

# THE SHEN PLACE ALMSHOUSES

England & Wales · Charity number 210106

## 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** 25 The Avenue  
Billericay  
Essex  
CM12 9HG

**Phone** 01277592940

**Email** [chairman@shenplacealmshouses.org.uk](mailto:chairman@shenplacealmshouses.org.uk)

**Website** [shenplacealmshouses.org.uk](http://shenplacealmshouses.org.uk)

## Activities

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**Objects:** OBJECTS OF THE CHARITY(1) THE OBJECTS OF THE CHARITY ARE:(A) THE RELIEF OF POVERTY BY THE PROVISION OF ALMHOUSE ACCOMMODATION FORBENEFICIARIES; AND(B) SUCH CHARITABLE PURPOSES FOR THE BENEFIT OF THE RESIDENTS AS THETRUSTEES DECIDE.(2) SUBJECT TO THE PROVISIONS OF CLAUSE 4 (POWER TO DISPOSE OF AND REPLACEPURPOSE PROPERTY), THE LAND IDENTIFIED IN THE SCHEDULE TO THIS SCHEME MUST BERETAINED BY THE TRUSTEES FOR USE FOR THE OBJECTS OF THE CHARITY.

**Activities:** Shen Place Almshouses offers accommodation in six self contained units each suitable for 2. Their financial standing and accommodation needs are also taken into account.

## Classification

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

## Geography

- **Area of benefit:** BRENTWOOD IN ESSEX.
- Essex

## Finances

Period end	Income	Expenditure	Assets	Employees
2025-06-30	£40,790	£27,715	-	-
2024-06-30	£36,488	£36,348	-	-
2023-06-30	£38,443	£31,749	-	-
2022-06-30	£31,684	£24,611	-	-
2021-06-30	£34,046	£28,679	-	-

## Trustees

Name	Role	Appointed
<b>TIMOTHY JOHN FAIERS</b>	Chair	2014-11-13
Geoff Moore		2014-11-13
JOHN HUBBARD		2014-11-13
Margaret Faiers		2021-11-02

**THE SHEN PLACE ALMSHOUSES**

England & Wales - Charity number 210106

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# Accounts

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**THE SHEN PLACE ALMSHOUSES**

**Financial Statements and Reports**

**for the year ended 30<sup>th</sup> June 2025**

**Registered Charity No. 210106**

**Registered Social Landlord No. A3666**

# THE SHEN PLACE ALMSHOUSES

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# THE SHEN PLACE ALMSHOUSES

## Legal and Administrative Information

### Address

Shen Place Almshouses  
Shenfield Road  
Brentwood  
Essex CM15 8AD

### Trustees

The Trustees who began the year were:

Mr T J Faiers	- Chairman
Mr J R Hubbard	- Treasurer
Mr G Moore	- Secretary
Rev Dr A McConnaughie	
Mrs M Faiers	

### Principal Office during the year

c/o 1, Woodway,  
Shenfield,  
Brentwood,  
Essex. CM15 8LP

### Independent Examiner

Christopher E Sullivan  
5, The Paddocks,  
Ingatestone,  
Essex. CM4 0BQ

### Bankers

National Westminster Bank plc.  
46 High Street  
Brentwood  
Essex. CM14 4AL

## THE SHEN PLACE ALMSHOUSES

### Trustees Report for the year ended 30<sup>th</sup> June 2025

The trustees present their report together with the financial statements for the year ended 30<sup>th</sup> June 2025. The legal and administrative information as set out on page 1 forms part of this report.

#### STRUCTURE, GOVERNANCE AND MANAGEMENT

The Shen Place Almshouses is a registered charity, number 210106 and is also a Registered Social Landlord, number A3666. It is governed by the Trust Deed dated 29<sup>th</sup> June 1911 under which it was established, a Charity Commission Scheme dated 16<sup>th</sup> July 1981, a Charity Commission Order dated 15<sup>th</sup> July 2003, a Charity Commission Scheme dated 26<sup>th</sup> June 2014, a Supplemental Deed dated 24<sup>th</sup> May 2010 and a Deed of Amendment dated 29<sup>th</sup> July 2014.

Trustees, who are honorary, may be elected by a resolution of existing trustees. The trustees met four times in the past year. The board of trustees is responsible for all decision making with day to day business undertaken by trustees as necessary.

The trustees are satisfied that the charity meets the guidance issued by the Charity Commission on public benefit.

#### OBJECTIVES AND ACTIVITIES

The object of the charity is to provide almshouse accommodation for poor people resident in or having a connection to Brentwood and to maintain the almshouses in good repair and condition.

#### ACHIEVEMENTS AND PERFORMANCE

All six almshouses were occupied for the whole year.

The residents as at 30<sup>th</sup> June 2025 were:

1. Mr N Cory from 2021
2. Mr D Corver from 1999
3. Miss M Sherringham from 2012
4. Vacant
5. Mrs E Dundrow from 2022
6. Mrs D Furzer from 2005

During 2014, at the Trustees' request, the Charity Commission issued a new Scheme which broadened and expanded the criteria by which applicants are judged when applying to become residents of the Almshouses. The Trustees also prepared a Trust Deed of amendment updating the administrative arrangements of the Charity.

#### FINANCIAL REVIEW

Maintenance contributions have been held at the same level as the previous year. The annual operating costs were £26,040, resulting in a surplus of £ 13,080 to the General Fund.

The Extraordinary Repair Fund now stands at £44,397 (2024: £41,434), showing a slight rise from the previous year which reflects the return to normal market conditions post-pandemic.

#### PLANS FOR FUTURE PERIODS

The Trustees intend to continue with the ongoing programme of upkeep and maintenance of the property and to build on the reserves of the Charity.

**T J Faiers (Chairman)**

# THE SHEN PLACE ALMSHOUSES

## Notes to the Financial Statements for the year ended 30<sup>th</sup> June 2025

### 1. ACCOUNTING POLICIES

#### 1.1 Basis of accounting

The financial statements have been prepared under the historical cost convention (as modified by the inclusion of investments at market value) and in accordance with the Statement of Recommended Practice for Charities and Financial Reporting Standards for Smaller Entities.

#### 1.2 Turnover

Turnover represents the residents' contributions receivable during the year and grants, donations and investment income receivable during the year.

#### 1.3 Investment income

Dividends from investments are included in the Accounts when receivable.

#### 1.4 Resources expended

Expenditure is included on an accruals basis. Expenditure includes any VAT which cannot be recovered, and is reported as part of the expenditure to which it relates.

#### 1.5 Tangible fixed assets and depreciation

Housing properties are stated at a nominal value of £1 plus the costs of refurbishment prior to 2007. Since that date, refurbishment costs have been written off as incurred. Shen Place Almshouses does not have sufficient accounting records to determine the historical cost of the properties and value when gifted. Depreciation of housing properties has not been provided on the following grounds:

- The properties have very long economic lives and any depreciation charge would be immaterial.
- The properties are considered to have a high residual value.

#### 1.6 Housing Association Grant

Housing Association grants have been deducted from the cost of housing properties in accordance with the Statement of Recommended Practice.

#### 1.7 Cyclical Maintenance Fund

This reserve is the fund established under paragraph 3 of the scheme approved by the Charity Commission on 16<sup>th</sup> July 1981, providing for an annual contribution determined by the trustees to be set aside for those items of ordinary maintenance and repair which recur at infrequent intervals. The fund is currently held on bank deposit.

#### 1.8 Extraordinary Repair Fund

This reserve is the fund established under paragraph 4 of the scheme approved by the Charity Commission on 16<sup>th</sup> July 1981, providing for the extraordinary repair, improvement or rebuilding of the almshouses.

#### 1.9 Property Equity Fund

This reserve represents the initial investment capitalised in previous property refurbishments from the Charity's own resources. As repayments of the Housing Corporation Loan are made these are charged to Revenue reflecting the continual investment in the property at Balance Sheet value.

#### 1.10 Fixed asset investments

Listed investments are stated at the London Stock Exchange closing mid-market value at the balance sheet date. Any gain or loss on revaluation is taken to the relevant Reserve Fund.

# THE SHEN PLACE ALMSHOUSES

## Independent Examiner's Report to the Trustees for the year ended 30<sup>th</sup> June 2025

I have examined the financial statements on pages 4 to 7, which have been prepared under the historical cost convention.

### Respective responsibilities of Trustees and Independent Examiner

The Charity's Trustees are responsible for the preparation of financial statements. The Charity's Trustees consider that an audit is not required for this year under section 144(2) of the Charities Act 2011 (the 2011 act) and that an Independent Examination is needed.

It is my responsibility is to:

- Examine the accounts under section 145 of the 2011 Act.
- To follow the procedures laid down in the General Directions given by the Charity Commission under section 145(5)(b) of the 2011 act.
- To state whether particular matters have come to my attention.

### Basis of Independent Examiner's report

My examination was carried out in accordance with the general directions given by the Charity Commission. An examination includes a review of the accounting records kept by the Charity and a comparison of the accounts 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 no opinion is given as to whether the accounts present a 'true and fair view' and the report is limited to those matters set out in the next statement.

### 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 section 130 of the 2011 Act.  
and
  - b). to prepare accounts which accord with the accounting records and comply with the accounting requirements of the 2011 Act  
have not been met; or
- (2) to which, in my opinion, attention should be drawn in order to enable a proper understanding of the accounts to be reached.

Christopher E Sullivan  
5, The Paddocks,  
Ingatestone,  
Essex. CM4 0BQ

# THE SHEN PLACE ALMSHOUSES

## Statement of Financial Activities for the year ended 30th June 2025

	Notes	Unrestricted Funds	Designated Funds	2024/5 Total	2023/4 Total
<b>Incoming Resources</b>					
<b>Turnover</b>					
Residents Contributions - Maintenance	1.2	32,442		32,442	28,989
- Heating		5,725		5,725	5,116
Donations		-		-	-
<b>Investment Income</b>	1.3	953	1,670	2,623	2,383
<b>Total Income</b>		<u>39,120</u>	<u>1,670</u>	<u>40,790</u>	<u>36,488</u>
<b>Resources Expended</b>					
<b>Operating Costs</b>					
Water Rates & Sewage		1,741		1,741	1,850
Lighting & Heating		4,279		4,279	3,901
Insurance		1,679		1,679	3,218
Repairs & Maintenance		15,644		15,644	23,356
Gardening		2,598		2,598	2,594
Interest payable		-		-	-
<b>Governance Costs</b>				-	-
Constitutional Change Costs		-		-	-
Bank Charges		53		53	49
Sundry Expenses		1,721		1,721	1,380
<b>Total Operating and Governance Costs</b>		<u>27,715</u>	<u>-</u>	<u>27,715</u>	<u>36,348</u>
<b>Operating Surplus (Deficit) for the year</b>		<u>11,405</u>	<u>1,670</u>	<u>13,075</u>	<u>139</u>
<b>Other recognised gains and losses</b>					
Revaluation of Investments - unrealised	1.10	-	1,293	1,293	2,734
<b>Net Surplus (Deficit) for the year</b>		<u>11,405</u>	<u>2,963</u>	<u>14,368</u>	<u>2,873</u>
<b>Transfers to Designated Funds:</b>					
Transfer to Property Equity Fund	1.9	-	-	-	-
Transfer to Extraordinary Repair Fund	1.8	-	2,963	2,963	4,281
Transfer to Cyclical Maintenance Fund	1.7	-	-	-	-
		-	2,963	2,963	4,281
<b>Net Surplus (Deficit) for the year</b>		<u>11,405</u>	<u>2,963</u>	<u>14,368</u>	<u>2,873</u>
Total Funds brought forward		<u>50,593</u>	<u>101,095</u>	<u>151,688</u>	<u>148,816</u>
<b>Total Funds carried forward</b>		<u>61,998</u>	<u>104,058</u>	<u>166,056</u>	<u>151,688</u>

# THE SHEN PLACE ALMSHOUSES

## Balance Sheet as at 30th June 2025

	Notes	2024/5		2023/4	
<b>Fixed Assets</b>					
<b>Housing Properties - freehold</b>	<b>1.5</b>		128,113		128,113
Less: Housing Assn Grant	<b>1.6</b>		<u>98,452</u>		<u>98,452</u>
Net cost			29,661		29,661
<b>Investments</b>					
Extraordinary Repair Fund	<b>1.10</b>		44,397		41,434
<b>Current Assets</b>					
Debtors and Prepayments	<b>2</b>	2,819		1,741	
Cash at Bank - Deposit		72,855		71,902	
Cash at Bank		<u>26,155</u>		<u>10,855</u>	
		103,503		84,497	
Creditors - due within one year	<b>3</b>	9,831	91,998	3,904	80,593
<b>Net Assets</b>			<u>166,056</u>		<u>151,688</u>
<b>Financed by:</b>					
<b>DESIGNATED FUNDS</b>					
<b>Property Equity Fund</b>					
	<b>1.9</b>				
Brought forward		29,661		29,661	
Allocation in period		<u>-</u>	29,661	<u>-</u>	29,661
<b>Extraordinary Repair Fund</b>					
	<b>1.8</b>				
Brought forward		41,434		37,154	
Dividends Received		1,670		1,547	
Revaluation		<u>1,293</u>		<u>2,734</u>	
				4,281	
Utilised in year		<u>-</u>	44,397	<u>-</u>	41,434
<b>Cyclical Maintenance Fund</b>					
	<b>1.7</b>				
Brought Forward		30,000		30,000	
Allocation in year		<u>-</u>		<u>-</u>	
		30,000		30,000	
Utilised in year		<u>-</u>	30,000	<u>-</u>	30,000
<b>UNRESTRICTED FUNDS</b>					
<b>Revenue Reserve</b>					
Brought Forward		<u>50,593</u>		52,001	
Surplus (Deficit) in Year		<u>11,405</u>	61,998	<u>(1,408)</u>	50,593
			<u>166,056</u>		<u>151,688</u>

Approved by the trustees on August 5, 2025 and signed on their behalf by:-

T J Faiers - Chairman

# THE SHEN PLACE ALMSHOUSES

## Notes to the Financial Statements for the year ended 30th June 2025

	2024/5	2023/4
<b>2 Debtors and Prepayments</b>		
Contributions	2,819	1,741
Other debtors	-	-
Prepayments	-	-
	<u>2,819</u>	<u>1,741</u>
<b>3 Creditors falling due within one year</b>		
Other creditors	531	1,604
Accruals	9,300	2,300
	<u>9,831</u>	<u>3,904</u>
<b>4 Trustees' Expenses</b>		
During the year no expenses were drawn by trustees.		
<b>5 Accomodation in management</b>		
The number of units of accomodation in use at the beginning and end of the year was six (6).		
<b>6 Commitments</b>		
There are no commitments as at the end of the year.		

# THE SHEN PLACE ALMSHOUSES

## Independent Examiner's Report to the Trustees for the year ended 30<sup>th</sup> June 2025

I have examined the financial statements on pages 4 to 7, which have been prepared under the historical cost convention.

### Respective responsibilities of Trustees and Independent Examiner

The Charity's Trustees are responsible for the preparation of financial statements. The Charity's Trustees consider that an audit is not required for this year under section 144(2) of the Charities Act 2011 (the 2011 act) and that an Independent Examination is needed.

It is my responsibility is to:

- Examine the accounts under section 145 of the 2011 Act.
- To follow the procedures laid down in the General Directions given by the Charity Commission under section 145(5)(b) of the 2011 act.
- To state whether particular matters have come to my attention.

### Basis of Independent Examiner's report

My examination was carried out in accordance with the general directions given by the Charity Commission. An examination includes a review of the accounting records kept by the Charity and a comparison of the accounts 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 no opinion is given as to whether the accounts present a 'true and fair view' and the report is limited to those matters set out in the next statement.

### 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:
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and
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have not been met; or
- (2) to which, in my opinion, attention should be drawn in order to enable a proper understanding of the accounts to be reached.



Christopher E Sullivan  
5, The Paddocks,  
Ingatestone,  
Essex. CM4 0BQ

**THE SHEN PLACE ALMSHOUSES**

England & Wales - Charity number 210106

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# Accounts

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**THE SHEN PLACE ALMSHOUSES**

**Trustees Report for the year ended 30<sup>th</sup> June 2024**

The trustees present their report together with the financial statements for the year ended 30<sup>th</sup> June 2024. The legal and administrative information as set out on page 1 forms part of this report.

**STRUCTURE, GOVERNANCE AND MANAGEMENT**

The Shen Place Almsouses is a registered charity, number 210106 and is also a Registered Social Landlord, number A3666. It is governed by the Trust Deed dated 29<sup>th</sup> June 1911 under which it was established, a Charity Commission Scheme dated 16<sup>th</sup> July 1981, a Charity Commission Order dated 15<sup>th</sup> July 2003, a Charity Commission Scheme dated 26<sup>th</sup> June 2014, a Supplemental Deed dated 24<sup>th</sup> May 2010 and a Deed of Amendment dated 29<sup>th</sup> July 2014.

Trustees, who are honorary, may be elected by a resolution of existing trustees. The trustees met four times in the past year. The board of trustees is responsible for all decision making with day to day business undertaken by trustees as necessary.

The trustees are satisfied that the charity meets the guidance issued by the Charity Commission on public benefit.

**OBJECTIVES AND ACTIVITIES**

The object of the charity is to provide almshouse accommodation for poor people resident in or having a connection to Brentwood and to maintain the almshouses in good repair and condition.

**ACHIEVEMENTS AND PERFORMANCE**

All six almshouses were occupied for the whole year.

The residents as at 30<sup>th</sup> June 2024 were:

- |    |                    |           |
|----|--------------------|-----------|
| 1. | Mr N Cory          | from 2021 |
| 2. | Mr D Corver        | from 1999 |
| 3. | Miss M Sherringham | from 2012 |
| 4. | Miss M Klos        | from 2009 |
| 5. | Mrs E Dundrow      | from 2022 |
| 6. | Mrs D Furzer       | from 2005 |

During 2014, at the Trustees' request, the Charity Commission issued a new Scheme which broadened and expanded the criteria by which applicants are judged when applying to become residents of the Almsouses. The Trustees also prepared a Trust Deed of amendment updating the administrative arrangements of the Charity.

**FINANCIAL REVIEW**

Maintenance contributions have been held at the same level as the previous year. The annual operating costs were £36,348, resulting in a slight deficit of £ (1,408) to the General Fund.

The Extraordinary Repair Fund now stands at £41,434 (2023: £37,154), showing a slight rise from the previous year which reflects the return to normal market conditions post-pandemic.

**PLANS FOR FUTURE PERIODS**

The Trustees intend to continue with the ongoing programme of upkeep and maintenance of the property and to build on the reserves of the Charity.

T J Falers (Chairman)

# THE SHEN PLACE ALMSHOUSES

## Notes to the Financial Statements for the year ended 30th June 2024

	2023	2023
<b>2 Debtors and Prepayments</b>		
Rents	1,741	2,616
Other debtors	-	-
Prepayments	-	1,591
	<u>1,741</u>	<u>4,207</u>
<b>3 Creditors falling due within one year</b>		
Other creditors	1,604	1,895
Accruals	2,300	1,700
	<u>3,904</u>	<u>3,595</u>
<b>4 Trustees' Expenses</b>		
During the year no expenses were drawn by trustees.		
<b>5 Accomodation in management</b>		
The number of units of accomodation in use at the beginning and end of the year was six (6).		
<b>6 Commitments</b>		
There are no commitments as at the end of the year.		

# THE SHEN PLACE ALMSHOUSES

## Independent Examiner's Report to the Trustees for the year ended 30<sup>th</sup> June 2024

I have examined the financial statements on pages 4 to 7, which have been prepared under the historical cost convention.

### Respective responsibilities of Trustees and Independent Examiner

The Charity's Trustees are responsible for the preparation of financial statements. The Charity's Trustees consider that an audit is not required for this year under section 144(2) of the Charities Act 2011 (the 2011 act) and that an Independent Examination is needed.

It is my responsibility is to:

- Examine the accounts under section 145 of the 2011 Act.
- To follow the procedures laid down in the General Directions given by the Charity Commission under section 145(5)(b) of the 2011 act.
- To state whether particular matters have come to my attention.

### Basis of Independent Examiner's report

My examination was carried out in accordance with the general directions given by the Charity Commission. An examination includes a review of the accounting records kept by the Charity and a comparison of the accounts 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 no opinion is given as to whether the accounts present a 'true and fair view' and the report is limited to those matters set out in the next statement.

### 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:
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Christopher E Sullivan  
5, The Paddocks,  
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Essex. CM4 0BQ

**THE SHEN PLACE ALMSHOUSES**

England & Wales - Charity number 210106

---

# Accounts

---

# THE SHEN PLACE ALMSHOUSES

## Legal and Administrative Information

### Address

Shen Place Almshouses  
Shenfield Road  
Brentwood  
Essex CM15 8AD

### Trustees

The Trustees who began the year were:

Mr T J Faiers	- Chairman
Mr J R Hubbard	- Treasurer
Mr G Moore	- Secretary
Rev Dr A McConnaughie	
Mrs M Faiers	

### Principal Office during the year

c/o 1, Woodway,  
Shenfield,  
Brentwood,  
Essex. CM15 8LP

### Independent Examiner

Christopher E Sullivan  
5, The Paddocks,  
Ingatstone,  
Essex. CM4 0BQ

### Bankers

National Westminster Bank plc.  
46 High Street  
Brentwood  
Essex. CM14 4AL

## THE SHEN PLACE ALMSHOUSES

### Notes to the Financial Statements for the year ended 30th June 2023

	2023	2022
<b>2 Debtors and Prepayments</b>		
Rents	2,616	685
Other debtors	-	-
Prepayments	<u>1,591</u>	<u>1,502</u>
	<u>4,207</u>	<u>2,187</u>
<b>3 Creditors falling due within one year</b>		
Other creditors	1,895	1,374
Accruals	<u>1,700</u>	<u>1,750</u>
	<u>3,595</u>	<u>3,124</u>
<b>4 Trustees' Expenses</b>		
During the year no expenses were drawn by trustees.		
<b>5 Accomodation in management</b>		
The number of units of accomodation in use at the beginning and end of the year was six (6).		
<b>6 Commitments</b>		
There are no commitments as at the end of the year.		

## THE SHEN PLACE ALMSHOUSES

### Independent Examiner's Report to the Trustees for the year ended 30<sup>th</sup> June 2023

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#### Respective responsibilities of Trustees and Independent Examiner

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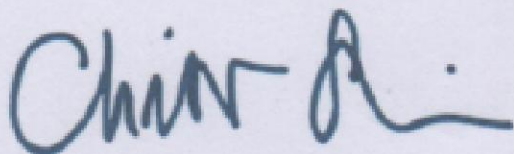
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Christopher E Sullivan  
5, The Paddocks,  
Ingatestone,  
Essex. CM4 0BQ

**THE SHEN PLACE ALMSHOUSES**

England & Wales - Charity number 210106

---

# Accounts

---

## THE SHEN PLACE ALMSHOUSES

### Trustees Report for the year ended 30<sup>th</sup> June 2022

The trustees present their report together with the financial statements for the year ended 30<sup>th</sup> June 2022. The legal and administrative information as set out on page 1 forms part of this report.

#### STRUCTURE, GOVERNANCE AND MANAGEMENT

The Shen Place Almshouses is a registered charity, number 210106 and is also a Registered Social Landlord, number A3666. It is governed by the Trust Deed dated 29<sup>th</sup> June 1911 under which it was established, a Charity Commission Scheme dated 16<sup>th</sup> July 1981, a Charity Commission Order dated 15<sup>th</sup> July 2003, a Charity Commission Scheme dated 26<sup>th</sup> June 2014, a Supplemental Deed dated 24<sup>th</sup> May 2010 and a Deed of Amendment dated 29<sup>th</sup> July 2014.

Trustees, who are honorary, may be elected by a resolution of existing trustees. The trustees met four times in the past year. The board of trustees is responsible for all decision making with day to day business undertaken by trustees as necessary.

The trustees are satisfied that the charity meets the guidance issued by the Charity Commission on public benefit.

#### OBJECTIVES AND ACTIVITIES

The object of the charity is to provide almshouse accommodation for poor people resident in or having a connection to Brentwood and to maintain the almshouses in good repair and condition.

#### ACHIEVEMENTS AND PERFORMANCE

All six almshouses were occupied for the whole year.

The residents as at 30<sup>th</sup> June 2022 were:

- |    |                    |   |
|----|--------------------|---|
| 1. | Mr N Cory          | from July 2021                                |
| 2. | Mr D Corver        | from 1999                                     |
| 3. | Miss M Sherringham | from 2012                                     |
| 4. | Miss M Klos        | from 2009                                     |
| 5. | Mrs E Dundrow      | from February 2022 (vacant from October 2021) |
| 6. | Mrs D Furzer       | from 2005                                     |

During 2014, at the Trustees' request, the Charity Commission issued a new Scheme which broadened and expanded the criteria by which applicants are judged when applying to become residents of the Almshouses. The Trustees also prepared a Trust Deed of amendment updating the administrative arrangements of the Charity.

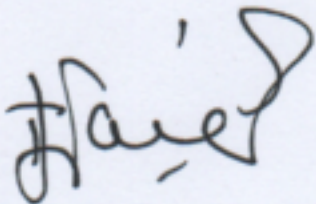
#### FINANCIAL REVIEW

Maintenance contributions have been held at the same level as the previous year and five of the six units have been fully occupied. The annual operating costs were £24,611, resulting in a surplus of £6,617 to the General Fund.

The Extraordinary Repair Fund now stands at £35,498 (2021: £35,041), a flat level representing the volatility of the present market.

#### PLANS FOR FUTURE PERIODS

The Trustees intend to continue with the ongoing programme of upkeep and maintenance of the property and to build on the reserves of the Charity.



T J Faiers (Chairman)

# THE SHEN PLACE ALMSHOUSES

## Notes to the Financial Statements for the year ended 30th June 2022

	2022	2021
<b>2 Debtors and Prepayments</b>		
Rents	685	2,044
Other debtors	-	-
Prepayments	1,502	1,457
	<u>2,187</u>	<u>3,501</u>
<b>3 Creditors falling due within one year</b>		
Other creditors	1,374	657
Accruals	1,750	1,350
	<u>3,124</u>	<u>2,007</u>
<b>4 Trustees' Expenses</b>		
During the year no expenses were drawn by trustees.		
<b>5 Accomodation in management</b>		
The number of units of accomodation in use at the beginning and end of the year was six (6).		
<b>6 Commitments</b>		
There are no commitments as at the end of the year.		

# THE SHEN PLACE ALMSHOUSES

## Independent Examiner's Report to the Trustees for the year ended 30<sup>th</sup> June 2022

I have examined the financial statements on pages 4 to 7, which have been prepared under the historical cost convention.

### Respective responsibilities of Trustees and Independent Examiner

The Charity's Trustees are responsible for the preparation of financial statements. The Charity's Trustees consider that an audit is not required for this year under section 144(2) of the Charities Act 2011 (the 2011 act) and that an Independent Examination is needed.

It is my responsibility is to:

- Examine the accounts under section 145 of the 2011 Act.
- To follow the procedures laid down in the General Directions given by the Charity Commission under section 145(5)(b) of the 2011 act.
- To state whether particular matters have come to my attention.

### Basis of Independent Examiner's report

My examination was carried out in accordance with the general directions given by the Charity Commission. An examination includes a review of the accounting records kept by the Charity and a comparison of the accounts 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 no opinion is given as to whether the accounts present a 'true and fair view' and the report is limited to those matters set out in the next statement.

### 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 section 130 of the 2011 Act.  
and
  - b). to prepare accounts which accord with the accounting records and comply with the accounting requirements of the 2011 Act  
have not been met; or
- (2) to which, in my opinion, attention should be drawn in order to enable a proper understanding of the accounts to be reached.



Christopher E Sullivan  
5, The Paddocks,  
Ingatestone,  
Essex. CM4 0BQ

**THE SHEN PLACE ALMSHOUSES**

England & Wales - Charity number 210106

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# Accounts

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## THE SHEN PLACE ALMSHOUSES

### Trustees Report for the year ended 30<sup>th</sup> June 2021

The trustees present their report together with the financial statements for the year ended 30<sup>th</sup> June 2021. The legal and administrative information as set out on page 1 forms part of this report.

#### STRUCTURE, GOVERNANCE AND MANAGEMENT

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Trustees, who are honorary, may be elected by a resolution of existing trustees. The trustees met four times in the past year. The board of trustees is responsible for all decision making with day to day business undertaken by trustees as necessary.

The trustees are satisfied that the charity meets the guidance issued by the Charity Commission on public benefit.

#### OBJECTIVES AND ACTIVITIES

The object of the charity is to provide almshouse accommodation for poor people resident in or having a connection to Brentwood and to maintain the almshouses in good repair and condition.

#### ACHIEVEMENTS AND PERFORMANCE

All six almshouses were occupied for the whole year.

The residents as at 30<sup>th</sup> June 2021 were:

- |                       |                    |
|-----------------------|--------------------|
| 1. Vacant             | from December 2020 |
| 2. Mr D Corver        | from 1999          |
| 3. Miss M Sherringham | from 2012          |
| 4. Miss M Klos        | from 2009          |
| 5. Mr J Delaney       | from 2012          |
| 6. Mrs D Furzer       | from 2005          |

During 2014, at the Trustees' request, the Charity Commission issued a new Scheme which broadened and expanded the criteria by which applicants are judged when applying to become residents of the Almshouses. The Trustees also prepared a Trust Deed of amendment updating the administrative arrangements of the Charity.

#### FINANCIAL REVIEW

Maintenance contributions have been held at the same level as the previous year and all units have been fully occupied. The annual operating costs were £28,679, resulting in a surplus of £4,183 to the General Fund.

The Extraordinary Repair Fund now stands at £35,041 (2020: £29,389), a bounce-back from the previous year's reduction due to Covid-19 effect.

#### PLANS FOR FUTURE PERIODS

The Trustees intend to continue with the ongoing programme of upkeep and maintenance of the property and to build on the reserves of the Charity.

A Webster (Chairman)

## THE SHEN PLACE ALMSHOUSES

### Statement of Financial Activities for the year ended 30th June 2021

	Notes	Unrestricted Funds	Designated Funds	2020/21 Total	2019/20 Total
<b>Incoming Resources</b>					
<b>Turnover</b>	<b>1.2</b>				
Residents Contributions - Maintenance		27,928		27,928	31,704
- Heating		4,929		4,929	5,595
Donations		-		-	586
<b>Investment Income</b>	<b>1.3</b>	5	1,184	1,189	1,378
<b>Total Income</b>		<u>32,862</u>	<u>1,184</u>	<u>34,046</u>	<u>39,263</u>
<b>Resources Expended</b>					
<b>Operating Costs</b>	<b>1.4</b>				
Water Rates & Sewage		1,516		1,516	1,827
Lighting & Heating		6,595		6,595	6,816
Insurance		1,404		1,404	1,553
Repairs & Maintenance		6,585		6,585	1,626
Gardening		11,563		11,563	36,200
Interest payable		-		-	-
<b>Governance Costs</b>					
Constitutional Change Costs		-		-	-
Bank Charges		41		41	44
Sundry Expenses		976		976	1,076
<b>Total Operating and Governance Costs</b>		<u>28,679</u>	<u>-</u>	<u>28,679</u>	<u>49,141</u>
<b>Operating Surplus (Deficit) for the year</b>		<u>4,183</u>	<u>1,184</u>	<u>5,367</u>	<u>(9,878)</u>
<b>Other recognised gains and losses</b>					
Revaluation of Investments - unrealised	<b>1.10</b>	-	4,468	4,468	(3,484)
<b>Net Surplus (Deficit) for the year</b>		<u>4,183</u>	<u>5,652</u>	<u>9,836</u>	<u>(13,362)</u>
<b>Transfers to Designated Funds:</b>					
Transfer to Property Equity Fund	<b>1.9</b>	-	-	-	-
Transfer to Extraordinary Repair Fund	<b>1.8</b>	-	5,652	5,652	-
Transfer to Cyclical Maintenance Fund	<b>1.7</b>	-	-	-	-
		<u>-</u>	<u>5,652</u>	<u>5,652</u>	<u>-</u>
<b>Net Surplus (Deficit) for the year</b>		<u>4,183</u>	<u>5,652</u>	<u>9,836</u>	<u>(13,362)</u>
Total Funds brought forward		<u>35,919</u>	<u>89,050</u>	<u>124,969</u>	<u>138,331</u>
<b>Total Funds carried forward</b>		<u>40,102</u>	<u>94,702</u>	<u>134,805</u>	<u>124,969</u>

## THE SHEN PLACE ALMSHOUSES

### Independent Examiner's Report to the Trustees for the year ended 30<sup>th</sup> June 2021

I have examined the financial statements on pages 4 to 7, which have been prepared under the historical cost convention.

#### Respective responsibilities of Trustees and Independent Examiner

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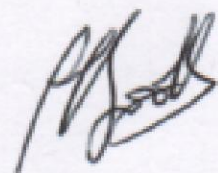
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Paul Booth FCCA FMAAT  
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