

# DAME ALICE LEIGH'S ALMSHOUSE

England & Wales · Charity number 215675

## Details

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**Status** Registered

**Legal form** Other

**Registered** 1963-03-29

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

## Contact

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**Address** 2 Heyville Croft  
Kenilworth  
Warwickshire  
CV8 2SR

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## Activities

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**Objects:** PROVISION AND REPAIR OF ALMSHOUSES FOR POOR PERSONS OF GOOD CHARACTER. TO BE PAID ANNUALLY TO THE VICAR OF STONELEIGH FOR PREACHING A SERMON TO THE ALMSPEOPLE ONCE A YEAR IN THE PARISH CHURCH. BALANCE FOR THE BENEFIT OF THE ALMSPEOPLE AS THE TRUSTEES SHALL THINK FIT ANY OTHER SURPLUS INCOME FOR THE RELIEF IN NEED OF PERSONS RESIDENT IN THE AREA OF THE ANCIENT PARISH OF STONELEIGH.

**Activities:** The Charity provides accommodation for needy persons who are near or over retirement age. Preference is given to those living within the parish of Stoneleigh but similarly qualified persons living within other parishes in Warwickshire are considered.

## Classification

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

## Geography

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- **Area of benefit:** ANCIENT PARISH OF STONELEIGH.
- Warwickshire

## Finances

Period end	Income	Expenditure	Assets	Employees
2024-12-31	£77,884	£66,758	-	-
2023-12-31	£90,856	£70,367	-	-
2022-12-31	£53,580	£102,867	-	-
2021-12-31	£61,881	£105,625	-	-
2020-12-31	£64,365	£58,979	-	-

## Trustees

Name	Role	Appointed
<b>Sue Crofts</b>	Chair	2015-05-15
John Frederick Woodward		2026-01-13
Martin Alan Smith		2021-10-12
Petrica Bistran		2022-04-12
Quentin Mark Compton-Bishop		2024-07-09
RICHARD HANCOX		2024-04-09
Sophie Alexandra Hunter		2024-07-09

**DAME ALICE LEIGH'S ALMSHOUSE**

England & Wales - Charity number 215675

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# Accounts

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**DAME ALICE LEIGH'S ALMSHOUSES**  
**(Charity No. 215675)**

**ACCOUNTS**  
**FOR THE YEAR ENDED**  
**31 DECEMBER 2024**

**TC Group**  
**Nelson House**  
**2 Hamilton Terrace**  
**Leamington Spa**  
**Warwickshire**  
**England**  
**CV32 4LY**

**DAME ALICE LEIGH'S ALMSHOUSES**  
**(Charity No. 215675)**

**INDEX TO ACCOUNTS**  
**FOR THE YEAR ENDED**  
**31 DECEMBER 2024**

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**DAME ALICE LEIGH'S ALMSHOUSES**  
**(Charity No. 215675)**

**LEGAL AND ADMINISTRATIVE INFORMATION**

**FOR THE YEAR ENDED 31 DECEMBER 2024**

**Status:** Dame Alice Leigh's Almshouses is a Registered Charity (number 215675).  
Approved and Established by Order of the Charity Commissioners For England and Wales –  
Sealed 22 December 1954.

**Trustees:** Rev P Bistran (Ex-officio)  
Mrs S Crofts (Representative & Chair)  
Mrs V J Brooks (Co-optative) (res. 8 Oct 2024)  
Rev G Gatward (Ex-officio)  
M A Smith (Co-optative)  
Q M Compton-Bishop (Co-optative) (app. 9 July 2024)  
Miss S Hunter (Co-optative) (app. 9 April 2024)  
R Hancox (Representative) (app. 9 April 2024)  
Mrs M Brown (Co-optative) (app. 29 Oct 2024 res. 29 Apr 2025)

**Honorary Patron:** Lord Leigh

**Clerk:** Mrs B Davis  
2 Heyville Croft  
Kenilworth  
Warwickshire  
CV8 2SR

**Principal Advisers:** **Accountants:**  
TC Group  
Nelson House  
2 Hamilton Terrace  
Leamington Spa  
Warwickshire  
CV32 4LY

**Bankers:**  
The Co-operative Bank  
118/120 Colmore Row  
Birmingham  
B3 3BA

**Solicitors:**  
Alsters Kelley  
Hamilton House  
20-26 Hamilton Terrace  
Leamington Spa  
Warwickshire  
CV32 4LY

**DAME ALICE LEIGH'S ALMSHOUSES**  
**(Charity No. 215675)**

**ANNUAL REPORT**

**FOR THE YEAR ENDED 31 DECEMBER 2024**

**Description of the Charity's Trusts**

The Dame Alice Leigh's Almshouses, in the village of Stoneleigh in Warwickshire was originally established by deed poll on 1 March 1579 by the will of Sir Thomas Leigh and his wife Dame Alice 'for the dwelling and habitation of five poor men and women from the oldest and most infirm of the parish of Stoneleigh'. There are still ten residences in the original 16<sup>th</sup> century building but the qualifications for occupancy have been amended. The Charity's governing document now requires that almspeople be poor persons of a good character. Originally administered by two wardens of the parish church, the charity is now under the care of eight volunteer Trustees and a Clerk.

The current governing document is a scheme of the Charity Commissioners of 22 December 1954 and a Confirmation Act of 28 March 1956 as amended by schemes of 11 January 1972 and 2 December 1977. The scheme was also amended on the 4 June 2024 to add the role of honorary patron, and to increase the number of co-optative trustees from three to four.

**Organisation Structure**

The eight Trustees consist of:-

- a) Two Ex-officio Trustees:  
Two local vicars
- b) Two Representative Trustees:  
Appointed by the Parish Council for a term of four years.
- c) Four Co-optative Trustees (Persons residing in the Ancient Parish of Stoneleigh or in the County of Warwickshire)  
Appointed by a resolution of the Trustees for a term of five years.

There is no defined internal training scheme for Trustees.

While the Clerk to the Trustees maintains the financial records and deals with secretarial matters on a day to day basis, the Trustees meet quarterly to consider policies for maintenance and repair of the Almshouses, the welfare of the occupants and the monitoring of income and expenditure. None of the Trustees hold any interest in the property of the Charity neither do they receive any remuneration or expenses.

**DAME ALICE LEIGH'S ALMSHOUSES**  
**(Charity No. 215675)**

**ANNUAL REPORT - Continued**

**FOR THE YEAR ENDED 31 DECEMBER 2024**

**Charity's Objects and Application of Income**

The ongoing provision, maintenance and repair of the Dame Alice Leigh's Almshouse for poor persons of good character.

The Trustees shall meet the cost of repairs and all associated administration, management and running costs from yearly income.

The Trustees may establish a cyclical repair fund for the purpose of providing for those items of ordinary maintenance and repairs that recur at infrequent intervals.

The Trustees shall establish and maintain an extraordinary reserve repair fund to be used for the extraordinary repair, improvement and rebuilding of the Almshouses belonging to the Charity.

Any residual yearly income shall be used for the benefit of the Almspeople as the Trustees shall think fit and any other surplus income for the relief in need of persons resident in the area of the Ancient Parish of Stoneleigh

**How our activities deliver public benefit**

The Charity carries out a range of activities in pursuance of its charitable aims. The Trustees consider that the activities summarised below, provide benefit to the inhabitants of Stoneleigh and neighbouring areas.

**Activities during the year**

During 2024 the Charity continued to provide accommodation for residents in the ancient parish of Stoneleigh and whilst nine of the Almshouse properties remained fully occupied throughout the year, we had one vacant property during 2024.

No 4 Almshouse was vacant from 9<sup>th</sup> September 2024 and is still currently vacant due to ongoing work at the property. Including a new kitchen in early 2025, window repairs and water ingress damage into the fireplace from the chimney. Applications have been received for the empty property and applicants short listed for interview, which took place on 27<sup>th</sup> May 2025. With a view to the new occupant taking up residency during the next few weeks.

**DAME ALICE LEIGH'S ALMSHOUSES**  
**(Charity No. 215675)**

**ANNUAL REPORT - Continued**

**FOR THE YEAR ENDED 31 DECEMBER 2024**

Trustees have continued with day-to-day repairs as well as remedial and modernisation work to the Almshouses.

Brad Steele, a Master Stonemason, conducted the annual repairs to the stonework on the Almshouse outbuildings. This included repairs and repointing to the brickwork and guttering of the outbuilding black woodwork, along with the removal of foliage and moss from around both the outbuildings and main Almshouse. In addition, several of the internal porches required repainting in the areas adjacent to the main front doors. Brad also conducted remedial work at No4, caused by water ingress down the chimney, due to the chimney cap coming off, resulting in the fireplace cover needing replacing and a new air vent fitted to help with ventilation.

The bedroom Dormer windows at No4 and No5 also needed repair and assistance was sought from Robert Paddock at The Art of Glass, who specialises in the restoration and repairs of leaded windows, and he carried out the repairs both for us, along with Richard Rippon from Elite Windows, who repaired the wooden window frame at No4.

The ongoing issues with damp are being closely monitored and have largely been brought under control, however, it is now thought to possibly be rising damp from under the hearts or water retention from the outside, via the sandstones and/or mortar which is causing the water ingress to several of the properties. This is being kept under constant surveillance by the Clerk and further investigation is due to begin in the New Year.

Due to the age and condition of some white goods at the Almshouse, two new cookers were purchased for No4 and No10, and new washing machines for No4 and No5. Urgent electrical maintenance was conducted as and when required, along with the annual PAT testing of all residents' and charity owned electrical appliances. In addition, three PIR lights were replaced on the outbuilding. The five-year fixed wiring condition inspection took place in January 2025.

Garden maintenance has included regular lawn mowing, hedge trimming and the pruning of the apple trees and bushes, in addition to moss and weed spraying.

Plumbing maintenance repairs were conducted as and when required, including repairs to taps, plugs, waste pipes and a toilet ball valve.

**DAME ALICE LEIGH'S ALMSHOUSES**  
**(Charity No. 215675)**

**ANNUAL REPORT - Continued**

**FOR THE YEAR ENDED 31 DECEMBER 2024**

The Almshouse Trust has continued its support of local charities with donations being made to the following charities at the beginning of the new year, January 2024 to:

The Shakespeare Hospice  
Myton Hospices

Feed the Hungry UK  
Cancer Research UK

The Trust also made charitable donations to support needy people living in the Ancient Parish of Stoneleigh through the Coventry Children's Boot.

**The Coventry Children's Boot Fund** started in 1893 with the object of providing boots to children in poverty so that they could attend school. The fund has served Coventry's poorest children through two world wars, the depression of the 30's and the ups and downs of the 20<sup>th</sup> century. Even today, many children attend school wearing worn out leaking shoes in winter, because their parents cannot afford to replace them, which makes you realise that the Boot Fund is as relevant today as it was over a hundred years ago. The Coventry Children's Boot Fund received a total of £6,000 in donations from the charity in 2024.

**DAME ALICE LEIGH'S ALMSHOUSES**  
**(Charity No. 215675)**

**ANNUAL REPORT - Continued**

**FOR THE YEAR ENDED 31 DECEMBER 2024**

**Resource Costs**

Resource costs were as follows:	<b>2024</b>	<b>2023</b>
Housing Management Costs	10,483	11,545
Repairs & Maintenance	15,176	24,273
Service Costs	25,569	22,249
Governance Costs	880	800
Donations	14,650	11,500
<b>TOTAL</b>	<b>£66,758</b>	<b>£70,367</b>

**Risks and Reserves**

The Trustees hold sufficient reserves to enable the charity to provide sufficient income to cover the necessary costs of the upkeep on the properties held.

The Trustees examine the major risks that the Charity faces each financial year when preparing and updating the strategic plan. The Charity has developed systems to monitor and control these risks to mitigate any impact that they may have on the Charity in the future.

**Market Value of Fixed Assets**

In the opinion of the Trustees, the market value of the land and buildings is in excess of the amount shown, but these assets are used in the Almshouses business.

**Statement of Trustees' Responsibilities**

The Trustees are responsible for preparing the Trustees' Annual Report and the financial statements in accordance with applicable law and United Kingdom Accounting Standards (United Kingdom Generally Accepted Accounting Practice).

**DAME ALICE LEIGH'S ALMSHOUSES**  
**(Charity No. 215675)**

**ANNUAL REPORT - Continued**

**FOR THE YEAR ENDED 31 DECEMBER 2024**

The law applicable to charities in England and Wales requires the Trustees to prepare financial statements for each financial year which give a true and fair view of the state of affairs of the Charity and of the incoming resources and application of resources of the charity for that period. In preparing these financial statements, the Trustees are required to:

- select suitable accounting policies and then apply them consistently;
- observe the methods and principles in the Charities SORP;
- make judgements and estimates that are reasonable and prudent;
- state whether applicable accounting standards have been followed, subject to any material departures disclosed and explained in the financial statements;
- prepare the financial statements on the going concern basis unless it is inappropriate to presume that the Charity will continue in operation.

The Trustees are responsible for keeping proper accounting records that disclose with reasonable accuracy at any time the financial position of the Charity and enable them to ensure that the financial statements comply with the Charities Act 2011, the Charity (Accounts and Reports) Regulations 2008 and the provisions of the Trust Deed. 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.

**S Crofts**  
**Chair**  
**5<sup>th</sup> August 2025**

*S. W. Crofts 26th August 2025*

**DAME ALICE LEIGH'S ALMSHOUSES**  
(Charity No. 215675)

**INDEPENDENT EXAMINER'S REPORT ON THE ACCOUNTS  
TO THE TRUSTEES OF THE DAME ALICE LEIGH'S ALMSHOUSES**

**FOR THE YEAR ENDED 31 DECEMBER 2024**

I report on the accounts of the Charity for the year ended 31 December 2024 which are set out on pages 1 to 17.

**Respective Responsibilities of Trustees and Examiner**

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

It is my responsibility to:

- examine the accounts under section 145 of the 2011 Act;
- follow the procedures laid down in the general Directions given by the Charity Commission under section 145(5)(b) of the 2011 Act; and
- state whether particular matters have come to our attention.

**Basis of Independent Examiner's Statement**

My examination was carried out in accordance with 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 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 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 statement below.

**DAME ALICE LEIGH'S ALMSHOUSES  
(Charity No. 215675)**

**INDEPENDENT EXAMINER'S REPORT ON THE ACCOUNTS  
TO THE TRUSTEES OF THE DAME ALICE LEIGH'S ALMSHOUSES**

**FOR THE YEAR ENDED 31 DECEMBER 2024**

**Independent Examiner's Statement**

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

(1) which gives us reasonable cause to believe that in, any material respect, the requirements:

- to keep accounting records in accordance with section 130 of the 2011 Act; and
- 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.

**John Alan Davies**

**5<sup>th</sup> August 2025**

**On behalf of**

**TC Group  
Nelson House  
2 Hamilton Terrace  
Leamington Spa  
Warwickshire  
CV31 4LY**

**DAME ALICE LEIGH'S ALMSHOUSES**  
(Charity No. 215675)  
**STATEMENT OF FINANCIAL ACTIVITIES FOR THE YEAR ENDED 31 DECEMBER 2024**

	Note	Unrestricted Funds	Restricted Funds For Extraordinary Repairs	Restricted Funds For Non-Extraordinary Repairs	Total 2024	Total 2023
Incoming Resources						
Rent Receivable		44,284	-	-	44,284	42,256
Grant from Duchess Dudley Charity		33,600	-	-	33,600	48,600
Investment Income	3	-	-	-	-	-
<b>Total incoming resources</b>		<b>77,884</b>	<b>-</b>	<b>-</b>	<b>77,884</b>	<b>90,856</b>
<b>Resources expended</b>						
<b>Charitable Activities</b>						
Housing management costs		10,483	-	-	10,483	11,545
Donations		14,650	-	-	14,650	11,500
Repairs and maintenance		15,176	-	-	15,176	24,273
<b>Governance Costs</b>						
Service costs		25,569	-	-	25,569	22,249
Governance costs		880	-	-	880	800
<b>Total resources expended</b>		<b>66,758</b>	<b>-</b>	<b>-</b>	<b>66,758</b>	<b>70,367</b>
<b>Net incoming resources before other recognised gains</b>		<b>11,126</b>	<b>-</b>	<b>-</b>	<b>11,126</b>	<b>20,489</b>
<b>Gains and (losses) on investment assets</b>		<b>52,117</b>	<b>50,675</b>	<b>41,804</b>	<b>144,596</b>	<b>105,392</b>
<b>Net movement in funds</b>		<b>63,243</b>	<b>50,675</b>	<b>41,804</b>	<b>155,722</b>	<b>125,881</b>
<b>Total funds brought forward</b>		<b>722,483</b>	<b>632,053</b>	<b>521,263</b>	<b>1,875,799</b>	<b>1,749,918</b>
<b>Reallocation of funds</b>		<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>
<b>Purchase of NAACIF shares</b>		<b>(1,000)</b>	<b>1,000</b>	<b>-</b>	<b>-</b>	<b>-</b>
<b>Sale of NAACIF shares</b>		<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>
<b>Total funds carried forward</b>		<b>784,726</b>	<b>683,728</b>	<b>563,067</b>	<b>2,031,521</b>	<b>1,875,799</b>

\*All income and expenditure derive from continuing activities.

**DAME ALICE LEIGH'S ALMSHOUSES**  
 (Charity No. 215675)  
**BALANCE SHEET FOR THE YEAR ENDED 31 DECEMBER 2024**

Note	Unrestricted Funds	Restricted Funds for		Restricted Funds for the purchase of Almshouses	Total 2024	Total 2023
		Extraordinary Repairs	Non-Extraordinary Repairs			
<b>Fixed Assets</b>						
Tangible Assets	7	51,870	-	-	51,870	51,870
<b>Current Assets</b>						
Debtors	8	3,822	-	-	3,822	3,640
(Short Term) Investments	9	701,978	683,728	563,067	1,948,773	1,803,176
Cash at bank and in hand		31,483	-	-	31,483	22,874
<b>Total Current Assets</b>		<b>737,283</b>	<b>683,728</b>	<b>563,067</b>	<b>1,984,078</b>	<b>1,829,690</b>
<b>Creditors: amounts falling due within one year</b>	<b>10</b>	<b>(4,427)</b>	<b>-</b>	<b>-</b>	<b>(4,427)</b>	<b>(5,761)</b>
<b>Net Current Assets</b>		<b>732,856</b>	<b>683,728</b>	<b>563,067</b>	<b>1,979,651</b>	<b>1,823,929</b>
<b>Net Assets</b>		<b>784,726</b>	<b>683,728</b>	<b>563,067</b>	<b>2,031,521</b>	<b>1,875,799</b>
<b>Unrestricted Funds</b>		<b>784,726</b>	<b>-</b>	<b>-</b>	<b>784,726</b>	<b>722,483</b>
<b>Restricted Funds</b>	<b>11</b>	<b>-</b>	<b>683,728</b>	<b>563,067</b>	<b>1,246,795</b>	<b>1,153,316</b>
		<b>784,726</b>	<b>683,728</b>	<b>563,067</b>	<b>2,031,521</b>	<b>1,875,799</b>

S Crofts  
 5<sup>th</sup> August 2025  
*S Crofts 26th August 2025*

**DAME ALICE LEIGH'S ALMSHOUSES**  
**(Charity No. 215675)**

**NOTES TO THE ACCOUNTS**  
**FOR THE YEAR ENDED 31 DECEMBER 2024**

**1. Basis of Preparation**

- 1.1 The nature of the charity's operations and principal activities are shown on pages 2 to 7.

The charity constitutes a public benefit entity as defined by FRS 102. The financial statements have been prepared in accordance with Accounting and Reporting by Charities: Statement of Recommended Practice applicable to charities preparing their accounts in accordance with the Financial Reporting Standard applicable in the UK and Republic of Ireland (FRS 102) issued on 16 July 2014 (as updated through Update Bulletin 1 published on 2 February 2016), the Financial Reporting Standard applicable in the United Kingdom and Republic of Ireland (FRS 102) and UK Generally Accepted Practice as it applies from 1 January 2015.

The charity has applied Update Bulletin 1 as published on 2 February 2016 and does not include a cash flow statement on the grounds that it is applying FRS 102 Section 1A.

The financial statements have been prepared to give a 'true and fair' view and have departed from the Charities (Accounts and Reports) Regulations 2008 only to the extent required to provide a 'true and fair view'. This departure has involved following the Accounting and Reporting by Charities: Statement of Recommended Practice applicable to charities preparing their accounts in accordance with the Financial Reporting Standard applicable in the UK and Republic of Ireland (FRS 102) issued on 16 July 2014 rather than the Accounting and Reporting by Charities: Statement of Recommended Practice effective from 1 April 2005 which has since been withdrawn

The financial statements are prepared on a going concern basis under the historical cost convention, modified to include certain items at fair value. The financial statements are presented in sterling which is the functional currency of the charity.

The significant accounting policies applied in the preparation of these financial statements are set out below. These policies have been consistently applied to all years presented unless otherwise stated.

**DAME ALICE LEIGH'S ALMSHOUSES**  
**(Charity No. 215675)**

**NOTES TO THE ACCOUNTS continued**  
**FOR THE YEAR ENDED 31 DECEMBER 2024**

**2. Accounting Policies**

**Incoming Resources**

**2.1 Recognition of Incoming Resources**

These are included in the Statement of Financial Activities (SoFA) when:

- the Charity becomes entitled to the resources;
- the Trustees are virtually certain they will receive the resources; and
- the monetary value can be measured with sufficient reliability

**2.2 Grants and Donations**

Grants and Donations are only included in the SoFA when the Charity has unconditional entitlement to the resources.

**2.3 Volunteer Help**

The value of any voluntary help received is not included in the accounts but is described in the Trustees' annual report.

**2.4 Investment Income**

This is included in the accounts when receivable.

**2.5 Investment Gains and Losses**

This includes any gain or loss on the sale of investments and any gain or loss resulting from revaluing investments to market value at the end of the year.

**Expenditure and Liabilities**

**2.6 Liability Recognition**

Liabilities are recognised as soon as there is a legal or constructive obligation committing the Charity to pay out resources.

**2.7 Service Costs**

Includes costs of the preparation and examination of statutory accounts, the costs of Trustee meetings and the costs of any legal advice to Trustees on governance or constitutional matters.

**2.8 Grants Payable**

These are only recognised in the accounts when a commitment has been made and there are no conditions to be met relating to the grant which remain in the control of the Charity.

**DAME ALICE LEIGH'S ALMSHOUSES**  
**(Charity No. 215675)**

**NOTES TO THE ACCOUNTS continued**  
**FOR THE YEAR ENDED 31 DECEMBER 2024**

**Assets**

2.9 Tangible Fixed Assets for use by Charity

These are capitalised if they can be used for more than two years, and cost at least £500. They are valued at cost or, if gifted, at the value to the Charity on receipt.

2.10 Investments

Investments quoted on a recognised stock exchange are valued at market value at the year end. Other investment assets are included at Trustees' best estimate of market value.

3. Interest Receivable and Other Income	2024	2023
	£	£

Bank interest receivable	—	—
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4. Surplus on Ordinary Activities	2024	2023
	£	£

This is stated after charging: Independent Examiners' remuneration for reporting on the accounts	<u>880</u>	<u>800</u>
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5. Staff Costs

The clerk was remunerated (including accrued amounts) £11,584 (2023 - £10,322) during the year.

6. Grants made to Institutions

During the year donations were made to local charities £14,650 (2023 - £11,500).

**DAME ALICE LEIGH'S ALMSHOUSES**  
(Charity No. 215675)

**NOTES TO THE ACCOUNTS continued**  
**FOR THE YEAR ENDED 31 DECEMBER 2024**

<b>7.</b>	<b>Fixed Assets – House Land and Buildings</b>	<b>£</b>
	<b>Cost</b>	
	At 1 January and 31 December 2024	<u>477,355</u>
	<b>Less: Housing Association Grant</b>	
	At 1 January and 31 December 2024	<u>(245,485)</u>
	<b>Less: Other Subsidies</b>	
	At 1 January and 31 December 2024	<u>(180,000)</u>
	<b>Net Book Value</b>	
	At 31 December 2024	<u>51,870</u>
	At 31 December 2023	<u>51,870</u>

The Almshouses has 10 units in management (2023 : 10 units)

The Social Housing Grant becomes repayable on the sale of properties unless prior approval is obtained from The Housing Corporation.

<b>8.</b>	<b>Debtors</b>	<b>2024</b>	<b>2023</b>
		<b>£</b>	<b>£</b>
	Accrued income (due within one year)	3,822	3,640
		<u>          </u>	<u>          </u>
<b>9.</b>	<b>Investment</b>	<b>2024</b>	<b>2023</b>
		<b>£</b>	<b>£</b>
	Carrying market value at beginning of year	1,803,176	1,696,784
	Additions	1,000	1,000
	Disposals	-	-
	<u>Add net gains on revaluation</u>	144,597	105,392
		<u>          </u>	<u>          </u>
	Carrying market value at end of year	<u>1,948,773</u>	<u>1,803,176</u>

**DAME ALICE LEIGH'S ALMSHOUSES**  
(Charity No. 215675)

**NOTES TO THE ACCOUNTS continued**  
**FOR THE YEAR ENDED 31 DECEMBER 2024**

<b>Analysis of investments</b>	<b>2024</b>	<b>2023</b>
	<b>£</b>	<b>£</b>
National Association of Almshouses Common Investment Funds:		
16,096 accumulation shares (2023 : 16,088)	<u>1,948,773</u>	<u>1,803,176</u>

Shares are valued at market value. The shares are all redeemable within one year.

Due to lack of information it is impractical to establish the original cost of the investments in the National Association of Almshouses Common Investment Funds.

The Almshouses have no rent arrears (2023 : Nil).

<b>10. Creditors and Amounts fall due with one year</b>	<b>2024</b>	<b>2023</b>
	<b>£</b>	<b>£</b>
Accruals	<u>4,427</u>	<u>5,761</u>

**11. Funds**

**Unrestricted Funds**

For the provision of Almshouses for poor persons of good character and for the relief in need of persons resident in the area of the ancient parish of Stoneleigh. Also for the general day to day upkeep and repairs of the Almshouses.

**Restricted Funds**

**Extraordinary Repairs:**

For the extraordinary repair, improvement and rebuilding of the Almshouses.

**Non-Extraordinary Repairs:**

For the repairs of the Almshouses where unrestricted funds are insufficient.

**DAME ALICE LEIGH'S ALMSHOUSES**  
**(Charity No. 215675)**

**NOTES TO THE ACCOUNTS continued**  
**FOR THE YEAR ENDED 31 DECEMBER 2024**

**12. Rent Surplus Fund**

The Charity has made calculations in accordance with the Rent Surplus Fund Determination 1989 and established that at 31 December 2024 no liability arises.

**13. Taxation**

The almshouses having been registered under charitable rules, have no liability to Corporation Tax.

**14. Ultimate Controlling Party**

The Charity's ultimate controlling party is the Board of Trustees.

**15. Trustees Expenses and Remuneration**

There were no Trustees expenses or remuneration during the year.

**DAME ALICE LEIGH'S ALMSHOUSE**

England & Wales - Charity number 215675

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# Accounts

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**DAME ALICE LEIGH'S ALMSHOUSES**  
**(Charity No. 215675)**

**ACCOUNTS**  
**FOR THE YEAR ENDED**  
**31 DECEMBER 2023**

**TC Group**  
**Nelson House**  
**2 Hamilton Terrace**  
**Leamington Spa**  
**Warwickshire**  
**England**  
**CV32 4LY**

**DAME ALICE LEIGH'S ALMSHOUSES**  
**(Charity No. 215675)**

**INDEX TO ACCOUNTS**  
**FOR THE YEAR ENDED**  
**31 DECEMBER 2023**

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8-9	Independent Examiner's Report
10	Statement of Financial Activities
11	Balance Sheet
12-17	Notes to the Accounts

**DAME ALICE LEIGH'S ALMSHOUSES**  
(Charity No. 215675)

**LEGAL AND ADMINISTRATIVE INFORMATION**

**FOR THE YEAR ENDED 31 DECEMBER 2023**

**Status:** Dame Alice Leigh's Almshouses is a Registered Charity (number 215675).  
Approved and Established by Order of the Charity Commissioners For England and Wales –  
Sealed 22 December 1954.

**Trustees:** Rev P Bistran (Ex-officio)  
Mrs S Crofts (Representative & Chair)  
Mrs V J Brooks (Co-optative)  
Rev G Gatward (Ex-officio)  
M A Smith (Co-optative)  
Q M Compton-Bishop (Co-optative) (app. 9 July 2024)  
Miss S Hunter (Co-optative) (app. 9 July 2024)  
R Hancox (Representative) (app. 9 April 2024)

**Clerk:** Mrs B Davis  
2 Heyville Croft  
Kenilworth  
Warwickshire  
CV8 2SR

**Principal Advisers:** **Accountants:**  
TC Group  
Nelson House  
2 Hamilton Terrace  
Leamington Spa  
Warwickshire  
CV32 4LY

**Bankers:**  
The Co-operative Bank  
118/120 Colmore Row  
Birmingham  
B3 3BA

**Solicitors:**  
Alsters Kelley  
Hamilton House  
20-26 Hamilton Terrace  
Leamington Spa  
Warwickshire  
CV32 4LY

**DAME ALICE LEIGH'S ALMSHOUSES**  
**(Charity No. 215675)**

**ANNUAL REPORT**

**FOR THE YEAR ENDED 31 DECEMBER 2023**

**Description of the Charity's Trusts**

The Dame Alice Leigh's Almshouses, in the village of Stoneleigh in Warwickshire was originally established by deed poll on 1 March 1579 by the will of Sir Thomas Leigh and his wife Dame Alice 'for the dwelling and habitation of five poor men and women from the oldest and most infirm of the parish of Stoneleigh'. There are still ten residences in the original 16<sup>th</sup> century building but the qualifications for occupancy have been amended. The Charity's governing document now requires that almspeople be poor persons of a good character. Originally administered by two wardens of the parish church, the charity is now under the care of eight volunteer Trustees and a Clerk.

The current governing document is a scheme of the Charity Commissioners of 22 December 1954 and a Confirmation Act of 28 March 1956 as amended by schemes of 11 January 1972 and 2 December 1977.

**Organisation Structure**

The eight Trustees consist of:-

- a) Two Ex-officio Trustees:  
Two local vicars
- b) Two Representative Trustees:  
Appointed by the Parish Council for a term of four years.
- c) Four Co-optative Trustees (Persons residing in the Ancient Parish of Stoneleigh or in the County of Warwickshire)  
Appointed by a resolution of the Trustees for a term of five years.

There is no defined internal training scheme for Trustees.

While the Clerk to the Trustees maintains the financial records and deals with secretarial matters on a day to day basis, the Trustees meet quarterly to consider policies for maintenance and repair of the Almshouses, the welfare of the occupants and the monitoring of income and expenditure. None of the Trustees hold any interest in the property of the Charity neither do they receive any remuneration or expenses.

**DAME ALICE LEIGH'S ALMSHOUSES  
(Charity No. 215675)**

**ANNUAL REPORT - Continued**

**FOR THE YEAR ENDED 31 DECEMBER 2023**

**Charity's Objects and Application of Income**

The ongoing provision, maintenance and repair of the Dame Alice Leigh's Almshouse for poor persons of good character.

The Trustees shall meet the cost of repairs and all associated administration, management and running costs from yearly income.

The Trustees shall pay a yearly sum to the Vicar of Stoneleigh for preaching a sermon to the Almspeople of the Charity each year.

The Trustees may establish a cyclical repair fund for the purpose of providing for those items of ordinary maintenance and repairs that recur at infrequent intervals.

The Trustees shall establish and maintain an extraordinary reserve repair fund to be used for the extraordinary repair, improvement and rebuilding of the Almshouses belonging to the Charity.

Any residual yearly income shall be used for the benefit of the Almspeople as the Trustees shall think fit and any other surplus income for the relief in need of persons resident in the area of the Ancient Parish of Stoneleigh

**How our activities deliver public benefit**

The Charity carries out a range of activities in pursuance of its charitable aims. The Trustees consider that the activities summarised below, provide benefit to the inhabitants of Stoneleigh and neighbouring areas.

**Activities during the year**

During 2023 the Charity continued to provide accommodation for residents in the ancient parish of Stoneleigh and whilst nine of the Almshouse properties remained fully occupied throughout the year. No 4 Almshouse was vacant from 11<sup>th</sup> May 2023 until the 27<sup>th</sup> July 2023 when the new resident took occupancy.

**DAME ALICE LEIGH'S ALMSHOUSES**  
**(Charity No. 215675)**

**ANNUAL REPORT - Continued**

**FOR THE YEAR ENDED 31 DECEMBER 2023**

Trustees have continued with day-to-day repairs as well as remedial and modernisation work to the Almshouses. 2023 saw the redecoration (painting) of the exterior of the main Almshouse building, including painting of the window frame. Doors, fascia's, gable ends, guttering and downpipes, and all wooden rails and external meter box.

Brad Steele, a Master Stonemason, conducted the annual repairs to the stonework on the Almshouse outbuildings. This included repairs and repointing to the brickwork and guttering of the outbuildings, along with the removal of foliage and moss from around both the outbuildings and main Almshouse building. The typical annual repair includes damage caused from bees making nest/bee holes in the stonework and to the lime mortar.

The ongoing issues with damp are being closely monitored at properties No2 and No7. It is now thought to possibly be rising damp or water retention from the outside, via the sandstones and/or mortar which is causing the water ingress to several of the properties, this is being kept under constant surveillance by the Clerk, Martin Smith (Trustee and Architect) and Brad Steele (Stonemason) and further investigation will continue throughout the year.

Electrical maintenance was carried out as and when required, along with the annual PAT testing of all resident's and charity owned electrical appliances and again for all new residents own personal appliances shortly after they moved in. Surge protectors were installed into all of the storage heaters and charge controllers were replaced in most of the Storage Heaters.

Plumbing repairs were conducted as and when required to the individual properties, mostly for toilet repairs, the replacement of leaking taps and adjustments to leaking pipework.

Garden maintenance has included regular lawn mowing, hedge trimming and the pruning of several trees, in addition to moss and weed spraying. Consent was also granted for the pruning of the two large apple trees. A skip was also hired to remove garden waste and unused items from the outbuildings.

The Almshouse Trust has continued its support of local charities with donations being made to the following charities at the beginning of the new year, January 2023 to:

The Shakespeare Hospice

5<sup>th</sup>80th Scout Group

**DAME ALICE LEIGH'S ALMSHOUSES**  
**(Charity No. 215675)**

**ANNUAL REPORT - Continued**

**FOR THE YEAR ENDED 31 DECEMBER 2023**

The Trust also made charitable donations to support needy people living in the Ancient Parish of Stoneleigh through the Coventry Children's Boot Fund and made one off ex-gratia payments to the residents of the Almhouse. They also considered funding requests from the Together for Change initiative, but the projects were unsuccessful at this time.

**The Coventry Children's Boot Fund** started in 1893 with the object of providing boots to children in poverty so that they could attend school. The fund has served Coventry's poorest children through two world wars, the depression of the 30's and the ups and downs of the 20<sup>th</sup> century. Even today, many children attend school wearing worn out leaking shoes in winter, because their parents cannot afford to replace them, which makes you realise that the Boot Fund is as relevant today as it was over a hundred years ago. The Coventry Children's Boot Fund received a donation from the Dame Alice Leigh's charity of £2,500 in 2023, part of which was used for Ukrainian refugees, some of whom had come to live within our area of the Ancient Parish of Stoneleigh.

**DAME ALICE LEIGH'S ALMSHOUSES**  
**(Charity No. 215675)**

**ANNUAL REPORT - Continued**

**FOR THE YEAR ENDED 31 DECEMBER 2023**

**Resource Costs**

Resource costs were as follows:	<b>2023</b>	<b>2022</b>
Housing Management Costs	11,545	13,360
Repairs & Maintenance	24,273	43,464
Service Costs	22,249	21,806
Governance Costs	800	738
Donations	11,500	23,500
<b>TOTAL</b>	<b>£70,367</b>	<b>£102,867</b>

**Risks and Reserves**

The Trustees hold sufficient reserves to enable the charity to provide sufficient income to cover the necessary costs of the upkeep on the properties held.

The Trustees examine the major risks that the Charity faces each financial year when preparing and updating the strategic plan. The Charity has developed systems to monitor and control these risks to mitigate any impact that they may have on the Charity in the future.

**Market Value of Fixed Assets**

In the opinion of the Trustees, the market value of the land and buildings is in excess of the amount shown, but these assets are used in the Almshouses business.

**Statement of Trustees' Responsibilities**

The Trustees are responsible for preparing the Trustees' Annual Report and the financial statements in accordance with applicable law and United Kingdom Accounting Standards (United Kingdom Generally Accepted Accounting Practice).

**DAME ALICE LEIGH'S ALMSHOUSES**  
**(Charity No. 215675)**

**ANNUAL REPORT - Continued**

**FOR THE YEAR ENDED 31 DECEMBER 2023**

The law applicable to charities in England and Wales requires the Trustees to prepare financial statements for each financial year which give a true and fair view of the state of affairs of the Charity and of the incoming resources and application of resources of the charity for that period. In preparing these financial statements, the Trustees are required to:

- select suitable accounting policies and then apply them consistently;
- observe the methods and principles in the Charities SORP;
- make judgements and estimates that are reasonable and prudent;
- state whether applicable accounting standards have been followed, subject to any material departures disclosed and explained in the financial statements;
- prepare the financial statements on the going concern basis unless it is inappropriate to presume that the Charity will continue in operation.

The Trustees are responsible for keeping proper accounting records that disclose with reasonable accuracy at any time the financial position of the Charity and enable them to ensure that the financial statements comply with the Charities Act 2011, the Charity (Accounts and Reports) Regulations 2008 and the provisions of the Trust Deed. 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.



**S Crofts**  
**Chair**  
**30<sup>th</sup> August 2024**

**DAME ALICE LEIGH'S ALMSHOUSES**  
**(Charity No. 215675)**

**INDEPENDENT EXAMINER'S REPORT ON THE ACCOUNTS  
TO THE TRUSTEES OF THE DAME ALICE LEIGH'S ALMSHOUSES**

**FOR THE YEAR ENDED 31 DECEMBER 2023**

I report on the accounts of the Charity for the year ended 31 December 2023 which are set out on pages 1 to 17.

**Respective Responsibilities of Trustees and Examiner**

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

It is my responsibility to:

- examine the accounts under section 145 of the 2011 Act;
- follow the procedures laid down in the general Directions given by the Charity Commission under section 145(5)(b) of the 2011 Act; and
- state whether particular matters have come to our attention.

**Basis of Independent Examiner's Statement**

My examination was carried out in accordance with 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 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 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 statement below.

**DAME ALICE LEIGH'S ALMSHOUSES**  
**(Charity No. 215675)**

**INDEPENDENT EXAMINER'S REPORT ON THE ACCOUNTS**  
**TO THE TRUSTEES OF THE DAME ALICE LEIGH'S ALMSHOUSES**

**FOR THE YEAR ENDED 31 DECEMBER 2023**

**Independent Examiner's Statement**

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

(1) which gives us reasonable cause to believe that in, any material respect, the requirements:

- to keep accounting records in accordance with section 130 of the 2011 Act; and
- 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.

**John Alan Davies**

**On behalf of**

**TC Group**  
**Nelson House**  
**2 Hamilton Terrace**  
**Leamington Spa**  
**Warwickshire**  
**CV31 4LY**

**DAME ALICE LEIGH'S ALMSHOUSES**  
(Charity No. 215675)  
**STATEMENT OF FINANCIAL ACTIVITIES FOR THE YEAR ENDED 31 DECEMBER 2023**

	Note	Unrestricted Funds	Restricted Funds For Extraordinary Repairs	Restricted Funds For Non-Extraordinary Repairs	Total 2023	Total 2022
Incoming Resources						
Rent Receivable		42,256	-	-	42,256	40,380
Grant from Duchess Dudley Charity		48,600	-	-	48,600	13,200
Investment Income	3	-	-	-	-	-
<b>Total incoming resources</b>		<b>90,856</b>	<b>-</b>	<b>-</b>	<b>90,856</b>	<b>53,580</b>
<b>Resources expended</b>						
<b>Charitable Activities</b>						
Housing management costs		11,545	-	-	11,545	13,360
Donations		11,500	-	-	11,500	23,500
Repairs and maintenance		24,273	-	-	24,273	43,464
<b>Governance Costs</b>						
Service costs		22,249	-	-	22,249	21,806
Governance costs		800	-	-	800	738
<b>Total resources expended</b>		<b>70,367</b>	<b>-</b>	<b>-</b>	<b>70,367</b>	<b>102,868</b>
<b>Net incoming resources before other recognised gains</b>		<b>20,489</b>	<b>-</b>	<b>-</b>	<b>20,489</b>	<b>(49,288)</b>
<b>Gains and (losses) on investment assets</b>		<b>37,987</b>	<b>36,935</b>	<b>30,470</b>	<b>105,392</b>	<b>11,276</b>
<b>Net movement in funds</b>		<b>58,476</b>	<b>36,935</b>	<b>30,470</b>	<b>125,881</b>	<b>(38,012)</b>
<b>Total funds brought forward</b>		<b>665,007</b>	<b>594,118</b>	<b>490,793</b>	<b>1,749,918</b>	<b>1,787,930</b>
Reallocation of funds		-	-	-	-	-
Purchase of NAACIF shares		(1,000)	1,000	-	-	-
Sale of NAACIF shares		-	-	-	-	-
<b>Total funds carried forward</b>		<b>722,483</b>	<b>632,053</b>	<b>521,263</b>	<b>1,875,799</b>	<b>1,749,918</b>

\* All income and expenditure derive from continuing activities.

**DAME ALICE LEIGH'S ALMSHOUSES**  
 (Charity No. 215675)  
**BALANCE SHEET FOR THE YEAR ENDED 31 DECEMBER 2023**

Note	Unrestricted Funds	Restricted Funds for Extraordinary Repairs	Restricted Funds for Non-Extraordinary Repairs	Restricted Funds for the purchase of Almshouses	Total 2023	Total 2022
<b>Fixed Assets</b>						
Tangible Assets	7 51,870	-	-	-	51,870	51,870
<b>Current Assets</b>						
Debtors	8 3,640	-	-	3,640	3,640	3,465
(Short Term) Investments	9 649,860	632,053	521,263	1,803,176	1,696,784	
Cash at bank and in hand	22,874	-	-	22,874	4,084	
<b>Total Current Assets</b>	676,374	632,053	521,263	1,829,690	1,704,333	
<b>Creditors: amounts falling due within one year</b>	10 (5,761)	-	-	(5,761)	(6,285)	
<b>Net Current Assets</b>	670,613	632,053	521,263	1,823,929	1,698,048	
<b>Net Assets</b>	722,483	632,053	521,263	1,875,799	1,749,918	
<b>Unrestricted Funds</b>	722,483	-	-	722,483	665,007	
<b>Restricted Funds</b>	11 -	632,053	521,263	1,153,316	1,084,911	
<b>Total</b>	722,483	632,053	521,263	1,875,799	1,749,918	

*S. Crofts*

S Crofts

**DAME ALICE LEIGH'S ALMSHOUSES**  
**(Charity No. 215675)**

**NOTES TO THE ACCOUNTS**  
**FOR THE YEAR ENDED 31 DECEMBER 2023**

**1. Basis of Preparation**

- 1.1 The nature of the charity's operations and principal activities are shown on pages 2 to 7.

The charity constitutes a public benefit entity as defined by FRS 102. The financial statements have been prepared in accordance with Accounting and Reporting by Charities: Statement of Recommended Practice applicable to charities preparing their accounts in accordance with the Financial Reporting Standard applicable in the UK and Republic of Ireland (FRS 102) issued on 16 July 2014 (as updated through Update Bulletin 1 published on 2 February 2016), the Financial Reporting Standard applicable in the United Kingdom and Republic of Ireland (FRS 102) and UK Generally Accepted Practice as it applies from 1 January 2015.

The charity has applied Update Bulletin 1 as published on 2 February 2016 and does not include a cash flow statement on the grounds that it is applying FRS 102 Section 1A.

The financial statements have been prepared to give a 'true and fair' view and have departed from the Charities (Accounts and Reports) Regulations 2008 only to the extent required to provide a 'true and fair view'. This departure has involved following the Accounting and Reporting by Charities: Statement of Recommended Practice applicable to charities preparing their accounts in accordance with the Financial Reporting Standard applicable in the UK and Republic of Ireland (FRS 102) issued on 16 July 2014 rather than the Accounting and Reporting by Charities: Statement of Recommended Practice effective from 1 April 2005 which has since been withdrawn

The financial statements are prepared on a going concern basis under the historical cost convention, modified to include certain items at fair value. The financial statements are presented in sterling which is the functional currency of the charity.

The significant accounting policies applied in the preparation of these financial statements are set out below. These policies have been consistently applied to all years presented unless otherwise stated.

**DAME ALICE LEIGH'S ALMSHOUSES**  
**(Charity No. 215675)**

**NOTES TO THE ACCOUNTS continued**  
**FOR THE YEAR ENDED 31 DECEMBER 2023**

**2. Accounting Policies**

**Incoming Resources**

**2.1 Recognition of Incoming Resources**

These are included in the Statement of Financial Activities (SoFA) when:

- the Charity becomes entitled to the resources;
- the Trustees are virtually certain they will receive the resources; and
- the monetary value can be measured with sufficient reliability

**2.2 Grants and Donations**

Grants and donations are only included in the SoFA when the Charity has unconditional entitlement to the resources.

**2.3 Volunteer Help**

The value of any voluntary help received is not included in the accounts but is described in the Trustees' annual report.

**2.4 Investment Income**

This is included in the accounts when receivable.

**2.5 Investment Gains and Losses**

This includes any gain or loss on the sale of investments and any gain or loss resulting from revaluing investments to market value at the end of the year.

**Expenditure and Liabilities**

**2.6 Liability Recognition**

Liabilities are recognised as soon as there is a legal or constructive obligation committing the Charity to pay out resources.

**2.7 Service Costs**

Includes costs of the preparation and examination of statutory accounts, the costs of Trustee meetings and the costs of any legal advice to Trustees on governance or constitutional matters.

**2.8 Grants Payable**

These are only recognised in the accounts when a commitment has been made and there are no conditions to be met relating to the grant which remain in the control of the Charity.

**DAME ALICE LEIGH'S ALMSHOUSES**  
**(Charity No. 215675)**

**NOTES TO THE ACCOUNTS continued**  
**FOR THE YEAR ENDED 31 DECEMBER 2023**

**Assets**

**2.9 Tangible Fixed Assets for use by Charity**

These are capitalised if they can be used for more than two years, and cost at least £500. They are valued at cost or, if gifted, at the value to the Charity on receipt.

**2.10 Investments**

Investments quoted on a recognised stock exchange are valued at market value at the year end. Other investment assets are included at Trustees' best estimate of market value.

<b>3. Interest Receivable and Other Income</b>	<b>2023</b>	<b>2022</b>
	<b>£</b>	<b>£</b>

Bank interest receivable

-

-

<b>4. Surplus on Ordinary Activities</b>	<b>2023</b>	<b>2022</b>
	<b>£</b>	<b>£</b>

This is stated after charging:  
Independent Examiners' remuneration  
for reporting on the accounts

800

738

**5. Staff Costs**

The clerk was remunerated (including accrued amounts) £10,322 (2022 - £10,728) during the year.

**6. Grants made to Institutions**

During the year donations were made to local charities £11,500 (2022 - £23,500).

**DAME ALICE LEIGH'S ALMSHOUSES**  
(Charity No. 215675)

**NOTES TO THE ACCOUNTS continued**  
**FOR THE YEAR ENDED 31 DECEMBER 2023**

<b>7.</b>	<b>Fixed Assets – House Land and Buildings</b>	<b>£</b>
	<b>Cost</b>	
	At 1 January and 31 December 2023	<u>477,355</u>
	<b>Less: Housing Association Grant</b>	
	At 1 January and 31 December 2023	<u>(245,485)</u>
	<b>Less: Other Subsidies</b>	
	At 1 January and 31 December 2023	<u>(180,000)</u>
	<b>Net Book Value</b>	
	At 31 December 2023	<u>51,870</u>
	At 31 December 2022	<u>51,870</u>

The Almshouses has 10 units in management (2022 : 10 units)

The Social Housing Grant becomes repayable on the sale of properties unless prior approval is obtained from The Housing Corporation.

<b>8.</b>	<b>Debtors</b>	<b>2023</b>	<b>2022</b>
		<b>£</b>	<b>£</b>
	Accrued income (due within one year)	3,640	3,465
		<u>          </u>	<u>          </u>
<b>9.</b>	<b>Investment</b>	<b>2023</b>	<b>2022</b>
		<b>£</b>	<b>£</b>
	Carrying market value at beginning of year	1,696,784	1,689,508
	Additions	1,000	21,000
	Disposals	-	(25,000)
	<u>Add net gains on revaluation</u>	105,392	11,276
		<u>          </u>	<u>          </u>
	Carrying market value at end of year	<u>1,803,176</u>	<u>1,696,784</u>

**DAME ALICE LEIGH'S ALMSHOUSES**  
(Charity No. 215675)

**NOTES TO THE ACCOUNTS continued**  
**FOR THE YEAR ENDED 31 DECEMBER 2023**

Analysis of investments	2023	2022
	£	£
National Association of Almshouses Common Investment Funds:		
16,088 accumulation shares (2022 : 16,079)	<u>1,803,176</u>	<u>1,696,784</u>

Shares are valued at market value. The shares are all redeemable within one year.

Due to lack of information it is impractical to establish the original cost of the investments in the National Association of Almshouses Common Investment Funds.

The Almshouses have no rent arrears (2022 : Nil).

10. Creditors and Amounts fall due with one year	2023	2022
	£	£
Accruals	<u>5,761</u>	<u>6,285</u>

**11. Funds**

**Unrestricted Funds**

For the provision of Almshouses for poor persons of good character and for the relief in need of persons resident in the area of the ancient parish of Stoneleigh. Also for the general day to day upkeep and repairs of the Almshouses.

**Restricted Funds**

**Extraordinary Repairs:**

For the extraordinary repair, improvement and rebuilding of the Almshouses.

**Non-Extraordinary Repairs:**

For the repairs of the Almshouses where unrestricted funds are insufficient.

**DAME ALICE LEIGH'S ALMSHOUSES**  
**(Charity No. 215675)**

**NOTES TO THE ACCOUNTS continued**  
**FOR THE YEAR ENDED 31 DECEMBER 2023**

**12. Rent Surplus Fund**

The Charity has made calculations in accordance with the Rent Surplus Fund Determination 1989 and established that at 31 December 2023 no liability arises.

**13. Taxation**

The almshouses having been registered under charitable rules, have no liability to Corporation Tax.

**14. Ultimate Controlling Party**

The Charity's ultimate controlling party is the Board of Trustees.

**15. Trustees Expenses and Remuneration**

There were no Trustees expenses or remuneration during the year.

**DAME ALICE LEIGH'S ALMSHOUSE**

England & Wales - Charity number 215675

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# Accounts

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**DAME ALICE LEIGH'S ALMSHOUSES**  
**(Charity No. 215675)**

**ACCOUNTS**  
**FOR THE YEAR ENDED**  
**31 DECEMBER 2022**

**The Ollis Partnership Limited**  
**Chartered Accountants**  
**Nelson House**  
**2 Hamilton Terrace**  
**Leamington Spa**  
**Warwickshire**  
**CV32 4LY**

**DAME ALICE LEIGH'S ALMSHOUSES**  
**(Charity No. 215675)**

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**FOR THE YEAR ENDED**  
**31 DECEMBER 2022**

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**DAME ALICE LEIGH'S ALMSHOUSES**  
**(Charity No. 215675)**

**LEGAL AND ADMINISTRATIVE INFORMATION**

**FOR THE YEAR ENDED 31 DECEMBER 2022**

**Status:** Dame Alice Leigh's Almshouses is a Registered Charity (number 215675).  
Approved and Established by Order of the Charity Commissioners For England and Wales –  
Sealed 22 December 1954.

**Trustees:** The 6<sup>th</sup> Baron Leigh (Ex-officio)  
Mrs J Burr (Ex-officio) (dec. 4 July 2022)  
Rev P Bistran (Ex-officio) (appointed 12 April 2022)  
Mrs S Crofts (Representative)  
Mr D I Franklin (Representative & Chairman)  
Mrs V J Brooks (Co-optative)  
Rev G Gatward (Ex-officio)  
M A Smith (Co-optative) (appointed 12 October 2021)

**Clerk:** Mrs B Davis  
2 Heyville Croft  
Kenilworth  
Warwickshire  
CV8 2SR

**Principal Advisers: Accountants and Registered Auditors:**  
The Ollis Partnership Limited  
Nelson House  
2 Hamilton Terrace  
Leamington Spa  
Warwickshire  
CV32 4LY

**Bankers:**  
The Co-operative Bank  
118/120 Colmore Row  
Birmingham  
B3 3BA

**Solicitors:**  
Alsters Kelley  
Hamilton House  
20-26 Hamilton Terrace  
Leamington Spa  
Warwickshire  
CV32 4LY

**DAME ALICE LEIGH'S ALMSHOUSES**  
**(Charity No. 215675)**

**ANNUAL REPORT**

**FOR THE YEAR ENDED 31 DECEMBER 2022**

**Description of the Charity's Trusts**

The Dame Alice Leigh's Almshouses, in the village of Stoneleigh in Warwickshire was originally established by deed poll on 1 March 1579 by the will of Sir Thomas Leigh and his wife Dame Alice 'for the dwelling and habitation of five poor men and women from the oldest and most infirm of the parish of Stoneleigh'. There are still ten residences in the original 16<sup>th</sup> century building but the qualifications for occupancy have been amended. The Charity's governing document now requires that almspeople be poor persons of a good character. Originally administered by two wardens of the parish church, the charity is now under the care of eight volunteer Trustees and a Clerk.

The current governing document is a scheme of the Charity Commissioners of 22 December 1954 and a Confirmation Act of 28 March 1956 as amended by schemes of 11 January 1972 and 2 December 1977.

**Organisation Structure**

The eight Trustees consist of:-

- a) Three Ex-officio Trustees:
  - Baron Leigh (if of full age)
  - The Vicar of Stoneleigh
  - The People's Churchwarden of Stoneleigh
- b) Two Representative Trustees:
  - Appointed by the Parish Council for a term of four years.
- c) Three Co-optative Trustees (Persons residing in the Ancient Parish of Stoneleigh or in the County of Warwickshire)
  - Appointed by a resolution of the Trustees for a term of five years.

There is no defined internal training scheme for Trustees.

While the Clerk to the Trustees maintains the financial records and deals with secretarial matters on a day to day basis, the Trustees meet quarterly to consider policies for maintenance and repair of the Almshouses, the welfare of the occupants and the monitoring of income and expenditure. None of the Trustees hold any interest in the property of the Charity neither do they receive any remuneration or expenses.

**DAME ALICE LEIGH'S ALMSHOUSES**  
**(Charity No. 215675)**

**ANNUAL REPORT - Continued**

**FOR THE YEAR ENDED 31 DECEMBER 2022**

**Charity's Objects and Application of Income**

The ongoing provision, maintenance and repair of the Dame Alice Leigh's Almshouse for poor persons of good character.

The Trustees shall meet the cost of repairs and all associated administration, management and running costs from yearly income.

The Trustees shall pay a yearly sum to the Vicar of Stoneleigh for preaching a sermon to the Almspeople of the Charity each year.

The Trustees may establish a cyclical repair fund for the purpose of providing for those items of ordinary maintenance and repairs that recur at infrequent intervals.

The Trustees shall establish and maintain an extraordinary reserve repair fund to be used for the extraordinary repair, improvement and rebuilding of the Almshouses belonging to the Charity.

Any residual yearly income shall be used for the benefit of the Almspeople as the Trustees shall think fit and any other surplus income for the relief in need of persons resident in the area of the Ancient Parish of Stoneleigh

**How our activities deliver public benefit**

The Charity carries out a range of activities in pursuance of its charitable aims. The Trustees consider that the activities summarised below, provide benefit to the inhabitants of Stoneleigh and neighbouring areas.

**Activities during the year**

During 2022 the Charity continued to provide accommodation for residents in the ancient parish of Stoneleigh and whilst six of the Almshouse properties remained fully occupied throughout the year, we had one vacant property during 2022.

No 2 Almshouse was vacant from 31<sup>st</sup> December 2021 to the end of March 2022

**DAME ALICE LEIGH'S ALMSHOUSES**  
**(Charity No. 215675)**

**ANNUAL REPORT - Continued**

**FOR THE YEAR ENDED 31 DECEMBER 2021**

Trustees have continued with day-to-day repairs as well as remedial and modernisation work to the Almshouses, as best they could, whilst still under COVID-19 restrictions and government lockdowns at the beginning of 2022. The minor indoor repairs continue to be carried out as and when required, albeit with a slight delay due to illness in the Handyman's family.

The ongoing issues with damp are being closely monitored at properties No2 and No7. It is now thought to possibly be rising damp or water retention from the outside, via the sandstones and/or mortar which is causing the water ingress to several of the properties, this is being kept under constant surveillance by the Clerk, Martin Smith (Trustee and Architect) and Brad Steele (Stonemason) and further investigation will continue throughout the year.

Brad Steele, a Master Stonemason, carried out repairs to the stonework on the Almshouse outbuildings, as highlighted in the last QQR Report of 2020. This included repairs and repointing to the brickwork and guttering of the outbuildings, along with the removal of foliage and moss from around both the outbuildings and main Almshouse building. The typical annual repair includes damage caused from bees making nest/bee holes in the stonework and to the lime mortar.

Electrical maintenance was carried out as and when required, along with the annual PAT testing of all resident's and charity owned electrical appliances and again for all new residents own personal appliances shortly after they moved in.

Only essential plumbing repairs were carried out at the beginning of the year under strict COVID19 rules whilst lockdown was still in place. However, once lockdown was lifted, the Plumbers were able to carry out the refurbishment of all five of the remaining shower rooms which were carried over from last year. The showers and shower trays were replaced, and new water heaters installed to replace outdated immersion tanks. Redecoration was also carried out on all five shower rooms along with essential redecoration to the other five properties.

Garden maintenance has included regular lawn mowing, hedge trimming and the pruning of several trees, in addition to moss and weed spraying.

The Almshouse Trust has continued its support of local charities with donations being made to the following charities at the beginning of the new year, January 2022 to:

The Shakespeare Hospice  
Warwickshire Vision

Waverley Day Centre  
The Ups of Downs

**DAME ALICE LEIGH'S ALMSHOUSES**  
**(Charity No. 215675)**

**ANNUAL REPORT - Continued**

**FOR THE YEAR ENDED 31 DECEMBER 2022**

Further donations to local charities were also made later in the year, as shown, to:

The Shakespeare Hospice (October 2022)

Waverley Day Centre (December 2022)

The Ups and Downs (December 2022)

The Trust also made charitable donations to support needy people living in the Ancient Parish of Stoneleigh through the Together for Change initiative and the Coventry Children's Boot Fund.

**Together for Change (TFC)** is a joint venture charity between the Diocese of Coventry and the Church of Urban Fund. Together for Change is working with churches and other public & private sector groups to transform the communities of Coventry and Warwickshire and tackle systematic poverty. In the five years since the inception of this project, the Churches in Tile Hill have set up and grown a range of projects supporting needy people in the community. The Job Club and Make Lunch project are among notable successes. The previous project that the Trust donations have helped support has been the recruitment of a Youth Worker at St Andrews Church who provides youth activities in the community. Although no donations were made to Together for Change during 2021, the Trust requested proposals be put forward for future funding, and in January 2022, the Trust donated £5,000 to the Good Neighbours project and a further £5,000 in April 2022 to the Musical Memories/Dementia Café project both run by Together for Change.

**The Coventry Children's Boot Fund** started in 1893 with the object of providing boots to children in poverty so that they could attend school. The fund has served Coventry's poorest children through two world wars, the depression of the 30's and the ups and downs of the 20<sup>th</sup> century. Even today, many children attend school wearing worn out leaking shoes in winter, because their parents cannot afford to replace them, which makes you realise that the Boot Fund is as relevant today as it was over a hundred years ago. The Coventry Children's Boot Fund received a donation from the Dame Alice Leigh's charity of £2,500 in April 2022 and further £4,000 in August 2022, and asked if it would be possible to use some of the money for Ukrainian refugees, some of whom had come to live within our area of the Ancient Parish of Stoneleigh. The Trustees agreed unanimously, for some of the donation to be used for the Ukrainian refugees.

**DAME ALICE LEIGH'S ALMSHOUSES**  
**(Charity No. 215675)**

**ANNUAL REPORT - Continued**

**FOR THE YEAR ENDED 31 DECEMBER 2022**

**Resource Costs**

Resource costs were as follows:	2022	2021
Housing Management Costs	13,360	9,981
Repairs & Maintenance	43,464	68,365
Service Costs	21,806	23,619
Governance Costs	738	660
Donations	23,500	3,000
<b>TOTAL</b>	<b>£102,867</b>	<b>£105,625</b>

**Risks and Reserves**

The Trustees hold sufficient reserves to enable the charity to provide sufficient income to cover the necessary costs of the upkeep on the properties held.

The Trustees examine the major risks that the Charity faces each financial year when preparing and updating the strategic plan. The Charity has developed systems to monitor and control these risks to mitigate any impact that they may have on the Charity in the future.

**Market Value of Fixed Assets**

In the opinion of the Trustees, the market value of the land and buildings is in excess of the amount shown, but these assets are used in the Almshouses business.

**Statement of Trustees' Responsibilities**

The Trustees are responsible for preparing the Trustees' Annual Report and the financial statements in accordance with applicable law and United Kingdom Accounting Standards (United Kingdom Generally Accepted Accounting Practice).

**DAME ALICE LEIGH'S ALMSHOUSES**  
**(Charity No. 215675)**

**ANNUAL REPORT - Continued**

**FOR THE YEAR ENDED 31 DECEMBER 2022**

The law applicable to charities in England and Wales requires the Trustees to prepare financial statements for each financial year which give a true and fair view of the state of affairs of the Charity and of the incoming resources and application of resources of the charity for that period. In preparing these financial statements, the Trustees are required to:

- select suitable accounting policies and then apply them consistently;
- observe the methods and principles in the Charities SORP;
- make judgements and estimates that are reasonable and prudent;
- state whether applicable accounting standards have been followed, subject to any material departures disclosed and explained in the financial statements;
- prepare the financial statements on the going concern basis unless it is inappropriate to presume that the Charity will continue in operation.

The Trustees are responsible for keeping proper accounting records that disclose with reasonable accuracy at any time the financial position of the Charity and enable them to ensure that the financial statements comply with the Charities Act 2011, the Charity (Accounts and Reports) Regulations 2008 and the provisions of the Trust Deed. 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.



**D I Franklin**  
**Chairman**

**21 June 2023**

**DAME ALICE LEIGH'S ALMSHOUSES**  
**(Charity No. 215675)**

**INDEPENDENT EXAMINER'S REPORT ON THE ACCOUNTS**  
**TO THE TRUSTEES OF THE DAME ALICE LEIGH'S ALMSHOUSES**

**FOR THE YEAR ENDED 31 DECEMBER 2022**

I report on the accounts of the Charity for the year ended 31 December 2022 which are set out on pages 1 to 17.

**Respective Responsibilities of Trustees and Examiner**

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

It is my responsibility to:

- examine the accounts under section 145 of the 2011 Act;
- follow the procedures laid down in the general Directions given by the Charity Commission under section 145(5)(b) of the 2011 Act; and
- state whether particular matters have come to our attention.

**Basis of Independent Examiner's Statement**

My examination was carried out in accordance with 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 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 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 statement below.

**DAME ALICE LEIGH'S ALMSHOUSES  
(Charity No. 215675)**

**INDEPENDENT EXAMINER'S REPORT ON THE ACCOUNTS  
TO THE TRUSTEES OF THE DAME ALICE LEIGH'S ALMSHOUSES**

**FOR THE YEAR ENDED 31 DECEMBER 2022**

**Independent Examiner's Statement**

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

(1) which gives us reasonable cause to believe that in, any material respect, the requirements:

- to keep accounting records in accordance with section 130 of the 2011 Act; and
- 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.



**John Alan Davies**

**21 June 2023**

**On behalf of**

**The Ollis Partnership Limited  
Chartered Accountants & Registered Auditors  
Nelson House  
2 Hamilton Terrace  
Leamington Spa  
Warwickshire  
CV31 4LY**

**DAME ALICE LEIGH'S ALMSHOUSES**  
(Charity No. 215675)

**STATEMENT OF FINANCIAL ACTIVITIES FOR THE YEAR ENDED 31 DECEMBER 2022**

Note	Unrestricted Funds	Restricted Funds For Extraordinary Repairs	Restricted Funds For Non-Extraordinary Repairs	Total 2022	Total 2021
Incoming Resources					
Rent Receivable	40,380	-	-	40,380	36,681
Grant from Duchess Dudley Charity	13,200	-	-	13,200	25,200
Investment Income	-	-	-	-	-
	53,580	-	-	53,580	61,881
<b>Total incoming resources</b>					
<b>Resources expended</b>					
<b>Charitable Activities</b>					
Housing management costs	13,360	-	-	13,360	9,981
Donations	23,500	-	-	23,500	3,000
Repairs and maintenance	43,464	-	-	43,464	68,365
<b>Governance Costs</b>					
Service costs	21,806	-	-	21,806	23,619
Governance costs	738	-	-	738	660
	102,868	-	-	102,868	105,625
<b>Total resources expended</b>					
<b>Net incoming resources before other recognised gains</b>	(49,288)	-	-	(49,288)	(43,744)
<b>Gains and (losses) on investment assets</b>	4,797	2,631	3,848	11,276	203,868
<b>Net movement in funds</b>	(44,489)	2,631	3,848	(38,012)	160,124
<b>Total funds brought forward</b>	705,498	595,487	486,945	1,787,930	1,627,806
<b>Reallocation of funds</b>	-	-	-	-	-
<b>Purchase of NAACIF shares</b>	(21,000)	21,000	-	-	-
<b>Sale of NAACIF shares</b>	25,000	(25,000)	-	-	-
<b>Total funds carried forward</b>	665,007	594,118	490,793	1,749,918	1,787,930

**DAME ALICE LEIGH'S ALMSHOUSES**  
 (Charity No. 215675)  
**BALANCE SHEET FOR THE YEAR ENDED 31 DECEMBER 2022**

Note	Unrestricted Funds	Restricted Funds for Extraordinary Repairs	Restricted Funds for Non-Extraordinary Repairs	Restricted Funds for the purchase of Almshouses	Total 2022	Total 2021
7	51,870	-	-	-	51,870	51,870
8	3,465	-	-	-	3,465	3,380
9	611,873	594,118	490,793	1,696,784	1,689,508	1,689,508
	4,084	-	-	4,084	4,084	45,522
	619,422	594,118	490,793	1,704,333	1,738,410	
10	(6,285)	-	-	(6,285)	(2,350)	
	613,137	594,118	490,793	1,698,048	1,736,060	
	665,007	594,118	490,793	1,749,918	1,787,930	
	665,007	-	-	665,007	705,498	
11	-	594,118	490,793	1,084,911	1,082,432	
	665,007	594,118	490,793	1,749,918	1,787,930	

*D. Franklin*

D I Franklin

21 June 2023

**DAME ALICE LEIGH'S ALMSHOUSES**  
**(Charity No. 215675)**

**NOTES TO THE ACCOUNTS**  
**FOR THE YEAR ENDED 31 DECEMBER 2022**

**1. Basis of Preparation**

- 1.1 The nature of the charity's operations and principal activities are shown on pages 2 to 7.

The charity constitutes a public benefit entity as defined by FRS 102. The financial statements have been prepared in accordance with Accounting and Reporting by Charities: Statement of Recommended Practice applicable to charities preparing their accounts in accordance with the Financial Reporting Standard applicable in the UK and Republic of Ireland (FRS 102) issued on 16 July 2014 (as updated through Update Bulletin 1 published on 2 February 2016), the Financial Reporting Standard applicable in the United Kingdom and Republic of Ireland (FRS 102) and UK Generally Accepted Practice as it applies from 1 January 2015.

The charity has applied Update Bulletin 1 as published on 2 February 2016 and does not include a cash flow statement on the grounds that it is applying FRS 102 Section 1A.

The financial statements have been prepared to give a 'true and fair' view and have departed from the Charities (Accounts and Reports) Regulations 2008 only to the extent required to provide a 'true and fair view'. This departure has involved following the Accounting and Reporting by Charities: Statement of Recommended Practice applicable to charities preparing their accounts in accordance with the Financial Reporting Standard applicable in the UK and Republic of Ireland (FRS 102) issued on 16 July 2014 rather than the Accounting and Reporting by Charities: Statement of Recommended Practice effective from 1 April 2005 which has since been withdrawn

The financial statements are prepared on a going concern basis under the historical cost convention, modified to include certain items at fair value. The financial statements are presented in sterling which is the functional currency of the charity.

The significant accounting policies applied in the preparation of these financial statements are set out below. These policies have been consistently applied to all years presented unless otherwise stated.

**DAME ALICE LEIGH'S ALMSHOUSES**  
**(Charity No. 215675)**

**NOTES TO THE ACCOUNTS continued**  
**FOR THE YEAR ENDED 31 DECEMBER 2022**

**2. Accounting Policies**

**Incoming Resources**

- 2.1 Recognition of Incoming Resources  
These are included in the Statement of Financial Activities (SoFA) when:
- the Charity becomes entitled to the resources;
  - the Trustees are virtually certain they will receive the resources; and
  - the monetary value can be measured with sufficient reliability
- 2.2 Grants and Donations  
Grants and donations are only included in the SoFA when the Charity has unconditional entitlement to the resources.
- 2.3 Volunteer Help  
The value of any voluntary help received is not included in the accounts but is described in the Trustees' annual report.
- 2.4 Investment Income  
This is included in the accounts when receivable.
- 2.5 Investment Gains and Losses  
This includes any gain or loss on the sale of investments and any gain or loss resulting from revaluing investments to market value at the end of the year.

**Expenditure and Liabilities**

- 2.6 Liability Recognition  
Liabilities are recognised as soon as there is a legal or constructive obligation committing the Charity to pay out resources.
- 2.7 Service Costs  
Includes costs of the preparation and examination of statutory accounts, the costs of Trustee meetings and the costs of any legal advice to Trustees on governance or constitutional matters.
- 2.8 Grants Payable  
These are only recognised in the accounts when a commitment has been made and there are no conditions to be met relating to the grant which remain in the control of the Charity.

**DAME ALICE LEIGH'S ALMSHOUSES**  
(Charity No. 215675)

**NOTES TO THE ACCOUNTS continued**  
**FOR THE YEAR ENDED 31 DECEMBER 2022**

**Assets**

2.9 Tangible Fixed Assets for use by Charity

These are capitalised if they can be used for more than two years, and cost at least £500. They are valued at cost or, if gifted, at the value to the Charity on receipt.

2.10 Investments

Investments quoted on a recognised stock exchange are valued at market value at the year end. Other investment assets are included at Trustees' best estimate of market value.

	<b>2022</b>	<b>2021</b>
	<b>£</b>	<b>£</b>
<b>3. Interest Receivable and Other Income</b>		
Bank interest receivable	—	—
<b>4. Surplus on Ordinary Activities</b>	<b>2022</b>	<b>2021</b>
This is stated after charging: Independent Examiners' remuneration for reporting on the accounts	<b>£</b>  <u>738</u>	<b>£</b>  <u>660</u>

**5. Staff Costs**

The clerk was remunerated (including accrued amounts) £10,728 (2021 - £13,819) during the year.

**6. Grants made to Institutions**

During the year donations were made to local charities £23,500 (2021 - £3,000).

**DAME ALICE LEIGH'S ALMSHOUSES**  
(Charity No. 215675)

**NOTES TO THE ACCOUNTS continued**  
**FOR THE YEAR ENDED 31 DECEMBER 2022**

<b>7.</b>	<b>Fixed Assets – House Land and Buildings</b>	<b>£</b>
	<b>Cost</b>	
	At 1 January and 31 December 2022	<u>477,355</u>
	<b>Less: Housing Association Grant</b>	
	At 1 January and 31 December 2022	<u>(245,485)</u>
	<b>Less: Other Subsidies</b>	
	At 1 January and 31 December 2022	<u>(180,000)</u>
	<b>Net Book Value</b>	
	At 31 December 2022	<u>51,870</u>
	At 31 December 2021	<u>51,870</u>

The Almshouses has 10 units in management (2021 : 10 units)

The Social Housing Grant becomes repayable on the sale of properties unless prior approval is obtained from The Housing Corporation.

<b>8.</b>	<b>Debtors</b>	<b>2022</b>	<b>2021</b>
		<b>£</b>	<b>£</b>
	Accrued income (due within one year)	3,465	3,380
		<u>          </u>	<u>          </u>
<b>9.</b>	<b>Investment</b>	<b>2022</b>	<b>2021</b>
		<b>£</b>	<b>£</b>
	Carrying market value at beginning of year	1,689,508	1,560,641
	Additions	21,000	1,000
	Disposals	(25,000)	(75,000)
	<u>Add net gains on revaluation</u>	11,276	202,867
		<u>          </u>	<u>          </u>
	Carrying market value at end of year	<u>1,696,784</u>	<u>1,689,508</u>

**DAME ALICE LEIGH'S ALMSHOUSES**  
(Charity No. 215675)

**NOTES TO THE ACCOUNTS continued**  
**FOR THE YEAR ENDED 31 DECEMBER 2022**

<b>Analysis of investments</b>	<b>2022</b>	<b>2021</b>
	<b>£</b>	<b>£</b>
National Association of Almshouses Common Investment Funds:		
16,079 accumulation shares (2021 : 16,136)	<u>1,696,784</u>	<u>1,689,508</u>

Shares are valued at market value. The shares are all redeemable within one year.

Due to lack of information it is impractical to establish the original cost of the investments in the National Association of Almshouses Common Investment Funds.

The Almshouses have no rent arrears (2021 : Nil).

<b>10. Creditors and Amounts fall due with one year</b>	<b>2022</b>	<b>2021</b>
	<b>£</b>	<b>£</b>
Accruals	<u>6,285</u>	<u>2,350</u>

**11. Funds**

**Unrestricted Funds**

For the provision of Almshouses for poor persons of good character and for the relief in need of persons resident in the area of the ancient parish of Stoneleigh. Also for the general day to day upkeep and repairs of the Almshouses.

**Restricted Funds**

**Extraordinary Repairs:**

For the extraordinary repair, improvement and rebuilding of the Almshouses.

**Non-Extraordinary Repairs:**

For the repairs of the Almshouses where unrestricted funds are insufficient.

**DAME ALICE LEIGH'S ALMSHOUSES**  
**(Charity No. 215675)**

**NOTES TO THE ACCOUNTS continued**  
**FOR THE YEAR ENDED 31 DECEMBER 2022**

**12. Rent Surplus Fund**

The Charity has made calculations in accordance with the Rent Surplus Fund Determination 1989 and established that at 31 December 2022 no liability arises.

**13. Taxation**

The almshouses having been registered under charitable rules, have no liability to Corporation Tax.

**14. Ultimate Controlling Party**

The Charity's ultimate controlling party is the Board of Trustees.

**15. Trustees Expenses and Remuneration**

There were no Trustees expenses or remuneration during the year.

**DAME ALICE LEIGH'S ALMSHOUSE**

England & Wales - Charity number 215675

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# Accounts

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**DAME ALICE LEIGH'S ALMSHOUSES**  
**(Charity No. 215675)**

**ACCOUNTS**  
**FOR THE YEAR ENDED**  
**31 DECEMBER 2021**

**The Ollis Partnership Limited**  
**Chartered Accountants**  
**Nelson House**  
**2 Hamilton Terrace**  
**Leamington Spa**  
**Warwickshire**  
**CV32 4LY**

**DAME ALICE LEIGH'S ALMSHOUSES**  
**(Charity No. 215675)**

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**31 DECEMBER 2021**

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**DAME ALICE LEIGH'S ALMSHOUSES**  
**(Charity No. 215675)**

**LEGAL AND ADMINISTRATIVE INFORMATION**

**FOR THE YEAR ENDED 31 DECEMBER 2021**

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**DAME ALICE LEIGH'S ALMSHOUSES**  
**(Charity No. 215675)**

**ANNUAL REPORT**

**FOR THE YEAR ENDED 31 DECEMBER 2021**

**Description of the Charity's Trusts**

The Dame Alice Leigh's Almshouses, in the village of Stoneleigh in Warwickshire was originally established by deed poll on 1 March 1579 by the will of Sir Thomas Leigh and his wife Dame Alice 'for the dwelling and habitation of five poor men and women from the oldest and most infirm of the parish of Stoneleigh'. There are still ten residences in the original 16<sup>th</sup> century building but the qualifications for occupancy have been amended. The Charity's governing document now requires that almspeople be poor persons of a good character. Originally administered by two wardens of the parish church, the charity is now under the care of eight volunteer Trustees and a Clerk.

The current governing document is a scheme of the Charity Commissioners of 22 December 1954 and a Confirmation Act of 28 March 1956 as amended by schemes of 11 January 1972 and 2 December 1977.

**Organisation Structure**

The eight Trustees consist of:-

- a) Three Ex-officio Trustees:
  - Baron Leigh (if of full age)
  - The Vicar of Stoneleigh
  - The People's Churchwarden of Stoneleigh
  
- b) Two Representative Trustees:
  - Appointed by the Parish Council for a term of four years.
  
- c) Three Co-optative Trustees (Persons residing in the Ancient Parish of Stoneleigh or in the County of Warwickshire)
  - Appointed by a resolution of the Trustees for a term of five years.

There is no defined internal training scheme for Trustees.

While the Clerk to the Trustees maintains the financial records and deals with secretarial matters on a day to day basis, the Trustees meet quarterly to consider policies for maintenance and repair of the Almshouses, the welfare of the occupants and the monitoring of income and expenditure. None of the Trustees hold any interest in the property of the Charity neither do they receive any remuneration or expenses.

**DAME ALICE LEIGH'S ALMSHOUSES**  
**(Charity No. 215675)**

**ANNUAL REPORT - Continued**

**FOR THE YEAR ENDED 31 DECEMBER 2021**

**Charity's Objects and Application of Income**

The ongoing provision, maintenance and repair of the Dame Alice Leigh's Almshouse for poor persons of good character.

The Trustees shall meet the cost of repairs and all associated administration, management and running costs from yearly income.

The Trustees shall pay a yearly sum to the Vicar of Stoneleigh for preaching a sermon to the Almspeople of the Charity each year.

The Trustees may establish a cyclical repair fund for the purpose of providing for those items of ordinary maintenance and repairs that recur at infrequent intervals.

The Trustees shall establish and maintain an extraordinary reserve repair fund to be used for the extraordinary repair, improvement and rebuilding of the Almshouses belonging to the Charity.

Any residual yearly income shall be used for the benefit of the Almspeople as the Trustees shall think fit and any other surplus income for the relief in need of persons resident in the area of the Ancient Parish of Stoneleigh

**How our activities deliver public benefit**

The Charity carries out a range of activities in pursuance of its charitable aims. The Trustees consider that the activities summarised below, provide benefit to the inhabitants of Stoneleigh and neighbouring areas.

**Activities during the year**

During 2021 the Charity continued to provide accommodation for residents in the ancient parish of Stoneleigh and whilst six of the Almshouse properties remained fully occupied throughout the year, we had four vacant properties during 2021.

No 2 Almshouse was vacant from 18<sup>th</sup> February 2021 to 13<sup>th</sup> May 2021

No 3 Almshouse was vacant from 28<sup>th</sup> February 2021 to 14<sup>th</sup> May 2021

No 4 Almshouse was vacant from 13<sup>th</sup> April 2021 to 13<sup>th</sup> August 2021

No 9 Almshouse was vacant from 14<sup>th</sup> May 2021 to 19<sup>th</sup> August 2021

The new resident of No 2 subsequently gave notice to leave the Almshouse on 31<sup>st</sup> December 2021.

**DAME ALICE LEIGH'S ALMSHOUSES**  
**(Charity No. 215675)**

**ANNUAL REPORT - Continued**

**FOR THE YEAR ENDED 31 DECEMBER 2021**

Trustees have continued with day-to-day repairs as well as remedial and modernisation work to the Almshouses, as best they could, whilst still under COVID-19 restrictions and government lockdowns. The minor indoor repairs continue to be carried out as and when required, albeit with a slight delay due to illness in the Handyman's family.

Croft Construction carried out remedial repairs to the lead flashings, chimneys, and roof tiles. The ongoing issues with damp are being closely monitored and have largely been brought under control in the bedroom area at No9, however, it is now thought to possibly be rising damp or water retention from the outside, via the sandstones and/or mortar which is causing the water ingress to several of the properties, this is being kept under constant surveillance by the Clerk and further investigation is due to begin in the new year.

Brad Steele, a Master Stonemason, carried out repairs to the stonework on the Almshouse outbuildings, as highlighted in the last QQR Report of 2020. This included repairs and repointing to the brickwork and guttering of the outbuildings, along with the removal of foliage and moss from around both the outbuildings and main Almshouse building.

Urgent electrical maintenance was carried out as and when required, along with the annual PAT testing of all resident's and charity owned electrical appliances and again for all new residents own personal appliances shortly after they moved in.

Urgent plumbing repairs were carried out under strict COVID19 rules whilst lockdown was still in place. However, due to the four properties being vacant, the Plumbers were able to carry out the refurbishment of all four shower rooms whilst the properties were empty. The showers and shower trays were replaced, and new water heaters installed to replace outdated immersion tanks. It was also necessary to replace the carpet at No.9 prior to the new occupant moving in and the carpets were cleaned at No2, 3 & 4, along with oven cleaning at No2 & 4 prior to the new occupants taking up residency. Redecoration was also carried out on all four vacant properties prior to occupancy.

Garden maintenance has included regular lawn mowing, hedge trimming and the pruning of several trees, in addition to moss and weed spraying.

The Almshouse Trust has continued its support of local charities with donations being made to the following charities at the beginning of the new year, January 2022 to:

The Shakespeare Hospice  
Warwickshire Vision

Waverley Day Centre  
The Ups of Downs

**DAME ALICE LEIGH'S ALMSHOUSES**  
**(Charity No. 215675)**

**ANNUAL REPORT - Continued**

**FOR THE YEAR ENDED 31 DECEMBER 2021**

The Trust also made charitable donations to support needy people living in the Ancient Parish of Stoneleigh through the Together for Change initiative and the Coventry Children's Boot Fund.

**Together for Change (TFC)** is a joint venture charity between the Diocese of Coventry and the Church of Urban Fund. Together for Change is working with churches and other public & private sector groups to transform the communities of Coventry and Warwickshire and tackle systematic poverty. In the five years since the inception of this project, the Churches in Tile Hill have set up and grown a range of projects supporting needy people in the community. The Job Club and Make Lunch project are among notable successes. The previous project that the Trust donations have helped support has been the recruitment of a Youth Worker at St Andrews Church who provides youth activities in the community. Although no donations were made to Together for Change during 2021, the Trust requested proposals be put forward for future funding and it was agreed that the Trust would donate £5,000 in January 2022 to the Good Neighbours project.

**The Coventry Children's Boot Fund** started in 1893 with the object of providing boots to children in poverty so that they could attend school. The fund has served Coventry's poorest children through two world wars, the depression of the 30's and the ups and downs of the 20<sup>th</sup> century. Even today, many children attend school wearing worn out leaking shoes in winter, because their parents cannot afford to replace them, which makes you realise that the Boot Fund is as relevant today as it was over a hundred years ago. The Coventry Children's Boot Fund received a donation of £3,000 in 2021.

**Resource Costs**

Resource costs were as follows:	<b>2021</b>	<b>2020</b>
Housing Management Costs	9,981	11,801
Repairs & Maintenance	68,365	17,016
Service Costs	23,619	22,504
Governance Costs	660	658
Donations	3,000	7,000
<b>TOTAL</b>	<b>£105,625</b>	<b>£58,979</b>

**DAME ALICE LEIGH'S ALMSHOUSES**  
**(Charity No. 215675)**

**ANNUAL REPORT - Continued**

**FOR THE YEAR ENDED 31 DECEMBER 2021**

**Risks and Reserves**

The Trustees hold sufficient reserves to enable the charity to provide sufficient income to cover the necessary costs of the upkeep on the properties held.

The Trustees examine the major risks that the Charity faces each financial year when preparing and updating the strategic plan. The Charity has developed systems to monitor and control these risks to mitigate any impact that they may have on the Charity in the future.

**Market Value of Fixed Assets**

In the opinion of the Trustees, the market value of the land and buildings is in excess of the amount shown, but these assets are used in the Almshouses business.

**Statement of Trustees' Responsibilities**

The Trustees are responsible for preparing the Trustees' Annual Report and the financial statements in accordance with applicable law and United Kingdom Accounting Standards (United Kingdom Generally Accepted Accounting Practice).

The law applicable to charities in England and Wales requires the Trustees to prepare financial statements for each financial year which give a true and fair view of the state of affairs of the Charity and of the incoming resources and application of resources of the charity for that period. In preparing these financial statements, the Trustees are required to:

- select suitable accounting policies and then apply them consistently;
- observe the methods and principles in the Charities SORP;
- make judgements and estimates that are reasonable and prudent;
- state whether applicable accounting standards have been followed, subject to any material departures disclosed and explained in the financial statements;
- prepare the financial statements on the going concern basis unless it is inappropriate to presume that the Charity will continue in operation.

**DAME ALICE LEIGH'S ALMSHOUSES  
(Charity No. 215675)**

**ANNUAL REPORT - Continued**

**FOR THE YEAR ENDED 31 DECEMBER 2021**

The Trustees are responsible for keeping proper accounting records that disclose with reasonable accuracy at any time the financial position of the Charity and enable them to ensure that the financial statements comply with the Charities Act 2011, the Charity (Accounts and Reports) Regulations 2008 and the provisions of the Trust Deed. 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.

**D I Franklin  
Chairman**

**5 August 2022**

**DAME ALICE LEIGH'S ALMSHOUSES**  
**(Charity No. 215675)**

**INDEPENDENT EXAMINER'S REPORT ON THE ACCOUNTS**  
**TO THE TRUSTEES OF THE DAME ALICE LEIGH'S ALMSHOUSES**

**FOR THE YEAR ENDED 31 DECEMBER 2021**

I report on the accounts of the Charity for the year ended 31 December 2021 which are set out on pages 1 to 17.

**Respective Responsibilities of Trustees and Examiner**

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

It is my responsibility to:

- examine the accounts under section 145 of the 2011 Act;
- follow the procedures laid down in the general Directions given by the Charity Commission under section 145(5)(b) of the 2011 Act; and
- state whether particular matters have come to our attention.

**Basis of Independent Examiner's Statement**

My examination was carried out in accordance with 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 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 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 statement below.

**DAME ALICE LEIGH'S ALMSHOUSES  
(Charity No. 215675)**

**INDEPENDENT EXAMINER'S REPORT ON THE ACCOUNTS  
TO THE TRUSTEES OF THE DAME ALICE LEIGH'S ALMSHOUSES**

**FOR THE YEAR ENDED 31 DECEMBER 2021**

**Independent Examiner's Statement**

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

(1) which gives us reasonable cause to believe that in, any material respect, the requirements:

- to keep accounting records in accordance with section 130 of the 2011 Act; and
- 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.

**John Alan Davies**

**5 August 2022**

**On behalf of**

**The Ollis Partnership Limited  
Chartered Accountants & Registered Auditors  
Nelson House  
2 Hamilton Terrace  
Leamington Spa  
Warwickshire  
CV31 4LY**

**DAME ALICE LEIGH'S ALMSHOUSES**  
(Charity No. 215675)  
**STATEMENT OF FINANCIAL ACTIVITIES FOR THE YEAR ENDED 31 DECEMBER 2021**

Note	Unrestricted Funds	Restricted Funds For Extraordinary Repairs	Restricted Funds For Non-Extraordinary Repairs	Total 2021	Total 2020
Incoming Resources					
Rent Receivable	36,681	-	-	36,681	40,365
Grant from Duchess Dudley Charity	25,200	-	-	25,200	24,000
Investment Income	-	-	-	-	-
<b>3</b>					
<b>Total incoming resources</b>	<b>61,881</b>	<b>-</b>	<b>-</b>	<b>61,881</b>	<b>64,365</b>
<b>Resources expended</b>					
<b>Charitable Activities</b>					
Housing management costs	9,981	-	-	9,981	11,801
Donations	3,000	-	-	3,000	7,000
Repairs and maintenance	68,365	-	-	68,365	17,016
<b>Governance Costs</b>					
Service costs	23,619	-	-	22,619	22,504
Governance costs	660	-	-	660	658
<b>Total resources expended</b>	<b>105,625</b>	<b>-</b>	<b>-</b>	<b>105,625</b>	<b>58,979</b>
<b>Net incoming resources before other recognised gains</b>	<b>(43,744)</b>	<b>-</b>	<b>-</b>	<b>(43,744)</b>	<b>5,386</b>
<b>Gains and (losses) on investment assets</b>	<b>71,665</b>	<b>75,523</b>	<b>56,680</b>	<b>203,868</b>	<b>(51,240)</b>
<b>Net movement in funds</b>	<b>27,921</b>	<b>75,523</b>	<b>56,680</b>	<b>160,124</b>	<b>(45,854)</b>
<b>Total funds brought forward</b>	<b>603,577</b>	<b>593,964</b>	<b>430,265</b>	<b>1,627,806</b>	<b>1,673,660</b>
<b>Reallocation of funds</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>
<b>Purchase of NAACIF shares</b>	<b>(1,000)</b>	<b>1,000</b>	<b>-</b>	<b>-</b>	<b>-</b>
<b>Sale of NAACIF shares</b>	<b>75,000</b>	<b>(75,000)</b>	<b>-</b>	<b>-</b>	<b>-</b>
<b>Total funds carried forward</b>	<b>705,498</b>	<b>595,487</b>	<b>486,945</b>	<b>1,787,930</b>	<b>1,627,806</b>

\*All income and expenditure derive from continuing activities.

**DAME ALICE LEIGH'S ALMSHOUSES**  
(Charity No. 215675)  
**BALANCE SHEET FOR THE YEAR ENDED 31 DECEMBER 2021**

Note	Unrestricted Funds	Restricted Funds for Extraordinary Repairs	Restricted Funds for Non-Extraordinary Repairs	Restricted Funds for the purchase of Almshouses	Total 2021	Total 2020
<b>Fixed Assets</b>						
Tangible Assets	7	51,870	-	-	51,870	51,870
<b>Current Assets</b>						
Debtors	8	3,380	-	-	3,380	3,380
(Short Term) Investments	9	607,076	595,487	486,945	1,689,508	1,560,641
Cash at bank and in hand		45,522	-	-	45,522	15,271
<b>Total Current Assets</b>		655,978	595,487	486,945	1,738,410	1,579,292
Creditors: amounts falling due within one year	10	(2,350)	-	-	(2,350)	(3,356)
<b>Net Current Assets</b>		653,628	595,487	486,945	1,736,060	1,575,936
<b>Net Assets</b>		705,498	595,487	486,945	1,787,930	1,627,806
<b>Unrestricted Funds</b>		705,498	-	-	705,498	603,575
<b>Restricted Funds</b>	11	-	595,487	486,945	1,082,432	1,024,231
		705,498	595,487	486,945	1,787,930	1,627,806

**DAME ALICE LEIGH'S ALMSHOUSES**  
**(Charity No. 215675)**

**NOTES TO THE ACCOUNTS**  
**FOR THE YEAR ENDED 31 DECEMBER 2021**

**1. Basis of Preparation**

- 1.1 The nature of the charity's operations and principal activities are shown on pages 2 to 7.

The charity constitutes a public benefit entity as defined by FRS 102. The financial statements have been prepared in accordance with Accounting and Reporting by Charities: Statement of Recommended Practice applicable to charities preparing their accounts in accordance with the Financial Reporting Standard applicable in the UK and Republic of Ireland (FRS 102) issued on 16 July 2014 (as updated through Update Bulletin 1 published on 2 February 2016), the Financial Reporting Standard applicable in the United Kingdom and Republic of Ireland (FRS 102) and UK Generally Accepted Practice as it applies from 1 January 2015.

The charity has applied Update Bulletin 1 as published on 2 February 2016 and does not include a cash flow statement on the grounds that it is applying FRS 102 Section 1A.

The financial statements have been prepared to give a 'true and fair' view and have departed from the Charities (Accounts and Reports) Regulations 2008 only to the extent required to provide a 'true and fair view'. This departure has involved following the Accounting and Reporting by Charities: Statement of Recommended Practice applicable to charities preparing their accounts in accordance with the Financial Reporting Standard applicable in the UK and Republic of Ireland (FRS 102) issued on 16 July 2014 rather than the Accounting and Reporting by Charities: Statement of Recommended Practice effective from 1 April 2005 which has since been withdrawn

The financial statements are prepared on a going concern basis under the historical cost convention, modified to include certain items at fair value. The financial statements are presented in sterling which is the functional currency of the charity.

The significant accounting policies applied in the preparation of these financial statements are set out below. These policies have been consistently applied to all years presented unless otherwise stated.

**DAME ALICE LEIGH'S ALMSHOUSES**  
**(Charity No. 215675)**

**NOTES TO THE ACCOUNTS continued**  
**FOR THE YEAR ENDED 31 DECEMBER 2021**

**2. Accounting Policies**

**Incoming Resources**

2.1 Recognition of Incoming Resources

These are included in the Statement of Financial Activities (SoFA) when:

- the Charity becomes entitled to the resources;
- the Trustees are virtually certain they will receive the resources; and
- the monetary value can be measured with sufficient reliability

2.2 Grants and Donations

Grants and donations are only included in the SoFA when the Charity has unconditional entitlement to the resources.

2.3 Volunteer Help

The value of any voluntary help received is not included in the accounts but is described in the Trustees' annual report.

2.4 Investment Income

This is included in the accounts when receivable.

2.5 Investment Gains and Losses

This includes any gain or loss on the sale of investments and any gain or loss resulting from revaluing investments to market value at the end of the year.

**Expenditure and Liabilities**

2.6 Liability Recognition

Liabilities are recognised as soon as there is a legal or constructive obligation committing the Charity to pay out resources.

2.7 Service Costs

Includes costs of the preparation and examination of statutory accounts, the costs of Trustee meetings and the costs of any legal advice to Trustees on governance or constitutional matters.

2.8 Grants Payable

These are only recognised in the accounts when a commitment has been made and there are no conditions to be met relating to the grant which remain in the control of the Charity.

**DAME ALICE LEIGH'S ALMSHOUSES**  
**(Charity No. 215675)**

**NOTES TO THE ACCOUNTS continued**  
**FOR THE YEAR ENDED 31 DECEMBER 2021**

**Assets**

2.9 Tangible Fixed Assets for use by Charity

These are capitalised if they can be used for more than two years, and cost at least £500. They are valued at cost or, if gifted, at the value to the Charity on receipt.

2.10 Investments

Investments quoted on a recognised stock exchange are valued at market value at the year end. Other investment assets are included at Trustees' best estimate of market value.

<b>3. Interest Receivable and Other Income</b>	<b>2021</b>	<b>2020</b>
	<b>£</b>	<b>£</b>

Bank interest receivable	–	–
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<b>4. Surplus on Ordinary Activities</b>	<b>2021</b>	<b>2020</b>
	<b>£</b>	<b>£</b>

This is stated after charging: Independent Examiners' remuneration for reporting on the accounts	<u>660</u>	<u>658</u>
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**5. Staff Costs**

The clerk was remunerated (including accrued amounts) £13,819 (2020 - £10,596) during the year.

**6. Grants made to Institutions**

During the year donations were made to local charities £3,000 (2020 - £7,000).

**DAME ALICE LEIGH'S ALMSHOUSES**  
(Charity No. 215675)

**NOTES TO THE ACCOUNTS continued**  
**FOR THE YEAR ENDED 31 DECEMBER 2021**

<b>7.</b>	<b>Fixed Assets – House Land and Buildings</b>	<b>£</b>
	<b>Cost</b>	
	At 1 January and 31 December 2021	<u>477,355</u>
	<b>Less: Housing Association Grant</b>	
	At 1 January and 31 December 2021	<u>(245,485)</u>
	<b>Less: Other Subsidies</b>	
	At 1 January and 31 December 2021	<u>(180,000)</u>
	<b>Net Book Value</b>	
	At 31 December 2021	<u>51,870</u>
	At 31 December 2020	<u>51,870</u>

The Almshouses has 10 units in management (2020 : 10 units)

The Social Housing Grant becomes repayable on the sale of properties unless prior approval is obtained from The Housing Corporation.

<b>8.</b>	<b>Debtors</b>	<b>2021</b>	<b>2020</b>
		<b>£</b>	<b>£</b>
	Accrued income (due within one year)	3,380	3,380
		<u>          </u>	<u>          </u>
<b>9.</b>	<b>Investment</b>	<b>2021</b>	<b>2020</b>
		<b>£</b>	<b>£</b>
	Carrying market value at beginning of year	1,560,641	1,610,881
	Additions	1,000	1,000
	Disposals	(75,000)	-
	<u>Add net gains on revaluation</u>	202,867	(51,240)
		<u>          </u>	<u>          </u>
	Carrying market value at end of year	<u>1,689,508</u>	<u>1,560,641</u>

**DAME ALICE LEIGH'S ALMSHOUSES**  
(Charity No. 215675)

**NOTES TO THE ACCOUNTS continued**  
**FOR THE YEAR ENDED 31 DECEMBER 2021**

<b>Analysis of investments</b>	<b>2021</b>	<b>2020</b>
	<b>£</b>	<b>£</b>
National Association of Almshouses Common Investment Funds:		
16,136 accumulation shares (2020 : 16,857)	<u>1,689,508</u>	<u>1,560,641</u>

= Shares are valued at market value. The shares are all redeemable within one year.

Due to lack of information it is impractical to establish the original cost of the investments in the National Association of Almshouses Common Investment Funds.

The Almshouses have no rent arrears (2020 : Nil).

<b>10.</b>	<b>Creditors and Amounts fall due with one year</b>	<b>2021</b>	<b>2020</b>
		<b>£</b>	<b>£</b>
	Accruals	<u>2,350</u>	<u>3,356</u>

**11. Funds**

**Unrestricted Funds**

For the provision of Almshouses for poor persons of good character and for the relief in need of persons resident in the area of the ancient parish of Stoneleigh. Also for the general day to day upkeep and repairs of the Almshouses.

**Restricted Funds**

**Extraordinary Repairs:**

For the extraordinary repair, improvement and rebuilding of the Almshouses.

**Non-Extraordinary Repairs:**

For the repairs of the Almshouses where unrestricted funds are insufficient.

**DAME ALICE LEIGH'S ALMSHOUSES**  
**(Charity No. 215675)**

**NOTES TO THE ACCOUNTS continued**  
**FOR THE YEAR ENDED 31 DECEMBER 2021**

**12. Rent Surplus Fund**

The Charity has made calculations in accordance with the Rent Surplus Fund Determination 1989 and established that at 31 December 2021 no liability arises.

**13. Taxation**

The almshouses having been registered under charitable rules, have no liability to Corporation Tax.

**14. Ultimate Controlling Party**

The Charity's ultimate controlling party is the Board of Trustees.

**15. Trustees Expenses and Remuneration**

There were no Trustees expenses or remuneration during the year.

**DAME ALICE LEIGH'S ALMSHOUSE**

England & Wales - Charity number 215675

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# Accounts

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**DAME ALICE LEIGH'S ALMSHOUSES**  
**(Charity No. 215675)**

**ACCOUNTS**  
**FOR THE YEAR ENDED**  
**31 DECEMBER 2020**

**The Ollis Partnership Limited**  
**Chartered Accountants**  
**Nelson House**  
**2 Hamilton Terrace**  
**Leamington Spa**  
**Warwickshire**  
**CV32 4LY**

**DAME ALICE LEIGH'S ALMSHOUSES**  
**(Charity No. 215675)**

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**FOR THE YEAR ENDED**  
**31 DECEMBER 2020**

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7-8	Independent Examiner's Report
9	Statement of Financial Activities
10	Balance Sheet
11-16	Notes to the Accounts

**DAME ALICE LEIGH'S ALMSHOUSES**  
**(Charity No. 215675)**

**LEGAL AND ADMINISTRATIVE INFORMATION**

**FOR THE YEAR ENDED 31 DECEMBER 2020**

**Status:** Dame Alice Leigh's Almshouses is a Registered Charity (number 215675).  
Approved and Established by Order of the Charity Commissioners For England and Wales –  
Sealed 22 December 1954.

**Trustees:** The 6<sup>th</sup> Baron Leigh (Ex-officio)  
Mrs J Burr (Ex-officio)  
Mrs S Crofts (Representative)  
Mr D I Franklin (Representative & Chairman)  
Mrs V J Brooks (Co-optative)  
Rev G Gatward (Co-optative)

**Clerk:** Mrs B Davis  
2 Heyville Croft  
Kenilworth  
Warwickshire  
CV8 2SR

**Principal Advisers: Accountants and Registered Auditors:**  
The Ollis Partnership Limited  
Nelson House  
2 Hamilton Terrace  
Leamington Spa  
Warwickshire  
CV32 4LY

**Bankers:**  
The Co-operative Bank  
118/120 Colmore Row  
Birmingham  
B3 3BA

**Solicitors:**  
Alsters Kelley  
Hamilton House  
20-26 Hamilton Terrace  
Leamington Spa  
Warwickshire  
CV32 4LY

**DAME ALICE LEIGH'S ALMSHOUSES**  
**(Charity No. 215675)**

**ANNUAL REPORT**

**FOR THE YEAR ENDED 31 DECEMBER 2020**

**Description of the Charity's Trusts**

The Dame Alice Leigh's Almshouses, in the village of Stoneleigh in Warwickshire was originally established by deed poll on 1 March 1579 by the will of Sir Thomas Leigh and his wife Dame Alice 'for the dwelling and habitation of five poor men and women from the oldest and most infirm of the parish of Stoneleigh'. There are still ten residences in the original 16<sup>th</sup> century building but the qualifications for occupancy have been amended. The Charity's governing document now requires that almspeople be poor persons of a good character. Originally administered by two wardens of the parish church, the charity is now under the care of eight volunteer Trustees and a Clerk.

The current governing document is a scheme of the Charity Commissioners of 22 December 1954 and a Confirmation Act of 28 March 1956 as amended by schemes of 11 January 1972 and 2 December 1977.

**Organisation Structure**

The eight Trustees consist of:-

- a) Three Ex-officio Trustees:
  - Baron Leigh (if of full age)
  - The Vicar of Stoneleigh
  - The People's Churchwarden of Stoneleigh
  
- b) Two Representative Trustees:
  - Appointed by the Parish Council for a term of four years.
  
- c) Three Co-optative Trustees (Persons residing in the Ancient Parish of Stoneleigh or in the County of Warwickshire)
  - Appointed by a resolution of the Trustees for a term of five years.

There is no defined internal training scheme for Trustees.

While the Clerk to the Trustees maintains the financial records and deals with secretarial matters on a day to day basis, the Trustees meet quarterly to consider policies for maintenance and repair of the Almshouses, the welfare of the occupants and the monitoring of income and expenditure. None of the Trustees hold any interest in the property of the Charity neither do they receive any remuneration or expenses.

**DAME ALICE LEIGH'S ALMSHOUSES**  
**(Charity No. 215675)**

**ANNUAL REPORT - Continued**

**FOR THE YEAR ENDED 31 DECEMBER 2020**

**Charity's Objects and Application of Income**

The ongoing provision, maintenance and repair of the Dame Alice Leigh's Almshouse for poor persons of good character.

The Trustees shall meet the cost of repairs and all associated administration, management and running costs from yearly income.

The Trustees shall pay a yearly sum to the Vicar of Stoneleigh for preaching a sermon to the Almspeople of the Charity each year.

The Trustees may establish a cyclical repair fund for the purpose of providing for those items of ordinary maintenance and repairs that recur at infrequent intervals.

The Trustees shall establish and maintain an extraordinary reserve repair fund to be used for the extraordinary repair, improvement and rebuilding of the Almshouses belonging to the Charity.

Any residual yearly income shall be used for the benefit of the Almspeople as the Trustees shall think fit and any other surplus income for the relief in need of persons resident in the area of the Ancient Parish of Stoneleigh

**How our activities deliver public benefit**

The Charity carries out a range of activities in pursuance of its charitable aims. The Trustees consider that the activities summarised below, provide benefit to the inhabitants of Stoneleigh and neighbouring areas.

**Activities during the year**

During 2020 the Charity continued to provide accommodation for residents in the ancient parish of Stoneleigh. All the Almshouses were occupied throughout 2020.

Trustees have continued with day-to-day repairs as well as remedial and modernisation work to the Almshouses, as best they could, whilst under COVID-19 restrictions and government lockdown. The minor indoor repairs have largely been put on hold until lockdown eases and due to social distancing and self- isolation and the age and vulnerability of some of the residents.

**DAME ALICE LEIGH'S ALMSHOUSES  
(Charity No. 215675)**

**ANNUAL REPORT - Continued**

**FOR THE YEAR ENDED 31 DECEMBER 2020**

The Trustees meetings scheduled for April and July 2020 were both cancelled due to COVID-19 and instead the Clerk liaised with the Chairman on any minor day to day matters with detailed notes forwarded to all Trustees to update them on progress. There remains two Trustee vacancies. One of Co-optative Trustee and one of Ex-Officio. Currently there are two Co- Optative Trustees until a suitable person is appointed and two Ex-officio Trustees until a new Vicar is appointed.

During 2020, Croft Construction carried out ridge tile roof repairs and thoroughly inspected the roof and chimneys. The ongoing issues with damp have largely been brought under control, however, it is possible that the damp and water ingress is being caused by problems with the chimneys and is under constant surveillance by the Clerk. Remedial works to the lead flashing and repointing of the chimneys is due to take place in 2021 to try and eradicate these issues.

Brad Steele, a Master Stonemason was engaged to carry out routine maintenance to stonework during the year. This included additional lime mortar repointing and an inspection of possible damp/mould/water penetration to property No 10, remedial works for which is now completed.

Urgent electrical maintenance was carried out as and when required, although the annual PAT testing of all resident's and charity owned electrical appliances was put on hold due to many residents self-isolating until lockdown is lifted.

Urgent plumbing repairs were carried out under strict COVID-19 rules and included repairs following water leaks from toilet cisterns and taps, a blocked sink, immersion thermostat valves and shower repairs. However, work had begun to refurbish the shower rooms of properties beginning with No7 which was completed prior to lockdown. The remaining properties will have the shower rooms refurbished once lockdown is lifted.

Garden maintenance has included regular lawn mowing, hedge trimming and the pruning of several trees, in addition to moss and weed spraying.

The Almshouse Trust has continued its support of local charities with donations to:

Shakespeare Hospice  
The Addington Fund  
Waverley Day Centre  
Warwickshire Vision  
The Ups of Downs

**DAME ALICE LEIGH'S ALMSHOUSES**  
**(Charity No. 215675)**

**ANNUAL REPORT - Continued**

**FOR THE YEAR ENDED 31 DECEMBER 2020**

The Trust also made a charitable donation to support needy people living in the Ancient Parish of Stoneleigh through the Coventry Children's Boot Fund.

**The Coventry Children's Boot Fund** started in 1893 with the object of providing boots to children in poverty so that they could attend school. The fund has served Coventry's poorest children through two world wars, the depression of the 30's and the ups and downs of the 20<sup>th</sup> century. Even today, many children attend school wearing worn out leaking shoes in winter, because their parents cannot afford to replace them, which makes you realise that the Boot Fund is as relevant today as it was over a hundred years ago.

**Resource Costs**

Resource costs were as follows:	2020	2019
Housing Management Costs	11,801	11,580
Repairs & Maintenance	17,016	10,929
Service Costs	22,504	23,305
Governance Costs	658	1,128
Donations	7,000	10,828
<b>TOTAL</b>	<b>£58,979</b>	<b>£56,770</b>

**Risks and Reserves**

The Trustees hold sufficient reserves to enable the charity to provide sufficient income to cover the necessary costs of the upkeep on the properties held.

The Trustees examine the major risks that the Charity faces each financial year when preparing and updating the strategic plan. The Charity has developed systems to monitor and control these risks to mitigate any impact that they may have on the Charity in the future.

**DAME ALICE LEIGH'S ALMSHOUSES**  
**(Charity No. 215675)**

**ANNUAL REPORT - Continued**

**FOR THE YEAR ENDED 31 DECEMBER 2020**

**Market Value of Fixed Assets**

In the opinion of the Trustees, the market value of the land and buildings is in excess of the amount shown, but these assets are used in the Almshouses business.

**Statement of Trustees' Responsibilities**

The Trustees are responsible for preparing the Trustees' Annual Report and the financial statements in accordance with applicable law and United Kingdom Accounting Standards (United Kingdom Generally Accepted Accounting Practice).

The law applicable to charities in England and Wales requires the Trustees to prepare financial statements for each financial year which give a true and fair view of the state of affairs of the Charity and of the incoming resources and application of resources of the charity for that period. In preparing these financial statements, the Trustees are required to:

- select suitable accounting policies and then apply them consistently;
- observe the methods and principles in the Charities SORP;
- make judgements and estimates that are reasonable and prudent;
- state whether applicable accounting standards have been followed, subject to any material departures disclosed and explained in the financial statements;
- prepare the financial statements on the going concern basis unless it is inappropriate to presume that the Charity will continue in operation.

The Trustees are responsible for keeping proper accounting records that disclose with reasonable accuracy at any time the financial position of the Charity and enable them to ensure that the financial statements comply with the Charities Act 2011, the Charity (Accounts and Reports) Regulations 2008 and the provisions of the Trust Deed. 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.



**D I Franklin**  
**Chairman**

**1 September 2021**

**DAME ALICE LEIGH'S ALMSHOUSES**  
(Charity No. 215675)

**INDEPENDENT EXAMINER'S REPORT ON THE ACCOUNTS  
TO THE TRUSTEES OF THE DAME ALICE LEIGH'S ALMSHOUSES**

**FOR THE YEAR ENDED 31 DECEMBER 2020**

I report on the accounts of the Charity for the year ended 31 December 2020 which are set out on pages 1 to 16.

**Respective Responsibilities of Trustees and Examiner**

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

It is my responsibility to:

- examine the accounts under section 145 of the 2011 Act;
- follow the procedures laid down in the general Directions given by the Charity Commission under section 145(5)(b) of the 2011 Act; and
- state whether particular matters have come to our attention.

**Basis of Independent Examiner's Statement**

My examination was carried out in accordance with 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 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 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 statement below.

**DAME ALICE LEIGH'S ALMSHOUSES**  
**(Charity No. 215675)**

**INDEPENDENT EXAMINER'S REPORT ON THE ACCOUNTS**  
**TO THE TRUSTEES OF THE DAME ALICE LEIGH'S ALMSHOUSES**

**FOR THE YEAR ENDED 31 DECEMBER 2020**

**Independent Examiner's Statement**

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

(1) which gives us reasonable cause to believe that in, any material respect, the requirements:

- to keep accounting records in accordance with section 130 of the 2011 Act; and
- 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.



**John Alan Davies**

**1 September 2021**

**On behalf of**

**The Ollis Partnership Limited**  
**Chartered Accountants & Registered Auditors**  
**Nelson House**  
**2 Hamilton Terrace**  
**Leamington Spa**  
**Warwickshire**  
**CV31 4LY**

**DAME ALICE LEIGH'S ALMSHOUSES**  
(Charity No. 215675)  
**STATEMENT OF FINANCIAL ACTIVITIES FOR THE YEAR ENDED 31 DECEMBER 2020**

	Note	Unrestricted Funds	Restricted Funds For Extraordinary Repairs	Restricted Funds For Non-Extraordinary Repairs	Total 2020	Total 2019
Incoming Resources						
Rent Receivable		40,365	-	-	40,365	39,550
Grant from Duchess Dudley Charity		24,000	-	-	24,000	24,000
Investment Income	3	-	-	-	-	-
<b>Total incoming resources</b>		<b>64,365</b>	<b>-</b>	<b>-</b>	<b>64,365</b>	<b>63,550</b>
<b>Resources expended</b>						
<b>Charitable Activities</b>						
Housing management costs		11,801	-	-	11,801	11,580
Donations		7,000	-	-	7,000	10,828
Repairs and maintenance		17,016	-	-	17,016	10,929
<b>Governance Costs</b>						
Service costs		22,504	-	-	22,504	22,305
Governance costs		658	-	-	658	1,128
<b>Total resources expended</b>		<b>58,979</b>	<b>-</b>	<b>-</b>	<b>58,979</b>	<b>56,770</b>
<b>Net incoming resources before other recognised gains</b>		<b>5,386</b>	<b>-</b>	<b>-</b>	<b>5,386</b>	<b>6,780</b>
<b>Gains and (losses) on investment assets</b>		<b>(17,630)</b>	<b>(19,470)</b>	<b>(14,140)</b>	<b>(51,240)</b>	<b>248,349</b>
<b>Net movement in funds</b>		<b>(12,244)</b>	<b>(19,470)</b>	<b>(14,140)</b>	<b>(45,854)</b>	<b>255,129</b>
<b>Total funds brought forward</b>		<b>616,821</b>	<b>612,434</b>	<b>444,405</b>	<b>1,673,660</b>	<b>1,418,531</b>
<b>Reallocation of funds</b>		<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>
<b>Purchase of NAACIF shares</b>		<b>(1,000)</b>	<b>1,000</b>	<b>-</b>	<b>-</b>	<b>-</b>
<b>Total funds carried forward</b>		<b>603,577</b>	<b>593,964</b>	<b>430,265</b>	<b>1,627,806</b>	<b>1,673,660</b>

\*All income and expenditure derive from continuing activities.

**DAME ALICE LEIGH'S ALMSHOUSES**  
 (Charity No. 215675)  
**BALANCE SHEET FOR THE YEAR ENDED 31 DECEMBER 2020**

Note	Unrestricted Funds	Restricted Funds for Extraordinary Repairs	Restricted Funds for Non-Extraordinary Repairs	Restricted Funds for the purchase of Almshouses	Total 2020	Total 2019
7	51,870	-	-	-	51,870	51,870
<b>Fixed Assets</b>						
<b>Tangible Assets</b>						
<b>Current Assets</b>						
8	3,380	-	-	-	3,380	3,315
9	536,412	593,964	430,265	-	1,560,641	1,610,881
	15,271	-	-	-	15,271	10,649
<b>Total Current Assets</b>						
	555,063	593,964	430,265	-	1,579,292	1,624,845
<b>Creditors: amounts falling due within one year</b>						
10	(3,356)	-	-	-	(3,356)	(3,055)
<b>Net Current Assets</b>						
	551,707	593,964	430,265	-	1,575,936	1,621,790
<b>Net Assets</b>						
	603,577	593,964	430,265	-	1,627,806	1,673,660
<b>Unrestricted Funds</b>						
	603,577	-	-	-	603,575	616,821
<b>Restricted Funds</b>						
11	-	593,964	430,265	-	1,024,231	1,056,839
	603,577	593,964	430,265	-	1,627,806	1,673,660

*D. Franklin*  
 D I Franklin

1 September 2021

**DAME ALICE LEIGH'S ALMSHOUSES**  
**(Charity No. 215675)**

**NOTES TO THE ACCOUNTS**  
**FOR THE YEAR ENDED 31 DECEMBER 2020**

**1. Basis of Preparation**

- 1.1 The nature of the charity's operations and principal activities are shown on pages 2 to 7.

The charity constitutes a public benefit entity as defined by FRS 102. The financial statements have been prepared in accordance with Accounting and Reporting by Charities: Statement of Recommended Practice applicable to charities preparing their accounts in accordance with the Financial Reporting Standard applicable in the UK and Republic of Ireland (FRS 102) issued on 16 July 2014 (as updated through Update Bulletin 1 published on 2 February 2016), the Financial Reporting Standard applicable in the United Kingdom and Republic of Ireland (FRS 102) and UK Generally Accepted Practice as it applies from 1 January 2015.

The charity has applied Update Bulletin 1 as published on 2 February 2016 and does not include a cash flow statement on the grounds that it is applying FRS 102 Section 1A.

The financial statements have been prepared to give a 'true and fair' view and have departed from the Charities (Accounts and Reports) Regulations 2008 only to the extent required to provide a 'true and fair view'. This departure has involved following the Accounting and Reporting by Charities: Statement of Recommended Practice applicable to charities preparing their accounts in accordance with the Financial Reporting Standard applicable in the UK and Republic of Ireland (FRS 102) issued on 16 July 2014 rather than the Accounting and Reporting by Charities: Statement of Recommended Practice effective from 1 April 2005 which has since been withdrawn

The financial statements are prepared on a going concern basis under the historical cost convention, modified to include certain items at fair value. The financial statements are presented in sterling which is the functional currency of the charity.

The significant accounting policies applied in the preparation of these financial statements are set out below. These policies have been consistently applied to all years presented unless otherwise stated.

**DAME ALICE LEIGH'S ALMSHOUSES**  
**(Charity No. 215675)**

**NOTES TO THE ACCOUNTS continued**  
**FOR THE YEAR ENDED 31 DECEMBER 2020**

**2. Accounting Policies**

**Incoming Resources**

**2.1 Recognition of Incoming Resources**

These are included in the Statement of Financial Activities (SoFA) when:

- the Charity becomes entitled to the resources;
- the Trustees are virtually certain they will receive the resources; and
- the monetary value can be measured with sufficient reliability

**2.2 Grants and Donations**

Grants and donations are only included in the SoFA when the Charity has unconditional entitlement to the resources.

**2.3 Volunteer Help**

The value of any voluntary help received is not included in the accounts but is described in the Trustees' annual report.

**2.4 Investment Income**

This is included in the accounts when receivable.

**2.5 Investment Gains and Losses**

This includes any gain or loss on the sale of investments and any gain or loss resulting from revaluing investments to market value at the end of the year.

**Expenditure and Liabilities**

**2.6 Liability Recognition**

Liabilities are recognised as soon as there is a legal or constructive obligation committing the Charity to pay out resources.

**2.7 Service Costs**

Includes costs of the preparation and examination of statutory accounts, the costs of Trustee meetings and the costs of any legal advice to Trustees on governance or constitutional matters.

**2.8 Grants Payable**

These are only recognised in the accounts when a commitment has been made and there are no conditions to be met relating to the grant which remain in the control of the Charity.

**DAME ALICE LEIGH'S ALMSHOUSES**  
**(Charity No. 215675)**

**NOTES TO THE ACCOUNTS continued**  
**FOR THE YEAR ENDED 31 DECEMBER 2020**

**Assets**

**2.9 Tangible Fixed Assets for use by Charity**

These are capitalised if they can be used for more than two years, and cost at least £500. They are valued at cost or, if gifted, at the value to the Charity on receipt.

**2.10 Investments**

Investments quoted on a recognised stock exchange are valued at market value at the year end. Other investment assets are included at Trustees' best estimate of market value.

<b>3. Interest Receivable and Other Income</b>	<b>2020</b>	<b>2019</b>
	<b>£</b>	<b>£</b>

Bank interest receivable	—	—
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<b>4. Surplus on Ordinary Activities</b>	<b>2019</b>	<b>2020</b>
	<b>£</b>	<b>£</b>

This is stated after charging: Independent Examiners' remuneration for reporting on the accounts	<u>658</u>	<u>658</u>
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**5. Staff Costs**

The clerk was remunerated (including accrued amounts) £10,596 (2019 - £11,605) during the year.

**6. Grants made to Institutions**

During the year donations were made to local charities £7,000 (2019 - £10,828).

**DAME ALICE LEIGH'S ALMSHOUSES**  
(Charity No. 215675)

**NOTES TO THE ACCOUNTS continued**  
**FOR THE YEAR ENDED 31 DECEMBER 2020**

<b>7.</b>	<b>Fixed Assets – House Land and Buildings</b>	<b>£</b>
	<b>Cost</b>	
	At 1 January and 31 December 2020	<u>477,355</u>
	<b>Less: Housing Association Grant</b>	
	At 1 January and 31 December 2020	<u>(245,485)</u>
	<b>Less: Other Subsidies</b>	
	At 1 January and 31 December 2020	<u>(180,000)</u>
	<b>Net Book Value</b>	
	At 31 December 2020	<u>51,870</u>
	At 31 December 2019	<u>51,870</u>

The Almshouses has 10 units in management (2019 : 10 units)

The Social Housing Grant becomes repayable on the sale of properties unless prior approval is obtained from The Housing Corporation.

<b>8.</b>	<b>Debtors</b>	<b>2020</b>	<b>2019</b>
		<b>£</b>	<b>£</b>
	Accrued income (due within one year)	3,380	3,315
		<u>          </u>	<u>          </u>
<b>9.</b>	<b>Investment</b>	<b>2020</b>	<b>2019</b>
		<b>£</b>	<b>£</b>
	Carrying market value at beginning of year	1,610,881	1,361,532
	Additions	1,000	1,000
	<u>Add net gains on revaluation</u>	(51,240)	248,349
	Disposals	-	-
		<u>          </u>	<u>          </u>
	Carrying market value at end of year	<u>1,560,641</u>	<u>1,610,881</u>

**DAME ALICE LEIGH'S ALMSHOUSES**  
(Charity No. 215675)

**NOTES TO THE ACCOUNTS continued**  
**FOR THE YEAR ENDED 31 DECEMBER 2020**

<b>Analysis of investments</b>	<b>2020</b>	<b>2019</b>
	<b>£</b>	<b>£</b>
National Association of Almshouses Common Investment Funds:		
16,857 accumulation shares (2019 : 16,857)	<u>1,560,641</u>	<u>1,610,881</u>

Shares are valued at market value. The shares are all redeemable within one year.

Due to lack of information it is impractical to establish the original cost of the investments in the National Association of Almshouses Common Investment Funds.

The Almshouses have no rent arrears (2019 : Nil).

<b>10. Creditors and Amounts fall due with one year</b>	<b>2020</b>	<b>2019</b>
	<b>£</b>	<b>£</b>
Accruals	<u>3,356</u>	<u>3,055</u>

**11. Funds**

**Unrestricted Funds**

For the provision of Almshouses for poor persons of good character and for the relief in need of persons resident in the area of the ancient parish of Stoneleigh. Also for the general day to day upkeep and repairs of the Almshouses.

**Restricted Funds**

**Extraordinary Repairs:**

For the extraordinary repair, improvement and rebuilding of the Almshouses.

**Non-Extraordinary Repairs:**

For the repairs of the Almshouses where unrestricted funds are insufficient.

**DAME ALICE LEIGH'S ALMSHOUSES**  
**(Charity No. 215675)**

**NOTES TO THE ACCOUNTS continued**  
**FOR THE YEAR ENDED 31 DECEMBER 2020**

**12. Rent Surplus Fund**

The Charity has made calculations in accordance with the Rent Surplus Fund Determination 1989 and established that at 31 December 2020 no liability arises.

**13. Taxation**

The almshouses having been registered under charitable rules, have no liability to Corporation Tax.

**14. Ultimate Controlling Party**

The Charity's ultimate controlling party is the Board of Trustees.

**15. Trustees Expenses and Remuneration**

There were no Trustees expenses or remuneration during the year.