

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

Year end 28 February 2023

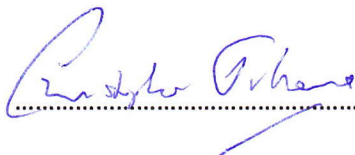
Date of Report 1 July 2023

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 Amport, 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)



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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

Wayleave
9.47
9.47

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	0	0	0
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Total Refurb 7675.2

	Refurb project	Peter Cooper	Gary Ben /electric	SSE Elec	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>

Opening Balance 2624.57 Black Rock M&G Ex Gratia

Mar									
Apr					12.66				
May						87.42			
Jun									
Jul					12.66				
Aug						74.4			
Sep									
Oct					12.66				
Nov									
Dec						100.44			
Jan					12.66				
Feb						48.36			
Totals	0	0	0	0	50.64	310.62	0	0	0

Investment Income 361.26

Ex Gratia 0

361.26

Bibles 261.8

Closing Balance 2724.03

April OK

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

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: 15/5/23