

# DUNTON'S ALMSHOUSES

England & Wales · Charity number 207264

## Details

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**Status** Registered

**Legal form** Other

**Registered** 1962-09-22

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

## Contact

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**Address** Fairview  
The Heath  
Dedham  
Colchester  
Essex  
CO7 6BU

**Phone** 07831372753

**Email** [clerk.duntons@gmail.com](mailto:clerk.duntons@gmail.com)

## Activities

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**Objects:** UPKEEP AND MAINTENANCE OF ALMSHOUSES FOR MARRIED COUPLES AND SINGLE PERSONS OF THE AGE OF 60 YEARS AND UPWARDS.

**Activities:** The general objective of the charity is the provision of housing for pensioners.

## Classification

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- **How:** Provides Services
- **What:** Accommodation/housing
- **Who:** Elderly/old People

## Geography

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- **Area of benefit:** PARISH OF DEDHAM AND OTHER PARISHES NAMED IN SCHEME
- Essex

## Finances

Period end	Income	Expenditure	Assets	Employees
2024-12-31	£46,871	£32,965	-	-
2023-12-31	£56,659	£32,179	-	-
2022-12-31	£40,241	£51,819	-	-
2021-12-31	£36,924	£24,935	-	-
2020-12-31	£37,995	£23,789	-	-

## Trustees

Name	Role	Appointed
Carolyn Rhoda Mary Clayton		2021-04-13
Clifford Sims		2024-01-01
Helen Roberts		2025-04-29
Ian Lovelock		2018-06-19
MRS MARALYN JANE JEWELL		2012-01-23
Paul Russell Maston		2025-04-29

## Linked charities

- REVEREND C A JONES (207264-1)

**DUNTON'S ALMSHOUSES**

England & Wales - Charity number 207264

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# Accounts

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**REPORT OF THE TRUSTEES AND**  
**UNAUDITED FINANCIAL STATEMENTS**  
**FOR THE YEAR ENDED 31 DECEMBER 2024**  
**FOR**  
**DUNTON'S ALMSHOUSES**

Walter Wright  
Chartered Accountants  
89 High Street  
Hadleigh  
Ipswich  
Suffolk  
IP7 5EA

**DUNTON'S ALMSHOUSES**

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**FOR THE YEAR ENDED 31 DECEMBER 2024**

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## **DUNTON'S ALMSHOUSES**

### **REPORT OF THE TRUSTEES** **FOR THE YEAR ENDED 31 DECEMBER 2024**

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The trustees present their report with the financial statements of the charity for the year ended 31 December 2024. The trustees have adopted the provisions of Accounting and Reporting by Charities: Statement of Recommended Practice applicable to charities preparing their accounts in accordance with the Financial Reporting Standard applicable in the UK and Republic of Ireland (FRS 102) (effective 1 January 2019).

#### **OBJECTIVES AND ACTIVITIES**

##### **Objectives and aims**

The general objective of the charity is the provision of housing for 'eligible residents'. An 'eligible resident' is defined in the Trust Deed as someone who is aged 60 or more, who has lived in the parish of Dedham for at least 5 years before applying to become a resident and who is, in the opinion of the trustees, most deserving to occupy one of the almshouses.

The trustees can allow applications from those over 60 elsewhere if they are unable to find an eligible person who has lived in the parish of Dedham for at least 5 years.

If they are still unable to find 'eligible residents' they can allow applications on a wider basis.

The charity continued to pursue this objective during the year under review. During the year the charity has continued to provide the residents with housing for a rate below the market average.

In addition, during the year the charity continued to review its reserves to try to improve the financial return it was making.

##### **Public benefit**

Dunton's Almshouses reviews its aims, objectives and achievements each year. In undertaking this review the trustees pay due regard to guidance issued by the Charity Commission in determining how Dunton's Almshouses should carry out its activities for the public benefit.

#### **FINANCIAL REVIEW**

##### **Financial position**

The level of cash reserves at the year end has increased slightly to £129,286, equivalent to more than 2 years of normal operating costs.

##### **Reserves policy**

The Trustees have followed the Almshouse Association guidelines in setting their policy on financial reserves. In keeping with these guidelines and having regard to their overriding fiduciary duties to maintain the permanent capital of the Charity, while seeking risk adjusted returns from a combination of asset types, the Trustees have notionally allocated their investment assets to three separate reserve funds as follows:

1. Cyclical Maintenance Fund: for known regular building repairs and maintenance, represented by the cash deposit account held with Barclays Bank, into which Weekly Maintenance Contributions from residents are made.
2. Extraordinary Repair Fund: for unanticipated but significant repairs, principally to the roof of the almshouses, represented by investments held with CCLA and M&G.
3. General Reserves, represented by the accounts held with the Saffron and Suffolk Building Societies, are held for general purposes.

During the year to 31st December 2024, the Trustees discussed various potential improvements to the almshouses which would be funded from General Reserves.

The trustees deem the current position of the charity to be healthy.

## **DUNTON'S ALMSHOUSES**

### **REPORT OF THE TRUSTEES** **FOR THE YEAR ENDED 31 DECEMBER 2024**

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#### **STRUCTURE, GOVERNANCE AND MANAGEMENT**

##### **Governing document**

The charity is constituted under a declaration of trust dated 15 April 1859 and is a registered charity. The declaration of trust has since been amended, with the latest amendment being made on 20 November 2007.

#### **REFERENCE AND ADMINISTRATIVE DETAILS**

##### **Registered Charity number**

207264

##### **Principal address**

Fairview  
The Heath  
Dedham  
Colchester  
Essex  
CO7 6BU

##### **Trustees**

Mrs Léonie McLaughlin (Chairman to 12 January 2025 - resigned as trustee 12 January 2025)  
Mr C Sims - appointed 22 March 2024 (Acting Chairman from 12 January 2025, appointed chair March 2025)  
Mrs M J Jewell  
Mr I Lovelock  
Mrs S Geary - resigned 12 January 2025  
Mrs Carolyn Clayton  
Mrs L Goodall - appointed 22 March 2024 - resigned 12 January 2025  
Mr C Biggins  
Mrs H Roberts - appointed 29 April 2025  
Mr P Maston - appointed 29 April 2025

New trustees are appointed by the existing trustees and the trustees keep the skill requirement of the trustees under review.

##### **Independent Examiner**

Mr M Wallace TEP CTA FCA  
Walter Wright  
Chartered Accountants  
89 High Street  
Hadleigh  
Ipswich  
Suffolk  
IP7 5EA

## **DUNTON'S ALMSHOUSES**

### **REPORT OF THE TRUSTEES** **FOR THE YEAR ENDED 31 DECEMBER 2024**

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#### **REFERENCE AND ADMINISTRATIVE DETAILS**

##### **Bankers**

Barclays Bank plc  
PO Box 1  
9 High Street  
Colchester  
CO1 1DD

Suffolk Building Society  
PO Box 547  
Ipswich  
IP3 9WZ

Saffron Building Society  
Saffron House  
1a Market Street  
Saffron Walden  
CB10 1HX

#### **REVEREND C A JONES ACCOUNTS**

The Reverend C A Jones account was an endowment to the Almshouses, the income from which was originally intended to provide heating to the residents. The income from this endowment comes from the investment each year and as long as there is sufficient income, is donated to the residents currently as a Christmas gift. A summary of the transactions for the year is shown in the attached notes.

#### **CLERK**

During the year, Mrs Amanda Watkins, served as the Charity's Clerk. The trustees are grateful for her commitment and time given to the Charity.

Approved by order of the board of trustees on 11 August 2025 and signed on its behalf by:

*Clifford Sims*

Trustee

**INDEPENDENT EXAMINER'S REPORT TO THE TRUSTEES OF  
DUNTON'S ALMSHOUSES**

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**Independent examiner's report to the trustees of Dunton's Almshouses**

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

**Responsibilities and basis of report**

As the charity trustees of the Trust 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 Act and in carrying out my examination I have followed all 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 Trust as required by Section 130 of the Act; or
2. the accounts do not accord with those records; or
3. the accounts do 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.

Mr M Wallace TEP CTA FCA

Walter Wright  
Chartered Accountants  
89 High Street  
Hadleigh  
Ipswich  
Suffolk  
IP7 5EA

11 August 2025

**DUNTON'S ALMSHOUSES****STATEMENT OF FINANCIAL ACTIVITIES  
FOR THE YEAR ENDED 31 DECEMBER 2024**

	Notes	Unrestricted fund £	Restricted fund £	2024 Total funds £	2023 Total funds £
<b>INCOME AND ENDOWMENTS FROM</b>					
<b>Charitable activities</b>					
Residents' contributions		38,159	-	38,159	35,081
Investment income	2	8,621	91	8,712	5,047
<b>Total</b>		<u>46,780</u>	<u>91</u>	<u>46,871</u>	<u>40,128</u>
<b>EXPENDITURE ON</b>					
<b>Charitable activities</b>					
Almhouse expenses		<u>32,725</u>	<u>240</u>	<u>32,965</u>	<u>32,179</u>
Net gains on investments		<u>12,955</u>	<u>77</u>	<u>13,032</u>	<u>16,531</u>
<b>NET INCOME/(EXPENDITURE)</b>		27,010	(72)	26,938	24,480
<b>RECONCILIATION OF FUNDS</b>					
Total funds brought forward		<u>397,434</u>	<u>3,939</u>	<u>401,373</u>	<u>376,893</u>
<b>TOTAL FUNDS CARRIED FORWARD</b>		<u><u>424,444</u></u>	<u><u>3,867</u></u>	<u><u>428,311</u></u>	<u><u>401,373</u></u>

The notes form part of these financial statements

## **DUNTON'S ALMSHOUSES**

### **BALANCE SHEET** **31 DECEMBER 2024**

	Notes	Unrestricted fund £	Restricted fund £	2024 Total funds £	2023 Total funds £
<b>CURRENT ASSETS</b>					
Debtors	4	702	-	702	3,500
Investments	5	295,344	3,290	298,634	281,572
Cash at bank and in hand		129,286	750	130,036	117,389
		<u>425,332</u>	<u>4,040</u>	<u>429,372</u>	<u>402,461</u>
<b>CREDITORS</b>					
Amounts falling due within one year	6	(888)	(173)	(1,061)	(1,088)
		<u>424,444</u>	<u>3,867</u>	<u>428,311</u>	<u>401,373</u>
<b>NET CURRENT ASSETS</b>					
		<u>424,444</u>	<u>3,867</u>	<u>428,311</u>	<u>401,373</u>
<b>TOTAL ASSETS LESS CURRENT LIABILITIES</b>					
		<u>424,444</u>	<u>3,867</u>	<u>428,311</u>	<u>401,373</u>
<b>NET ASSETS</b>					
		<u>424,444</u>	<u>3,867</u>	<u>428,311</u>	<u>401,373</u>
<b>FUNDS</b>					
	7				
Unrestricted funds				424,444	397,434
Restricted funds				3,867	3,939
				<u>428,311</u>	<u>401,373</u>
<b>TOTAL FUNDS</b>					
				<u>428,311</u>	<u>401,373</u>

The financial statements were approved by the Board of Trustees and authorised for issue on 11 August 2025 and were signed on its behalf by:

*Clifford Sims*

Trustee

## **DUNTON'S ALMSHOUSES**

### **NOTES TO THE FINANCIAL STATEMENTS FOR THE YEAR ENDED 31 DECEMBER 2024**

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#### **1. ACCOUNTING POLICIES**

##### **Basis of preparing the financial statements**

The financial statements of the charity, which is a public benefit entity under FRS 102, have been prepared in accordance with the Charities SORP (FRS 102) 'Accounting and Reporting by Charities: Statement of Recommended Practice applicable to charities preparing their accounts in accordance with the Financial Reporting Standard applicable in the UK and Republic of Ireland (FRS 102) (effective 1 January 2019)', Financial Reporting Standard 102 'The Financial Reporting Standard applicable in the UK and Republic of Ireland' and the Charities Act 2011. The financial statements have been prepared under the historical cost convention.

##### **Income**

Residents' contributions, dividends and interest are credited in the period in which they are received.

##### **Taxation**

The charity is exempt from tax on its charitable activities.

##### **Investments**

Investments are included at their fair value.

##### **Property**

The property comprises:

- (a) Nine almshouses situated in Crown Street, Dedham founded in 1571 and rebuilt in 1806.
- (b) Farm land at Clacton

All of the properties have been held by the charity for many years and the original cost is unknown. No value has been attached to them in the Balance Sheet, but they are insured for £1,918,959.

#### **2. INVESTMENT INCOME**

	2024	2023
	£	£
Farmland rent	1,750	1,750
Deposit account interest	6,643	2,895
Dividends	319	402
	<u>8,712</u>	<u>5,047</u>

#### **3. TRUSTEES' REMUNERATION AND BENEFITS**

Mr C Biggins, a trustee, was paid £NIL (2023 £1,400) for his services as clerk.

During 2024, the current clerk, who is not a trustee, was reimbursed expenses of £47.48.

One of the trustee was reimbursed the sum of £105 expenses for attending a CPD Course.

##### **Trustees' expenses**

There were no trustees' expenses paid for the year ended 31 December 2024 nor for the year ended 31 December 2023.

**DUNTON'S ALMSHOUSES****NOTES TO THE FINANCIAL STATEMENTS - continued  
FOR THE YEAR ENDED 31 DECEMBER 2024****4. DEBTORS: AMOUNTS FALLING DUE WITHIN ONE YEAR**

	2024	2023
	£	£
Trade debtors	529	1,005
Other debtors	-	2,295
Amount due to be transferred from restricted funds	173	200
	<u>702</u>	<u>3,500</u>

**5. CURRENT ASSET INVESTMENTS**

	2024	2023
	£	£
Unlisted investments	214,471	201,572
Other	84,163	80,000
	<u>298,634</u>	<u>281,572</u>

	Market value 2024	Market value 2023	Cost
	£	£	£
<b>General Fund</b>			
<b>COIF Charities Investment Fund</b>			
Capital account	96,885	92,130	36,790
<b>Saffron Building Society 1 Year Savings Bond</b>	84,162	80,000	80,000
<b>M &amp; G Investments</b>			
Common investment funds:			
Duntons Almshouses	109,076	100,978	53,727
Sophia Hewitts Bequest	5,221	5,051	1,566
<b>TOTAL</b>	<u>£295,344</u>	<u>278,159</u>	<u>£172,083</u>
<b>Reverend CA Jones Charity</b>			
COIF Charities Investment Fund	£3,290	£3,413	£162

**6. CREDITORS: AMOUNTS FALLING DUE WITHIN ONE YEAR**

	2024	2023
	£	£
Other creditors	1,061	1,088
	<u>1,061</u>	<u>1,088</u>

**7. MOVEMENT IN FUNDS**

	At 1.1.24	Net movement in funds	At 31.12.24
	£	£	£
<b>Unrestricted funds</b>			
General fund	397,434	27,010	424,444
<b>Restricted funds</b>			
Reverend CA Jones Charity	3,939	(72)	3,867
<b>TOTAL FUNDS</b>	<u>401,373</u>	<u>26,938</u>	<u>428,311</u>

**DUNTON'S ALMSHOUSES****NOTES TO THE FINANCIAL STATEMENTS - continued  
FOR THE YEAR ENDED 31 DECEMBER 2024****7. MOVEMENT IN FUNDS - continued**

Net movement in funds, included in the above are as follows:

	Incoming resources £	Resources expended £	Gains and losses £	Movement in funds £
<b>Unrestricted funds</b>				
General fund	46,780	(32,725)	12,955	27,010
<b>Restricted funds</b>				
Reverend CA Jones Charity	91	(240)	77	(72)
<b>TOTAL FUNDS</b>	<u>46,871</u>	<u>(32,965)</u>	<u>13,032</u>	<u>26,938</u>

**Comparatives for movement in funds**

	At 1.1.23 £	Net movement in funds £	At 31.12.23 £
<b>Unrestricted funds</b>			
General fund	373,135	24,299	397,434
<b>Restricted funds</b>			
Reverend CA Jones Charity	3,758	181	3,939
<b>TOTAL FUNDS</b>	<u>376,893</u>	<u>24,480</u>	<u>401,373</u>

Comparative net movement in funds, included in the above are as follows:

	Incoming resources £	Resources expended £	Gains and losses £	Movement in funds £
<b>Unrestricted funds</b>				
General fund	40,034	(31,979)	16,244	24,299
<b>Restricted funds</b>				
Reverend CA Jones Charity	94	(200)	287	181
<b>TOTAL FUNDS</b>	<u>40,128</u>	<u>(32,179)</u>	<u>16,531</u>	<u>24,480</u>

**DUNTON'S ALMSHOUSES**

**NOTES TO THE FINANCIAL STATEMENTS - continued**  
**FOR THE YEAR ENDED 31 DECEMBER 2024**

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**8. RELATED PARTY DISCLOSURES**

There were no related party transactions for the year ended 31 December 2024.

**DUNTON'S ALMSHOUSES****DETAILED STATEMENT OF FINANCIAL ACTIVITIES  
FOR THE YEAR ENDED 31 DECEMBER 2024**

	2024 £	2023 £
<b>INCOME AND ENDOWMENTS</b>		
<b>Investment income</b>		
Farmland rent	1,750	1,750
Deposit account interest	6,643	2,895
Dividends	319	402
	<u>8,712</u>	<u>5,047</u>
<b>Charitable activities</b>		
Residents' contributions	38,159	35,081
	<u>46,871</u>	<u>40,128</u>
<b>EXPENDITURE</b>		
<b>Charitable activities</b>		
General repairs	26,853	23,713
Rates and water	1,443	1,637
Insurance	1,500	1,469
Light and heat	1,232	584
Christmas gifts to residents	240	200
Sundries	77	322
	<u>31,345</u>	<u>27,925</u>
<b>Support costs</b>		
<b>Governance costs</b>		
Clerk's honorarium	-	1,500
Accountancy and other professional fees	1,620	2,754
	<u>1,620</u>	<u>4,254</u>
Total resources expended	<u>32,965</u>	<u>32,179</u>
<b>Net income before gains and losses</b>	<b>13,906</b>	<b>7,949</b>
<b>Realised recognised gains and losses</b>		
Realised gains/(losses) on fixed asset investments	13,032	16,531
<b>Net income</b>	<u><u>26,938</u></u>	<u><u>24,480</u></u>

This page does not form part of the statutory financial statements

**DUNTON'S ALMSHOUSES**

England & Wales - Charity number 207264

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# Accounts

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**REPORT OF THE TRUSTEES AND**  
**UNAUDITED FINANCIAL STATEMENTS**  
**FOR THE YEAR ENDED 31 DECEMBER 2023**  
**FOR**  
**DUNTON'S ALMSHOUSES**

Walter Wright  
Chartered Accountants  
89 High Street  
Hadleigh  
Ipswich  
Suffolk  
IP7 5EA

**DUNTON'S ALMSHOUSES**

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FOR THE YEAR ENDED 31 DECEMBER 2023**

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## **DUNTON'S ALMSHOUSES**

### **REPORT OF THE TRUSTEES FOR THE YEAR ENDED 31 DECEMBER 2023**

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The trustees present their report with the financial statements of the charity for the year ended 31 December 2023. The trustees have adopted the provisions of Accounting and Reporting by Charities: Statement of Recommended Practice applicable to charities preparing their accounts in accordance with the Financial Reporting Standard applicable in the UK and Republic of Ireland (FRS 102) (effective 1 January 2019).

#### **OBJECTIVES AND ACTIVITIES**

##### **Objectives and aims**

The general objective of the charity is the provision of housing for pensioners. The charity continued to pursue this objective during the year under review. During the year the charity has continued to provide the elderly with housing for a rate below the market average.

In addition, during the year the charity continued to review its reserves to try to improve the financial return it was making.

##### **Public benefit**

Dunton's Almshouses reviews its aims, objectives and achievements each year. In undertaking this review the trustees pay due regard to guidance issued by the Charity Commission in determining how Dunton's Almshouses should carry out its activities for the public benefit.

#### **FINANCIAL REVIEW**

##### **Reserves policy**

The level of cash reserves at the year end has fallen to £116,759, equivalent to more than 2 years of normal operating costs. The reduction from last year's figure is attributable to the closure of the Virgin Savings Account in September 2023 in which c£41,000 was held, and which together with a withdrawal from the Suffolk Building Society of £40,000 enabled the Board of Trustees to invest £80,000 in October in a 1 year bond with the Saffron Building Society in October 2023, at an interest rate of more than 4%.

Each year the Trustees set a maintenance and repair budget. This expenditure is monitored and any necessary adjustments made at each trustee meeting.

For 2023 a sum of £10,000 was allocated but this proved to be an inadequate sum because of a large invoice from a maintenance contractor representing several months work with additional expenditure for gardening, electrical and gas landlord certification, damp inspection and house clearance cost (to be reimbursed) following the death of a resident. The quinquennial survey of the Charity's properties carried out by chartered surveyors did not entail any major expenditure being necessary in the immediate future. The budget was overspent by £12,582 but was covered by the underspend in the other budget heads, with a small surplus of £3,704 achieved within the total sum allocated for all of the year's expenditure.

The trustees deem the current position of the charity to be healthy.

#### **STRUCTURE, GOVERNANCE AND MANAGEMENT**

##### **Governing document**

The charity is constituted under a declaration of trust dated 15 April 1859 and is a registered charity. The declaration of trust has since been amended, with the latest amendment being made on 20 November 2007.

#### **REFERENCE AND ADMINISTRATIVE DETAILS**

##### **Registered Charity number**

207264

##### **Principal address**

Fairview  
The Heath  
Dedham  
Colchester  
Essex  
CO7 6BU

## **DUNTON'S ALMSHOUSES**

### **REPORT OF THE TRUSTEES** **FOR THE YEAR ENDED 31 DECEMBER 2023**

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#### **Trustees**

Mr P S Foster (Chairman) - resigned 31 December 2023  
Mrs M J Jewell  
Mr I Lovelock  
Mrs S Geary  
Mr J Hayden  
Mrs Carolyn Clayton  
Mrs Léonie McLaughlin (Chairman from 1 January 2024)

New trustees are appointed by the existing trustees and the trustees keep the skill requirement of the trustees under review.

Mr Colin Biggins was appointed as a trustee on 1 January 2024.

#### **Independent Examiner**

Mr M Wallace TEP CTA FCA  
Walter Wright  
Chartered Accountants  
89 High Street  
Hadleigh  
Ipswich  
Suffolk  
IP7 5EA

#### **Bankers**

Barclays Bank plc  
PO Box 1  
9 High Street  
Colchester  
CO1 1DD

Suffolk Building Society  
PO Box 547  
Ipswich  
IP3 9WZ

Virgin Money (until 6 September 2023)  
Jubilee House  
Gosforth  
Newcastle upon Tyne  
NE3 4PL

Saffron Building Society (from 23 October 2023)  
Saffron House  
1a Market Street  
Saffron Walden  
CB10 1HX

#### **REVEREND C A JONES ACCOUNTS**

The Reverend C A Jones account was an endowment to the Almshouses, the income from which was originally intended to provide heating to the residents. The income from this endowment comes from the investment each year and as long as there is sufficient income, is donated to the residents currently as a Christmas gift. A summary of the transactions for the year is shown in the attached notes.

**DUNTON'S ALMSHOUSES**

**REPORT OF THE TRUSTEES  
FOR THE YEAR ENDED 31 DECEMBER 2023**

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Approved by order of the board of trustees on 12/09/2024 ..... and signed on its behalf by:

*Leonie McLaughlin*  
.....  
Trustee

**INDEPENDENT EXAMINER'S REPORT TO THE TRUSTEES OF  
DUNTON'S ALMSHOUSES**

---

**Independent examiner's report to the trustees of Dunton's Almshouses**

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

**Responsibilities and basis of report**

As the charity trustees of the Trust you are responsible for the preparation of the accounts in accordance with the requirements of the Charities Act 2011 ('the Act').

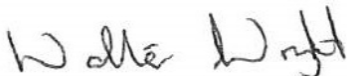
I report in respect of my examination of the Trust's accounts carried out under Section 145 of the Act and in carrying out my examination I have followed all applicable Directions given by the Charity Commission under Section 145(5)(b) of the Act.

**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 Trust as required by Section 130 of the Act; or
2. the accounts do not accord with those records; or
3. the accounts do 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.



Mr M Wallace TEP CTA FCA

Walter Wright  
Chartered Accountants  
89 High Street  
Hadleigh  
Ipswich  
Suffolk  
IP7 5EA

13/09/2024

Date: .....

**DUNTON'S ALMSHOUSES****STATEMENT OF FINANCIAL ACTIVITIES  
FOR THE YEAR ENDED 31 DECEMBER 2023**

	Notes	Unrestricted fund £	Restricted fund £	2023 Total funds £	2022 Total funds £
<b>INCOME AND ENDOWMENTS FROM</b>					
<b>Charitable activities</b>					
Residents' contributions		35,081	-	35,081	36,283
Investment income	2	21,197	381	21,578	(4,119)
<b>Total</b>		<u>56,278</u>	<u>381</u>	<u>56,659</u>	<u>32,164</u>
<b>EXPENDITURE ON</b>					
<b>Charitable activities</b>					
Residents' contributions		(695)	-	(695)	-
Almhouse expenses		32,674	200	32,874	54,029
<b>Total</b>		<u>31,979</u>	<u>200</u>	<u>32,179</u>	<u>54,029</u>
<b>NET INCOME/(EXPENDITURE)</b>		24,299	181	24,480	(21,865)
<b>RECONCILIATION OF FUNDS</b>					
Total funds brought forward		373,231	3,758	376,989	398,854
<b>TOTAL FUNDS CARRIED FORWARD</b>		<u>397,530</u>	<u>3,939</u>	<u>401,469</u>	<u>376,989</u>

The notes form part of these financial statements

**DUNTON'S ALMSHOUSES**

**BALANCE SHEET**  
**31 DECEMBER 2023**

	Notes	Unrestricted fund £	Restricted fund £	2023 Total funds £	2022 Total funds £
<b>CURRENT ASSETS</b>					
Debtors	4	3,500	-	3,500	1,600
Investments	5	278,159	3,413	281,572	185,041
Cash at bank and in hand		116,759	726	117,485	190,948
		<u>398,418</u>	<u>4,139</u>	<u>402,557</u>	<u>377,589</u>
<b>CREDITORS</b>					
Amounts falling due within one year	6	(888)	(200)	(1,088)	(600)
		<u>397,530</u>	<u>3,939</u>	<u>401,469</u>	<u>376,989</u>
<b>NET CURRENT ASSETS</b>					
		<u>397,530</u>	<u>3,939</u>	<u>401,469</u>	<u>376,989</u>
<b>TOTAL ASSETS LESS CURRENT LIABILITIES</b>					
		<u>397,530</u>	<u>3,939</u>	<u>401,469</u>	<u>376,989</u>
<b>NET ASSETS</b>					
		<u>397,530</u>	<u>3,939</u>	<u>401,469</u>	<u>376,989</u>
<b>FUNDS</b>					
	7				
Unrestricted funds				397,530	373,231
Restricted funds				3,939	3,758
<b>TOTAL FUNDS</b>				<u>401,469</u>	<u>376,989</u>

The financial statements were approved by the Board of Trustees and authorised for issue on 12/09/2024..... and were signed on its behalf by:

*Leonic McLaughlin*

.....  
Trustee

## DUNTON'S ALMSHOUSES

### NOTES TO THE FINANCIAL STATEMENTS FOR THE YEAR ENDED 31 DECEMBER 2023

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#### 1. ACCOUNTING POLICIES

##### Basis of preparing the financial statements

The financial statements of the charity, which is a public benefit entity under FRS 102, have been prepared in accordance with the Charities SORP (FRS 102) 'Accounting and Reporting by Charities: Statement of Recommended Practice applicable to charities preparing their accounts in accordance with the Financial Reporting Standard applicable in the UK and Republic of Ireland (FRS 102) (effective 1 January 2019)', Financial Reporting Standard 102 'The Financial Reporting Standard applicable in the UK and Republic of Ireland' and the Charities Act 2011. The financial statements have been prepared under the historical cost convention.

##### Income

Residents' contributions, dividends and interest are credited in the period in which they are received.

##### Taxation

The charity is exempt from tax on its charitable activities.

##### Investments

Investments are included at their fair value.

##### Property

The property comprises:

- (a) Nine almshouses situated in Crown Street, Dedham founded in 1517 and rebuilt in 1806.
- (b) Farm land at Clacton

All of the properties have been held by the charity for many years and the original cost is unknown. No value has been attached to them in the Balance Sheet, but they are insured for £1,918,959.

#### 2. INVESTMENT INCOME

	2023	2022
	£	£
Farmland rent	1,750	1,750
Deposit account interest	2,895	1,918
Dividends	402	290
Movement in the market value of investments	16,531	(8,077)
	<u>21,578</u>	<u>(4,119)</u>

#### 3. TRUSTEES' REMUNERATION AND BENEFITS

Mr C Biggins, a former trustee, was paid £1,400 (2021 £1,200) for his services as clerk. He was reappointed a trustee on 1 January 2024.

##### Trustees' expenses

There were no trustees' expenses paid for the year ended 31 December 2023 nor for the year ended 31 December 2022.

**DUNTON'S ALMSHOUSES****NOTES TO THE FINANCIAL STATEMENTS - continued  
FOR THE YEAR ENDED 31 DECEMBER 2023****4. DEBTORS: AMOUNTS FALLING DUE WITHIN ONE YEAR**

	2023 £	2022 £
Trade debtors	1,005	-
Other debtors	2,295	1,600
Amount due to be transferred from restricted funds	200	-
	<u>3,500</u>	<u>1,600</u>

**5. CURRENT ASSET INVESTMENTS**

	2023 £	2022 £
Unlisted investments	201,572	185,041
Other	80,000	-
	<u>281,572</u>	<u>185,041</u>

	Market value 2023 £	Market value 2022 £	Cost £
<b>General Fund</b>			
<b>COIF Charities Investment Fund</b>			
Capital account	92,130	81,872	36,895
<b>Saffron Building Society 1 Year Savings Bond</b>	80,000	-	-
<b>M &amp; G Investments</b>			
Common investment funds:			
Duntons Almshouses	100,978	95,076	53,727
Sophia Hewitts Bequest	5,051	4,967	1,566
<b>TOTAL</b>	<u>£278,159</u>	<u>£181,915</u>	<u>£92,188</u>
<b>Reverend CA Jones Charity</b>			
COIF Charities Investment Fund	£3,413	£3,126	£172

**6. CREDITORS: AMOUNTS FALLING DUE WITHIN ONE YEAR**

	2023 £	2022 £
Other creditors	1,088	600
	<u>1,088</u>	<u>600</u>

**7. MOVEMENT IN FUNDS**

	At 1.1.23 £	Net movement in funds £	At 31.12.23 £
<b>Unrestricted funds</b>			
General fund	373,231	24,299	397,530
<b>Restricted funds</b>			
Reverend CA Jones Charity	3,758	181	3,939
<b>TOTAL FUNDS</b>	<u>376,989</u>	<u>24,480</u>	<u>401,469</u>

**DUNTON'S ALMSHOUSES****NOTES TO THE FINANCIAL STATEMENTS - continued  
FOR THE YEAR ENDED 31 DECEMBER 2023****7. MOVEMENT IN FUNDS - continued**

Net movement in funds, included in the above are as follows:

	Incoming resources £	Resources expended £	Movement in funds £
<b>Unrestricted funds</b>			
General fund	56,278	(31,979)	24,299
<b>Restricted funds</b>			
Reverend CA Jones Charity	381	(200)	181
<b>TOTAL FUNDS</b>	<u>56,659</u>	<u>(32,179)</u>	<u>24,480</u>

**Comparatives for movement in funds**

	At 1.1.22 £	Net movement in funds £	At 31.12.22 £
<b>Unrestricted funds</b>			
General fund	394,778	(21,547)	373,231
<b>Restricted funds</b>			
Reverend CA Jones Charity	4,076	(318)	3,758
<b>TOTAL FUNDS</b>	<u>398,854</u>	<u>(21,865)</u>	<u>376,989</u>

Comparative net movement in funds, included in the above are as follows:

	Incoming resources £	Resources expended £	Movement in funds £
<b>Unrestricted funds</b>			
General fund	32,482	(54,029)	(21,547)
<b>Restricted funds</b>			
Reverend CA Jones Charity	(318)	-	(318)
<b>TOTAL FUNDS</b>	<u>32,164</u>	<u>(54,029)</u>	<u>(21,865)</u>

**DUNTON'S ALMSHOUSES**

**NOTES TO THE FINANCIAL STATEMENTS - continued**  
**FOR THE YEAR ENDED 31 DECEMBER 2023**

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**8. RELATED PARTY DISCLOSURES**

There were no related party transactions for the year ended 31 December 2023.

**DUNTON'S ALMSHOUSES****DETAILED STATEMENT OF FINANCIAL ACTIVITIES  
FOR THE YEAR ENDED 31 DECEMBER 2023**

	2023 £	2022 £
<b>INCOME AND ENDOWMENTS</b>		
<b>Investment income</b>		
Farmland rent	1,750	1,750
Deposit account interest	2,895	1,918
Dividends	402	290
Movement in the market value of investments	16,531	(8,077)
	<u>21,578</u>	<u>(4,119)</u>
<b>Charitable activities</b>		
Residents' contributions	35,081	36,283
	<u>56,659</u>	<u>32,164</u>
<b>EXPENDITURE</b>		
<b>Charitable activities</b>		
General repairs	23,713	46,511
Rates and water	1,637	1,596
Insurance	1,469	1,427
Light and heat	584	53
Contribution towards alternative housing while work was being undertaken	-	1,716
Christmas gifts to residents	200	225
Sundries	322	291
	<u>27,925</u>	<u>51,819</u>
<b>Support costs</b>		
<b>Governance costs</b>		
Clerk's honorarium	1,500	1,400
Accountancy and other professional fees	2,754	810
	<u>4,254</u>	<u>2,210</u>
Total resources expended	<u>32,179</u>	<u>54,029</u>
<b>Net income/(expenditure)</b>	<u><u>24,480</u></u>	<u><u>(21,865)</u></u>

This page does not form part of the statutory financial statements

**DUNTON'S ALMSHOUSES**

England & Wales - Charity number 207264

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# Accounts

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**REPORT OF THE TRUSTEES AND**  
**UNAUDITED FINANCIAL STATEMENTS**  
**FOR THE YEAR ENDED 31 DECEMBER 2022**  
**FOR**  
**DUNTON'S ALMSHOUSES**

Walter Wright  
Chartered Accountants  
89 High Street  
Hadleigh  
Ipswich  
Suffolk  
IP7 5EA

**DUNTON'S ALMSHOUSES**

**CONTENTS OF THE FINANCIAL STATEMENTS**  
**FOR THE YEAR ENDED 31 DECEMBER 2022**

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## **DUNTON'S ALMSHOUSES**

### **REPORT OF THE TRUSTEES FOR THE YEAR ENDED 31 DECEMBER 2022**

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The trustees present their report with the financial statements of the charity for the year ended 31 December 2022. The trustees have adopted the provisions of Accounting and Reporting by Charities: Statement of Recommended Practice applicable to charities preparing their accounts in accordance with the Financial Reporting Standard applicable in the UK and Republic of Ireland (FRS 102) (effective 1 January 2019).

#### **OBJECTIVES AND ACTIVITIES**

##### **Objectives and aims**

The general objective of the charity is the provision of housing for pensioners. The charity continued to pursue this objective during the year under review. During the year the charity has continued to provide the elderly with housing for a rate below the market average.

In addition, during the year the charity continued to review its reserves to try to improve the financial return it was making.

##### **Public benefit**

Dunton's Almshouses reviews its aims, objectives and achievements each year. In undertaking this review the trustees pay due regard to guidance issued by the Charity Commission in determining how Dunton's Almshouses should carry out its activities for the public benefit.

#### **FINANCIAL REVIEW**

##### **Reserves policy**

The current level of cash reserves has fallen over the year to £190,000, equivalent to around 3 years of normal operating expenditure. The long-term aim is to increase almshouse accommodation if possible.

Each year the trustees sets a maintenance and repair budget, This expenditure is monitored and if necessary adjusted at each trustee meeting. In 2022, a separate amount of £55,000 was included for the installation of gas central heating in addition to the run of the mill maintenance costs for which a budget of £20,000 was allocated.

For 2023 a sum of £10,000 has been budgeted for. However, the properties have recently had an independent quinquennial inspection by chartered surveyors and their recommendations might mean that this sum has to be adjusted upwards once more detailed costings are made

The trustees deem the current position of the charity to be healthy.

#### **STRUCTURE, GOVERNANCE AND MANAGEMENT**

##### **Governing document**

The charity is constituted under a declaration of trust dated 15 April 1859 and is a registered charity. The declaration of trust has since been amended, with the latest amendment being made on 20 November 2007.

#### **REFERENCE AND ADMINISTRATIVE DETAILS**

##### **Registered Charity number**

207264

##### **Principal address**

Homestead  
Coopers Lane  
Dedham  
Colchester  
Essex  
CO7 6AX

**DUNTON'S ALMSHOUSES**

**REPORT OF THE TRUSTEES  
FOR THE YEAR ENDED 31 DECEMBER 2022**

---

**Trustees**

Mr P S Foster (Chairman)  
Mrs M J Jewell  
Mr I Lovelock  
Mrs S Geary  
Mr J Hayden  
Mrs Carolyn Clayton  
Mrs Léonie McLaughlin

New trustees are appointed by the existing trustees and the trustees keep the skill requirement of the trustees under review

**Independent Examiner**

Mr M Wallace TEP CTA FCA  
Walter Wright  
Chartered Accountants  
89 High Street  
Hadleigh  
Ipswich  
Suffolk  
IP7 5EA

**Bankers**

Barclays Bank plc  
PO Box 1  
9 High Street  
Colchester  
CO1 1DD

Ipswich Building Society  
PO Box 547  
Ipswich  
IP3 9WZ

Virgin Money  
Jubilee House  
Gosforth  
Newcastle upon Tyne  
NE3 4PL

**REVEREND C A JONES ACCOUNTS**

The Reverend C A Jones account was an endowment to the Almshouses, the income from which was originally intended to provide heating to the residents. The income from this endowment comes from the investment each year and as long as there is sufficient income, is donated to the residents currently as a Christmas gift. A summary of the transactions for the year is shown in the attached notes.

Approved by order of the board of trustees on 02/10/2023 ..... and signed on its behalf by:



.....  
Trustee

Stephen Foster

**INDEPENDENT EXAMINER'S REPORT TO THE TRUSTEES OF  
DUNTON'S ALMSHOUSES**

---

**Independent examiner's report to the trustees of Dunton's Almshouses**

I report to the charity trustees on my examination of the accounts of Dunton's Almshouses (the Trust) for the year ended 31 December 2022.

**Responsibilities and basis of report**

As the charity trustees of the Trust 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 Act and in carrying out my examination I have followed all 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 Trust as required by Section 130 of the Act; or
2. the accounts do not accord with those records; or
3. the accounts do 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.

MAW *MAW*

Mr M Wallace TEP CTA FCA

Walter Wright  
Chartered Accountants  
89 High Street  
Hadleigh  
Ipswich  
Suffolk  
IP7 5EA

02/10/2023

Date: .....

**DUNTON'S ALMSHOUSES****STATEMENT OF FINANCIAL ACTIVITIES  
FOR THE YEAR ENDED 31 DECEMBER 2022**

	Notes	Unrestricted fund £	Restricted fund £	2022 Total funds £	2021 Total funds £
<b>INCOME AND ENDOWMENTS FROM</b>					
<b>Charitable activities</b>					
Residents' contributions		36,283	-	36,283	33,717
Investment income	2	3,865	93	3,958	2,798
Other income		-	-	-	500
<b>Total</b>		<u>40,148</u>	<u>93</u>	<u>40,241</u>	<u>37,015</u>
<b>EXPENDITURE ON</b>					
<b>Charitable activities</b>					
Residents' contributions		(1,600)	-	(1,600)	-
Almhouse expenses		55,629	-	55,629	24,935
<b>Total</b>		<u>54,029</u>	<u>-</u>	<u>54,029</u>	<u>24,935</u>
<b>NET INCOME/(EXPENDITURE)</b>		(13,881)	93	(13,788)	12,080
<b>RECONCILIATION OF FUNDS</b>					
Total funds brought forward		297,213	711	297,924	285,844
<b>TOTAL FUNDS CARRIED FORWARD</b>		<u>283,332</u>	<u>804</u>	<u>284,136</u>	<u>297,924</u>

The notes form part of these financial statements

**DUNTON'S ALMSHOUSES**

**BALANCE SHEET**  
**31 DECEMBER 2022**

	Notes	Unrestricted fund £	Restricted fund £	2022 Total funds £	2021 Total funds £
<b>CURRENT ASSETS</b>					
Debtors	4	1,600	-	1,600	-
Investments	5	92,016	172	92,188	92,188
Cash at bank and in hand		190,316	632	190,948	206,336
		<u>283,932</u>	<u>804</u>	<u>284,736</u>	<u>298,524</u>
<b>CREDITORS</b>					
Amounts falling due within one year	6	(600)	-	(600)	(600)
		<u>283,332</u>	<u>804</u>	<u>284,136</u>	<u>297,924</u>
<b>NET CURRENT ASSETS</b>					
		<u>283,332</u>	<u>804</u>	<u>284,136</u>	<u>297,924</u>
<b>TOTAL ASSETS LESS CURRENT LIABILITIES</b>					
		<u>283,332</u>	<u>804</u>	<u>284,136</u>	<u>297,924</u>
<b>NET ASSETS</b>					
		<u>283,332</u>	<u>804</u>	<u>284,136</u>	<u>297,924</u>
<b>FUNDS</b>					
	7				
Unrestricted funds				283,332	297,213
Restricted funds				804	711
<b>TOTAL FUNDS</b>				<u>284,136</u>	<u>297,924</u>

The financial statements were approved by the Board of Trustees and authorised for issue on 02/10/2023..... and were signed on its behalf by:



.....

Trustee

Stephen Foster

## **DUNTON'S ALMSHOUSES**

### **NOTES TO THE FINANCIAL STATEMENTS FOR THE YEAR ENDED 31 DECEMBER 2022**

---

#### **1. ACCOUNTING POLICIES**

##### **Basis of preparing the financial statements**

The financial statements of the charity, which is a public benefit entity under FRS 102, have been prepared in accordance with the Charities SORP (FRS 102) 'Accounting and Reporting by Charities: Statement of Recommended Practice applicable to charities preparing their accounts in accordance with the Financial Reporting Standard applicable in the UK and Republic of Ireland (FRS 102) (effective 1 January 2019)', Financial Reporting Standard 102 'The Financial Reporting Standard applicable in the UK and Republic of Ireland' and the Charities Act 2011. The financial statements have been prepared under the historical cost convention.

##### **Income**

Residents' contributions, dividends and interest are credited in the period in which they are received.

##### **Taxation**

The charity is exempt from tax on its charitable activities.

##### **Investments**

Investments are included at their original cost price.

##### **Property**

The property comprises:

- (a) Nine almshouses situated in Crown Street, Dedham founded in 1517 and rebuilt in 1806.
- (b) Farm land at Clacton

All of the properties have been held by the charity for many years and the original cost is unknown. No value has been attached to them in the Balance Sheet, but they are insured for £1,500,000.

#### **2. INVESTMENT INCOME**

	2022	2021
	£	£
Farmland rent	1,750	1,750
Deposit account interest	1,918	771
Dividends	290	277
	<u>3,958</u>	<u>2,798</u>

#### **3. TRUSTEES' REMUNERATION AND BENEFITS**

Mr C Biggins, a former trustee, was paid £1,400 (2021 £1,200) for his services as clerk.

##### **Trustees' expenses**

There were no trustees' expenses paid for the year ended 31 December 2022 nor for the year ended 31 December 2021.

**DUNTON'S ALMSHOUSES****NOTES TO THE FINANCIAL STATEMENTS - continued  
FOR THE YEAR ENDED 31 DECEMBER 2022****4. DEBTORS: AMOUNTS FALLING DUE WITHIN ONE YEAR**

	2022 £	2021 £
Other debtors	1,600	-

**5. CURRENT ASSET INVESTMENTS**

	2022 £	2021 £
Unlisted investments	92,188	92,188

	Market value 2022 £	Market value 2021 £	Cost £
<b>COIF Charities Investment Fund</b>			
Capital account	81,872	90,095	36,895
<b>M &amp; G Investments</b>			
Common investment funds:			
Duntons Almshouses	95,076	94,331	53,727
Sophia Hewitts Bequest	4,967	5,156	1,566
<b>TOTAL</b>	<b>181,915</b>	<b>189,582</b>	<b>92,188</b>

**6. CREDITORS: AMOUNTS FALLING DUE WITHIN ONE YEAR**

	2022 £	2021 £
Other creditors	600	600

**7. MOVEMENT IN FUNDS**

	At 1.1.22 £	Net movement in funds £	At 31.12.22 £
<b>Unrestricted funds</b>			
General fund	297,213	(13,881)	283,332
<b>Restricted funds</b>			
Reverend CA Jones Charity	711	93	804
<b>TOTAL FUNDS</b>	<b>297,924</b>	<b>(13,788)</b>	<b>284,136</b>

**DUNTON'S ALMSHOUSES****NOTES TO THE FINANCIAL STATEMENTS - continued  
FOR THE YEAR ENDED 31 DECEMBER 2022****7. MOVEMENT IN FUNDS - continued**

Net movement in funds, included in the above are as follows:

	Incoming resources £	Resources expended £	Movement in funds £
<b>Unrestricted funds</b>			
General fund	40,148	(54,029)	(13,881)
<b>Restricted funds</b>			
Reverend CA Jones Charity	93	-	93
<b>TOTAL FUNDS</b>	<u>40,241</u>	<u>(54,029)</u>	<u>(13,788)</u>

**Comparatives for movement in funds**

	At 1.1.21 £	Net movement in funds £	At 31.12.21 £
<b>Unrestricted funds</b>			
General fund	285,224	11,989	297,213
<b>Restricted funds</b>			
Reverend CA Jones Charity	620	91	711
<b>TOTAL FUNDS</b>	<u>285,844</u>	<u>12,080</u>	<u>297,924</u>

Comparative net movement in funds, included in the above are as follows:

	Incoming resources £	Resources expended £	Movement in funds £
<b>Unrestricted funds</b>			
General fund	36,924	(24,935)	11,989
<b>Restricted funds</b>			
Reverend CA Jones Charity	91	-	91
<b>TOTAL FUNDS</b>	<u>37,015</u>	<u>(24,935)</u>	<u>12,080</u>

**DUNTON'S ALMSHOUSES**

**NOTES TO THE FINANCIAL STATEMENTS - continued**  
**FOR THE YEAR ENDED 31 DECEMBER 2022**

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**8. RELATED PARTY DISCLOSURES**

There were no related party transactions for the year ended 31 December 2022.

**DUNTON'S ALMSHOUSES****DETAILED STATEMENT OF FINANCIAL ACTIVITIES  
FOR THE YEAR ENDED 31 DECEMBER 2022**

	2022 £	2021 £
<b>INCOME AND ENDOWMENTS</b>		
<b>Investment income</b>		
Farmland rent	1,750	1,750
Deposit account interest	1,918	771
Dividends	290	277
	<u>3,958</u>	<u>2,798</u>
<b>Charitable activities</b>		
Residents' contributions	36,283	33,717
<b>Other income</b>		
Other income	-	500
	<u>40,241</u>	<u>37,015</u>
<b>Total incoming resources</b>		
<b>EXPENDITURE</b>		
<b>Charitable activities</b>		
General repairs	46,511	17,875
Rates and water	1,596	1,623
Insurance	1,427	1,550
Light and heat	53	37
Contribution towards alternative housing while work was being undertaken	1,716	-
Christmas gifts to residents	225	-
Sundries	291	393
	<u>51,819</u>	<u>21,478</u>
<b>Support costs</b>		
<b>Governance costs</b>		
Clerk's honorarium	1,400	1,200
Accountancy and legal fees	810	2,257
	<u>2,210</u>	<u>3,457</u>
Total resources expended	<u>54,029</u>	<u>24,935</u>
<b>Net (expenditure)/income</b>	<u>(13,788)</u>	<u>12,080</u>

This page does not form part of the statutory financial statements

**DUNTON'S ALMSHOUSES**

England & Wales - Charity number 207264

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# Accounts

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**REPORT OF THE TRUSTEES AND**  
**UNAUDITED FINANCIAL STATEMENTS**  
**FOR THE YEAR ENDED 31 DECEMBER 2021**  
**FOR**  
**DUNTON'S ALMSHOUSES**

Walter Wright  
Chartered Accountants  
89 High Street  
Hadleigh  
Ipswich  
Suffolk  
IP7 5EA

**DUNTON'S ALMSHOUSES**

**CONTENTS OF THE FINANCIAL STATEMENTS  
FOR THE YEAR ENDED 31 DECEMBER 2021**

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## **DUNTON'S ALMSHOUSES**

### **REPORT OF THE TRUSTEES FOR THE YEAR ENDED 31 DECEMBER 2021**

---

The trustees present their report with the financial statements of the charity for the year ended 31 December 2021. The trustees have adopted the provisions of Accounting and Reporting by Charities: Statement of Recommended Practice applicable to charities preparing their accounts in accordance with the Financial Reporting Standard applicable in the UK and Republic of Ireland (FRS 102) (effective 1 January 2019).

#### **OBJECTIVES AND ACTIVITIES**

##### **Objectives and aims**

The general objective of the charity is the provision of housing for pensioners. The charity continued to pursue this objective during the year under review. During the year the charity has continued to provide the elderly with housing for a rate below the market average.

In addition, during the year the charity continued to review its reserves to try to improve the financial return it was making.

##### **Public benefit**

Dunton's Almshouses reviews its aims, objectives and achievements each year. In undertaking this review the trustees pay due regard to guidance issued by the charity commission in determining how Dunton's Almshouses should carry out its activities for the public benefit.

#### **FINANCIAL REVIEW**

##### **Reserves policy**

The current level of cash reserves available is now £206k, equivalent to around 9 years of normal operating expenditure. The long-term aim is to increase almshouse accommodation if possible. The trustees deem the current position of the charity to be healthy.

#### **STRUCTURE, GOVERNANCE AND MANAGEMENT**

##### **Governing document**

The charity is constituted under a declaration of trust dated 15 April 1859 and is a registered charity. The declaration of trust has since been amended, with the latest amendment being made on 20 November 2007.

#### **REFERENCE AND ADMINISTRATIVE DETAILS**

##### **Registered Charity number**

207264

##### **Principal address**

Homestead  
Coopers Lane  
Dedham  
Colchester  
Essex  
CO7 6AX

##### **Trustees**

Mr P S Foster (Chairman)  
Mrs M J Jewell  
Mr C Biggins  
Mr J Millican (Resigned 1 June 2021)  
Mr I Lovelock  
Mrs S Geary  
Mr J Hayden  
Mrs Carolyn Clayton (Appointed 13 April 2021)  
Mrs Léonie McLaughlin (Appointed 13 April 2021)

New trustees are appointed by the existing trustees and the trustees keep the skill requirement of the trustees under review

**DUNTON'S ALMSHOUSES**

**REPORT OF THE TRUSTEES  
FOR THE YEAR ENDED 31 DECEMBER 2021**

---

**REFERENCE AND ADMINISTRATIVE DETAILS**

**Independent Examiner**

Mr D Simcox FCA  
Walter Wright  
Chartered Accountants  
89 High Street  
Hadleigh  
Ipswich  
Suffolk  
IP7 5EA

**Bankers**

Barclays Bank plc  
PO Box 1  
9 High Street  
Colchester  
CO1 1DD

Ipswich Building Society  
PO Box 547  
Ipswich  
IP3 9WZ

Virgin Money  
Jubilee House  
Gosforth  
Newcastle upon Tyne  
NE3 4PL

**REVEREND C A JONES ACCOUNTS**

The Reverend C A Jones account was an endowment to the Almshouses, the income from which was originally intended to provide heating to the residents. The income from this endowment comes from the investment each year and as long as there is sufficient income, is donated to the residents currently as a Christmas gift. A summary of the transactions for the year is shown in the attached notes.

Approved by order of the board of trustees on ..... and signed on its behalf by:

.....  
Trustee

**INDEPENDENT EXAMINER'S REPORT TO THE TRUSTEES OF  
DUNTON'S ALMSHOUSES**

---

**Independent examiner's report to the trustees of Dunton's Almshouses**

I report to the charity trustees on my examination of the accounts of Dunton's Almshouses (the Trust) for the year ended 31 December 2021.

**Responsibilities and basis of report**

As the charity trustees of the Trust 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 Act and in carrying out my examination I have followed all 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 Trust as required by section 130 of the Act; or
2. the accounts do not accord with those records; or
3. the accounts do 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.

Mr D Simcox FCA  
Walter Wright  
Chartered Accountants  
89 High Street  
Hadleigh  
Ipswich  
Suffolk  
IP7 5EA

Date: .....

**DUNTON'S ALMSHOUSES****STATEMENT OF FINANCIAL ACTIVITIES  
FOR THE YEAR ENDED 31 DECEMBER 2021**

		2021 Unrestricted fund £	2020 Total funds £
<b>INCOME AND ENDOWMENTS FROM</b>	Notes		
<b>Charitable activities</b>			
Residents' contributions			
		33,717	34,875
Investment income	2	2,707	3,120
Other income		500	-
<b>Total</b>		<b>36,924</b>	<b>37,995</b>
<b>EXPENDITURE ON</b>			
<b>Charitable activities</b>			
Almhouse expenses		24,935	23,789
<b>NET INCOME</b>		<b>11,989</b>	<b>14,206</b>
<b>RECONCILIATION OF FUNDS</b>			
<b>Total funds brought forward</b>		<b>285,224</b>	<b>271,018</b>
<b>TOTAL FUNDS CARRIED FORWARD</b>		<b>297,213</b>	<b>285,224</b>

The notes form part of these financial statements

**DUNTON'S ALMSHOUSES**

**BALANCE SHEET**  
**31 DECEMBER 2021**

	Notes	2021 Unrestricted fund £	2020 Total funds £
<b>CURRENT ASSETS</b>			
Investments	4	92,016	92,016
Cash at bank		205,797	193,808
		<u>297,813</u>	<u>285,824</u>
<b>CREDITORS</b>			
Amounts falling due within one year	5	(600)	(600)
		<u>297,213</u>	<u>285,224</u>
<b>NET CURRENT ASSETS</b>			
		<u>297,213</u>	<u>285,224</u>
<b>TOTAL ASSETS LESS CURRENT LIABILITIES</b>			
		297,213	285,224
<b>NET ASSETS</b>		<u>297,213</u>	<u>285,224</u>
<b>FUNDS</b>			
Unrestricted funds		<u>297,213</u>	<u>285,224</u>
<b>TOTAL FUNDS</b>		<u>297,213</u>	<u>285,224</u>

The financial statements were approved by the Board of Trustees and authorised for issue on ..... and were signed on its behalf by:

.....  
Trustee

## DUNTON'S ALMSHOUSES

### NOTES TO THE FINANCIAL STATEMENTS FOR THE YEAR ENDED 31 DECEMBER 2021

---

#### 1. ACCOUNTING POLICIES

##### Basis of preparing the financial statements

The accounts of the charity, which is a public benefit entity, have been prepared under the receipts and payments basis.

##### Income

Residents' contributions, dividends and interest are credited in the period in which they are received.

##### Taxation

The charity is exempt from tax on its charitable activities.

##### Investments

Investments are included at their original cost price.

##### Property

The property comprises:

- (a) Nine almshouses situated in Crown Street, Dedham founded in 1517 and rebuilt in 1806.
- (b) Farm land at Clacton

All of the properties have been held by the charity for many years. No value has been attached to them in the Statement of Assets and Liabilities, but they are insured for £1,500,000.

#### 2. INVESTMENT INCOME

	2021	2020
	£	£
Farmland rent	1,750	1,750
Deposit account interest	771	1,173
Dividends	186	197
	<u>2,707</u>	<u>3,120</u>

#### 3. TRUSTEES' REMUNERATION AND BENEFITS

	2021	2020
	£	£
Trustees' salaries	<u>1,200</u>	<u>980</u>

##### Trustees' expenses

Mrs V Baker, trustee, was paid £0 (2020 £700) for her services as official visitor during the year.  
Mr C Biggins, trustee, was paid £1200 (2020 £980) for his services as clerk.

## DUNTON'S ALMSHOUSES

### NOTES TO THE FINANCIAL STATEMENTS - continued FOR THE YEAR ENDED 31 DECEMBER 2021

#### 4. CURRENT ASSET INVESTMENTS

		2021	2020
		£	£
Unlisted investments		<u>92,016</u>	<u>92,016</u>

	Share units	Market value	Cost	Income
	£	£	£	£
<b>Charities official investment fund</b>				
Capital account	371	90095	36723	
<b>National Association of Almshouses</b>				
Common investment funds:				
Duntons Almshouses	900	94331	53727	
Sophia Hewitts Bequest	<u>5624</u>	<u>5156</u>	<u>1566</u>	<u>186</u>
	<u>6895</u>	<u>189581</u>	<u>92016</u>	<u>186</u>
Valuation movements	0	24777	0	
Investments brought forward	<u>6895</u>	<u>164804</u>	<u>92016</u>	
Investments carried forward	<u>6895</u>	<u>189581</u>	<u>92016</u>	

#### 5. CREDITORS: AMOUNTS FALLING DUE WITHIN ONE YEAR

	2021	2020
	£	£
Other creditors	<u>600</u>	<u>600</u>

#### 6. RELATED PARTY DISCLOSURES

There were no related party transactions for the year ended 31 December 2021.

#### 7. REVEREND C A JONES CHARITY ACCOUNTS

STATEMENT OF ASSETS AND LIABILITIES	2021	2020
	£	£
<b>Cash funds</b>		
Barclays current account	539	448
<b>Other assets</b>		
172 COIF income shares		
(Market value £3,537 )	<u>172</u>	<u>172</u>
	<u>711</u>	<u>620</u>

#### RECEIPTS AND PAYMENTS ACCOUNT

Income from shares	91	89
Cash funds brought forward	<u>448</u>	<u>359</u>
Cash funds carried forward	<u>539</u>	<u>448</u>

**DUNTON'S ALMSHOUSES****DETAILED STATEMENT OF FINANCIAL ACTIVITIES  
FOR THE YEAR ENDED 31 DECEMBER 2021**

	2021 £	2020 £
<b>INCOME AND ENDOWMENTS</b>		
<b>Investment income</b>		
Farmland rent	1,750	1,750
Deposit account interest	771	1,173
Dividends	186	197
	<u>2,707</u>	<u>3,120</u>
<b>Charitable activities</b>		
Residents' contributions	33,717	34,875
<b>Other income</b>		
Other income	500	-
	<u>36,924</u>	<u>37,995</u>
<b>Total incoming resources</b>		
<b>EXPENDITURE</b>		
<b>Charitable activities</b>		
General repairs	17,875	17,257
Rates and water	1,623	1,552
Insurance	1,550	1,462
Light and heat	37	45
Postage and stationery	-	212
Sundries	393	771
	<u>21,478</u>	<u>21,299</u>
<b>Support costs</b>		
<b>Governance costs</b>		
Clerk's honorarium	1,200	980
Visitor's honorarium	-	700
Accountancy and legal fees	2,257	810
	<u>3,457</u>	<u>2,490</u>
Total resources expended	<u>24,935</u>	<u>23,789</u>
<b>Net income</b>	<u><u>11,989</u></u>	<u><u>14,206</u></u>

**DUNTON'S ALMSHOUSES**

England & Wales - Charity number 207264

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# Accounts

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REPORT OF THE TRUSTEES AND  
UNAUDITED FINANCIAL STATEMENTS FOR THE YEAR ENDED  
31 DECEMBER 2020  
FOR  
DUNTON'S ALMSHOUSES

Walter Wright  
Chartered Accountants  
89 High Street  
Hadleigh  
Ipswich  
Suffolk  
IP7 5EA

**DUNTON'S ALMSHOUSES**

**CONTENTS OF THE FINANCIAL STATEMENTS**  
**FOR THE YEAR ENDED 31 DECEMBER 2020**

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## **DUNTON'S ALMSHOUSES**

### **REPORT OF THE TRUSTEES** **FOR THE YEAR ENDED 31 DECEMBER 2020**

---

The trustees present their report with the financial statements of the charity for the year ended 31 December 2020. The trustees have adopted the provisions of Accounting and Reporting by Charities: Statement of Recommended Practice applicable to charities preparing their accounts in accordance with the Financial Reporting Standard applicable in the UK and Republic of Ireland (FRS 102) (effective 1 January 2015).

#### **OBJECTIVES AND ACTIVITIES**

##### **Objectives and aims**

The general objective of the charity is the provision of housing for pensioners. The charity continued to pursue this objective during the year under review. During the year the charity has continued to provide the elderly with housing for a rate below the market average.

In addition, during the year the charity continued to review its reserves to try to improve the financial return it was making.

##### **Public benefit**

Dunton's Almshouses reviews its aims, objectives and achievements each year. In undertaking this review the trustees pay due regard to guidance issued by the charity commission in determining how Dunton's Almshouses should carry out its activities for the public benefit.

#### **FINANCIAL REVIEW**

##### **Reserves policy**

The current level of cash reserves available is now £194k, equivalent to around 11 years of normal operating expenditure. The long-term aim is to increase almshouse accommodation if possible. The trustees deem the current position of the charity to be healthy.

#### **STRUCTURE, GOVERNANCE AND MANAGEMENT**

##### **Governing document**

The charity is constituted under a declaration of trust dated 15 April 1859 and is a registered charity. The declaration of trust has since been amended, with the latest amendment being made on 20 November 2007.

#### **REFERENCE AND ADMINISTRATIVE DETAILS**

##### **Registered Charity number**

207264

##### **Principal address**

Homestead  
Coopers Lane  
Dedham  
Colchester  
Essex  
CO7 6AX

**DUNTON'S ALMSHOUSES**

**REPORT OF THE TRUSTEES**  
**FOR THE YEAR ENDED 31 DECEMBER 2020**

---

**REFERENCE AND ADMINISTRATIVE DETAILS**

**Trustees**

Mr P S Foster (Chairman)  
Mrs V Blaker  
Mrs V S Druitt (Resigned 2nd September 2020)  
Mrs M J Jewell  
Mr C Biggins  
Mr J Millican  
Mr I Lovelock  
Mrs S Geary  
Mr J Hayden

New trustees are appointed by the existing trustees and the trustees keep the skill requirement of the trustees under review

**Independent examiner**

Mr D Simcox ACA  
Walter Wright  
Chartered Accountants  
89 High Street  
Hadleigh  
Ipswich  
Suffolk  
IP7 5EA

**Bankers**

Barclays Bank plc  
PO Box 1  
9 High Street  
Colchester  
CO1 1DD

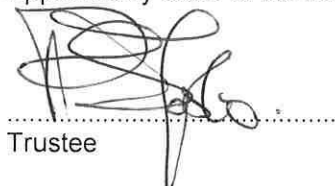
Ipswich Building Society  
PO Box 547  
Ipswich  
IP3 9WZ

Virgin Money  
Jubilee House  
Gosforth  
Newcastle upon Tyne  
NE3 4PL

**REVEREND C A JONES ACCOUNTS**

The Reverend C A Jones account was an endowment to the Almshouses, the income from which was originally intended to provide heating to the residents. The income from this endowment comes from the investment each year and as long as there is sufficient income, is donated to the residents currently as a Christmas gift. A summary of the transactions for the year is shown in the attached notes.

Approved by order of the board of trustees on .....13/11/21..... and signed on its behalf by:

  
.....  
Trustee

**INDEPENDENT EXAMINER'S REPORT TO THE TRUSTEES OF  
DUNTON'S ALMSHOUSES**

---

**Independent examiner's report to the trustees of Dunton's Almshouses**

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

**Responsibilities and basis of report**

As the charity trustees of the Trust 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 Act and in carrying out my examination I have followed all 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 Trust as required by section 130 of the Act; or
2. the accounts do not accord with those records; or
3. the accounts do 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.

*D. Simcox*

Mr D Simcox ACA  
Walter Wright  
Chartered Accountants  
89 High Street  
Hadleigh  
Ipswich  
Suffolk  
IP7 5EA

Date: 20/04/2021

**DUNTON'S ALMSHOUSES**

**STATEMENT OF FINANCIAL ACTIVITIES**  
**FOR THE YEAR ENDED 31 DECEMBER 2020**

---

	Notes	2020 Unrestricted fund £	2019 Total funds £
<b>INCOME AND ENDOWMENTS FROM</b>			
<b>Charitable activities</b>			
Residents' contributions		34,875	35,620
Investment income	2	3,120	2,470
<b>Total</b>		<u>37,995</u>	<u>38,090</u>
<b>EXPENDITURE ON</b>			
<b>Charitable activities</b>			
Almhouse expenses		23,789	9,147
<b>NET INCOME</b>		<u>14,206</u>	<u>28,943</u>
<b>RECONCILIATION OF FUNDS</b>			
<b>Total funds brought forward</b>		<u>271,018</u>	<u>242,075</u>
<b>TOTAL FUNDS CARRIED FORWARD</b>		<u><u>285,224</u></u>	<u><u>271,018</u></u>

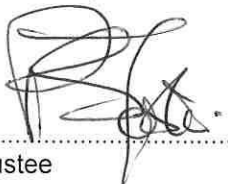
The notes form part of these financial statements

**DUNTON'S ALMSHOUSES**

**BALANCE SHEET**  
**AT 31 DECEMBER 2020**

	Notes	2020 Unrestricted fund £	2019 Total funds £
<b>CURRENT ASSETS</b>			
Investments	5	92,016	92,016
Cash at bank		193,808	179,602
		<u>285,824</u>	<u>271,618</u>
<b>CREDITORS</b>			
Amounts falling due within one year	6	(600)	(600)
		<u>285,224</u>	<u>271,018</u>
<b>NET CURRENT ASSETS</b>			
		<u>285,224</u>	<u>271,018</u>
<b>TOTAL ASSETS LESS CURRENT LIABILITIES</b>			
		<u>285,224</u>	<u>271,018</u>
<b>NET ASSETS</b>			
		<u>285,224</u>	<u>271,018</u>
<b>FUNDS</b>			
Unrestricted funds		<u>285,224</u>	<u>271,018</u>
<b>TOTAL FUNDS</b>		<u>285,224</u>	<u>271,018</u>

The financial statements were approved by the Board of Trustees on ..... 13/4/21 ..... and were signed on its behalf by:

  
.....  
Trustee

The notes form part of these financial statements

## DUNTON'S ALMSHOUSES

### NOTES TO THE FINANCIAL STATEMENTS FOR THE YEAR ENDED 31 DECEMBER 2020

---

#### 1. ACCOUNTING POLICIES

##### **Basis of preparing the financial statements**

The accounts of the charity, which is a public benefit entity, have been prepared under the receipts and payments basis.

##### **Income**

Residents' contributions, dividends and interest are credited in the period in which they are received.

##### **Taxation**

The charity is exempt from tax on its charitable activities.

##### **Investments**

Investments are included at their original cost price.

##### **Property**

The property comprises:

- (a) Nine almshouses situated in Crown Street, Dedham founded in 1517 and rebuilt in 1806.
- (b) Farm land at Clacton

All of the properties have been held by the charity for many years. No value has been attached to them in the Statement of Assets and Liabilities, but they are insured for £1,500,000.

#### 2. INVESTMENT INCOME

	2020	2019
	£	£
Farmland rent	1,750	1,750
Deposit account interest	1,173	523
Dividends	197	197
	<u>3,120</u>	<u>2,470</u>

#### 3. TRUSTEES' REMUNERATION AND BENEFITS

	2020	2019
	£	£
Trustees' salaries	<u>980</u>	<u>970</u>

##### **Trustees' expenses**

Mrs V Baker, trustee, was paid £700 (2019 £690) for her services as official visitor during the year.  
Mr C Biggins, trustee, was paid £980 (2019 £970) for his services as clerk.

## DUNTON'S ALMSHOUSES

### NOTES TO THE FINANCIAL STATEMENTS - CONTINUED FOR THE YEAR ENDED 31 DECEMBER 2020

#### 4. STAFF COSTS

The average monthly number of employees during the year was as follows:

2020	2019
-	-
<u>-</u>	<u>-</u>

No employees received emoluments in excess of £60,000.

#### 5. CURRENT ASSET INVESTMENTS

	2020	2019
	£	£
Unlisted investments	92,016	92,016
	<u>92,016</u>	<u>92,016</u>

	Share units	Market value	Cost	Income
	£	£	£	£
<b>Charities official investment fund</b>				
Capital account	371	76751	36723	
<b>National Association of Almshouses</b>				
Common investment funds:				
Duntons Almshouses	900	83350	53727	
Sophia Hewitts Bequest	<u>5624</u>	<u>4703</u>	<u>1566</u>	<u>197</u>
	<u>6895</u>	<u>164804</u>	<u>92016</u>	<u>197</u>
Valuation movements	0	3723	0	
Investments brought forward	<u>6895</u>	<u>161081</u>	<u>92016</u>	
Investments carried forward	<u>6895</u>	<u>164804</u>	<u>92016</u>	

#### 6. CREDITORS: AMOUNTS FALLING DUE WITHIN ONE YEAR

	2020	2019
	£	£
Other creditors	600	600
	<u>600</u>	<u>600</u>

#### 7. RELATED PARTY DISCLOSURES

There were no related party transactions for the year ended 31 December 2020.

**DUNTON'S ALMSHOUSES**

**NOTES TO THE FINANCIAL STATEMENTS - CONTINUED**  
**FOR THE YEAR ENDED 31 DECEMBER 2020**

---

**8. REVEREND C A JONES CHARITY ACCOUNTS**

**STATEMENT OF ASSETS AND LIABILITIES**

	<b>2020</b>	<b>2019</b>
	<b>£</b>	<b>£</b>

**Cash funds**

Barclays current account	448	359
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**Other assets**

172 COIF income shares		
(Market value £3,098 )	<u>172</u>	<u>172</u>
	<u>613</u>	<u>613</u>

**RECEIPTS AND PAYMENTS ACCOUNT**

Income from shares	89	90
--------------------	----	----

Cash funds brought forward	<u>359</u>	<u>269</u>
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Cash funds carried forward	<u>448</u>	<u>359</u>
----------------------------	------------	------------

**DUNTON'S ALMSHOUSES**

**DETAILED STATEMENT OF FINANCIAL ACTIVITIES**  
**FOR THE YEAR ENDED 31 DECEMBER 2020**

	2020 £	2019 £
<b>INCOME AND ENDOWMENTS</b>		
<b>Investment income</b>		
Farmland rent	1,750	1,750
Deposit account interest	1,173	523
Dividends	197	197
	<u>3,120</u>	<u>2,470</u>
<b>Charitable activities</b>		
Residents' contributions	34,875	35,620
	<u>37,995</u>	<u>38,090</u>
<b>Total incoming resources</b>	<b>37,995</b>	<b>38,090</b>
<b>EXPENDITURE</b>		
<b>Charitable activities</b>		
General repairs	17,257	3,250
Rates and water	1,552	1,542
Insurance	1,462	1,681
Light and heat	45	-
Postage and stationery	212	-
Sundries	771	214
	<u>21,299</u>	<u>6,687</u>
<b>Support costs</b>		
<b>Governance costs</b>		
Clerk's honorarium	980	970
Visitor's honorarium	700	690
Accountancy and legal fees	810	800
	<u>2,490</u>	<u>2,460</u>
<b>Total resources expended</b>	<b>23,789</b>	<b>9,147</b>
<b>Net income</b>	<u><u>14,206</u></u>	<u><u>28,943</u></u>

This page does not form part of the statutory financial statements