



Trustees' Annual Report for the period

From	Period start date			To	Period end date		
	Day	Month	Year		Day	Month	Year
	01	04	2024		31	03	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)

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.

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.

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.

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)

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.

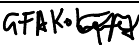
Section F Other optional information

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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

Signature(s)		
Full name(s)	Gerald F Akohene	
Position (eg Secretary, Chair, etc)	Member	
Date	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

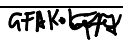
To

31/03/2025

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 £
A1 Receipts					
Maintenance receipts: Fisk House & HomeManor	27,420	-	-	27,420	25,910
Bank interests received	1,976	-	-	1,976	1,866
	-	-	-	-	-
	-	-	-	-	-
	-	-	-	-	-
	-	-	-	-	-
	-	-	-	-	-
Sub total (Gross income for AR)	29,396	-	-	29,396	27,776
A2 Asset and investment sales, (see table).					
	-	-	-	-	-
	-	-	-	-	-
Sub total	-	-	-	-	-
Total receipts	29,396	-	-	29,396	27,776
A3 Payments					
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	-
	-	-	-	-	-
	-	-	-	-	-
Sub total	19,643	-	-	19,643	15,542
A4 Asset and investment purchases, (see table)					
	-	-	-	-	-
	-	-	-	-	-
Sub total	-	-	-	-	-
Total payments	19,643	-	-	19,643	15,542
Net of receipts/(payments)	9,753	-	-	9,753	12,234
A5 Transfers between funds	-	-	-	-	-
A6 Cash funds last year end	245,485	-	-	245,485	233,251
Cash funds this year end	255,238	-	-	255,238	245,485

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 £
B1 Cash funds	HSBC Account - 4599	76,154	-	-
	Lloyds Account	179,078	-	-
	HSBC Account - 5377	6	-	-
	Total cash funds	255,238	-	-
	(agree balances with receipts and payments account(s))	OK	OK	OK
B2 Other monetary assets	Details	Unrestricted funds to nearest £	Restricted funds to nearest £	Endowment funds to nearest £
		-	-	-
		-	-	-
		-	-	-
		-	-	-
B3 Investment assets	Details	Fund to which asset belongs	Cost (optional)	Current value (optional)
	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	-	-
B4 Assets retained for the charity's own use	Details	Fund to which asset belongs	Cost (optional)	Current value (optional)
			-	-
			-	-
			-	-
			-	-
B5 Liabilities	Details	Fund to which liability relates	Amount due (optional)	When due (optional)
			-	
			-	
			-	
			-	
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.