

NEWCOMBE AND SPIER ALMSHOUSES

REPORT OF THE CLERK TO THE CHARITY FOR THE YEAR ENDED 31 DECEMBER 2025

NOT FOR PUBLICATION

7 January 2026

Name of Charity: Newcombe and Spier Almshouse Charity

Charity number: 217336

Charity Address: 18 Barnards Close
Malvern
WR14 3NJ

Trustees: Mr Robin Aird [Chairperson]
Mr Stuart Boulton
Mrs Kathryn Fowler
Mrs Anne Gilbert
Reverend Ian Sweeney [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 Edmund'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.

1. Residents

All tenants have now been in residence for a number of years (Mrs Jeanne Townend over 10 years) and none has given any indication that she intends to move out of their accommodation.

2. Maintenance

- 1.1 A number of doors (both front and back) were discovered to be fitted with 3-lever locks. These were replaced with 5-lever locks.
- 1.2 A rodent infestation in No 2 was dealt with. Considerable damage to furniture was occasioned by these pests.
- 1.3 After a considerable amount of discussion and investigation, it was decided to deal with the lack of ceiling insulation in house No 3 by enlarging the trapdoor to allow access to the loft space. This work is about to proceed.

1.4 Mr Aird and Mrs Wade undertook two inspections of the property, and produced comprehensive reports and various issues requiring attention. These matters have been put in hand and, at the time of writing, are either complete or are about to be addressed. At this point it is worth noting that our standby contractor for remedial works, Messrs Robothams of Rugby, are apparently no longer operating; no doubt as a result of a heart attack suffered by Martyn Robotham earlier in the year. We are now using the services of Mr Rob McDermott.

3. Finance

The balance sheet and income/expenditure account for 2025 are attached and have been sent to our Honorary Examiner of Accounts, Mr Ken Wells.

4. Trustees:

The Ecclesial Parish of St Peters with St Edmund has appointed Reverend Ian Sweeney as Vicar of the parish. Rev Sweeney accordingly joins the board as trustee *ex officio*.

During the year a long-standing trustee, Mr Walter Harvey, retired and was replaced by Thurlaston Parish Council nominee Mr Stuart Bolton. Sadly, Mr Harvey died soon after relocating to Pinewood Village near Cawston. Another trustee, Mr Garth Murphy, chose to stand down after his appointment to the chair a major local charity.

5. Banking and Investments

Early in the year Scottish Widows announced their intention to close our investment account and transfer the funds to our current account at CAF Bank. The investment was only a matter of £694, which has now been transferred.

In view of changes to trustees, it was agreed that Mrs J Wade and Mrs K Fowler should both be signatories on the CAF account, while Mrs Wade joins the panel of signatories on the M & G Investment accounts. These changes we effected during the year.

In about June 2025, CAF Bank installed a new online system, with which we had numerous problems. Only after weeks of frustration did they finally iron out the problems caused by this change. One of those problems was the breaking of the link to QuickBooks, and expert assistance was needed to reinstate several weeks of transactions.

6. Insurance

The revised property evaluation was submitted to our insurers (Grout Insurance) and our premium has been adjusted in line with this evaluation.

D G Townshend

Clerk to the Newcombe and Spier Almshouse Charity

Statement of Activity

Newcombe & Spier Almshouses Charity

January 1-December 31, 2025

DISTRIBUTION ACCOUNT	TOTAL	
	JAN 1 - DEC 31 2025	JAN 1 - DEC 31 2024 (PY)
Income		
Sales		
Maintenance contribution	28,644.00	26,120.00
TV license share	15.00	
Water levy contribution	2,148.00	1,734.00
Total for Sales	£30,807.00	£27,854.00
Total for Income	£30,807.00	£27,854.00
Cost of Sales		
Cost of sales		
TV Licences	30.00	
Total for Cost of sales	£30.00	
Total for Cost of Sales	£30.00	
Gross Profit	£30,777.00	£27,854.00
Expenses		
Bank charges	60.00	60.00
Clerk Honorarium	5,128.50	4,644.25
Computer Costs	524.00	360.00
Fuel Grant	900.00	900.00
Insurances	1,194.55	996.04
Office/General Administrative Expenses	8.20	50.00
Other Professional Services	463.00	1,842.00
Printing, Postage and Stationery	46.64	48.83
Repair and maintenance	13,970.54	18,137.52
Travel and Accommodation	207.90	122.90
Water Rates	2,268.00	1,439.68
Dues and Subscriptions		353.00
Total for Expenses	£24,771.33	£28,954.22
Net Operating Income	£6,005.67	-£1,100.22
Other Income		
Interest earned	223.67	203.50
Investment revaluation account	37,275.01	17,670.64
Total for Other Income	£37,498.68	£17,874.14
Net Other Income	£37,498.68	£17,874.14
Net Income	£43,504.35	£16,773.92

Newcombe & Spier Almshouses Charity

BALANCE SHEET as at 31st December 2025

	2025	2024
	£	£
<u>TRUST FUND</u>		
Balance as at 31 st December 2024	251,427.53	234,653.61
Less Increase/Deficit Operating Income for the year	6,005.67	-1,100.22
Add Interest	223.67	203.50
Add Increase in valuation of Investments	37,275.01	17,670.64
	<u>294,931.88</u>	<u>251,427.53</u>

FIXED ASSETS

	Market Value	Market Value
	31.12.25	31.12.2024
<u>INVESTMENTS</u>		
M & G		
Permanent Capital Endowment	4,422.24	3,969.41
Extraordinary Repair Fund	<u>275,233.21</u>	<u>223,419.11</u>
	279,655.45	227,388.52
Scottish Widows	0.00	685.81
	<u>279,655.45</u>	<u>228,074.33</u>

CURRENT ASSETS

Debtors	29.50	363.00
CAF Current Account	<u>15,496.93</u>	<u>23,343.20</u>
	15,526.43	23,706.20
Less: Trade Creditors	250.00	353.00
	<u>294,931.88</u>	<u>251,427.53</u>

Basis of this report

This examination includes a review of the accounting records kept by the Newcombe and Spier Almshouses Charity and a comparison of the accounts with those records. It also includes considering any unusual items or disclosures in the accounts and seeking explanations from you as trustees concerning any such matters. The procedures undertaken do not provide all the evidence that would be required of an audit, and consequently I do not express an audit opinion on the view given by the accounts.


K H Wells, FCA. Independent Examiner


R T Aird, Trustee

13 April, 2026