

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

Year end 28 February 2025

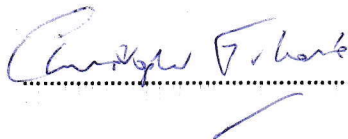
Date of Report 23 June 2025

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
		<u>34,526</u>	23,916
Loan received		100,000	0
Proceeds from sale of investments		55,297	39,726
		<u>305,185</u>	<u>136,587</u>
Payments			
Property maintenance		2,179	19,311
Almshouse Association		353	343
Electricity & Water		1,195	850
Insurance		907	722
		<u>4,634</u>	21,226
Refurbishment of cottages		294,636	0
		<u>5,915</u>	<u>115,361</u>
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
		<u>5,915</u>	<u>115,362</u>

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	51,108
M&G Charifund	523.00 0	7,253
M&G Equity Investment Fund	1,208.37 0	16,758
	<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	<u>-100,000</u>	<u>0</u>
(repayable over 10 years)		

SHEPPARD'S ALMSHOUSES

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