

Dowsett Almshouses Trust

Report and Accounts

Year Ended 31st March 2023

**Dowsett Almshouses Trust**  
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**Year Ended 31st March 2023**

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**Dowsett Almshouses Trust**  
**Information Sheet**  
**Year Ended 31st March 2023**

**Trustees**

Cllr Margaret Borton - Resigned 12th May 2022

Cllr Kevin Robinson - appointed 12th May 2022

Mr P Andrews - Secretary/Treasurer

Rev S Ejaz

Rev D Gates

**Accountants**

Devonports LAS Accountants Limited

Cumberland House

24-28 Baxter Avenue

Southend on Sea

Essex

SS2 6HZ

**Principal Address**

C/o 160 Tankerville Drive

Leigh on Sea

Essex SS9 3DD

**Registered charity number**

220610

**Dowsett Almshouses Trust**  
**Trustees report**  
**Charity Number: 220610**  
**Year Ended 31st March 2023**

**Statutory Information**

**Registered Address**  
C/o 160 Tankerville Drive  
Leigh on Sea  
Essex SS9 3DD

**Charity Registration Number** 220610

**Trustees**

Cllr Margaret Borton - Resigned May 2022  
Cllr Kevin Robinson - appointed 12th May 2022  
Mr P Andrews - Secretary/Treasurer  
Rev S Ejaz  
Rev D Gates

**Bankers**

Barclays Bank  
127 High Street  
Southend on Sea  
Essex SS1 1JS

**Annual Report for year ended 31 March 2023**

The Trustees present their Annual Report and Financial Statements for year ending 31 March 2023.

**Charitable Object**

The Charity is governed by an Approved Governing Document which states that the principal purpose of the charity is to provide affordable housing for the elderly and infirm in the Borough of Southend, and to apply the income of the charity for the benefit of the residents in the Almshouses of the charity or any of them in such manner as the Trustees think fit, from time to time.

The Trust owns 8 Almshouse properties, which it maintains, in Chelmsford Avenue, Southend on Sea, and 2 endowment property houses, the income from which support the work of the alms-houses.

**Organisational Structure**

The Trustees are appointed as ex-officio Trustees from the Free Church communities within the Borough, or seconded by the Trustees accordingly, together with the Mayor of Southend on Sea who serves as Chairman for his/her year of office.

Trustees meet several times a year, together with an annual AGM, at which officers are appointed, and they are responsible together for the day to day running of the charity, and the financial and legal aspects.

## **Objectives and Activities**

The Charity produces an Annual Report each year which details the activities undertaken in the current year to show the public benefit and the achievement of their aims and objectives.

In order to achieve the principal objective, which is set out above, the Trust endeavours to maintain the properties in a fit state of repair, and make necessary improvements as and when they are required. It also provides appropriate insurance cover for Residents properties and contents, up to a measured amount, and water and sewerage connections.

A small maintenance charge is levied upon the Almshouse residents and reviewed annually.

## **Achievements and Performance**

Over this year the bungalows and large garden continued to be maintained in good order and were fully occupied for the reporting period. One property which was more recently occupied still required some ongoing maintenance and repairs following the previous tenant. Five of the eight residents are in now in receipt of Housing Benefit, all of which are now paid directly to the Trusts account.

**Maintenance and Security** - All the bungalows were kept in a good state of repair, and the Borough Council continued to offer a call-out service for the residents, which was much appreciated. The annual fee for this service is £2100 (incl. VAT) agreed by the Trustees and Council. The level of this fee is currently under negotiation and may rise but is considered a hugely beneficial resource and service to the residents and the Trust.

In accordance with the work that was approved at the previous year's AGM, there was the finishing of considerable redecoration to the exterior of the charitable properties, endowment properties, external repairs, damp and painting, which was included in the budget for the year, drawing on reserves. As per normal, costs for these works were passed on after the year end and shown on the accounts.

**Endowment Properties** - Rental income is regularly received from both properties without any problem.

**Trusteeship** - The Trustees remain quorate according to the Constitution of the Trust. The Trust remains fortunate to have the continued Trusteeship of the Mayor of the City of Southend. The Trustees are still to review the Governing Documents in the light of congregational changes in Southend to bring the ex-officio positions up to date.

**Secretary/Acting Treasurer** - Trustees agreed to ask Mr Phil Andrews to act as Treasurer / Secretary for the year.

## Financial Review

The Trust continues to raise funds from the endowment property rental with further income from the Almshouses maintenance charges.

The most significant expenses related to on-going maintenance and repairs provided by Southend on Sea Borough Council, along with other property maintenance and repairs. Gardening has generally maintained its cost with the gardener providing some additional hours and other costs and services have mostly risen according to inflation. For the reporting year, despite the large maintenance projects undertaken, other expenses were generally in line with expectations and the Trusts budget which was set at the previous AGM. The Trust continues to have sufficient funds to allow 12 months of continued expense in the event of no income and in view of the "catching up" of maintenance and expects the next year to be an opportunity to build reserves again. Trustees are satisfied that sufficient reserves are still in hand. It is expected that reserves should continue to rise over the coming year.

It is proposed that once the outstanding maintenance bills are paid that an additional amount will be moved across to savings.

The financial results of the year are set out in the accompanying financial statements.

## Financial Risk Assessment -

Fortunately, the income of the Trust is not affected by the threats presented by issues such as the Covid-19 situation as it is not actively engaged in fundraising activities. The Trustees are satisfied that they have sufficient reserves at the Balance Sheet date, together with anticipated income, to enable the Trust to function effectively in the coming year. The Trustees have made an assessment of the major risks facing the Trust and are satisfied that policies are in place to minimise these risks. Health and safety assessments and property insurances are up to date. A valuation of the properties was last undertaken in 2022 and will next be reviewed in 2026.

The Trust is grateful to Devonports LAS Accountants for their help in examining this year's financial statement.



P Andrews (on behalf of the board)

Secretary

Date: 13.12.23

**Dowsett Almshouses Trust**  
**Independent Examiner's Report to the trustees of Dowsett Almshouses Trust**  
**Charity Number: 220610**  
**Year Ended 31st March 2023**

**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 of the Charities Act 2011 (The Charities Act) and that an independent examination is needed. It is my responsibility to:

- examine the accounts under section 145 of the Charities Act,
- to follow the procedures laid down in the general directions given by the Charity Commission under section 145 (5) (b) of the Charities Act, and
- to state whether particular matters have come to my attention

**Basis of independent examiner's statement**

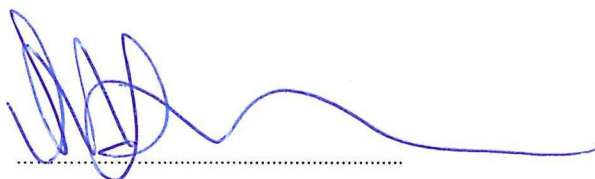
My examination was carried out in accordance with general directions given by the Charity Commission. An examination includes a review of the accounting records kept by the charity and a comparison of the accounts presented with those records. It also includes consideration of any unusual items or disclosures 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.

**Independent examiner's statement**

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

1. which gives me reasonable cause to believe that in, any material respect, the
  - to keep accounting records in accordance with section 130 of the Charities Act; and
  - to prepare accounts which accord with the accounting records and comply with the accounts requirements of the Charities 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.

Mr I Hornsey FAIA FFA  
Devonports LAS Accountants Limited  
Incorporated Financial Accountants  
Cumberland House,  
24-28 Baxter Avenue  
Southend-on-sea  
Essex  
SS2 6HZ



Date: 14.12.2023

**Dowsett Almshouses Trust**  
**Statement of Financial Activities**  
Charity Number: 220610  
Year Ended 31st March 2023

	Note	Unrestricted funds £	Restricted income funds £	Endowment funds £	Total this year £	Total last year £
<b>Incoming resources (Note 3)</b>						
<b>Income and endowments from:</b>						
Donations and legacies		-	-	-	-	-
Charitable activities	3	-	20,402	17,400	37,802	37,645
Other trading activities		-	-	-	-	-
Investments	3	-	10	-	10	1
Separate material item of income		-	-	-	-	-
Other		-	-	-	-	-
<b>Total</b>		-	20,412	17,400	37,812	37,646
<b>Resources expended (Note 6)</b>						
<b>Expenditure on:</b>						
Raising funds		-	-	-	-	-
Charitable activities	4	-	25,660	6,031	31,691	58,737
Separate material item of expense		-	-	-	-	-
Other		-	-	-	-	-
<b>Total</b>		-	25,660	6,031	31,691	58,737
<b>Net income/(expenditure) before investment gains/(losses)</b>						
		-	5,248	11,369	6,121	21,091
Net gains/(losses) on investments		-	-	-	-	-
<b>Net income/(expenditure) Extraordinary items</b>						
		-	5,248	11,369	6,121	21,091
		-	-	-	-	-
<b>Transfers between funds</b>						
		-	11,369	- 11,369	-	-
<b>Other recognised gains/(losses):</b>						
Gains and losses on revaluation of fixed assets for the charity's own use		-	-	-	-	410,000
Other gains/(losses)		-	-	-	-	-
<b>Net movement in funds</b>		-	6,121	- 0	6,121	388,909
<b>Reconciliation of funds:</b>						
Total funds brought forward		-	1,388,619	640,000	2,028,619	1,639,710
<b>Total funds carried forward</b>		-	1,394,740	640,000	2,034,740	2,028,619



Dowsett Almshouses Trust  
Balance Sheet  
Charity Number: 220610  
Year Ended 31st March 2023

	Note	Unrestricted funds £	Restricted income funds £	Endowment funds £	Total this year £	Total last year £
		F01	F02	F03	F04	F05
<b>Fixed assets</b>						
Intangible assets	5	-	-	-	-	-
Tangible assets		-	1,360,000	640,000	2,000,000	2,000,000
Heritage assets		-	-	-	-	-
Investments		-	-	-	-	-
<b>Total fixed assets</b>		-	1,360,000	640,000	2,000,000	2,000,000
<b>Current assets</b>						
Stocks		-	-	-	-	-
Debtors	6	-	11,800	-	11,800	11,850
Investments		-	-	-	-	-
Cash at bank and in hand		-	47,072	-	47,072	55,440
<b>Total current assets</b>		-	58,872	-	58,872	67,290
<b>Creditors: amounts falling due within one year</b>	7	-	24,133	-	24,133	38,671
<b>Net current assets/(liabilities)</b>		-	34,739	-	34,739	28,619
<b>Total assets less current liabilities</b>		-	1,394,739	640,000	2,034,739	2,028,619
<b>Creditors: amounts falling due after one year</b>	7	-	-	-	-	-
<b>Provisions for liabilities</b>		-	-	-	-	-
<b>Total net assets or liabilities</b>		-	1,394,739	640,000	2,034,739	2,028,619
<b>Funds of the Charity</b>						
Endowment funds		-	-	-	-	-
Restricted income funds		-	2,034,739	-	2,034,739	2,028,619
Unrestricted funds		-	-	-	-	-
Revaluation reserve		-	-	-	-	-
<b>Total funds</b>	8	-	2,034,739	-	2,034,739	2,028,619
Endowment funds	8	-	-	-	-	-
<b>Total funds</b>		-	2,034,739	-	-	-

Signed on behalf of the Trustees



Date: 13.12.23

**Dowsett Almshouses Trust**  
**Notes to the accounts**  
**Charity Number: 220610**  
**Year Ended 31st March 2023**

**Note 1**

**Basis of preparation**

**1.1 Basis of accounting**

These accounts have been prepared under the historical cost convention with items recognised at cost or transaction value unless otherwise stated in the relevant notes to the accounts. The accounts have been prepared in accordance with:

the Statement of recommended Practice: Accounting and Reporting by 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.

**1.2 Change in basis of accounting**

There has been no change to the accounting policies (valuation rules and methods of accounting) since last year (except for the following).

**1.3 Changes to previous accounts**

No changes have been made to accounts for previous years.

**Note 2**

**Incoming Resources**

**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.

**Offsetting**

There has been no offsetting of assets and liabilities, or income and expenses, unless required or permitted by the FRS 102 SORP of FRS 102.

**Grants and donations**

Grants and donations are only included in the SoFA when the general income recognition criteria are met (5.10 to 5.12 FRS 102 SORP).

**Volunteer help**

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

**Investment income**

This is included in the accounts when receivable.

**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**

**Liability recognition**

Liabilities are recognised where it is more likely than not that there is a legal or constructive obligation committing the charity to pay out resources and the amount of the obligation can be measured with reasonable certainty.

**Assets**

**Tangible fixed assets for use by charity**

These are capitalised if they can be used for more than one year, and cost at least £500. They are valued at cost or a reasonable value on receipt.

**Note 3**  
**Analysis of incoming resources**

Analysis	Unrestricted funds	Restricted income funds	Endowment funds	Total funds £	Prior year £
Charitable activities					
Rent receivable	-	20,402	17,400	37,802	37,645
	-	-	-	-	-
	-	-	-	-	-
	-	-	-	-	-
<b>Total</b>	-	20,402	17,400	37,802	37,645
Investments					
Interest income	-	10	-	10	1
Other	-	-	-	-	-
<b>Total</b>	-	10	-	10	1

**Note 4**  
**Analysis of expenditure**

Analysis	Unrestricted funds	Restricted income funds	Endowment funds	Total funds £	Prior year £
Expenditure charitable activities:					
Water rates		2,396	-	2,396	2,287
Repairs	-	21,243	5,639	26,882	41,994
Legal & professional		253	-	253	138
Audit & accountancy		540	134	674	528
Insurance		1,033	258	1,291	1,148
Subscriptions		196	-	196	188
Other expenses		-	-	-	230
	-	-	-	-	-
	-	-	-	-	-
	-	-	-	-	-
	-	-	-	-	-
	-	-	-	-	-
	-	-	-	-	-
	-	-	-	-	-
	-	-	-	-	-
	-	-	-	-	-
<b>Total expenditure on</b>	-	25,660	6,031	31,691	46,513

**Note 5**  
**Tangible fixed assets**

**5.1 Cost or valuation**

	Freehold £	Other land £	Plant, £	Fixtures, fittings £	Total £
At the beginning of the year	2,000,000	-	-	-	2,000,000
Additions	-	-	-	-	-
Revaluations	-	-	-	-	-
Disposals	-	-	-	-	-
Transfers *	-	-	-	-	-
At end of the year	2,000,000	-	-	-	2,000,000

**5.2 Depreciation and impairments**

At beginning of the year	-	-	-	-	-
Disposals	-	-	-	-	-
Depreciation	-	-	-	-	-
Impairment	-	-	-	-	-
Transfers*	-	-	-	-	-
At end of the year	-	-	-	-	-

**5.3 Net book value**

Net book value at the beginning of the year	2,000,000	-	-	-	2,000,000
Net book value at the end of the year	2,000,000	-	-	-	2,000,000

**Note 6****Debtors and prepayments****Analysis of debtors**

Trade debtors  
 Amounts due from subsidiary and associated undertakings  
 Other debtors  
 Prepayments and accrued income

Amounts falling due within one year		Amounts falling due after more than one year	
This year £	Last year £	This year £	Last year £
-	-	-	-
-	-	-	-
11,800	11,850	-	-
-	-	-	-
11,800	11,850	-	-

Total

**Note 7****Creditors and accruals****7.1 Analysis of creditors**

Loans and overdrafts  
 Trade creditors  
 Amounts due to subsidiary and associated undertakings  
 Other creditors  
 Rents received in advance

Amounts falling due within one year		Amounts falling due after more than one year	
This year £	Last year £	This year £	Last year £
-	-	-	-
-	-	-	-
-	-	-	-
23,183	37,871	-	-
950	800	-	-
24,133	38,671	-	-

Total

**Note 8****Endowment and restricted****8.1 Funds held**

Fund Name	Type PE, EE, R or other	Purpose and restrictions
Restricted income fund	R	Refer to Trsutees report
Endowment fund	PE	Refer to Trsutees report

**8.2 Movements of major funds**

Fund names	Fund balances brought forward £	Incoming resources £	Resources expended £	Transfers £	Gains and losses £	Fund balances carried forward £
Restricted Income Fund	28,619	20,412	25,660	11,368	-	34,739
Restricted - Property Revaluation Fund	1,360,000	-	-	-	-	1,360,000
Endowment Fund	- 0	17,400	6,031	- 11,368	-	0
Endowment - Property Revaluation Fund	640,000	-	-	-	-	640,000
	-	-	-	-	-	-
	-	-	-	-	-	-
	2,028,619	37,812	31,691	-	-	2,034,740

Total Funds

**8.3 Transfers between funds**

From Fund (Name)	To Fund (Name)	Reason	Amount
Endowment fund	Restricted Income Fund	transfer for fund deficit	11,368

**8.4 Analysis of net assets between**

	Unrestricted £	Restricted £	Endowed £	Total £
Fixed assets	-	1,360,000	640,000	2,000,000
Investments	-	-	-	-
Net current assets	-	34,739	0	34,739
Creditors due in more than one year and provisions				
Total net assets	-	1,394,739	640,000	2,034,739

**Note 9****Transactions with related parties**

There were no transactions with related parties during the period.

**9.1 Remuneration and benefits**

No remuneration or benefits were provided to the Trustees during the period