

THE DAWES HOMES

England & Wales · Charity number 209044

Details

Status Registered

Legal form Other

Registered 1962-09-22

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

Contact

Address 8 Dawes Close
Chesham
Buckinghamshire
HP5 1JN

Phone 07717 477625

Email dawestrustees@gmail.com

Activities

Objects: i) To provide homes for aged folk of modest means and for that purpose to purchase and hold freehold land and to layout and construct thereon houses or bungalows and gardens with all necessary roads paths drains sewers and other services at such place or places in England as they shall think fit. ii) To let such houses or bungalows to such persons as in their absolute judgement they shall consider come within the class of persons for whom it is my intention to provide at such rent as they shall in each case think fit having regard to the means of the tenant.

Activities: To provide homes for aged folk of modest means and the trust makes no grants

Classification

- **How:** Provides Buildings/facilities/open Space
- **What:** Accommodation/housing
- **Who:** Elderly/old People

Geography

- **Area of benefit:** NATIONAL
- Buckinghamshire

Finances

Period end	Income	Expenditure	Assets	Employees
2025-04-05	£31,608	£31,527	-	-
2024-04-05	£27,583	£37,029	-	-
2023-04-05	£21,514	£99,744	-	-
2022-04-05	£20,875	£26,673	-	-
2021-04-05	£21,257	£15,779	-	-

Trustees

Name	Role	Appointed
Graham Turner-Goodings		2025-11-21
Kimberley Dean		2025-11-21

THE DAWES HOMES

England & Wales - Charity number 209044

Accounts



**Report of the Trustees and Financial Statements
for the Year Ended 5 April 2025 for The Dawes Homes**

Trustees' Annual Report for the period 6th April 2024 to 5th April 2025

Preamble

The trustees present their report with the financial statements of the charity for the year ended 5 April 2025. 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). Accounts are prepared on Receipts and Payments basis in accordance with CC16.

Section A Reference and administration details

Charity name:	The Dawes Trust
Other names the charity is known by:	Dawes Homes Trust, Dawes Homes
Registered charity number	209044
Charity's principal address	Dawes Homes Trust, c/o 1 Fullers Close Chesham HP5 1LU

Trustees	Peter Spring	Chairman
	Jennifer Alison	
	Sandra de Morney Davis	
	Howard Walters	
Deceased during the year	Michael Hardman	

There were no other Trustees during the period

Section B Structure, governance and management

Type of governing document	Trust Deed
How the charity is constituted	Unincorporated charitable trust
Trustee selection methods	Trustees are selected following an interview. They are required to understand the requirements of retired people with little or no capital. They should have management and decision-making experience. Knowledge of buildings, renting and finance is not necessary but is desirable.

In common with other almshouse charities, recruitment of extra trustees with the



appropriate experience is proving to be very difficult. The search continues.

Section C Objectives and activities

The Dawes Homes Trust was established under the Will of the late Miss Mary Gertrude Dawes. In summary the objects of the Trust are:

- To provide homes for aged folk of modest means
- To let such houses or bungalows to such persons as in their absolute judgement they shall consider are of modest means.
- To charge such rent as they shall in each case think fit having regard to the means of the tenant.

The Trust has continued to provide homes according to the Trust deed, namely, offering homes to the public at a reasonable rent according to their means.

We have continued to maintain the premises to a high standard and completely refurbished one dwelling on the change of resident.

The Trust fully complies with the Charity Commission requirements on public benefit.

All the Trustees are volunteers who do not receive any remuneration for the time and effort put in by them.

The administrator receives a small honorarium to recognise the excellent contribution provided to the residents and the Trustees.

The trust is indebted to its administrator and trustees for all their hard work.

Section D Achievements and performance

The Trust continues to maintain the property to a high standard and will continue the programme of repairing and improving the facilities and accommodation offered to the residents.

Outgoings in the year fell back to expected levels and we finished the year with a small surplus.

In the coming year it will be necessary to increase the monthly charges to keep up with inflationary pressures. Nevertheless, we intend keeping the monthly charges below the equivalent fair rent level.

In November 2023 we submitted a planning application to Buckinghamshire Council for a conversion of the underused community room into a 2-bedroom flat for a further two residents. No planning applications in our area have been granted for at least the past 18 months while the Local Authorities determine the strategic direction of Chiltern Beechwoods SAC. We are hopeful that permission will be granted in the coming financial year.



Section E Financial review.

The Trustees consider the appropriate level of reserves is a sum equivalent one year's normal expenditure (i.e. excluding development improvements). This sum is currently £25,000.

The funds are not in deficit. The charity has approximately £85,000 in cash and investments.

Monthly Maintenance receipts this year are approximately 15% higher than last year due to a Trustee decision to raise these progressively to a fair rent equivalent. The Trustees are reviewing the level of MMCs for the coming year but would expect these to be slightly more than inflation.

The Trust will continue the programme of repairing and improving the facilities and accommodation offered to the residents.

The Trust is actively seeking grants and low-cost loans to continue the programme of improvements.

Section F Other optional information

The homes are heated by electricity. The trustees acknowledge the high cost to the residents of electricity and will be seeking funding to provide solar panels.

Section G Declaration


The trustees declare that they have approved the trustees' report above.

Signed on behalf of the charity's trustees

Full name(s)	Peter Spring
Position	Chairman
Date	14 th June 2025

A handwritten signature in black ink that reads "Peter Spring".



	CHARITY COMMISSION FOR ENGLAND AND WALES		CC16a
THE DAWES TRUST			209044
Receipts and payments accounts			
		For the period from	06-Apr-24
		To	05-Apr-25
SECTION A Receipts and Payments			
All funds are unrestricted			
All figures to the nearest £			
	Current year	Last year	
A1 Receipts			
Rents received	31,493	27,449	
Interest	115	134	
Other income	-	-	
	-	-	
Sub total (Gross income for AR)	31,608	27,583	
A2 Asset and investment sales	None	None	
Total receipts	31,608	27,583	
A3 Payments			
Housing, energy, insurance, routine maintenance	16,895	9,517	
Administration	3,433	2,480	
Major repairs	2,213	9,465	
Improvements	8,935	15,565	
Sundry	51	-	
	-	-	
Sub total	31,527	37,027	
A4 Asset and investment purchases, (see table)	None	None	
Total payments	31,527	37,027	
Net of receipts/(payments)	81	-9444	
A5 Transfers between funds	-	0	
A6 Cash funds last year end	13,580	23024	
Cash funds this year end	13,661	13580	

SECTION B Statement of Assets and Liabilities at the end of the period	
B1 Cash funds	
Current account	5,283
Deposit account	8,378
	-
Total cash funds	13,661
B2 Other monetary assets	
	NONE
B3 Investment assets	
Details	Current value (optional)
Black Rock Charity UK Equity	52,700
Black Rock Charity UK Bond	18,840
B4 Assets retained for the charity's own use	
Details	Current value
Property at Insurance	2,200,000
B5 Liabilities	
	NONE
Signed by one or two trustees on behalf of all the trustees	
Signature	Date of approval
P SPRING	12/06/2025
H WALTERS	12/06/2025



CHARITY COMMISSION
 FOR ENGLAND AND WALES

**Independent examiner's
 report on the accounts**

Section A Independent Examiner's Report

Report to the trustees/ members of	Charity Name The Dawes Homes		
On accounts for the year ended	5 th April 2025	Charity no (if any)	209044
Set out on pages	1 to 4 above <small>(remember to include the page numbers of additional sheets)</small>		

I report to the trustees on my examination of the accounts of the above charity ("the Trust") for the year ended 05/04/2025

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").

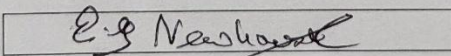
Independent examiner's statement I report in respect of my examination of the Trust's accounts carried out under section 145 of the 2011 Act and in carrying out my examination, I have followed the applicable Directions given by the Charity Commission under section 145(5)(b) of the Act.

I have completed my examination. I confirm that no material matters have come to my attention (other than that disclosed below *) in connection with the examination which gives me cause to believe that in, any material respect:

- accounting records were not kept in accordance with section 130 of the Act or
- the accounts do not accord with the accounting records

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

** Please delete the words in the brackets if they do not apply.*

Signed:  **Date:** 12 June 2025

Name: ERNEST NEWHOUSE

Relevant professional qualification(s) or body (if any): QUALIFIED AS ACMA. c.1966.

Address: 80 BOIS LANE
 AMERSHAM
 HP6 6BZ

THE DAWES HOMES

England & Wales - Charity number 209044

Accounts



Report of the Trustees and Financial Statements for the Year Ended 5 April 2024 for The Dawes Homes

Trustees' Annual Report for the period 6th April 2023 to 5th April 2024

Preamble

The trustees present their report with the financial statements of the charity for the year ended 5 April 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). Accounts are prepared on Receipts and Payments basis in accordance with CC16.

Section A Reference and administration details

Charity name:	The Dawes Trust
Other names the charity is known by:	Dawes Homes Trust, Dawes Homes
Registered charity number	209044
Charity's principal address	Dawes Homes Trust, c/o 1 Fullers Close Chesham HP5 1LU
Trustees	Michael Hardman Chairman Sandra de Morney Davis Peter Spring Jennifer Allison

There were no other Trustees during the period

Section B Structure, governance and management

Type of governing document	Trust Deed
How the charity is constituted	Unincorporated charitable trust
Trustee selection methods	Trustees are selected following an interview. They are required to understand the requirements of retired people with little or no capital. Ideally they have experience of buildings, renting and finance.



Section C Objectives and activities

The Dawes Homes Trust was established under the Will of the late Miss Mary Gertrude Dawes. In summary the objects of the Trust are:

- To provide homes for aged folk of modest means
- To let such houses or bungalows to such persons as in their absolute judgement they shall consider are of modest means.
- To charge such rent as they shall in each case think fit having regard to the means of the tenant.

The Trust has continued to provide homes according to the Trust deed, namely, offering homes to the public at a reasonable rent according to their means.

These have been upgraded to modern standards and are maintained to high standard.

The Trust fully complies with the Charity Commission requirements on public benefit.

All the Trustees are volunteers who do not receive any remuneration for the time and effort put in by them.

The secretary receives a small honorarium to recognise the excellent contribution provided to the residents and the Trustees.

The trust is indebted to its administrator and trustees for all their hard work.

Section D Achievements and performance

The Trust continues to maintain the property to a high standard and will continue the programme of repairing and improving the facilities and accommodation offered to the residents.

Outgoings in the year fell back to normal levels following the purchase in previous years of replacement conservatories and upgrading the heating in most of the properties.

This year the remaining heating systems were upgraded, a programme of damp reduction in properties 3, 5, 7, 8, 9, carried out and property number 8 was further upgraded on the change of tenant.

Expenditure has commenced on the proposed conversion of the underused community room to a 2-bedroom flat for a further two residents.

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Section E Financial review.

The Trustees consider the appropriate level of reserves is a sum equivalent one year's normal expenditure (i.e. excluding development improvements). This sum is currently £25,000. The funds are not in deficit.

The charity has approximately £80,000 in cash and investments. This is lower than historical balances but considered adequate.

Rent receipts this year are approximately 25% higher than last year due to a Trustee decision to raise the rents progressively to a fair rent. These above inflation increases will continue until 2028 when the rents should be at the Valuation Office suggested values.

The Trust continues to maintain the property to a high standard and will continue the programme of repairing and improving the facilities and accommodation offered to the residents.

Outgoings in the year fell back to normal levels following the purchase in previous years of replacement conservatories and upgrading the heating in all the properties. Expenditure has commenced on the proposed conversion of the underused community room to a 2 bedroom flat for a further two residents.

The Trust is actively seeking grants and low-cost loans to continue the programme of improvements.

Section F Other optional information

The homes are heated by electricity. There is no gas on site. High efficiency heaters have replaced old storage heaters in all the properties and the water heating was upgraded as well.

The trustees acknowledge the high cost to the residents of electricity and will be seeking funding to provide solar panels.

Section G Declaration

The trustees declare that they have approved the trustees' report above.

Signed on behalf of the charity's trustees

Full name(s)	Peter Spring	Jennifer Allison
Position	Chairman	Trustee

Date 31 January 2025



Section G Independent Examiner’s Report to the Trustees of The Dawes Homes Trust

I report to the charity trustees on my examination of the accounts of The Dawes Homes Trust (the Trust) for the year ended 5 April 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').

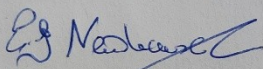
I report in respect of my examination of the Trust's accounts carried out under Section 145 of the Act and in carrying out my examination I have followed all applicable Directions given by the Charity Commission under Section 145(5) (b) of the Act.

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.

Signed:		Date 17/3/2025
Name:	ERNEST G. NEWHOUSE	
Relevant professional qualification(s) or body (if any):		
Address:	80 BOIS LANE AMERSHAM. HP6 6BZ	

Signed:		Date
Name:		



Relevant professional qualification(s) or body (if any):	
Address:	



RECEIPTS AND PAYMENTS For the year ending 5 April 2024
Note. All funds are unrestricted

	2024 (to the nearest £)		2023 (to the nearest £)
Section A Receipts and payments			
A1 Receipts			
Rents received	27,449		21,448
Interest received	134		66
Other Income			-
Sub total (Gross income for AR)	27,583		21,514
A2 Asset and investment sales			
Sales of investments	0		79,592
	-		-
Sub total			79,590
TOTAL RECEIPTS	27,583		101,106
A3 Payments			
Administrator honorarium	2,000		3,000
Insurance etc	2,737		
Routine expenditure	7,260		
Housing energy, insur & repairs			13,942
Extraordinary Repairs	9,465		
Improvements	12,039		
Major developments	3,526		
Sub total	37,027		99,743
A4 Asset & investment purchases	0		
TOTAL PAYMENTS	37,027		99,743
Net of Receipts (payments)	-9,444		1,360
A5 Transfers between funds	0		0
A6 Cash funds last year end	23,025		21,665
Cash funds this year end	13,581		23,025





Section B Statement of assets and liabilities at the end of the period

	B1 Cash funds	
	Current Account	2,068
	Deposit Account	11,513
	Total cash funds	13,581
	B2 Other monetary assets	0
	B3 Investment assets	
	Shares and investments	69,478
	B4 Assets retained for the charity's own use	
	Freehold At Cost	70,744
	B5 Liabilities	0