

Trustees to the Newcombe and Spier Almshouse Charity

Charity No 217336

ANNUAL REPORT FOR THE YEAR ENDED 31 DECEMBER 2023

Name of Charity: Newcombe and Spier Almshouse Charity

Charity number: 217336

Charity Address: 11 Critchley Drive
Dunchurch
CV22 6PJ

Trustees: Mr Robin Aird [Chairperson]
Mrs Kathryn Fowler
Mrs Anne Gilbert
Mr Walter Harvey
Mrs Myrtle John
Mr Garth Murphy
Reverend Patricia Townshend [ex officio]
Mrs Joan Wade

Governance:

The charity is totally independent; it has a maximum of 7 trustees, chosen as follows:

The vicar for the time being of the ecclesiastical parish of Dunchurch [St Peter's with St Edmond's, Thurlaston]

One each nominated by the parochial councils of Dunchurch and Thurlaston

One nominated by the parish of St Peter's, Dunchurch

Three appointed by the existing body of trustees

Trustees normally meet three to four times per year, at which meetings all decisions are made, or ratified if they have been agreed electronically prior to the meeting. Minutes of each meeting are recorded, signed and filed.

The purpose of the charity is to administer the set of six almshouses located on The Square, Dunchurch.

Performance 2023:

Ceiling insulation above kitchen/bathroom area over three of the units had been discovered to be inadequate during 2022. This was rectified in 2023. Internal insulation was installed in bathrooms in all units; residents reported an immediate benefit. Kitchens were redecorated. Other minor works were undertaken, as is usual every year.

There were no new vacancies during 2023, and the list of tenants remains unchanged.

The quinquennial inspection of buildings was completed towards the end of the year. The report on this inspection will give rise to further activity in 2024.

Finance:

The income and expenditure account, and the balance sheet are to hand. They indicate that expenditure slightly exceeded income from residents' contributions, but that interest and rising share prices impacted positively on income from investments. There were no outstanding debts, nor any creditor liabilities at year end.

Investments:

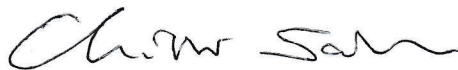
The current account is held with CAF Bank, and investments are all with M & G Investment Company, barring a small balance held in Scottish Widows.

Dunchurch, July 2024

**Hastings
Leamington Hastings
Rugby CV23 8DZ
9 February 2024**

Newcombe and Spier Almshouse Charity

I have carried out a review of the accounts of the Newcombe and Spier Almshouse Charity for the year ended 31 December 2023 and am satisfied that they are in accordance with the accounting records.

A handwritten signature in black ink, appearing to read 'Chris Sarson', with a stylized, cursive script.

Christopher Sarson

Principal Inspector of Taxes (retired)

Newcombe & Spier Almshouses Charity

Balance Sheet

As of December 31, 2023

	TOTAL	
	AS OF DEC 31, 2023	AS OF DEC 31, 2022 (PY)
Fixed Asset		
Total Fixed Asset		
Cash at bank and in hand		
CAF Current A/c	10,249.92	11,371.39
Total Cash at bank and in hand	£10,249.92	£11,371.39
Debtors		
Debtors	0.00	-33.00
Total Debtors	£0.00	£ -33.00
Current Assets		
Investments - M & G		
Extraordinary Repair Fund	219,887.90	207,034.53
Permanent Capital Endowment	3,840.70	3,776.14
Total Investments - M & G	223,728.60	210,810.67
Investments - Scottish Widows	675.09	667.25
Total Current Assets	£224,403.69	£211,477.92
NET CURRENT ASSETS	£234,653.61	£222,816.31
Creditors: amounts falling due within one year		
Trade Creditors		
Creditors	0.00	0.00
Total Trade Creditors	£0.00	£0.00
Total Creditors: amounts falling due within one year	£0.00	£0.00
NET CURRENT ASSETS (LIABILITIES)	£234,653.61	£222,816.31
TOTAL ASSETS LESS CURRENT LIABILITIES	£234,653.61	£222,816.31
TOTAL NET ASSETS (LIABILITIES)	£234,653.61	£222,816.31
Charity funds		
Opening Balance Equity	294,134.44	294,134.44
Retained Earnings	-71,318.13	-21,317.78
Surplus/(Deficit)	11,837.30	-50,000.35
Total Charity funds	£234,653.61	£222,816.31

C. San

9.2.24

Newcombe & Spier Almshouses Charity

Financial Activities

January - December 2023

	TOTAL		
	JAN - DEC 2023	JAN - DEC 2022 (PY)	CHANGE
Income			
Sales			
Maintenance contribution	24,620.00	21,328.00	3,292.00
TV license share	15.00	30.00	-15.00
Water levy contribution	1,509.00	1,190.00	319.00
Total Sales	26,144.00	22,548.00	3,596.00
Sales of Product Income		0.00	0.00
Total Income	£26,144.00	£22,548.00	£3,596.00
Cost of Sales			
Cost of sales			
TV Licences	15.00	45.00	-30.00
Total Cost of sales	15.00	45.00	-30.00
Total Cost of Sales	£15.00	£45.00	£ -30.00
TOTAL	£26,129.00	£22,503.00	£3,626.00
Expenditures			
Bank charges	60.00	81.00	-21.00
Building Projects	14,083.42	57,330.28	-43,246.86
Clerk Honorarium	4,345.25	4,062.50	282.75
Computer Costs	325.00	300.00	25.00
Dues and Subscriptions	343.00	383.00	-40.00
Electricity		343.05	-343.05
Fuel Grant	600.00		600.00
Gifts	92.25		92.25
Insurances	1,027.16	878.24	148.92
Office/General Administrative Expenses	130.00	140.75	-10.75
Other Professional Services	720.00		720.00
Printing, Postage and Stationery	19.98	60.75	-40.77
Repair and maintenance	4,112.61	8,136.42	-4,023.81
Travel and Accommodation		1,000.00	-1,000.00
Water Rates	1,567.74	1,338.14	229.60
Total Expenditures	£27,426.41	£74,054.13	£ -46,627.72
NET OPERATING INCOME	£ -1,297.41	£ -51,551.13	£50,253.72
Other Income			
Interest earned	208.94	170.91	38.03
Investment revaluation account	12,925.77	1,379.87	11,545.90
Total Other Income	£13,134.71	£1,550.78	£11,583.93
NET OTHER INCOME	£13,134.71	£1,550.78	£11,583.93
NET INCOME/(EXPENDITURE)	£11,837.30	£ -50,000.35	£61,837.65

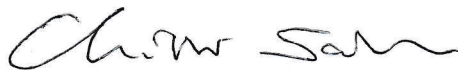
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