



## Trustees' Annual Report for the period

From 1<sup>st</sup> July 2024 to 30<sup>th</sup> June 2025

Charity name: Charity of Mary Parminter

Charity registration number: 210057

## Objectives and Activities

	SORP reference	
Summary of the purposes of the charity as set out in its governing document	Para 1.17	<p>The objects of the charity are:</p> <ul style="list-style-type: none"><li>a. The relief of poverty by the provision of housing for beneficiaries, and</li><li>b. Such charitable purposes for the benefit of the residents as the trustees decide.</li><li>c. The maintenance of the endowed chapel served by a chaplain and a manse to serve as a residence for the chaplain or for other purposes determined by the trustees.</li></ul>
Summary of the main activities in relation to those purposes for the public benefit, in particular, the activities, projects or services identified in the accounts.	Para 1.17 and 1.19	<p>The charity provides and maintains six almshouses as accommodation for single women. Although almshouses are not currently categorised as social housing, in practice they provide accommodation that is significantly more affordable than market prices i.e. at a level lower than the Local Housing Allowance. The charity pays for all repairs and improvements to the almshouses and has begun to make them more energy efficient by installing air source heat pumps this year.</p> <p>The chaplain has oversight over the properties, exercises pastoral care to the almswomen and leads worship in the Chapel.</p> <p>The chapel and manse are Grade 1 listed buildings and therefore require specialist maintenance and repairs which accounts for the consistently high expenditure on these assets. Historic England and East Devon County Council Conservation Officer recommended that the charity sought expert advice from an accredited conservation surveyor and David George RICS &amp; IHBC was retained. Surveys of the entire site have been completed and a comprehensive listed building consent application has been submitted. Negotiations with the authorities are in progress to find an acceptable solution to replacing the leaking roof and render.</p>

		<p>The chapel windows have been repaired this year with most having to be almost completely replaced in a bespoke manner. This has been extremely labour intensive and has required specialist skills thus necessitating further expenditure of £26,730 this year.</p> <p>Planned routine maintenance on the almshouses has been carried out and loft insulation renewed in preparation for the air source heat pumps installed in five out of six of the almshouses in July. This accounts for the large expenditure taken from the general account. It was necessary to reinstall the water tanks in each property in order to qualify for the BUS grant which halved the cost of purchase and installation. The sixth almshouse is integrated within the chapel building and will also receive an ASHP once the chapel roof and render have been repaired. New EPCs will be commissioned once all possible energy saving measures have been put in place.</p>
Statement confirming whether the trustees have had regard to the guidance issued by the Charity Commission on public benefit	Para 1.18	The trustees have had regard to public benefit.

## Achievements and Performance

	SORP reference	
Summary of the main achievements of the charity, identifying the difference the charity's work has made to the circumstances of its beneficiaries and any wider benefits to society as a whole.	Para 1.20	<p>Some of the beneficiaries receive government benefits and would not be able to afford accommodation in East Devon. Some have family members in the area and so being able to live nearby is very important for mutual support. Since all the residents are capable of independent living, they each actively contribute to the life of the local community.</p> <p>As well as having its own congregation, which is active in the community, self-supporting, and gives financial support to national and local charities on a regular basis, the Grade 1 listed chapel attracts significant interest from visitors due to its association with the National Trust property 'A La Ronde'.</p> <p>The meadow in which it stands is being managed with close attention to maintaining biodiversity and environmental impact. One of our trustees has particular responsibility for the meadow and has specialist knowledge in this area. It is a quiet, and picturesque space used daily by both members of the public and community groups.</p>

## Financial Review

<p>Review of the charity's financial position at the end of the period</p>	<p>Para 1.21</p>	<p>The Trustees maintain two separate funds for administrative purposes, both of which are unrestricted. The General Fund which may under the Scheme be applied as appropriate "in furthering the objects of the charity", and the Housing Fund (designated) which is used for the maintenance and repair of the residential properties. Capital investments are managed by the investment management company CCLA. (Churches, Charities and Local Authorities)</p> <p>The General Fund relates to the provision of the Chapel building for worship and the Manse for the resident Chaplain, along with the payment of an honorarium to the Chaplain. There is an ERF (Extraordinary Repair Fund) for the Chapel and Manse which at 30.06.2025 had a market value of £33,464 and a Cyclical Repair Fund for planned maintenance and repairs with a market value of £17,497. Total repairs and maintenance costs amounted to £73,239.</p> <p>The Housing Fund relates solely to the provision of almshouse accommodation and is required to be self-supporting and non-profitmaking. The Housing Fund has an ERF which at 30.06.2025 had a market value of £100,000 and a Maintenance and Administration Fund with a market value of £30,000. Total expenditure on maintenance and repairs was £21,974.</p> <p>Separate funds are generated by the members of the Chapel congregation for the running costs of the chapel and its worship, and for the related expenses of the Chaplain. The Chapel accounts are attached as an appendix to the Charity accounts.</p>
<p>Statement explaining the policy for holding reserves stating why they are held</p>	<p>Para 1.22</p>	<p>The Charity recognises the need for investment income to meet the regular excess of costs over weekly maintenance contributions (WMC income) and has resolved to maintain reserves amounting to £140,000 invested with CCLA to generate this income. In addition, there is a need to have readily available funds or investments convertible into cash to cover day to day expenditure, especially if WMC income is reduced because almshouses become vacant. To mitigate this risk, free reserves of £35,000 (equivalent to the WMC generated by full occupancy for one year) would be required to allow the charity to operate for at least 12 months. without income from WMC so this amount is invested in an easy access account with CCLA.</p> <p>There are no restricted funds but the current reserves policy has designated £100,000 for the replacement of the chapel roof and associated repairs.</p>

## Structure, Governance and Management

Description of charity's trusts:		
Type of governing document	Para 1.25	The Charity is controlled by a Charity Commission Scheme dated 24 January 2012 (ref 851/1112) amended May 2017 and is Registered Charity No. 210057. The Incorporation of the Trustees of the Charity of Mary Parminter was sealed on 28th October 1993. The Charity was founded under a Trust Deed of 1813 by Jane and Mary Parminter
How is the charity constituted?	Para 1.25	The Incorporation of the Trustees of the Charity of Mary Parminter was sealed on 28th October 1993.
Trustee selection methods including details of any constitutional provisions e.g. election to post or name of any person or body entitled to appoint one or more trustees	Para 1.25	The governing document states that there should be no more than eight and no less than five trustees with a preference for two to be ministers of the United Reformed Church or the Congregational denominations and the majority of the remaining trustees to be active members of a Protestant denomination. The appointment of a trustee is made by the trustees at an ordinary meeting or special meeting called for the purpose.

### Additional information

Policies and procedures adopted for the induction and training of trustees	Para 1.51	<p>As described in the Trustee Induction Policy: Trustees are provided with:</p> <ul style="list-style-type: none"> <li>• The charity's governing document</li> <li>• A copy of the charity's Annual Report and accounts</li> <li>• A copy of the current year's budget</li> <li>• A copy of the charity's minutes of recent meetings</li> <li>• The Charities Commission's guidance on 'The Essential Trustee'</li> <li>• A precis of the charity's history</li> <li>• List of fellow trustees with their present duties within the charity.</li> <li>• Copy of any current policies.</li> <li>• Other charity specific documentation.</li> </ul> <p>The Almshouse Association provides training workshops, courses and online training in which trustees are encouraged to participate at the expense of the charity.</p>
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The charity's organisational structure and any wider network with which the charity works	Para 1.51	The charity is administered by seven trustees assisted by a volunteer who acts as both clerk and treasurer. The chaplain is appointed by the trustees and reports to them at each trustee meeting. The chaplain receives remuneration in the form of an honorarium and expenses which are reviewed annually.
Relationship with any related parties	Para 1.51	The Charity is a member of the Almshouses Association and the management of the properties is in keeping with the guidelines issued by the Association using their operational policy templates.

## Reference and Administrative details

Charity name	Charity of Mary Parminter
Registered charity number	210057
Charity's principal address	Point in View Summer Lane Exmouth Devon EX8 5BD

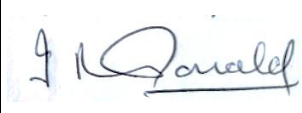
## Names of the charity trustees who manage the charity

	Trustee name	Office (if any)	Dates acted if not for whole year	Name of person (or body) entitled to appoint trustee (if any)
1	Iain Robert McDonald	Chair		All trustees appointed by board of trustees
2	David Ley			
3	Janine Atkinson			
4	Jenny French-Batten			
5	Lisa Wright			
6	Jayne Taylor			

## Names and addresses of advisers

Type of adviser	Name	Address
Independent Examiner	Dr Ian Harrison	21 Barton Close, Exton, Exeter, Devon EX3 0PE

## Declarations

<b>Signature</b>	
<b>Full name</b>	Iain Robert McDonald
<b>Position</b>	Chair
<b>Date</b>	21 <sup>st</sup> October 2025

**THE CHARITY OF MARY PARMINTER**

**REGISTERED CHARITY NO. 210057**

**ACCOUNTS**

**FOR THE YEAR ENDED**

**30 JUNE 2025**

**INDEPENDENT EXAMINER'S REPORT  
TO THE TRUSTEES OF THE CHARITY OF MARY PARMINTER  
REG. CHARITY NO: 210057**

Report on the accounts of the charity for the year ended 30<sup>th</sup> June 2025 as set out on pages 4 - 11

**Respective responsibilities of the trustees and the examiner**

The charity's trustees are responsible for the preparation of the Accounts in accordance with the Charities Act 2011. The trustees consider that an audit is not required under section 144(2) of the Act and that an independent examination is needed. The independent examiner has the responsibility to state whether particular matters have come to their attention.

**Basis of independent examiner's report**

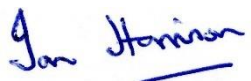
The examination was carried out in accordance with the General Directions given by the Charity Commissioners. An examination includes a review of the accounting records kept by the charity and a comparison of the accounts presented with those records. It also includes consideration of any unusual items or disclosures in the accounts and seeking explanations from the trustees concerning any such matters. The procedures undertaken do not provide all the evidence that would be required in an audit, and consequently an audit opinion is not expressed.

**Independent examiner's statement**

In connection with my examination, no matter has come to my attention

1. which gives me reasonable cause to believe that in any material respect the requirements
  - a. to keep accounting records in accordance with the 2011 Act; and
  - b. to prepare accounts which accord with the accounting policies and to comply with the accounting requirements of the 2011 Act have not been met: or
2. to which, in my opinion, attention should be drawn to enable a proper understanding of the accounts to be reached

**NAME:**



***Dr. Ian Harrison***

**DATE:**

16<sup>th</sup> October 2025



## SIGNIFICANT INFORMATION

The Charity was founded under a Trust Deed of 1813 by Jane and Mary Parminter then living at A La Ronde in order that its income be applied to:

- a. paying the stipend and expenses of the Chaplain
- b. the benefit of the residents of the Charity in such a manner as the Trustees think fit.

The Charity is regulated by the Charity Commissioners Scheme dated 24 January 2012, amended 31 January 2017. Registered Number 210057.

### **Officers for the year 1<sup>st</sup> July 2024 – 30<sup>th</sup> June 2025**

Chair: Revd. Iain McDonald 5 Trews Weir Court, Exeter, EX2 4JS

Clerk & Treasurer: Mrs. Andrea McAdam 19 Phillipps Avenue, Exmouth EX8 3HZ

Trustees: Mr Robert Jones 52 Brixington Lane, Exmouth EX8 4JG  
David Ley 85 Green Close, Exmouth EX8 3QA  
Revd. Janine Atkinson 24 Halsdon Avenue, Exmouth, EX8 3DL  
Jenny French-Batten 2 Warneford Gardens, Exmouth, EX8 4EN  
Lisa Wright Flat 1, 20 Morton Road, Exmouth, EX8 1AZ  
Revd. Jayne Taylor 6 Hill Close, Exeter, EX4 6HJ

Chaplain: Revd. M. Nicholls The Manse, Point-in-View, Summer Lane, Exmouth EX8 5BD

The Correspondent: Mrs. Andrea McAdam 19 Phillipps Avenue, Exmouth EX8 3HZ

Bankers: Nat. West Bank PLC 94 High Street, Honiton, Devon. EX14 1JL

Independent Examiner: Dr Ian Harrison 21 Barton Close, Exton, Exeter, Devon EX3 0PE

Solicitor: WBW Solicitors 9 Southernhay West, Exeter, Devon EX1 1JG

Situation: Point-in-View, Summer Lane, Exmouth EX8 5BD

Telephone: Chaplain 01395 260178 The Correspondent: 07975919248

### **Trustees' responsibility for the Accounts**

Charity Law requires the Trustees to prepare Statements of Account for each financial year which represent the state of affairs of the Charity and of its incoming resources and application of resources for that period.

In preparing those Financial Statements, the Trustees are required to:

- Select suitable accounting policies and apply them consistently.
- Make judgements and estimates that are reasonable and prudent.
- Prepare the Financial Statements on the going concern basis, unless it is inappropriate to presume that the Charity will continue in operation.
- To value assets and liabilities in accordance with the Statement of Recommended Practice Accounting by Charities (SORP)

The Trustees are responsible for keeping proper accounting records, which are sufficient to show and explain the Charity's transactions and to disclose with reasonable accuracy at any time the financial position of the Association, and to enable them to ensure that any statements of account comply with the requirements for the Statement of Recommended Practice - Accounting and Reporting by Charities (SORP) FRS 102 and the Charities (Accounts and Reports) regulations 2008.

They are also responsible for safeguarding the assets of the Charity and hence for taking reasonable steps for the prevention and detection of fraud and other irregularities

**THE INCORPORATED TRUSTEES OF THE CHARITY OF MARY  
PARMINTER**

**STATEMENT OF ASSETS AND LIABILITIES AT 30 JUNE 2025**

			2025		2024
	Note		£		£
Freehold property	4		14,848		14,848
Investments	5		180,961		291,700
Cash at Bank and in Hand			44,111		8,384
			<b>239,920</b>		<b>314,932</b>
Represented by Income funds					
Designated			152,410 (a)		184,131
Unrestricted			87,511 (b)		130,801
			<b>239,920</b>		<b>314,932</b>
<i>Note (a)</i>					
<b>Housing Fund</b>	130,000	see p10			
<i>Freehold property</i>	14,848	see p9			
<i>Cash at Bank</i>	7,562				
	152,410				
<i>Note (b)</i>					
<b>General Fund</b>	50,961	see p10			
<i>Cash at Bank</i>	36,550				
	87,511				
NOTES					
1. There were no known contingent liabilities at 30th June 2025					
2. There were no capital commitments at 30th June 2025					
These Financial Statements were approved by the Trustees on 21st October 2025					
and signed on their behalf by:					
Chair: Iain R McDonald					
Trustee:					

**THE INCORPORATED TRUSTEES OF THE CHARITY OF MARY PARMINTER**

**RECEIPTS AND PAYMENTS ACCOUNT FOR THE YEAR ENDED 30TH JUNE 2025**

	<b>Note</b>	<b>General Fund</b>	<b>Housing Fund</b>	<b>Total</b>	<b>2024</b>	
<b>Receipts</b>				£	£	
Dividend & Interest	2	11,353		11,353	12,056	
Wayleave BT Phoneline		37		37	37	
Refund of duplicate payment		19				
Legacy		5,000				
Residents' Maintenance Charge			36,643	36,643	38,292	
Sale of Investments		110,000		110,000	25,000	
Transfer from General			0	0	1,000	
Transfer from Housing		5,000		5,000	21,000	
		<b>131,409</b>	<b>36,643</b>	<b>163,033</b>	<b>97,386</b>	
<b>Payments</b>						
Management Costs	3	96,889	31,670	128,558	74,848	
Transfer to Housing		0		0	1,000	
Transfer to General			5,000	5,000	21,000	
		<b>96,889</b>	<b>36,670</b>	<b>133,558</b>	<b>96,848</b>	
<b>Surplus (Deficit)</b>		<b>34,520</b>	<b>-27</b>	<b>29,475</b>	<b>538</b>	

## THE INCORPORATED TRUSTEES OF THE CHARITY OF MARY PARMINTER

### NOTES TO THE FINANCIAL STATEMENTS FOR THE YEAR ENDED 30 JUNE 2025

#### 1. ACCOUNTING POLICIES

**Basis of Accounting.** The statement of accounts has been prepared in accordance with the Statement of Recommended Practice - Accounting and Reporting by Charities 2005 and the Charities (Accounts and Reports) regulations 2008.

The Accounts are prepared on a receipt and payment basis under section 133 of the Charities Act 2011.

An examination is carried out under section 145(1) of the Charities Act 2011, but section 144(1) (audit) of the Charities Act 2011 does not apply.

**Gifts in Kind.** The Charity receives the benefit of work carried out by volunteers and receives the use of facility and equipment without charge; no value is placed on these items.

**Taxation.** As a registered Charity, the Association benefits from Rates relief and is generally exempt from Income Tax and Capital Gains Tax, but not from VAT. Irrecoverable VAT is included in the cost of those items to which it relates.

**Investments.** Investments are stated at market value.

#### 2. INVESTMENT INCOME (DIVIDENDS AND INTEREST)

	<u>2025</u>	<u>2024</u>
	£	£
CCLA COIF Charity Funds		
Property Fund	7,181	7,043
Ethical Fund	<u>4171</u>	<u>5,013</u>
Total	11,352	12,056

**THE INCORPORATED TRUSTEES OF THE CHARITY OF MARY PARMINTER**

**NOTES TO THE FINANCIAL STATEMENTS FOR THE YEAR ENDED 30 JUNE 2025**

<b>3. MANAGEMENT AND ADMINISTRATION COSTS</b>	<b>2025</b>		<b>2024</b>
<b>GENERAL FUND</b>	<b>£</b>		<b>£</b>
Maintenance Chapel and Manse (see schedule p8)	73,239		37,413
Administration and Sundry	9,781		10,794
Chaplain honorarium and expenses	7,164		5,658
Council Tax	2,975		2,839
Manse heating subsidy	1,800		1,890
Gardening	1,165		1,270
Transfer to Housing fund	-		1,000
Telephone/Broadband	360		360
Trustee Expenses	110		313
Christmas gifts to residents (see below)			300
Water Rates	295		93
<b>Total</b>	<b>96,889</b>		<b>61,930</b>
<b>HOUSING FUND</b>			
Transfer to General Fund	5,000		21,000
Maintenance: Cottages	21,975		9,286
Insurance	3,155		2,984
Garden	3,382		1,570
Subscriptions	419		48
Sundries	1,989		30
Capital expenditure (ventilation system and refurbishment)	500		-
Christmas gifts to residents	250		
<b>Total</b>	<b>36,670</b>		<b>34,918</b>

THE INCORPORATED TRUSTEES OF THE CHARITY OF MARY PARMINTER	
NOTES TO THE FINANCIAL STATEMENTS FOR THE YEAR ENDED 30 JUNE 2025	
MANAGEMENT AND ADMINISTRATION COSTS - BREAKDOWN OF MAINTENANCE & REPAIRS	2025
	£
CHAPEL, MANSE AND GROUNDS (FROM GENERAL FUND)	
ASHP INSTALLATION IN 1,2,3,6 AND 7	42,410
CHAPEL WINDOW PROJECT YEAR 2	26,730
ELECTRICAL WORK	1,234
CHAPEL AND NO.4 LEAK REPAIR	652
MANSE ELECTRICAL WORK	512
CHAPEL DRAINAGE	502
MANSE ASHP SERVICE AND INSPECTION	270
WASTE REMOVAL	264
CHAPEL WALLS AND ROOF	251
TOILET REPAIRS	175
MANSE DRAINAGE	92
MANSE BATHROOM	88
TWO PORTABLE HEATERS FOR SITE	59
<b>Total</b>	<b>73,239</b>
ALMSHOUSES (FROM HOUSING FUND)	
DRAINAGE REPAIR	3,896
FIRE DOOR INSTALLATION NO.4	3,027
LOFT INSULATION 1.2.3.6.7	2,398
DRAIN SURVEY	2,112
WINDOW AND GUTTER CLEANING	1,898
REFURBISH NO1 FOR NEW RESIDENT	1,869
ELECTRICAL WORK NO.4 & NO.6	1,688
FENCE REPAIRS	932
RE-LAY PAVING SLABS NO.7	758
MISCELLANEOUS	633
CHAPEL WINDOW FINAL PAYMENT	542
SECURITY LIGHTING	512
COOKER NO.6	457
JOHN MARSHALL CONSULTANCY FEES	455
REPLACE HEATING SWITCHES NO.2	416
SEPTIC TANK EMPTYING	380
<b>Total</b>	<b>21,974</b>

**THE INCORPORATED TRUSTEES OF THE CHARITY OF MARY PARMINTER**

**NOTES TO THE FINANCIAL STATEMENTS FOR THE YEAR ENDED 30 JUNE 2025**

**4. TANGIBLE FIXED ASSETS**

**Freehold Land and Buildings**

Cost

£

Balance on 1 July 2024

29,747

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Balance on 30 June 2025

29,747

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Housing Association Grant

Balance on 1 July 2024

14,899

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Balance on 30 June 2025

14,899

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Net Book Value on 30 June 2024

14,848

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Net Book Value on 30 June 2025

14,848

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Cottages 1,2 and 3 were built in 1969 at a cost of £9,092 and were financed partly from internal funding and partly from an interest free loan from the Charity's General Fund out of a gift from the Devon and Cornwall Congregational Union.

Cottage 4 was part of the original endowment and created by the amalgamation of original almshouses 4 & 5.

Cottages 6 and 7 were built in 1978 at a cost of £20,655 and were financed by a loan from East Devon District Council (now repaid) and partly from a grant of £14,899 from the Department of the Environment and partly from an interest free loan from the Charity's General Trust Fund out of a gift from the Devon and Cornwall Congregational Union.

**Note:** The Charity has no legal right to dispose of the properties other than by transfer to another charity at the nominal book value, representing original costs less the Housing Association Grant (which might have to be repaid). Any proposal for sale must be in consultation with the Charity Commission with the expectation that sale proceeds are used for the re-provision of almshouses.



**THE INCORPORATED TRUSTEES OF THE CHARITY OF MARY PARMINTER**

**NOTES TO THE FINANCIAL STATEMENTS FOR THE YEAR ENDED 30 JUNE 2025**

<b>5. INVESTMENTS</b>					
	<b>No. of Shares</b>	<b>Share price</b>		<b>2025</b>	<b>2024</b>
		<b>p</b>		<b>£</b>	<b>£</b>
<b>COIF Charity Property Fund</b>					
COIF Charity Property Fund	125,676.13	103.37			130,005
COIF Charity Property Fund	125,676.13	106.12		133,464	
<b>Allocated to:</b>					
General Extraordinary Repair Fund				33,464	30,005
Housing Extraordinary Repair Fund				100,000	100,000
				<b>133,464</b>	<b>130,005</b>
<b>COIF Ethical Investment Fund</b>					
COIF Ethical Investment Fund	52,245.83	309.49			161,695
COIF Ethical Investment Fund	16,008.32	296.70		47,497	
<b>Allocated to:</b>					
General Cyclical Repair Fund				17,497	100,000
Housing Cyclical Repair Fund				30,000	61,695
				<b>47,497</b>	<b>161,695</b>
<b>TOTAL</b>				<b>180,961</b>	<b>291,700</b>

**THE INCORPORATED TRUSTEES OF THE CHARITY OF MARY PARMINTER**

**NOTES TO THE FINANCIAL STATEMENTS FOR THE YEAR ENDED 30 JUNE 2025**

<b>SUMMARY OF FUNDS</b>					
		<b>2025</b>		<b>2024</b>	
		<b>£</b>		<b>£</b>	
<b>Investments</b>					
General Fund (Extraordinary Repair Fund)		33,464		30,005	
General Fund (Cyclical Maintenance Fund)		17,497		100,000	
Housing Fund (Extraordinary Repair Fund)		100,000		100,000	
Housing Fund (Cyclical Maintenance Fund)		30,000		61,695	
		<b>180,961</b>		<b>291,700</b>	

## APPENDIX

POINT IN VIEW CHAPEL ACCOUNTS FOR YEAR ENDING 30/6/2025			
STATEMENT OF ASSETS AND LIABILITIES AT 30/06/2025			
	<b>TSB Current Account</b>		
Bank balance as at 30.06.2025	£4,314.23	Bank balance as at 30.06.2024	£13,540.84
Less cheques not presented	£0.00	Less cheques not presented	£0.00
	<b>£4,314.23</b>		<b>£13,540.84</b>
	<b>COIF Deposit Account CO3072543-001</b>		
2024/2025		2023/2024	
Balance c/f	£4,265.31	Balance c/f	£4,036.60
Interest	£202.52	Interest	£228.71
Transfer out to Managed Fund			
	<b>£4,467.83</b>		<b>£4,265.31</b>
	<b>COIF Managed Fund CO3072544-001</b>		
2024/2025		2023/2024	
Initial investment 9 Jan 2014	£20,000.00	Initial investment 9 Jan 2014	£20,000.00
Balance c/f	£56,027.95	Balance c/f	£50,382.10
Transfer in from Deposit Acct			
Interest			
Value 30 June 2024	<b>£54,999.37</b>	Value 30 June 2023	<b>£56,027.95</b>
GAIN/LOSS	-£1,028.58		£5,645.85
NOTE: These accounts are prepared on the 'Receipts & Payments' basis and comply with the appropriate legal requirements.			
Signed:		Treasurer	
A. McAdam			

# POINT IN VIEW CHAPEL ACCOUNTS FOR YEAR ENDING 30/6/2025

## RECEIPTS AND PAYMENTS ACCOUNT

	RECEIPTS		
	2024/2025	2023/2024	
Weekly Offerings inc CAF	£9,054	£9,826	
HMRC Gift Aid Tax Refund 2023/2024	£474	£2,082	
Visitors boxes and donations	£203	£143	
	£9,732	£12,051	
SPECIAL EVENTS			
Weddings	£100	£300	
Concert/Craft fair		£480	
	£100	£780	
IN MEMORIAM			
Legacy - Eve Midgly		£1,025	
	£0	£1,025	
MISCELLANEOUS			
Jesus Christ Superstar Trip reimbursement	£215		
Reimbursement of Christmas meal	£220		
TOTAL RECEIPTS	£10,267	£13,856	
Cash balance 30/06/2024	£13,541	£14,441	
Cash balance 30/06/2025	£4,314	£13,541	
Net receipts for 2024/2025	-£9,227	-£900	

POINT IN VIEW CHAPEL ACCOUNTS FOR YEAR ENDING 30/6/2025			
RECEIPTS AND PAYMENTS ACCOUNT			
	PAYMENTS		
	2024/2025	2023/2024	
<b>MINISTRY</b>			
Chaplain honorarium	£650	£1,659	
Chaplain's expenses	£1,133		
	£1,783	£1,659	
<b>MISSION &amp; CHARITIES</b>			
Embrace the Middle East	£2,050	£2,800	
Exmouth Food Bank	£2,005	£500	
Open Door Exmouth	£2,000	£1,500	
Esteem Team	£1,000	£870	
Christian Aid	£751		
Chaplain's discretionary fund	£400		
Exmouth Coastal Churches Christmas Encounter	£50		
Small Pilgrim Places	£15	£15	
URC Ministry & Mission		£100	
Traidcraft		£67	
	£8,271	£5,852	
<b>MAINTENANCE &amp; REPAIR</b>			
Tent maintenance	£2,160	£1,800	
Electricity Bulb/Octopus energy	£2,151	£1,482	
Cleaning	£1,300	£1,300	
Gardening	£576	£455	
Organ	£174	£168	
Window cleaning	£40		
	£6,402	£5,206	
<b>MISCELLANEOUS</b>			
Defibrillator purchase and installation	£712		
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Christmas meal	£210		
Trudi Cotton Coffee	£196		
Bible Society Course books	£187		
Catering	£176	£367	
CCLI (Music Licence)	£97	£93	
Wheelbarrow	£86		
Retirement gift to trustee	£51		
Parish UK subscription		£19	
Sundries		£8	
Chapel Away Day		£610	
Printing		£120	
Fundfiler		£85	
	£3,038	£2,099	
<b>TOTAL PAYMENTS</b>	<b>£19,494</b>	<b>£14,816</b>	

**THE CHARITY OF MARY PARMINTER**

**REGISTERED CHARITY NO. 210057**

**ACCOUNTS**

**FOR THE YEAR ENDED**

**30 JUNE 2025**

**INDEPENDENT EXAMINER'S REPORT  
TO THE TRUSTEES OF THE CHARITY OF MARY PARMINTER  
REG. CHARITY NO: 210057**

Report on the accounts of the charity for the year ended 30<sup>th</sup> June 2025 as set out on pages 4 - 11

**Respective responsibilities of the trustees and the examiner**

The charity's trustees are responsible for the preparation of the Accounts in accordance with the Charities Act 2011. The trustees consider that an audit is not required under section 144(2) of the Act and that an independent examination is needed. The independent examiner has the responsibility to state whether particular matters have come to their attention.

**Basis of independent examiner's report**

The examination was carried out in accordance with the General Directions given by the Charity Commissioners. An examination includes a review of the accounting records kept by the charity and a comparison of the accounts presented with those records. It also includes consideration of any unusual items or disclosures in the accounts and seeking explanations from the trustees concerning any such matters. The procedures undertaken do not provide all the evidence that would be required in an audit, and consequently an audit opinion is not expressed.

**Independent examiner's statement**

In connection with my examination, no matter has come to my attention

1. which gives me reasonable cause to believe that in any material respect the requirements
  - a. to keep accounting records in accordance with the 2011 Act; and
  - b. to prepare accounts which accord with the accounting policies and to comply with the accounting requirements of the 2011 Act have not been met: or
2. to which, in my opinion, attention should be drawn to enable a proper understanding of the accounts to be reached

**NAME:**



***Dr. Ian Harrison***

**DATE:**

16<sup>th</sup> October 2025

## **SIGNIFICANT INFORMATION**

The Charity was founded under a Trust Deed of 1813 by Jane and Mary Parminter then living at A La Ronde in order that its income be applied to:

- a. paying the stipend and expenses of the Chaplain
- b. the benefit of the residents of the Charity in such a manner as the Trustees think fit.

The Charity is regulated by the Charity Commissioners Scheme dated 24 January 2012, amended 31 January 2017. Registered Number 210057.

### **Officers for the year 1<sup>st</sup> July 2024 – 30<sup>th</sup> June 2025**

Chair: Revd. Iain McDonald 5 Trews Weir Court, Exeter, EX2 4JS

Clerk & Treasurer: Mrs. Andrea McAdam 19 Philipps Avenue, Exmouth EX8 3HZ

Trustees: Mr Robert Jones 52 Brixington Lane, Exmouth EX8 4JG  
David Ley 85 Green Close, Exmouth EX8 3QA  
Revd. Janine Atkinson 24 Halsdon Avenue, Exmouth, EX8 3DL  
Jenny French-Batten 2 Warneford Gardens, Exmouth, EX8 4EN  
Lisa Wright Flat 1, 20 Morton Road, Exmouth, EX8 1AZ  
Revd. Jayne Taylor 6 Hill Close, Exeter, EX4 6HJ

Chaplain: Revd. M. Nicholls The Manse, Point-in-View, Summer Lane, Exmouth EX8 5BD

The Correspondent: Mrs. Andrea McAdam 19 Philipps Avenue, Exmouth EX8 3HZ

Bankers: Nat. West Bank PLC 94 High Street, Honiton, Devon. EX14 1JL

Independent Examiner: Dr Ian Harrison 21 Barton Close, Exton, Exeter, Devon EX3 0PE

Solicitor: WBW Solicitors 9 Southernhay West, Exeter, Devon EX1 1JG

Situation: Point-in-View, Summer Lane, Exmouth EX8 5BD

Telephone: Chaplain 01395 260178 The Correspondent: 07975919248



### **Trustees' responsibility for the Accounts**

Charity Law requires the Trustees to prepare Statements of Account for each financial year which represent the state of affairs of the Charity and of its incoming resources and application of resources for that period.

In preparing those Financial Statements, the Trustees are required to:

- Select suitable accounting policies and apply them consistently.
- Make judgements and estimates that are reasonable and prudent.
- Prepare the Financial Statements on the going concern basis, unless it is inappropriate to presume that the Charity will continue in operation.
- To value assets and liabilities in accordance with the Statement of Recommended Practice Accounting by Charities (SORP)

The Trustees are responsible for keeping proper accounting records, which are sufficient to show and explain the Charity's transactions and to disclose with reasonable accuracy at any time the financial position of the Association, and to enable them to ensure that any statements of account comply with the requirements for the Statement of Recommended Practice - Accounting and Reporting by Charities (SORP) FRS 102 and the Charities (Accounts and Reports) regulations 2008.

They are also responsible for safeguarding the assets of the Charity and hence for taking reasonable steps for the prevention and detection of fraud and other irregularities

**THE INCORPORATED TRUSTEES OF THE CHARITY OF MARY  
PARMINTER**

**STATEMENT OF ASSETS AND LIABILITIES AT 30 JUNE 2025**

			2025		2024
	Note		£		£
Freehold property	4		14,848		14,848
Investments	5		180,961		291,700
Cash at Bank and in Hand			44,111		8,384
			<b>239,920</b>		<b>314,932</b>
Represented by Income funds					
Designated			152,410 (a)		184,131
Unrestricted			87,511 (b)		130,801
			<b>239,920</b>		<b>314,932</b>
<i>Note (a)</i>					
<b>Housing Fund</b>	130,000	see p10			
Freehold property	14,848	see p9			
Cash at Bank	7,562				
	152,410				
<i>Note (b)</i>					
<b>General Fund</b>	50,961	see p10			
Cash at Bank	36,550				
	87,511				
NOTES					
1. There were no known contingent liabilities at 30th June 2025					
2. There were no capital commitments at 30th June 2025					
These Financial Statements were approved by the Trustees on 21st October 2025					
and signed on their behalf by:					
Chair: Iain R McDonald					
Trustee:					

**THE INCORPORATED TRUSTEES OF THE CHARITY OF MARY PARMINTER**

**RECEIPTS AND PAYMENTS ACCOUNT FOR THE YEAR ENDED 30TH JUNE 2025**

	<b>Note</b>	<b>General Fund</b>	<b>Housing Fund</b>	<b>Total</b>	<b>2024</b>	
<b>Receipts</b>				£	£	
Dividend & Interest	2	11,353		11,353	12,056	
Wayleave BT Phoneline		37		37	37	
Refund of duplicate payment		19				
Legacy		5,000				
Residents' Maintenance Charge			36,643	36,643	38,292	
Sale of Investments		110,000		110,000	25,000	
Transfer from General			0	0	1,000	
Transfer from Housing		5,000		5,000	21,000	
		<b>131,409</b>	<b>36,643</b>	<b>163,033</b>	<b>97,386</b>	
<b>Payments</b>						
Management Costs	3	96,889	31,670	128,558	74,848	
Transfer to Housing		0		0	1,000	
Transfer to General			5,000	5,000	21,000	
		<b>96,889</b>	<b>36,670</b>	<b>133,558</b>	<b>96,848</b>	
<b>Surplus (Deficit)</b>		<b>34,520</b>	<b>-27</b>	<b>29,475</b>	<b>538</b>	

## THE INCORPORATED TRUSTEES OF THE CHARITY OF MARY PARMINTER

### NOTES TO THE FINANCIAL STATEMENTS FOR THE YEAR ENDED 30 JUNE 2025

#### 1. ACCOUNTING POLICIES

**Basis of Accounting.** The statement of accounts has been prepared in accordance with the Statement of Recommended Practice - Accounting and Reporting by Charities 2005 and the Charities (Accounts and Reports) regulations 2008.

The Accounts are prepared on a receipt and payment basis under section 133 of the Charities Act 2011.

An examination is carried out under section 145(1) of the Charities Act 2011, but section 144(1) (audit) of the Charities Act 2011 does not apply.

**Gifts in Kind.** The Charity receives the benefit of work carried out by volunteers and receives the use of facility and equipment without charge; no value is placed on these items.

**Taxation.** As a registered Charity, the Association benefits from Rates relief and is generally exempt from Income Tax and Capital Gains Tax, but not from VAT. Irrecoverable VAT is included in the cost of those items to which it relates.

**Investments.** Investments are stated at market value.

#### 2. INVESTMENT INCOME (DIVIDENDS AND INTEREST)

	<u>2025</u>	<u>2024</u>
	£	£
CCLA COIF Charity Funds		
Property Fund	7,181	7,043
Ethical Fund	<u>4171</u>	<u>5,013</u>
<b>Total</b>	<b>11,352</b>	<b>12,056</b>

**THE INCORPORATED TRUSTEES OF THE CHARITY OF MARY PARMINTER**

**NOTES TO THE FINANCIAL STATEMENTS FOR THE YEAR ENDED 30 JUNE 2025**

<b>3. MANAGEMENT AND ADMINISTRATION COSTS</b>	<b>2025</b>		<b>2024</b>
<b>GENERAL FUND</b>	<b>£</b>		<b>£</b>
Maintenance Chapel and Manse (see schedule p8)	73,239		37,413
Administration and Sundry	9,781		10,794
Chaplain honorarium and expenses	7,164		5,658
Council Tax	2,975		2,839
Manse heating subsidy	1,800		1,890
Gardening	1,165		1,270
Transfer to Housing fund	-		1,000
Telephone/Broadband	360		360
Trustee Expenses	110		313
Christmas gifts to residents (see below)			300
Water Rates	295		93
<b>Total</b>	<b>96,889</b>		<b>61,930</b>
<b>HOUSING FUND</b>			
Transfer to General Fund	5,000		21,000
Maintenance: Cottages	21,975		9,286
Insurance	3,155		2,984
Garden	3,382		1,570
Subscriptions	419		48
Sundries	1,989		30
Capital expenditure (ventilation system and refurbishment)	500		-
Christmas gifts to residents	250		
<b>Total</b>	<b>36,670</b>		<b>34,918</b>

THE INCORPORATED TRUSTEES OF THE CHARITY OF MARY PARMINTER	
NOTES TO THE FINANCIAL STATEMENTS FOR THE YEAR ENDED 30 JUNE 2025	
MANAGEMENT AND ADMINISTRATION COSTS - BREAKDOWN OF MAINTENANCE & REPAIRS	2025
	£
CHAPEL, MANSE AND GROUNDS (FROM GENERAL FUND)	
ASHP INSTALLATION IN 1,2,3,6 AND 7	42,410
CHAPEL WINDOW PROJECT YEAR 2	26,730
ELECTRICAL WORK	1,234
CHAPEL AND NO.4 LEAK REPAIR	652
MANSE ELECTRICAL WORK	512
CHAPEL DRAINAGE	502
MANSE ASHP SERVICE AND INSPECTION	270
WASTE REMOVAL	264
CHAPEL WALLS AND ROOF	251
TOILET REPAIRS	175
MANSE DRAINAGE	92
MANSE BATHROOM	88
TWO PORTABLE HEATERS FOR SITE	59
<b>Total</b>	<b>73,239</b>
ALMSHOUSES (FROM HOUSING FUND)	
DRAINAGE REPAIR	3,896
FIRE DOOR INSTALLATION NO.4	3,027
LOFT INSULATION 1.2.3.6.7	2,398
DRAIN SURVEY	2,112
WINDOW AND GUTTER CLEANING	1,898
REFURBISH NO1 FOR NEW RESIDENT	1,869
ELECTRICAL WORK NO.4 & NO.6	1,688
FENCE REPAIRS	932
RE-LAY PAVING SLABS NO.7	758
MISCELLANEOUS	633
CHAPEL WINDOW FINAL PAYMENT	542
SECURITY LIGHTING	512
COOKER NO.6	457
JOHN MARSHALL CONSULTANCY FEES	455
REPLACE HEATING SWITCHES NO.2	416
SEPTIC TANK EMPTYING	380
<b>Total</b>	<b>21,974</b>

**THE INCORPORATED TRUSTEES OF THE CHARITY OF MARY PARMINTER**

**NOTES TO THE FINANCIAL STATEMENTS FOR THE YEAR ENDED 30 JUNE 2025**

**4. TANGIBLE FIXED ASSETS**

**Freehold Land and Buildings**

Cost

£

Balance on 1 July 2024

29,747

-----

Balance on 30 June 2025

29,747

-----

Housing Association Grant

Balance on 1 July 2024

14,899

-----

Balance on 30 June 2025

14,899

-----

Net Book Value on 30 June 2024

14,848

=====

Net Book Value on 30 June 2025

14,848

=====

Cottages 1,2 and 3 were built in 1969 at a cost of £9,092 and were financed partly from internal funding and partly from an interest free loan from the Charity's General Fund out of a gift from the Devon and Cornwall Congregational Union.

Cottage 4 was part of the original endowment and created by the amalgamation of original almshouses 4 & 5.

Cottages 6 and 7 were built in 1978 at a cost of £20,655 and were financed by a loan from East Devon District Council (now repaid) and partly from a grant of £14,899 from the Department of the Environment and partly from an interest free loan from the Charity's General Trust Fund out of a gift from the Devon and Cornwall Congregational Union.

**Note:** The Charity has no legal right to dispose of the properties other than by transfer to another charity at the nominal book value, representing original costs less the Housing Association Grant (which might have to be repaid). Any proposal for sale must be in consultation with the Charity Commission with the expectation that sale proceeds are used for the re-provision of almshouses.

**THE INCORPORATED TRUSTEES OF THE CHARITY OF MARY PARMINTER**

**NOTES TO THE FINANCIAL STATEMENTS FOR THE YEAR ENDED 30 JUNE 2025**

<b>5. INVESTMENTS</b>					
	<b>No. of Shares</b>	<b>Share price</b>		<b>2025</b>	<b>2024</b>
		<b>p</b>		<b>£</b>	<b>£</b>
<b>COIF Charity Property Fund</b>					
COIF Charity Property Fund	125,676.13	103.37			130,005
COIF Charity Property Fund	125,676.13	106.12		133,464	
<b>Allocated to:</b>					
General Extraordinary Repair Fund				33,464	30,005
Housing Extraordinary Repair Fund				100,000	100,000
				<b>133,464</b>	<b>130,005</b>
<b>COIF Ethical Investment Fund</b>					
COIF Ethical Investment Fund	52,245.83	309.49			161,695
COIF Ethical Investment Fund	16,008.32	296.70		47,497	
<b>Allocated to:</b>					
General Cyclical Repair Fund				17,497	100,000
Housing Cyclical Repair Fund				30,000	61,695
				<b>47,497</b>	<b>161,695</b>
<b>TOTAL</b>				<b>180,961</b>	<b>291,700</b>



**THE INCORPORATED TRUSTEES OF THE CHARITY OF MARY PARMINTER**

**NOTES TO THE FINANCIAL STATEMENTS FOR THE YEAR ENDED 30 JUNE 2025**

<b>SUMMARY OF FUNDS</b>					
		<b>2025</b>		<b>2024</b>	
		<b>£</b>		<b>£</b>	
<b>Investments</b>					
General Fund (Extraordinary Repair Fund)		33,464		30,005	
General Fund (Cyclical Maintenance Fund)		17,497		100,000	
Housing Fund (Extraordinary Repair Fund)		100,000		100,000	
Housing Fund (Cyclical Maintenance Fund)		30,000		61,695	
		<b>180,961</b>		<b>291,700</b>	

## APPENDIX

POINT IN VIEW CHAPEL ACCOUNTS FOR YEAR ENDING 30/6/2025			
STATEMENT OF ASSETS AND LIABILITIES AT 30/06/2025			
	<b>TSB Current Account</b>		
Bank balance as at 30.06.2025	£4,314.23	Bank balance as at 30.06.2024	£13,540.84
Less cheques not presented	£0.00	Less cheques not presented	£0.00
	<b>£4,314.23</b>		<b>£13,540.84</b>
	<b>COIF Deposit Account CO3072543-001</b>		
2024/2025		2023/2024	
Balance c/f	£4,265.31	Balance c/f	£4,036.60
Interest	£202.52	Interest	£228.71
Transfer out to Managed Fund			
	<b>£4,467.83</b>		<b>£4,265.31</b>
	<b>COIF Managed Fund CO3072544-001</b>		
2024/2025		2023/2024	
Initial investment 9 Jan 2014	£20,000.00	Initial investment 9 Jan 2014	£20,000.00
Balance c/f	£56,027.95	Balance c/f	£50,382.10
Transfer in from Deposit Acct			
Interest			
Value 30 June 2024	<b>£54,999.37</b>	Value 30 June 2023	<b>£56,027.95</b>
GAIN/LOSS	-£1,028.58		£5,645.85
NOTE: These accounts are prepared on the 'Receipts & Payments' basis and comply with the appropriate legal requirements.			
Signed:		Treasurer	
A. McAdam			

**POINT IN VIEW CHAPEL ACCOUNTS FOR YEAR ENDING 30/6/2025**

**RECEIPTS AND PAYMENTS ACCOUNT**

	<b>RECEIPTS</b>		
	<b>2024/2025</b>	<b>2023/2024</b>	
Weekly Offerings inc CAF	£9,054	£9,826	
HMRC Gift Aid Tax Refund 2023/2024	£474	£2,082	
Visitors boxes and donations	£203	£143	
	£9,732	£12,051	
<b>SPECIAL EVENTS</b>			
Weddings	£100	£300	
Concert/Craft fair		£480	
	£100	£780	
<b>IN MEMORIAM</b>			
Legacy - Eve Midgly		£1,025	
	£0	£1,025	
<b>MISCELLANEOUS</b>			
Jesus Christ Superstar Trip reimbursement	£215		
Reimbursement of Christmas meal	£220		
<b>TOTAL RECEIPTS</b>	<b>£10,267</b>	<b>£13,856</b>	
Cash balance 30/06/2024	£13,541	£14,441	
Cash balance 30/06/2025	£4,314	£13,541	
Net receipts for 2024/2025	-£9,227	-£900	

POINT IN VIEW CHAPEL ACCOUNTS FOR YEAR ENDING 30/6/2025			
RECEIPTS AND PAYMENTS ACCOUNT			
	PAYMENTS		
	2024/2025	2023/2024	
<b>MINISTRY</b>			
Chaplain honorarium	£650	£1,659	
Chaplain's expenses	£1,133		
	£1,783	£1,659	
<b>MISSION &amp; CHARITIES</b>			
Embrace the Middle East	£2,050	£2,800	
Exmouth Food Bank	£2,005	£500	
Open Door Exmouth	£2,000	£1,500	
Esteem Team	£1,000	£870	
Christian Aid	£751		
Chaplain's discretionary fund	£400		
Exmouth Coastal Churches Christmas Encounter	£50		
Small Pilgrim Places	£15	£15	
URC Ministry & Mission		£100	
Traidcraft		£67	
	£8,271	£5,852	
<b>MAINTENANCE &amp; REPAIR</b>			
Tent maintenance	£2,160	£1,800	
Electricity Bulb/Octopus energy	£2,151	£1,482	
Cleaning	£1,300	£1,300	
Gardening	£576	£455	
Organ	£174	£168	
Window cleaning	£40		
	£6,402	£5,206	
<b>MISCELLANEOUS</b>			
Defibrillator purchase and installation	£712		
Cuckoo (J F) (Broadband)	£420	£420	
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Wheelbarrow	£86		
Retirement gift to trustee	£51		
Parish UK subscription		£19	
Sundries		£8	
Chapel Away Day		£610	
Printing		£120	
Fundfiler		£85	
	£3,038	£2,099	
<b>TOTAL PAYMENTS</b>	<b>£19,494</b>	<b>£14,816</b>	