

Dowsett Almshouses Trust
Report and Accounts
Year Ended 31st March 2025

Dowsett Almshouses Trust
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Year Ended 31st March 2025

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Dowsett Almshouses Trust
Information Sheet
Year Ended 31st March 2025

Trustees

Cllr Ron Woodley (Southend on Sea Mayor – Until May 25)
Cllr Stephen Habermel (Southend on Sea Mayor - Resigned May 2024)
Mr P Andrews - Secretary/Treasurer (Resigned April 2025)
Rev S Ejaz
Rev D Gates

Accountants

Xeinadin South Essex 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 2025

Statutory Information

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

Charity Registration Number 220610

Trustees

Cllr Ron Woodley (Southend on Sea Mayor) – Resigned May 25
Cllr Stephen Habermel (Southend on Sea Mayor - Resigned May 2024)
Mr P Andrews - Secretary/Treasurer (Resigned April 2025)
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 2025

The Trustees present their Annual Report and Financial Statements for year ending 31 March 2025.

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 City 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 rent 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 had a new tenant but all others remained consistent. Four of the eight residents are in now in receipt of Housing Benefit , all of which are now paid directly to the Trusts account.

During the course of the year Southend City Council designated the Almshouses as a conservation area. This will have some impact on the external decoration and upkeep of the eight charitable properties.

Maintenance and Security - All of the bungalows were kept in a good state of repair, and the Borough City 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 the 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.

There have been no major repairs over and above the expected items in this financial year in accordance with the work that was approved at the previous years AGM, there was some work on electrical services, fire security systems and general maintenance. As per normal, costs for these works were passed on after the year end and shown on the accounts. Funds carried forwards will be used on planned works in the coming months.

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. Suggestions of appropriate lay-people from local congregations are being considered by Trustees to increase the Trustee body.

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.

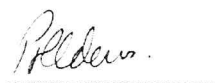
The most significant expenses related to on-going maintenance and repairs provided by Southend on Sea City Council. Gardening has generally maintained its cost with the gardener providing some additional hours and other costs and services have mostly risen according to inflation. For the reporting year, despite the 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 twelve months of continued expense in the event of no income and in view of the "catching up" of maintenance 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.

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 fund-raising 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 Xeinadin South Essex Limited for their help in examining this year's financial statement.



P Andrews (on behalf of the board)

Secretary

Date: 23-01-26

Dowsett Almshouses Trust

Independent Examiner's Report to the trustees of Dowsett Almshouses Trust

Charity Number: 220610

Year Ended 31st March 2025

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 n

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
Xeinadin South Essex Limited
Incorporated Financial Accountants
Cumberland House,
24-28 Baxter Avenue
Southend-on-sea
Essex
SS2 6HZ



Date:

23.01.26

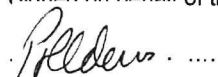
Dowsett Almshouses Trust
Statement of Financial Activities
Charity Number: 220610
Year Ended 31st March 2025

	Note	Unrestricted funds £	Restricted income funds £	Endowment funds £	Total this year £	Total last year £
Incoming resources (Note 3)						
Income and endowments from:						
Donations and legacies		-	-	-	-	-
Charitable activities	3	-	20,913	17,400	38,313	39,696
Other trading activities		-	-	-	-	-
Investments	3	-	350	-	350	84
Separate material item of income		-	-	-	-	-
Other		-	-	-	-	-
Total		-	21,263	17,400	38,663	39,780
Resources expended (Note 6)						
Expenditure on:						
Raising funds		-	-	-	-	-
Charitable activities	4	-	18,106	5,220	23,325	46,810
Separate material item of expense		-	-	-	-	-
Other		-	-	-	-	-
Total		-	18,106	5,220	23,325	46,810
Net income/(expenditure) before investment gains/(losses)						
		-	3,158	12,181	15,338	- 7,030
Net gains/(losses) on investments		-	-	-	-	-
Net income/(expenditure) Extraordinary items						
		-	3,158	12,181	15,338	- 7,030
		-	-	-	-	-
Transfers between funds						
		-	-	-	-	-
Other recognised gains/(losses):						
Gains and losses on revaluation of fixed assets for the charity's own use		-	-	-	-	-
Other gains/(losses)		-	-	-	-	-
Net movement in funds		-	3,158	12,181	15,338	- 7,030
Reconciliation of funds:						
Total funds brought forward		-	1,387,710	640,000	2,027,710	2,034,740
Total funds carried forward		-	1,390,868	652,181	2,043,048	2,027,710

Dowsett Almshouses Trust
Balance Sheet
Charity Number: 220610
Year Ended 31st March 2025

	Note	Unrestricted funds £ F01	Restricted income funds £ F02	Endowment funds £ F03	Total this year £ F04	Total last year £ F05
Fixed assets						
Intangible assets	5	-	-	-	-	-
Tangible assets		-	1,360,000	640,000	2,000,000	2,000,000
Heritage assets		-	-	-	-	-
Investments		-	-	-	-	-
Total fixed assets		-	1,360,000	640,000	2,000,000	2,000,000
Current assets						
Stocks		-	-	-	-	-
Debtors	6	-	-	-	-	2,191
Investments		-	-	-	-	-
Cash at bank and in hand		-	57,969	-	57,969	50,942
Total current assets		-	57,969	-	57,969	53,133
Creditors: amounts falling due within one year	7	-	14,920	-	14,920	25,423
Net current assets/(liabilities)		-	43,049	-	43,049	27,710
Total assets less current liabilities		-	1,403,049	640,000	2,043,049	2,027,710
Creditors: amounts falling due after one year	7	-	-	-	-	-
Provisions for liabilities		-	-	-	-	-
Total net assets or liabilities		-	1,403,049	640,000	2,043,049	2,027,710
Funds of the Charity						
Endowment funds		-		12,180	12,180	-
Restricted income funds			30,869		30,869	2,027,710
Unrestricted funds				-	-	-
Revaluation reserve			1,360,000	640,000	2,000,000	-
Total funds	8	-	1,390,869	652,180	2,043,049	2,027,710

Signed on behalf of the Trustees



Date: 23.01.26

Dowsett Almshouses Trust
Notes to the accounts
Charity Number: 220610
Year Ended 31st March 2025

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	-	20,913	17,400	38,313	39,696
	-	-	-	-	-
	-	-	-	-	-
	-	-	-	-	-
Total	-	20,913	17,400	38,313	39,696
Investments					
Interest income	-	350	-	350	84
Other	-	-	-	-	-
Total	-	350	-	350	84

Note 4
Analysis of expenditure

Analysis	Unrestricted funds	Restricted income funds	Endowment funds	Total funds £	Prior year £
Expenditure charitable activities:					
Water rates		2,447		2,447	3,744
Repairs	-	13,913	4,638	18,550	28,811
				-	-
Audit & accountancy fees		542	181	723	604
Insurance		939	313	1,252	1,506
Subscriptions		265	88	353	345
Bad debts				-	11,800
				-	-
	-	-	-	-	-
	-	-	-	-	-
	-	-	-	-	-
	-	-	-	-	-
	-	-	-	-	-
Total expenditure on	-	18,106	5,220	23,325	46,810

Note 5
Tangible fixed assets

5.1 Cost or valuation

	Freehold land £	Other land £	Plant, £	Fixtures, £	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 £
-	-	-	-
-	-	-	-
-	2,191	-	-
-	-	-	-
Total	2,191	-	-

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 £
9,531	-	-	-
-	-	-	-
5,389	25,423	-	-
-	-	-	-
-	-	-	-
Total	25,423	-	-

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	27,710	21,263	18,106	-	-	30,869
Restricted - Property Revaluation Fund	1,360,000	-	-	-	-	1,360,000
Endowment Fund	- 0	17,400	5,220	-	-	12,180
Endowment - Property Revaluation Fund	640,000	-	-	-	-	640,000
	-	-	-	-	-	-
	-	-	-	-	-	-
Total Funds	2,027,710	38,663	23,325	-	-	2,043,049

8.3 Transfers between funds

From Fund (Name)	To Fund (Name)	Reason	Amount
Endowment fund	Restricted Income Fund	transfer for fund deficit	0

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	-	30,869	12,180	43,049
Creditors due in more than one year and provisions				
Total net assets	-	1,390,869	652,180	2,043,049

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