



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