for modern living. An architect was advising on the refurbishment process.
6. The cost of the refurbishment is approximately £65,000 per cottage including VAT, as tendered by reputable local builders. The Trust currently had assets, in the form of cash and investments, of £180,000 at this time. The Trust also obtained a loan of £100,000 from other sources, which will be sufficient along with existing assets of the Trust, to refurbish four cottages in 2024 (in the next financial year). Further funds will need to be raised to enable all cottages to be completely refurbished. Work on the refurbishment is currently under way and progressing well.
7. The trustees are funding the storage of furniture for the period of the building works.

8. The trustees have had the Trust's accounts approved by an independent examiner for the year ending 29 February 2024.
9. This report by the Trustees will be lodged with the Charity Commission for 2024.

Signed and approved by the Trustees 11 September 2024

Christopher Harris (Chair) 

Diana Stephenson 

Anna Dixon-Green 

SHEPPARD'S ALMSHOUSES

Charity Number 207257

Receipts and Payments for the year ended 29 Feb 2024

	<u>2024</u>	<u>2024</u>	<u>2,023</u>
	<u>£</u>	<u>£</u>	<u>£</u>
Opening Cash Balance		72,945	43,377
 <u>Receipts</u>			
Maintenance Received	18,629		17,505
Investment Income	2,613		3,012
Bank Interest	1,219		50
Wayleave	9		9
CCLA income	1,446		-
Donation	-		21,000
	<hr/>	23,917	<hr/> 41,576
Proceeds from sale of investments		39,726	-
		<hr/> 136,588	<hr/> 84,953
 <u>Payments</u>			
Property Maintenance	19,311		9,808
Almshouse Assoc	343		196
Electricity & Water	850		1,222
Insurance	722		781
	<hr/>	21,226	<hr/> 12,007
		<hr/> 115,362	<hr/> 72,945
 <u>Bank Balances</u>			
Treasurers Account		3,774	33,749
Deposit Account		7,367	18,173
CCLA Trust Account		41,939	
Building Fund Account		110	21,024
CCLA Building Fund Account		21,481	
CCLA BR Funds Account		40,691	
		<hr/> 115,362	<hr/> 72,945

Sheppard's Almshouses Trust

Charity Number 207257

Statement of Assets and Liabilities as at 28 February 2024

		<u>2024</u>	<u>2023</u>
		£	£
Blackrock	Units		
Charinco	Income	3207.99	0
Common Investment Fund		379.867	0
Accumulation		439.076	0
			4,640
			16,605
			19,194
CCLA Investment Managers			
COIF	Income	1375.58	27,880
		1146.07	23,228
	Interest		25,565
			21,300
M&G			
Charifund		523	7,253
Equity Inv Fund		1208.37	16,758
			8,065
			18,634
		<u>75,119</u>	<u>114,003</u>
Cash in Hand Treasury			
Deposit		3,774	33,749
Trust Account CCLA		7,367	18,173
BuildingFund		41,939	
Building Fund CCLA		110	21,024
CCLA Black Rock funds		21,481	
		40,691	
Total Assets		<u><u>190,481</u></u>	<u><u>186,949</u></u>

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SHEPPARD'S ALMSHOUSES

Independent Examiner's Report to the Trustees of Sheppard's Almshouses

I report to the charity trustees on my examination of the accounts of the charity for the year ended 28th February 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 charity's accounts carried out under section 145 of the 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 giving me cause to believe that in any material respect:

1. accounting records were not kept in respect of the charity as required by section 130 of the Act;
or
2. the accounts do not accord with those records.

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



Rosemary Latter

The Old Barn
Sarson
Amport
Andover
Hampshire, SP11 8AE

Date: 9/4/24

SHEPPARD'S ALMSHOUSES

England & Wales - Charity number 207257

Accounts

Report of trustees of Sheppard's Almshouse Trust (Ch Commission no 207257)

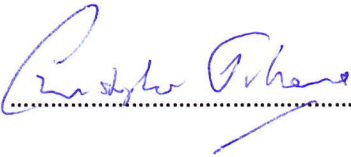
Year end 28 February 2023

Date of Report 1 July 2023

1. The Sheppard's Almshouse Trustees present this report to the Charity Commission for the first time this year. This is as a result of the income of the Sheppard's Almshouse Trust increasing in the last financial year to a sum over £25,000. The primary reason for this is that, although the Trust's normal activities continue, the Trustees consider that refurbishment of the Almshouses is now necessary, in order to make the Almshouses fit for the modern world and for the future. The trustees have therefore incurred expenditure which is not normal for this Trust.
2. The Trust currently has six Almshouses, of which five are currently occupied. The Almshouse Trust is now over 200 years old, and occupies a Listed Building by the school in Ampport, near Andover, Hants. The resident of the sixth Almshouse recently passed away. The Trustees are in discussion with an interested party to take occupation. The residents of four of the six cottages have been long term residents for over 20 years.
3. Each Almshouse, or cottage, has a single main room downstairs, with an adjoining bathroom and kitchen, with metal crittal windows at the rear. Upstairs is a main bedroom with, in all cases but one, an adjoining toilet / washbasin. The bathrooms and kitchen area in particular, as well as the rear windows and walls, require refurbishment.
4. The proposal of the Trustees, for which planning permission and listed building consent have been obtained from the local planning authority, is that a dormer window should be constructed upstairs at the rear of each cottage, and the existing crittal windows at the rear should be replaced with modern wooden windows. The main bathroom can then be moved upstairs, enabling the existing small kitchen to be enlarged into the existing bathroom space. A modern and efficient heating system will be installed and the walls treated to address damp problems, thereby making the Almshouses fit for modern living. An architect has been advising on the refurbishment process.
5. The cost of the refurbishment is approximately £65,000 per cottage including VAT, as tendered by reputable local builders. The Trust currently has assets, in the form of cash and investments, of £180,000 at this time, and will need to find external funds from various sources to finalise the refurbishment. To date to that end, the Trust has raised £21,000 from local donors, which boosted the Trust's income in the last financial year. The Trust also proposes to obtain a grant and a loan of £100,000 from other sources, which will be sufficient along with existing assets of the Trust, to refurbish four cottages in 2024 (in the next financial year). Further funds will need to be raised to enable all cottages to be completely refurbished.

6. The trustees recognise that they will need to fund the storage of furniture and the cost of alternative accommodation where needed for the period of the building works.
7. The trustees have had the Trust's accounts approved by an independent examiner for the year ending 28 February 2023.
8. This report by the Trustees will accompany the Annual Return to the Charity Commission for 2023.

Signed and approved by the Trustees 1 July 2023

Christopher Harris (Chair) 

Diana Stephenson

Nicholas Walcot

	Gould	Chester	Constable	Gifford	Baker	Pollin	Black Rock	M&G	COIF	Treasury Interest	Deposit Int	Refurb Interest
March	240	240	240	240	240	465					0.14	
April	240	240	240	240	240	240	48.12				0.16	
May	240	240	240	240	240	240		406.87	340.93		0.14	
June	240	240	240	240	240	240					0.15	
July	240	240	240	240	240	240	48.12				0.16	
August	240	240	240	240	240	240		346.27	340.93		0.6	
September	240	240	240	240	240	240					0.77	
October	240	240	240	240	240	240	48.12				0.77	
November	240	240	240	240	240	240			345.72		1.94	0.01
December	240	240	240	240	240	240		467.47			4.15	3.9
January	240	240	240	240	240	240	48.12				7.76	8.98
February	240	240	240	240	240	240		225.08	346.22		9.26	10.71
Total	2880	2880	2880	2880	2880	3105	192.48	1445.69	1373.8	0	26	23.6

No1	No2	No3	No4	No5	No6	Heading	Heading
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March							
April							
May		768					
June							
July							
August		1982.4					
September		439.2					
October		4071.6					
November							
December							
January							
February		414					

Total		7675.2	0	0	0	0	0
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Total Refurb 7675.2

	Refurb project	Peter Cooper	Gary Ben /electric	Elec SSE	Water	Country Services	Chimney Sweep	Almshouse Assoc	Insurance	Other Maintenance
March					89.5					55
April		365	135	63.62	89.5					
May	768		171	26.08	89.5					
June					89.5		182			364.8
July			90		89.5					135
August	1982.4			35.54	89.5					
September	439.2				-22.26					64.95
October	4071.6				86.49					55
November				106.57	86.49					250
December				-70.42	86.49			196	781.35	
January		85			86.49					180
February	414			113.22	86.49					
Total	7675.2	450	396	274.61	947.19	0	182	196	781.35	1104.75

12007.1

2021	2020	2019	2018	2017	2016	2015	2014
					£		
£1,575.82	£1,656.85	£1,586.80	£1,624.78	£1,687.24	£1,625.62	£1,655.16	£1,547.97
£5,263.99	£5,403.56	£5,622.18	£5,769.50	£5,755.21	£5,126.64	£5,638.63	£5,486.96
£6,839.81	£7,060.41	£7,208.98	£7,394.27	£7,442.45	£6,752.26	£7,293.79	£7,034.93
£2,684.63	£2,641.19	£2,554.97	£2,436.66	£2,282.01	£1,978.94	£1,788.66	£1,888.43
£9,524.44	£9,701.60	£9,763.95	£9,830.93	£9,724.46	£8,731.20	£9,082.45	£8,923.36
98%	99%	99%	101%	111%	96%	102%	#REF!

SHEPPARD'S **ALMSHOUSES**
Charity Number 207257

Receipts and Payments for the year ended 28 Feb 2023

	£	£
Opening Cash Balance		43376.52
 <u>Receipts</u>		
Maintenance Received	17505.00	
Investment Income	3011.97	
Bank Interest	49.60	
Wayleave	9.47	
Donation	<u>21000.00</u>	
		<u>41576.04</u>
		<u>84952.56</u>
 <u>Payments</u>		
Property Maintenance	9807.95	
Almshouse Assoc	196.00	
Electricity & Water	1221.80	
Insurance	<u>781.35</u>	
		<u>12007.10</u>
		<u>72945.46</u>
 <u>Bank Balances</u>		
Treasurers Account		33748.54
Deposit Account		18173.32
Building Fund		<u>21023.60</u>
		<u>72945.46</u>

2436.66

Bibles

261.8
261.8

SHEPPARD'S ALMSHOUSES

Independent Examiner's Report to the Trustees of Sheppard's Almshouses

I report to the charity trustees on my examination of the accounts of the charity for the year ended 28th February 2023.

Responsibilities and basis of report

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Date: 15/8/23