

# DAVID SALTERS ALMSHOUSES

England & Wales · Charity number 214795

## Details

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**Other names** THE DAVID SALTER ALMSHOUSES TRUST

**Status** Registered

**Legal form** Trust

**Registered** 1964-12-08

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

## Contact

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**Address** Beechen Grove Baptist Church  
Clarendon Road  
Watford  
WD17 1JJ

**Phone** 01923 234975

**Email** [dsahouses@bgbaptist.org.uk](mailto:dsahouses@bgbaptist.org.uk)

## Activities

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**Objects:** MAINTENANCE OF FOUR ALMSHOUSES EACH OF WHICH TO BE OCCUPIED BY A POOR MAN, WITH HIS WIFE, OR AN UNMARRIED POOR PERSON, EITHER MALE OR FEMALE, OF GOOD CHARACTER AND OF THE AGE OF 50 YEARS AT LEAST.

**Activities:** Providing and Maintaining Almshouses in Watford for persons in need over the age of fifty years.

## Classification

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- **How:** Provides Buildings/facilities/open Space, Provides Services
- **What:** General Charitable Purposes, Disability, Accommodation/housing
- **Who:** Elderly/old People, People With Disabilities

## Geography

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- **Area of benefit:** WATFORD
- Hertfordshire

## Finances

Period end	Income	Expenditure	Assets	Employees
2025-03-31	£29,396	£19,643	-	-
2024-03-31	£25,910	£15,542	-	-
2023-03-31	£24,305	£12,765	-	-
2022-03-31	£24,865	£10,667	-	-
2021-03-31	£25,095	£17,592	-	-

## Trustees

Name	Role	Appointed
Aniket Sudhir Gore		2025-11-23
Elizabeth Lindsay Mortimer		
Gerald Akohene		2021-03-16
Simon Heard		2022-07-08
William Frederick THOMAS		

**DAVID SALTERS ALMSHOUSES**

England & Wales - Charity number 214795

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# Accounts

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# Trustees' Annual Report for the period

<b>From</b>	Period start date			<b>To</b>	Period end date		
	Day 01	Month 04	Year 2024		Day 31	Month 03	Year 2025

## Section A Reference and administration details

**Charity name** DAVID SALTERS ALMSHOUSES TRUST

**Other names charity is known by**

**Registered charity number (if any)** 214795

**Charity's principal address**

Beechen Grove Baptist Church  
 Clarendon Road  
 Watford, Hertfordshire  
**Postcode** WD17 1JJ

### 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	Rev Simon Heard	Chairperson		David Salters Almshouses Trust
2	Gerald Akohene			David Salters Almshouses Trust
3	Gertrude Ratowha	Secretary	Resigned June 2025	David Salters Almshouses Trust
4	Elizabeth Mortimer			David Salters Almshouses Trust
5	Komba Tondoneh	Treasurer	Resigned January 2025	David Salters Almshouses Trust
6	William Thomas			David Salters Almshouses Trust
7	Aniket Gore		Appointed November 2025	David Salters Almshouses Trust
8				
9				
10				

### Names of the trustees for the charity, if any, (for example, any custodian trustees)

Name	Dates acted if not for whole year

### Names and addresses of advisers (Optional information)

Type of adviser	Name	Address
Independent Examiner	John Wilson	Howard Wilson Chartered Accountants, 36 Crown Rise, Watford, Hertfordshire. WD25 0NE

### Name of chief executive or names of senior staff members (Optional information)

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## Section B Structure, governance and management

### Description of the charity's trusts

Type of governing document (eg. trust deed, constitution)	Trust Deed
How the charity is constituted (eg. trust, association, company)	Trust
Trustee selection methods (eg. appointed by, elected by)	Appointed by current members

### Additional governance issues (Optional information)

You **may choose** to include additional information, where relevant, about:

- policies and procedures adopted for the induction and training of trustees;
- the charity's organisational structure and any wider network with which the charity works;
- relationship with any related parties;
- trustees' consideration of major risks and the system and procedures to manage them.

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**Summary of the objects of the charity set out in its governing document**

Deed of settlement dated 06 October 1843 and Will proved on 27 January 1848.

**Charitable objects**

Maintenance of four Almshouses each of which to be occupied by a poor man, with his wife, or an unmarried poor person, either male or female, of good character and of the age of 50 years at least.

**Summary of the main activities undertaken for the public benefit in relation to these objects (include within this section the statutory declaration that trustees have had regard to the guidance issued by the Charity Commission on public benefit)****To provide accommodation / housing:**

The Charity now owns six flats in the Watford which it rents out to the public.

**To help Elderly people:**

All tenants are over 50 years.

**Additional details of objectives and activities (Optional information)**

You **may choose** to include further statements, where relevant, about:

- policy on grant making;
- policy programme related investment;
- contribution made by volunteers.

## Section D

## Achievements and performance

### Summary of the main achievements of the charity during the year

During the year the charity continued to rent the properties in full to qualifying individuals in compliance with its stated objects.

During the year additional work was undertaken on the garden areas along with continued maintenance of the properties and the replacement of any furnishings as necessary.

## Section E

## Financial review

### Brief statement of the charity's policy on reserves

To have sufficient funds to maintain, repair and upgrade the current properties it owns and to allow remaining funds to accumulate in order to assist with any future purchase of units to continue provision within the objects.

### Details of any funds materially in deficit

### Further financial review details (Optional information)

You **may choose** to include additional information, where relevant about:

- the charity's principal sources of funds (including any fundraising);
- how expenditure has supported the key objectives of the charity;
- investment policy and objectives including any ethical investment policy adopted.

During the year the charity, through its various sources, recorded income of £29,396 (2024: £25,910). The charity incurred costs of £19,643 (2024: £15,542), with the increase attributed to the additional garden works undertaken. The net result being a surplus of £9,753 (2024: £10,368). This surplus was then added to the surplus brought forward which has increased the funds being carried to £255,238.

As result of the level of income, the charity, in accordance with Charity Commission guidelines was required to have an Independent Examination.

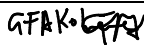
**Section F****Other optional information**

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**Section G****Declaration**

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

Signed on behalf of the charity's trustees

<b>Signature(s)</b>	GFAK 	
<b>Full name(s)</b>	Gerald F Akohene	
<b>Position (eg Secretary, Chair, etc)</b>	Member	
<b>Date</b>	28/01/2026	



CHARITY COMMISSION  
FOR ENGLAND AND WALES

DAVID SALTERS ALMSHOUSES

No (if any)

## Receipts and payments accounts

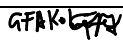
CC16a

For the period from	01/04/2024	To	31/03/2025
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### Section A Receipts and payments

	Unrestricted funds	Restricted funds	Endowment funds	Total funds	Last year
	to the nearest £	to the nearest £	to the nearest £	to the nearest £	to the nearest £
<b>A1 Receipts</b>					
Maintenance receipts: Fisk House & HomeManor	27,420	-	-	27,420	25,910
Bank interests received	1,976	-	-	1,976	1,866
	-	-	-	-	-
	-	-	-	-	-
	-	-	-	-	-
	-	-	-	-	-
	-	-	-	-	-
<b>Sub total (Gross income for AR)</b>	<b>29,396</b>	<b>-</b>	<b>-</b>	<b>29,396</b>	<b>27,776</b>
<b>A2 Asset and investment sales, (see table).</b>					
	-	-	-	-	-
	-	-	-	-	-
<b>Sub total</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>
<b>Total receipts</b>	<b>29,396</b>	<b>-</b>	<b>-</b>	<b>29,396</b>	<b>27,776</b>
<b>A3 Payments</b>					
Cleaning	1,670	-	-	1,670	1,296
Insurance	6,945	-	-	6,945	6,925
Electricity	1,298	-	-	1,298	1,825
WCHT Admin Fees	4,320	-	-	4,320	4,320
E&M Ground Rent	966	-	-	966	966
Watford Council Tax	-	-	-	-	150
Repairs & Maintenance	-	-	-	-	-
Bank Charges	61	-	-	61	61
Accountant Fee	240	-	-	240	-
Bins Purchase	165	-	-	165	-
Cooker Purchase	340	-	-	340	-
Garden Work	3,237	-	-	3,237	-
Wate Collection	400	-	-	400	-
	-	-	-	-	-
	-	-	-	-	-
<b>Sub total</b>	<b>19,643</b>	<b>-</b>	<b>-</b>	<b>19,643</b>	<b>15,542</b>
<b>A4 Asset and investment purchases, (see table)</b>					
	-	-	-	-	-
	-	-	-	-	-
<b>Sub total</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>
<b>Total payments</b>	<b>19,643</b>	<b>-</b>	<b>-</b>	<b>19,643</b>	<b>15,542</b>
<b>Net of receipts/(payments)</b>	<b>9,753</b>	<b>-</b>	<b>-</b>	<b>9,753</b>	<b>12,234</b>
<b>A5 Transfers between funds</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>
<b>A6 Cash funds last year end</b>	<b>245,485</b>	<b>-</b>	<b>-</b>	<b>245,485</b>	<b>233,251</b>
<b>Cash funds this year end</b>	<b>255,238</b>	<b>-</b>	<b>-</b>	<b>255,238</b>	<b>245,485</b>

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

Categories	Details	Unrestricted funds to nearest £	Restricted funds to nearest £	Endowment funds to nearest £
<b>B1 Cash funds</b>	HSBC Account - 4599	76,154	-	-
	Lloyds Account	179,078	-	-
	HSBC Account - 5377	6	-	-
	<b>Total cash funds</b>	<b>255,238</b>	<b>-</b>	<b>-</b>
	(agree balances with receipts and payments account(s))	OK	OK	OK
<b>B2 Other monetary assets</b>	<b>Details</b>	to nearest £	to nearest £	to nearest £
		-	-	-
		-	-	-
		-	-	-
		-	-	-
<b>B3 Investment assets</b>	<b>Details</b>	<b>Fund to which asset belongs</b>	<b>Cost (optional)</b>	<b>Current value (optional)</b>
	Flat 1, Fisk House, 7a Monmouth Road, Watford. WD17 1QW	Unrestricted funds	-	-
	Flat 2, Fisk House, 7a Monmouth Road, Watford. WD17 1QW	Unrestricted funds	-	-
	Flat 3, Fisk House, 7a Monmouth Road, Watford. WD17 1QW	Unrestricted funds	-	-
	Flat 4, Fisk House, 7a Monmouth Road, Watford. WD17 1QW	Unrestricted funds	-	-
	37 Homemanor House, Cassio Road, Watford. WD18 0QS	Unrestricted funds	-	-
	59 Homemanor House, Cassio Road, Watford. WD18 0QS	Unrestricted funds	-	-
<b>B4 Assets retained for the charity's own use</b>	<b>Details</b>	<b>Fund to which asset belongs</b>	<b>Cost (optional)</b>	<b>Current value (optional)</b>
			-	-
			-	-
			-	-
			-	-
<b>B5 Liabilities</b>	<b>Details</b>	<b>Fund to which liability relates</b>	<b>Amount due (optional)</b>	<b>When due (optional)</b>
			-	
			-	
			-	
			-	
Signed by one or two trustees on behalf of all the trustees	Signature	Print Name	Date of approval	
		Gerald Akohene	28/01/2026	



**Section A**

**Independent Examiner's Report**

**Report to the trustees/  
members of**

Charity Name  
David Salters Almshouses Trust

**On accounts for the year  
ended**

31 March 2025

**Charity no  
(if any)**

214795

**Set out on pages**

1 to 7

*(remember to include the page numbers of additional sheets)*

I report to the trustees on my examination of the accounts of the above charity ("the Trust") for the year ended 31 / 03 / 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").

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.

**Independent  
examiner's statement**

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:**

*Campbell Wilson*

**Date:**

28/01/2026

**Name:**

John Campbell Wilson

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

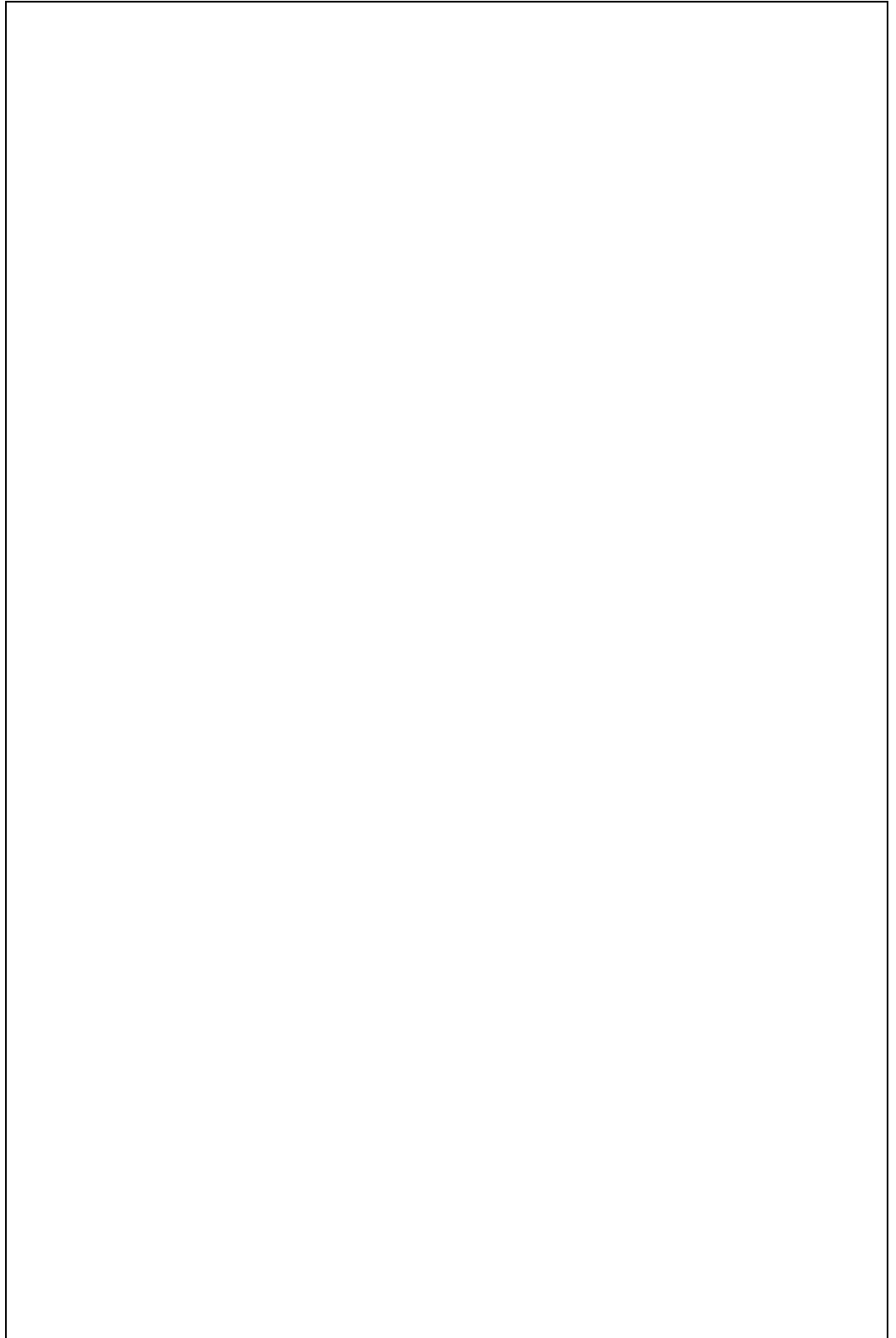
FCA, ATII

**Address:**

36 Crown Rise, Watford, Hertfordshire. WD25 0NE

Only complete if the examiner needs to highlight matters of concern (see CC32, Independent examination of charity accounts: directions and guidance for examiners).

**Give here brief details of any items that the examiner wishes to disclose.**



**DAVID SALTERS ALMSHOUSES**

England & Wales - Charity number 214795

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# Accounts

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# Trustees' Annual Report for the period

From	Period start date			To	Period end date		
	01	04	2023		31	03	2024

## Section A Reference and administration details

Charity name

Other names charity is known by

Registered charity number (if any)

Charity's principal address

Postcode

### 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	Rev Simon Heard	Chairperson		David Salters Almshouses Trust
2	Gerald Akohene	Member		David Salters Almshouses Trust
3	Gertrude Ratowha	Secretary		David Salters Almshouses Trust
4	Elizabeth Mortimer	Member		David Salters Almshouses Trust
5	Komba Tondoneh	Treasurer		David Salters Almshouses Trust
6	William Thomas	Member		David Salters Almshouses Trust
7				
8				
9				
10				
11				

### Names of the trustees for the charity, if any, (for example, any custodian trustees)

Name	Dates acted if not for whole year

### Names and addresses of advisers (Optional information)

Type of adviser	Name	Address

### Name of chief executive or names of senior staff members (Optional information)

## Section B Structure, governance and management

### Description of the charity's trusts

Type of governing document (eg. trust deed, constitution)	Trust Deed
How the charity is constituted (eg. trust, association, company)	Trust
Trustee selection methods (eg. appointed by, elected by)	Appointed by Current Members

### Additional governance issues (Optional information)

You **may choose** to include additional information, where relevant, about:

- policies and procedures adopted for the induction and training of trustees;
- the charity's organisational structure and any wider network with which the charity works;
- relationship with any related parties;
- trustees' consideration of major risks and the system and procedures to manage them.

## Section C Objectives and activities

### Summary of the objects of the charity set out in its governing document

Deed of settlement dated 6th October 1843 and will proved on 27th January 1848.

Charitable objects:

Maintenance of four Almshouses each of which to be occupied by a poor man, with his wife, or an unmarried poor person, either male or female, of good character and of the age of 50 years at least.

**Summary of the main activities undertaken for the public benefit in relation to these objects (include within this section the statutory declaration that trustees have had regard to the guidance issued by the Charity Commission on public benefit)**

**To provide accommodation / housing:** The Charity now owns six flats in the Watford area which it rents out to the public.

**To help Elderly people:** All tenants are over 50 years.

**Additional details of objectives and activities (Optional information)**

You **may choose** to include further statements, where relevant, about:

- policy on grantmaking;
- policy programme related investment;
- contribution made by volunteers.

**Section D**

**Achievements and performance**

**Summary of the main achievements of the charity during the year**

A surplus of £12,234 was realized during the financial year under review.

Rent receipts increased by £1,605.00 compared to the previous year, and interest received also increased by £1,553, which contributed to the surplus.

Payments went up by £2,777.41 compared with the previous financial year. The increase in spend during the year was primarily due to energy and insurance costs rises. All other costs being held or reduced where possible.

## Section E Financial review

**Brief statement of the charity's policy on reserves**

To have sufficient funds to maintain, repair and upgrade the current properties it owns and to allow remaining funds to accumulate in order to assist with the further purchase of additional units to continue provision within the objects..

**Details of any funds materially in deficit**

None

### Further financial review details (Optional information)

You may choose to include additional information, where relevant about:

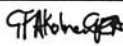
- the charity's principal sources of funds (including any fundraising);
- how expenditure has supported the key objectives of the charity;
- investment policy and objectives including any ethical investment policy adopted.

## Section F Other optional information

## Section G Declaration

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

Signed on behalf of the charity's trustees

<b>Signature(s)</b>		
<b>Full name(s)</b>	Gerald F Akohene	
<b>Position (eg Secretary, Chair, etc)</b>	Member	
<b>Date</b>	29/01/2025	



CHARITY COMMISSION  
FOR ENGLAND AND WALES

David Salters Almshouses

214795

## Receipts and payments accounts

CC16a

For the period from	01-Apr-23	To	31-Mar-24
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### Section A Receipts and payments

	Unrestricted funds to the nearest £	Restricted funds to the nearest £	Endowment funds to the nearest £	Total funds to the nearest £	Last year to the nearest £
<b>A1 Receipts</b>					
Maintenance receipts: Fisk House & HomeManor	25,910	-	-	25,910	24,305
Bank interests received	1,866	-	-	1,866	313
	-	-	-	-	-
	-	-	-	-	-
<b>Sub total (Gross income for AR)</b>	<b>27,776</b>	<b>-</b>	<b>-</b>	<b>27,776</b>	<b>24,618</b>
<b>A2 Asset and investment sales, (see table).</b>					
	-	-	-	-	-
<b>Sub total</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>
<b>Total receipts</b>	<b>27,776</b>	<b>-</b>	<b>-</b>	<b>27,776</b>	<b>24,618</b>
<b>A3 Payments</b>					
Cleaning	1,296	-	-	1,296	1,416
Insurance	6,924	-	-	6,924	3,768
Electricity	1,825	-	-	1,825	982
WCHT Admin Fees	4,320	-	-	4,320	4,320
E&M Charges	966	-	-	966	1,449
Watford Council Tax	150	-	-	150	768
Bank Charges	61	-	-	61	62
	-	-	-	-	-
	-	-	-	-	-
<b>Sub total</b>	<b>15,542</b>	<b>-</b>	<b>-</b>	<b>15,542</b>	<b>12,765</b>
<b>A4 Asset and investment purchases, (see table)</b>					
	-	-	-	-	-
<b>Sub total</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>
<b>Total payments</b>	<b>15,542</b>	<b>-</b>	<b>-</b>	<b>15,542</b>	<b>12,765</b>
<b>Net of receipts/(payments)</b>	<b>12,234</b>	<b>-</b>	<b>-</b>	<b>12,234</b>	<b>11,853</b>
<b>A5 Transfers between funds</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>
<b>A6 Cash funds last year end</b>	<b>233,245</b>	<b>-</b>	<b>-</b>	<b>233,245</b>	<b>221,392</b>
<b>Cash funds this year end</b>	<b>245,479</b>	<b>-</b>	<b>-</b>	<b>245,479</b>	<b>233,245</b>

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

Categories	Details	Unrestricted funds to nearest £	Restricted funds to nearest £	Endowment funds to nearest £
<b>B1 Cash funds</b>	HSBC Account	68,377	-	-
	Lloyds Account	177,102	-	-
		-	-	-
	<b>Total cash funds</b>	<b>245,479</b>	<b>-</b>	<b>-</b>

(agree balances with receipts and payments account(s))

OK OK OK

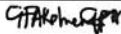
	Details	Unrestricted funds to nearest £	Restricted funds to nearest £	Endowment funds to nearest £
<b>B2 Other monetary assets</b>		-	-	-
		-	-	-
		-	-	-
		-	-	-

	Details	Fund to which asset belongs	Cost (optional)	Current value (optional)
<b>B3 Investment assets</b>	Flat 1, Fisk House, 7a Monmouth Road, Watford. WD17 1QW	Unrestricted Fund	-	-
	Flat 2, Fisk House, 7a Monmouth Road, Watford. WD17 1QW	Unrestricted Fund	-	-
	Flat 3, Fisk House, 7a Monmouth Road, Watford. WD17 1QW	Unrestricted Fund	-	-
	Flat 4, Fisk House, 7a Monmouth Road, Watford. WD17 1QW	Unrestricted Fund	-	-
	37 Homemanor House, Cassio Road, Watford. WD18 0QS	Unrestricted Fund	-	-
	59 Homemanor House, Cassio Road, Watford. WD18 0QS	Unrestricted Fund	-	-

	Details	Fund to which asset belongs	Cost (optional)	Current value (optional)
<b>B4 Assets retained for the charity's own use</b>			-	-
			-	-
			-	-
			-	-

	Details	Fund to which liability relates	Amount due (optional)	When due (optional)
<b>B5 Liabilities</b>			-	
			-	
			-	
			-	

Signed by one or two trustees on behalf of all the trustees

Signature	Print Name	Date of approval
	Gerald F Akohene	29/01/2025



**Section A**

**Independent Examiner's Report**

**Report to the trustees/  
members of**

Charity Name  
David Salters Almshouses Trust

**On accounts for the year  
ended**

31 March 2024	<b>Charity no (if any)</b>	214795
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**Set out on pages**

1 to 6  
(remember to include the page numbers of additional sheets)

I report to the trustees on my examination of the accounts of the above charity ("the Trust") for the year ended 31 / 03 / 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 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.

**Independent  
examiner's statement**

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:**

**Name:**

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

FCA, ATII

**Address:**

36 Crown Rise, Watford, Hertfordshire. WD25 0NE

Only complete if the examiner needs to highlight matters of concern (see CC32, Independent examination of charity accounts: directions and guidance for examiners).

Give here brief details of any items that the examiner wishes to disclose.

**DAVID SALTERS ALMSHOUSES**

England & Wales - Charity number 214795

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# Accounts

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## **FINANCE REPORT**

**From: Ali Akif, Finance Operations Manager  
Watford Community Housing Trust**

**To: The Trustees of David Salters Almshouses Trust**

**Date: 25<sup>th</sup> January 2022**

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### **1. Introduction:**

1.1 This report hereby gives:

- an overview of reporting requirements of the Charity Commission
- the receipts and payments accounts for financial year ended 31 March 2021 and,
- a list of current trustees

### **2. Recommendations:**

2.1 It is recommended that the Trustees:

- note the report contained in this paper
- approve the receipts and payments account for online filing with the Charity Commission
- update the Charity Commission on changes to trusteeship

### **3. Reporting Requirements of the Charity Commission**

3.1 All registered charities are required by the Commission to prepare annual accounts. In addition to this, some charities (depending on their gross annual income) are required to prepare trustees' annual reports. All annual accounts and trustees reports are required to be filed with the Commission within 10 months of the financial period end.

3.2 The Charities' Statement of Recommended Practice (Charities SORP) provides recommendation for the format and contents of charity reports and accounts. Reporting thresholds are also set by the Commission.

3.3 Small non company charities with income of £100,000 or less can choose to prepare receipts and payments accounts (CC 16). The Trust is a small, non company charity. A Receipts and Payments Account has been prepared for 2020/21 financial year and is attached as Appendix A of this paper.

3.4 Charities with income more than £10,000 are required by law to complete an annual return of the financial reporting period. It is the responsibility of trustees to ensure the returns are completed on time and the Commission is advised of changes to trustees' contact details and trusteeship. It is also recommended that a trustees' meeting is held, to agree the accounts and annual report, prior to the submission of the accounts.

3.5 As the Trust's gross income did not exceed £25,000 in the reporting financial year (i.e. 2020/21), the trustees are not required to have these accounts independently examined or audited, unless the governing documents of the Trust stipulates it.

#### **4. Receipt and Payments accounts for 2020/21 financial year**

- 4.1 Appendix A sets out the receipts and payments accounts for financial year commencing 1 April 2020 and ending 31 March 2021.
- 4.2 A profit of £7,503 was realized in the financial year. Receipts increased by £1,105. This is due to the addition of new tenants.

Payments went down by £9,073.00 compared with the previous financial year. The increase in spend in 2019/20 was due to having major repair works compared to last year plus payment to E&M for a transfer fee.

- 4.3 Watford Community Housing Trust will continue to provide book keeping services for the Trust, ensuring all receipts and payments are evidenced and duly accounted for.

#### **5. List of Current Trustees**

- 5.1 Below are the names of current trustees held by the Charity Commission. Any changes to this list will need to be agreed by active trustees / the Lead Individual.

##### **Trustee 1**

MRS  
ELIZABETH LINDSAY  
MORTIMER  
MRS E MORTIMER  
Date of Appointment: 12 March 2011

##### **Trustee 2**

MR  
BILL  
THOMAS  
MR BILL THOMAS  
Date of Appointment: 12 March 2011

##### **Trustee 3**

REV  
TOM  
KIRK  
REV TOM KIRK  
Date of Appointment: 21 January 2012

##### **Trustee 4**

MRS  
TRUDY RATOHWA  
MRS TRUDY RATOHWA  
Date of Appointment: 7 June 2015

##### **Trustee 5**

MRS  
ABIGAIL HAJDU  
MRS ABIGAIL HAJDU  
Date of appointment: 22 September 2016

Appendix A: Receipts and Payments Accounts



DAVID SALTERS ALMSHOUSES		214795	CC16a
<b>Receipts and payments accounts</b>			
For the period from	01-Apr-20	To 31-Mar-21	

**Section A Receipts and payments**

	Unrestricted funds to the nearest £	Restricted funds to the nearest £	Endowment funds to the nearest £	Total funds to the nearest £	Last year to the nearest £
<b>A1 Receipts</b>					
Maintenance receipts: Fisk House & HomeManor	25,095	-	-	25,095	23,990
Bank interests received	-	-	-	-	13
Inter a/c transfer	-	-	-	-	-
WBC Refund	1,613	-	-	1,613	-
<b>Sub total (Gross income for AR)</b>	<b>26,708</b>	<b>-</b>	<b>-</b>	<b>26,708</b>	<b>24,003</b>
<b>A2 Asset and investment sales, (see table).</b>					
	-	-	-	-	-
<b>Sub total</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>
<b>Total receipts</b>	<b>26,708</b>	<b>-</b>	<b>-</b>	<b>26,708</b>	<b>24,003</b>
<b>A3 Payments</b>					
Cleaning	1,536	-	-	1,536	1,672
Insurance	5,472	-	-	5,472	5,484
Electricity	657	-	-	657	667
WCHT Admin Fees for Housing 20/21	4,320	-	-	4,320	4,320
E&M Charges	2,811	-	-	2,811	2,232
Wetford Council Tax	-	-	-	-	2,512
Repairs & Maintenance	650	-	-	650	9,525
GAS	-	-	-	-	12
Probate Cost	2,145	-	-	2,145	-
Transfer to current a/c	-	-	-	-	240
<b>Sub total</b>	<b>17,592</b>	<b>-</b>	<b>-</b>	<b>17,592</b>	<b>26,665</b>
<b>A4 Asset and investment purchases, (see table)</b>					
	-	-	-	-	-
<b>Sub total</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>
<b>Total payments</b>	<b>17,592</b>	<b>-</b>	<b>-</b>	<b>17,592</b>	<b>26,665</b>
<b>Net of receipts/(payments)</b>	<b>9,115.95</b>	<b>0.00</b>	<b>0.00</b>	<b>9,115.95</b>	<b>(2,661.58)</b>
<b>A5 Transfers between funds</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>
<b>A6 Cash funds last year end</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>
<b>Cash funds this year end</b>	<b>9,115.95</b>	<b>0.00</b>	<b>0.00</b>	<b>9,115.95</b>	<b>(2,661.58)</b>

Signed by one or two trustees on behalf of all the trustees

Signature	Print Name	Date of approval
	Gerald F. Akohene	25/1/ 2022



DAVID SALTERS ALMSHOUSES 214795

CC16a

**Receipts and payments accounts**

For the period from 01-Apr-20 To 31-Mar-21

**Section A Receipts and payments**

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<b>Sub total (Gross income for AR)</b>	<b>26,708</b>	<b>-</b>	<b>-</b>	<b>26,708</b>	<b>24,003</b>
<b>A2 Asset and investment sales, (see table).</b>					
	-	-	-	-	-
	-	-	-	-	-
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A5 Transfers between funds	-	-	-	-	-
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<b>Cash funds this year end</b>	<b>9,115.95</b>	<b>0.00</b>	<b>0.00</b>	<b>9,115.95</b>	<b>(2,661.58)</b>

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Signature	Print Name	Date of approval
	Gerald F. Akohene	25/1/2022

## **FINANCE REPORT**

**From: Ali Akif, Finance Operations Manager  
Watford Community Housing Trust**

**To: The Trustees of David Salters Almshouses Trust**

**Date: 25<sup>th</sup> January 2022**

---

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Signature	Print Name	Date of approval
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