

**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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**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**  
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**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:	<b>2020</b>	<b>2019</b>
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**

	<b>Note</b>	<b>Unrestricted Funds</b>	<b>Restricted Funds For Extraordinary Repairs</b>	<b>Restricted Funds For Non-Extraordinary Repairs</b>	<b>Total 2020</b>	<b>Total 2019</b>
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>

**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
<b>Fixed Assets</b>							
Tangible Assets	7	51,870	-	-	-	51,870	51,870
<b>Current Assets</b>							
Debtors	8	3,380			-	3,380	3,315
(Short Term) Investments	9	536,412	593,964	430,265	-	1,560,641	1,610,881
Cash at bank and in hand		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 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. 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 Alms Houses 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. Debtors</b>	<b>2020</b>	<b>2019</b>
	<b>£</b>	<b>£</b>
Accrued income (due within one year)	3,380	3,315
	<hr/>	<hr/>
<b>9. 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>	<u>(51,240)</u>	<u>248,349</u>
Disposals	-	-
	<hr/>	<hr/>
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.