

THE KEYNSHAM CHARITIES

England & Wales · Charity number 223155

Details

Status Registered

Legal form Other

Registered 2013-04-08

Register [View on the Charity Commission register](#)

Contact

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High Littleton
Bristol
BS39 6JS

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Activities

Objects: SEE INDIVIDUAL CONSTITUENTS

Activities: KEYNSHAM CHARITIES OPERATES 4 ALMSHOUSES WHERE APPOINTED ALMSPEOPLE ARE REQUIRED TO MEET STRICT CRITERIA AND SHALL HAVE RESIDED IN THE AREA OF BENEFIT FOR A MINIMUM OF 5 YEARS AND SHALL BE OVER 60 YEARS OLD AT THE TIME OF APPOINTMENT. KEYNSHAM CHARITIES ALSO PROVIDE INDIVIDUAL GRANTS TO THOSE IDENTIFIED IN NEED WITHIN THE AREA OF BENEFIT AS SET OUT IN THE ESTABLISHED SCHEME.

Classification

- **How:** Makes Grants To Individuals
- **What:** Accommodation/housing
- **Who:** Elderly/old People, The General Public/mankind

Geography

- **Area of benefit:** THE ANCIENT PARISH OF KEYNSHAM
- Bath And North East Somerset

Finances

Period end	Income	Expenditure	Assets	Employees
2024-12-31	£54,989	£47,953	-	-
2023-12-31	£7,286	£9,693	-	-
2022-12-31	£8,340	£2,455	-	-
2021-12-31	£7,065	£6,628	-	-
2020-12-31	£6,984	£1,871	-	-

Trustees

Name	Role	Appointed
RICHARD DYSON	Chair	2017-07-07
BRYAN ORGAN		2013-04-08
Brian Simmons		2019-12-28
CHARLES GERRISH		2011-03-01
Caroline Hughes		2024-01-17
David Biddleston		2023-01-10
Martin Burton		2022-04-04

Linked charities

- ELIZA ELLEN DOIG (ALMSHOUSE BRANCH) (223155-1)
- THOMAS HOLBIN (POOR'S BRANCH) (223155-10)
- SIR THOMAS BRIDGES' ALMSHOUSES (ALMSHOUSE BRANCH) (223155-11)
- MARY ANN EASTWICK FOR ALMSWOMEN (ALMSHOUSE BRANCH) (223155-12)
- GEORGE GREENWOOD MORGAN FOR ALMSWOMEN (ALMSHOUSE BRANCH) (223155-13)
- GEORGE GREENWOOD MORGAN FOR POOR HOUSEKEEPERS (ALMSHOUSE BRANCH) (223155-14)
- HENRY BOUCHER (ALMSHOUSE BRANCH) (223155-2)
- SARAH WHIPPIE (ALMSHOUSE BRANCH) (223155-3)
- GEORGE EDWIN CHAPPELL (POOR'S BRANCH) (223155-4)
- CHARITY KNOWN AS MILWARD HOMES (223155-5)
- CHARITY CALLED GREGORY'S HOME (223155-6)
- CHARITY KNOWN AS THE FEOFFEE CHARITY (POOR'S BRANCH) (223155-7)
- CHARITY OF MARY HALE (POOR'S BRANCH) (223155-8)
- MARY ANN EASTWICK FOR THE POOR (POOR'S BRANCH) (223155-9)

THE KEYNSHAM CHARITIES

England & Wales - Charity number 223155

Accounts

TRUSTEES OF KEYNSHAM CHARITIES

Statement of Accounts for period 1st January 2024 to 31st December 2024

INCOME			EXPENDITURE		
	£	£		£	£
COIF Investments		7,382.83	Almshouse Assn Membership		267.00
Gross Interest Bank Accounts		309.51	Insurances	**	857.50
Gross Interest NS&I Investment A/c-Jan	175.61		Room Hire		46.25
Gross Interest NS&I Investment A/c-Nov	198.02		Gas Safety Inspections		360.00
Realisation of Investments		373.63			
National Savings & investments			Repairs:-		
CCLA - Milward Homes	12,000.00		Plumbing		
		12,000.00	Keynsham PCC		30.00
			Roof		45,500.00
Donations		300.00	Heating		
			62 Charlton Road		
			Water Leak Repair		60.00
			66 Charlton Road		
			Toilet repair		110.00
			68 Charlton Road		
			Radiator		285.00
			Quartley distribution to Tenants		80.00
			Grants		100.00
			Secretary - Honorarium		250.00
			Audit of Books		40.00
			Accountant Fees		0.00
			Bank Charges		
TOTAL RECEIPTS		20,365.97	TOTAL PAYMENTS		47,985.75
Opening balances @ 1st Jan 2024 :-			Closing balances as at 31 Dec 2024:-		
NatWest Current a/c	13,390.07		NatWest Current Account	20,425.99	
			O/S CHQ 000670	-12.50	
			O/S CHQ 000675	-20.00	
NatWest Business Reserve	1,189.40		NatWest Business Reserve	1.49	
NatWest Liquidity Manager 35 day Account	10,738.22		NatWest Liquidity Manager 35 day Account	0.00	
NS&I Investment Account	22,697.07		NS&I Investment Account	0.00	
		48,014.76			20,394.98
	£	68,380.73		£	68,380.73

**Please note that Cheque No.000666 for £857.60 was debited to the current account as £857.50

Prepared by Hazel Short

Independent Examiner - Geoffrey Simmons. Retired Bank Manager

		G Simmons	15-Jun-25
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TRUSTEES OF KEYNSHAM CHARITIES

COIF Charities Investment Fund - as at				31-Dec-23	Movement during 2024				31-Dec-24	Movement on Year end Revaluation	INCOME FOR 2024
Account No.	New A/C No.		Units Held	Value	Shares Sold	Realisation	Value	Value			
Accumulation Units											
389540001R	CO3058920-001	Gregory's Homes Reserve Fund Scheme 17.0	32	£7,936.01			£8,339.70	£8,339.70		£403.69	£0.00
389540002R	CO3058922-001	ERF Scheme 17 July 1956	217.04	£53,825.99			£56,564.01	£56,564.01		£2,738.02	£0.00
Income Units											
389540001T	CO3058921-001	Gregory's Home	115.00	£2,282.18			£2,333.73	£2,333.73		£51.55	£63.53
389540002T	CO3058923-001	Alms house Branch S Whipple and H Boucher	627.00	£12,442.82			£12,723.90	£12,723.90		£281.08	£346.36
		Millward Homes	6,003.00	£119,129.54	-£592.05	-£12,000.00	£107,129.54		-£12,000.00		
389540003T	CO3058924-001	Millward Homes	5,410.95					£109,806.06		£2,676.52	£3,316.05
389540004T	CO3058925-001	Poors Branch G G Chappell	841.00	£16,689.64			£17,066.67	£17,066.67		£377.03	£464.57
389540005T	CO3058926-001	Poors Branch Feoffee Charity	430.00	£8,533.35			£8,726.12	£8,726.12		£192.77	£237.54
389540006T	CO3058927-001	Poors Branch M Hale	45.00	£893.02			£913.20	£913.20		£20.18	£24.86
389540007T	CO3058928-001	Poors Branch A Eastwick	274.00	£5,437.53			£5,560.36	£5,560.36		£122.83	£151.36
389540008T	CO3058929-001	Alms house Branch GG Morgan for Poor Hou	123.00	£2,440.94			£2,496.08	£2,496.08		£55.14	£67.95
389540009T	CO3058930-001	Alms house Branch GG Morgan for Almswome	370.00	£7,342.65			£7,508.52	£7,508.52		£165.87	£204.38
389540010T	CO3058931-001	Alms house Branch MA Eastwick for Almswo	466.00	£9,247.77			£9,456.68	£9,456.68		£208.91	£257.41
389540011T	CO3058932-001	Alms house Branch EE Dolg	61.00	£1,210.54			£1,237.89	£1,237.89		£27.35	£33.71
389540012T	CO3058933-001	Gregory's Home	2,122.00	£42,111.09			£43,062.38	£43,062.38		£951.29	£1,172.19
389540013T	CO3058934-001	Poors Branch	1,888.00	£37,467.36			£38,313.75	£38,313.75		£846.39	£1,042.92
TOTAL				£326,990.43			£321,432.53	£324,109.05		-£2,881.38	£7,382.83

THE KEYNSHAM CHARITIES - ACCOUNTS
RECEIPTS AND PAYMENTS FOR YEAR ENDED 31 DECEMBER 2024

	2024	2023
	£	£
Receipts		
Investment Income		
COIF Investments	7,383	7,281
Gross Bank Interest	310	261
Gross NS&I Interest	374	21
Other Income		
Donation	300	
Sale COIF Investments	12,000	
Total Receipts	A	
	<u>20,366</u>	<u>7,563</u>
Payments		
Admin/Governance		
Almshouses Assoc Membership	267	153
Insurances	858	824
Room Hire	46	45
Secretary - Honorarium	250	200
Examination of accounts	40	40
Accountant's letter for NatWest		90
Keynsham PCC	30	0
	<u>1,491</u>	<u>1,352</u>
Mitward Homes		
Quarterly Distribution to Almspeople	80	80
Poors Branch		
Grants - 2 no	100	100
	<u>180</u>	<u>180</u>
Almshouses - Charlton Road		
Servicing & Maintenance		
Gas Safety Inspections	360	0
Plumbing	455	95
Heating		0
	<u>815</u>	<u>95</u>
Improvements		
62 - 68 Replacement Roof	45,500	
No.64 Bathroom Refurbishment		83
No.62 New Heating System		4,320
	<u>45,500</u>	<u>4,403</u>
Change of occupants		
No.66 (Whilst empty)	0	
Council Tax	0	0
Utility bills	0	0
Repairs	0	0
	<u>0</u>	<u>0</u>
Total Payments	B	
	<u>47,986</u>	<u>6,030</u>
Net Income from charitable activities	A-B	
	<u>-27,620</u>	<u>1,533</u>
Other incoming resources		
Uplift in value of COIF units	-2,881	29,120
Overall Net incoming resources	<u>-30,501</u>	<u>30,653</u>

Prepared by Hazel Short - Secretary

Independent Examiner - Geoffrey Simmons

G Simmons

13 June 2025

THE KEYNSHAM CHARITIES

BALANCE SHEET AT 31 DECEMBER 2024

	2024	2023
Fixed Assets		
Tangible assets (original cost of almshouses)	1,000	1,000
Investments (COIF Units)	324,109	326,990
NatWest Business Reserve	1	1,189
NatWest Liquidity Manager 35-day	0	10,738
NS&I Investment Account	0	22,697
	<u>325,110</u>	<u>362,614</u>
Current Assets		
Cash at bank (see below)	20,393	13,390
TOTAL FUNDS	<u><u>345,503</u></u>	<u><u>376,004</u></u>

RECONCILIATION OF FUNDS

Total Funds brought forward	376,004	345,351
Net Incoming resources	-30,501	30,653
TOTAL FUNDS CARRIED FORWARD	<u><u>345,503</u></u>	<u><u>376,004</u></u>

CHARITY FUNDS at 31 DECEMBER 2024

Cash at bank represented by		
NatWest Current Account	20,426	13,390
Less outstanding payments		
P Short		-95
Hazel Short		-20
11-Sep 670 Community @ 67	-13	
06-Dec 675 Hazel Short	-20	
	<u><u>-33</u></u>	
	<u><u>20,393</u></u>	<u><u>13,275</u></u>

Prepared by Hazel Short - Secretary

Independent Examiner - Geoffrey Simmons

G Simmons
13 June 2025

Keynsham Charities

UK Balance Sheet

As of December 31, 2024

	As of December 31, 2024
ASSETS	
Fixed Assets	
Original Cost Of Almshouses	1,000.00
Total Fixed Assets	1,000.00
Other Assets	
COIF Charities Investment Fund	
920- Gregorys Home Res Fd Sch17	8,339.70
921-Gregorys Home	2,333.73
922 - ERF Scheme 17 Jul 1956	56,564.01
923 - Almshouse Br.SWhippe/HBou	12,723.90
924 - Millward Homes	109,806.06
925 - Poors Br. GG Chappell	17,066.67
926- Poors Br.Feoffee Charity	8,726.12
927 - Poors Br. M Hale	913.20
928 -Poors Br. A Eastwick.	5,560.36
929 - Almshouse Br.GG Morgan Po	2,496.08
930 - Almshouse Br.GG Morgan	7,508.52
931 - Almshouse Br MA Eastwick	9,456.68
932 - Almshouse Br. EE Doig	1,237.89
933 - Gregorys Home	43,062.38
934 - Poors Branch	38,313.75
Total COIF Charities Investment Fund	324,109.05
Total Other Assets	324,109.05
Current Assets	
Current/Savings	
NatWest Business Reserve	1.49
NatWest Current Account	20,393.49
Total Current/Savings	20,394.98
Total Current Assets	20,394.98
NET CURRENT ASSETS	20,394.98
TOTAL ASSETS LESS CURRENT LIABILITIES	345,504.03
NET ASSETS	345,504.03
Equity	
Opening Bal Equity	376,005.19
Revaluation of CCLA Investments	9,118.62
Net Income	-39,619.78
Total Equity	345,504.03