

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.

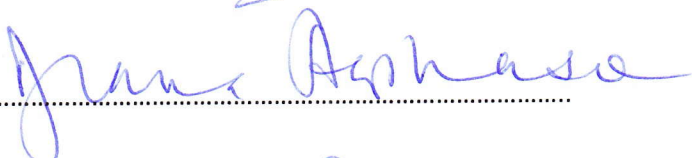
8. The trustees have had the Trust's accounts approved by an independent examiner for the year ending 29 February 2024.
9. This report by the Trustees will be lodged with the Charity Commission for 2024.

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
		23,917	41,576
Proceeds from sale of investments		39,726	-
		<u>136,588</u>	<u>84,953</u>
<u>Payments</u>			
Property Maintenance	19,311		9,808
Almshouse Assoc	343		196
Electricity & Water	850		1,222
Insurance	722		781
		21,226	12,007
		<u>115,362</u>	<u>72,945</u>
<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	
		<u>115,362</u>	<u>72,945</u>

Sheppard's Almshouses Trust

Charity Number 207257

Statement of Assets and Liabilities as at 28 February 2024

			<u>2024</u>	<u>2023</u>
			<u>£</u>	<u>£</u>
Blackrock	Units			
Charinco				
Common Investment Fund	Income	3207.99	0	4,640
Accumulation		379.867	0	16,605
		439.076	0	19,194
CCLA Investment Managers				
COIF				
	Income	1375.58	27,880	25,565
		1146.07	23,228	21,300
	Interest			
M&G				
Charifund		523	7,253	8,065
Equity Inv Fund		1208.37	16,758	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>

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