

# THE DAUBENY ALMSHOUSE CHARITY

England & Wales · Charity number 227980

## Details

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**Other names** DAUBENY'S ALMSHOUSES, THE DAUBENY

**Status** Registered

**Legal form** Other

**Registered** 1964-09-23

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

## Contact

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**Address** Southwick Road  
North Bradley  
Trowbridge  
Wiltshire  
BA14 0SR

**Phone** 07865797517

**Email** [daubenyalmshouses@gmail.com](mailto:daubenyalmshouses@gmail.com)

## Activities

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**Objects:** A PAYMENT TOWARDS DEFRAYING THE COST OF MAINTAINING AND REPAIRING THE FABRIC OF THE PARISH CHURCH OF CHRISTCHURCH ROSE HILL. B) FOR THE BENEFIT OF THE POOR OF THE ECCLESIASTICAL PARISH OF RODE MAJOR. C) FOR THE BENEFIT OF THE ALMSPEOPLE OF THE CHARITY WHO SHALL BE POOR PERSONS OF GOOD CHARACTER WHO ARE NOT LESS THAN 60 YEARS OF AGE AND ARE RESIDENT WITHIN THE AREA CONSISTING OF THE PARISHERS OF NORTH BRADLEY, DILTON MARSH, HEYWOOD, SOUTHWICK, WEST ASHTON AND HIGHFIELD ALL IN THE COUNTY OF WILTSHIRE AND THE PARISHERS OF RODE AND TELLISFORD IN THE COUNTY OF SOMERSET

**Activities:** Provision of Almshouse accommodation for the elderly, who are capable of living independently, in self-contained flats.

## Classification

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- **How:** Provides Buildings/facilities/open Space
- **What:** Accommodation/housing
- **Who:** Elderly/old People

## Geography

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- **Area of benefit:** SEE OBJECTS
- Somerset
- Wiltshire

## Finances

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Period end	Income	Expenditure	Assets	Employees
2024-12-31	£29,320	£30,200	-	-
2023-12-31	£25,171	£29,365	-	-
2022-12-31	£21,477	£21,895	-	-
2021-12-31	£25,001	£16,962	-	-
2020-12-31	£17,658	£25,806	-	-

## Trustees

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Name	Role	Appointed
<b>Richard Phelps</b>	Chair	2025-04-10
Allison Claxton		2026-03-31
Major Roger Ernest Evans		2020-06-09
Mary McCrorie		2026-03-31
Penny Bullion-Peters		2025-04-10
Rev Oliver Learmont		2018-08-07
Stephen Carey		2025-03-15

## Linked charities

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- ST NICHOLAS COTTAGES (227980-1)

**THE DAUBENY ALMSHOUSE CHARITY**

England & Wales - Charity number 227980

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# Accounts

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**THE DAUBENEY ALMSHOUSE CHARITY**

**ACCOUNTS FOR THE YEAR ENDED**

**31<sup>st</sup> DECEMBER 2024**

**CHARITY NUMBER 227980**

THE DAUBENEY ALMSHOUSE CHARITY  
TRUSTEES REPORT  
FOR THE YEAR ENDED 31<sup>st</sup> DECEMBER 2024

TRUSTEES APPROVAL CERTIFICATE

We approve the accounts for the year ended 31<sup>st</sup> December 2024, and confirm that we have made available all relevant records and information for their preparation.

..... (Chairman of the Trustees)

.....(Treasurer)

**THE DAUBENEY ALMSHOUSE CHARITY**  
**INDEPENDENT EXAMINER'S REPORT**  
**FOR THE YEAR ENDED 31<sup>st</sup> DECEMBER 2024**

This report on the financial statements of the Trustees for the year ended 31<sup>st</sup> December 2024 which are set out in Pages (3) to (7) in respect of the examination carried out in accordance with Section 43 of the Charities Act 1993

**Respective Responsibilities of the Examiner**

As members of the board of Trustees you are responsible for the preparation of the financial statements. You should consider that the audit requirement of the Regulations and Section 43(2) of the Act do not apply. It is my responsibility to issue this report on those financial statements in accordance with the terms of the regulations.

**Basis of the Report**

My examination was carried out in accordance with the General Directions given by the Charity Commission under Section 43(7) (b) of the Act. That examination includes a review of the accounting records kept by the Treasurer and a comparison of the Financial Statements with those records. It also includes considering any unusual items or disclosures in the Financial Statements and seeking explanations from you as Treasurer concerning any such matters. The procedures undertaken do not provide all the evidence that would be required in an audit, and consequently I do not express an audit opinion on the view given by the financial statements.

**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 requirements:
  - a. To keep accounting records in accordance with Section 41 of the Act
  - b. To prepare Financial Statements which accord with the accounting records and comply with the requirements of the Act and the regulations have been met.
- (1) To which, in my opinion, attention should be drawn in order to enable a proper understanding of the Financial Statements reached.

Signed.....

Date.....

26 Ash Drive  
North Bradley  
Trowbridge  
Wilts  
BA 14 0SQ

THE DAUBENEY ALMSHOUSE CHARITY

BALANCE SHEET AS AT 31<sup>st</sup> DECEMBER 2024

	<u>2024</u>		<u>2023</u>	
	£	£	£	£
<b><u>FIXED ASSETS</u></b>				
<b><u>Freehold Property</u></b>		13457		13457
<b><u>Property Improvements</u></b>				
Balance B/Fwd	17507			
Additions	<u>8859</u>			
	26366			
Less: Depreciation	<u>6591</u>	19775		17507
<b><u>Fixtures Fittings &amp; Equipment</u></b>				
Balance B/Fwd	4190			
Additions	<u>402</u>			
	4592			
Less: Depreciation	<u>1148</u>	<u>3444</u>		<u>4190</u>
		36676		35154
<b><u>INVESTMENTS</u></b>				
<b><u>Shares</u></b>		<u>268153</u>		<u>248266</u>
		304829		283420
<b><u>CURRENT ASSETS</u></b>				
Debtors & Prepayments	1309		8781	
Cash at Bank	<u>17494</u>		<u>12199</u>	
	18803		20980	
Less: Creditors	<u>482</u>		<u>257</u>	
<b><u>NET CURRENT ASSETS</u></b>		<u>18321</u>		<u>20723</u>
<b><u>TOTAL ASSETS LESS CURRENT LIABILITIES</u></b>		<u>323150</u>		<u>304143</u>
<b><u>RESERVES</u></b>				
General Reserve		54997		55877
Investments		<u>268153</u>		<u>248266</u>
		<u>323150</u>		<u>304143</u>

THE DAUBENEY ALMSHOUSE CHARITYFINANCIAL ACTIVITIES FOR THE YEAR ENDED  
31<sup>st</sup> DECEMBER 2024

	<u>2023</u>	<u>2022</u>
	£	£
<b><u>INCOME</u></b>		
Residents Contributions	29298	25150
Interest Receivable & Other Income	<u>22</u>	<u>21</u>
<b><u>TOTAL INCOME</u></b>	<b><u>29320</u></b>	<b><u>25171</u></b>
<b><u>CHARITABLE EXPENDITURE</u></b>		
Services	7629	8888
Routine Maintenance	11743	10528
Depreciation	<u>7739</u>	<u>6977</u>
	27111	26393
<b><u>OTHER EXPENDITURE</u></b>		
Management & Administration	<u>3089</u>	<u>2972</u>
<b><u>TOTAL EXPENDITURE</u></b>	<b><u>30200</u></b>	<b><u>29365</u></b>
<b><u>(LOSS) FOR THE YEAR</u></b>	<b>( 880)</b>	<b>(4194)</b>
<b><u>INVESTMENT M &amp; G Shares</u></b>		
Unrealised Profit on Investments	<u>19837</u>	<u>14428</u>
<b><u>NET PROFIT</u></b>	<b>19007</b>	<b>10234</b>
<b><u>RESERVES AT 1<sup>st</sup> JANUARY 2024/2023</u></b>	<b><u>279242</u></b>	<b><u>269008</u></b>
<b><u>RESERVES AT 31<sup>st</sup> DECEMBER 2024/2023</u></b>	<b><u>298249</u></b>	<b><u>279242</u></b>
<b><u>MOVEMENTS ON GENERAL RESERVES</u></b>		
Balance brought forward 1 <sup>st</sup> January 2024/2023	55877	45071
Investment Withdrawal	-	15000
<b><u>LOSS FOR THE YEAR</u></b>	<b>( 880)</b>	<b>(4194)</b>
	<b><u>54997</u></b>	<b><u>55877</u></b>

THE DAUBENEY ALMSHOUSE CHARITY

OPERATING COSTS AT 31<sup>st</sup> DECEMBER 2024

	<u>2024</u>		<u>2023</u>	
	£	£	£	£
<b><u>SERVICES</u></b>				
Water	1285		440	
Insurance	1298		1256	
Power Light & Heat	4015		5216	
Council Tax	557		1432	
Legal & Professional	<u>474</u>		<u>544</u>	
		7629		8888
<b><u>ROUTINE MAINTENANCE</u></b>				
Repairs & Renewals	4498		4659	
Health & Safety	4345		2705	
Cleaning	1290		1550	
Gardening	<u>1610</u>		<u>1614</u>	
		11743		10528
<b><u>MANAGEMENT EXPENSES</u></b>				
Clerk's Honorarium	1200		1200	
Treasurers Honorarium	1200		1200	
Accountancy	200		200	
Subscriptions	387		229	
Sundries	34		41	
Chairmans Expenses	<u>68</u>		<u>102</u>	
		3089		2972
<b><u>DEPRECIATION</u></b>				
Equipment	1148		1142	
Property Improvements	<u>6591</u>		<u>5835</u>	
		<u>7739</u>		<u>6977</u>
<b><u>TOTAL EXPENSES</u></b>		<b><u>30200</u></b>		<b><u>29365</u></b>

**THE DAUBENEY ALMSHOUSE CHARITY**  
**NOTES TO THE ACCOUNTS**  
**FOR THE YEAR ENDED 31<sup>st</sup> DECEMBER 2024**

	<u>2024</u>		<u>2023</u>	
	£	£	£	£
1.	Rents Receivable	29298		25150
	Investment Dividends	<u>22</u>		<u>21</u>
		<u>29320</u>		<u>25171</u>
2.	Transfer from Reserves for Improvements	-		15000
3.	<b><u>DEBTORS &amp; PREPAYMENTS</u></b>			
	<b><u>Debtors</u></b>			
	Light & Heat	642		330
	<b><u>Prepayments</u></b>			
	New Kitchen	-		7800
	Subscriptions	12		8
	Insurance (6 Months)	<u>655</u>	<u>1309</u>	<u>643</u> <u>8781</u>
4.	<b><u>CREDITORS</u></b>			
	Water	182		57
	Cleaners Wages	100		-
	Accountancy	<u>200</u>	<u>482</u>	<u>200</u> <u>257</u>
5.	<b><u>DEPRECIATION</u></b>			
	<b><u>Depreciation has been charged at 25% on</u></b>			
	Property Improvements		6591	5835
	Fixtures Fittings & Equipment	<u>1148</u>		<u>1142</u>
			<u>7739</u>	<u>6977</u>
	No depreciation has been charged on the Freehold Property In 2013 the property was re-valued again for insurance purposes in In the sum £925,000 This has not been incorporated into the accounts			
6.	<b><u>CASH AT BANK</u></b>			
	Lloyds Bank		<u>17494</u>	<u>12199</u>
7.	<b><u>LEGAL &amp; PROFESSIONAL CHARGES</u></b>			
	EPC Certificate	-		70
	Letting Agent		<u>474</u>	<u>474</u>
			<u>474</u>	<u>544</u>
8.	<b><u>SUNDRIES</u></b>			
	J.Wilson Ward	68		102
	B.Hillum	<u>34</u>	<u>102</u>	<u>41</u> <u>143</u>

9.	<b><u>SUBSCRIPTIONS</u></b>	£	£
	Alms House Association	343	196
	Independent Housing Ombudsman	<u>44</u>	<u>33</u>
		<u>387</u>	<u>229</u>
10.	<b><u>REPAIRS</u></b>	£	£
	Window Repairs & Painting	3304	
	Decorating	-	1118
	General Repairs & Servicing	650	1122
	Scaffold & Guttering	-	4480
	Boiler & Plumbing	<u>544</u>	<u>214</u>
		4498	6934
	Less: Amounts Received re. Stimpson	<u>      </u>	<u>2275</u>
		<u>4498</u>	<u>4659</u>
	<b><u>Health &amp; Safety</u></b>	<u>4345</u>	<u>2705</u>
11.	<b><u>INVESTMENTS ( Accumulation Shares)</u></b>	£	£
	<b><u>M &amp; G FUND as at 31<sup>st</sup> December 2024</u></b>		
		<u>2024</u>	<u>2023</u>
	1823	220722	204335
	530	46915	43431
	M & G Charity	<u>516</u>	<u>500</u>
		<u>268153</u>	<u>248266</u>
	<b><u>PROFIT ON INVESTMENTS</u></b>	<u>19887</u>	<u>14428</u>
12.	<b><u>CLEANING</u></b>	£	£
	Cleaners Wages	1290	1310
	Window Cleaner	-	40
	Cleaning Guttering	-	200
	Cleaning Materials	<u>-</u>	<u>-</u>
		<u>1290</u>	<u>1550</u>
13.	<b><u>FIXTURES &amp; FITTINGS</u></b>		
	Flooring	118	
	Fridge Freezer	<u>284</u>	
		<u>402</u>	
14.	<b><u>IMPROVEMENTS</u></b>		
	Installation of New Kitchen	<u>8859</u>	



**THE DAUBENY ALMSHOUSE CHARITY**

England & Wales - Charity number 227980

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# Accounts

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**THE DAUBENEY ALMSHOUSE CHARITY**

**ACCOUNTS FOR THE YEAR ENDED**

**31<sup>st</sup> DECEMBER 2023**

**CHARITY NUMBER 227980**

THE DAUBENEY ALMSHOUSE CHARITY  
TRUSTEES REPORT  
FOR THE YEAR ENDED 31<sup>st</sup> DECEMBER 2023

TRUSTEES APPROVAL CERTIFICATE

We approve the accounts for the year ended 31<sup>st</sup> December 2023, and confirm that we have made available all relevant records and information for their preparation.

..... (Chairman of the Trustees)

.....(Treasurer)

**THE DAUBENEY ALMSHOUSE CHARITY**  
**INDEPENDENT EXAMINER'S REPORT**  
**FOR THE YEAR ENDED 31<sup>st</sup> DECEMBER 2023**

This report on the financial statements of the Trustees for the year ended 31<sup>st</sup> December 2023 which are set out in Pages (3) to (7) in respect of the examination carried out in accordance with Section 43 of the Charities Act 1993

**Respective Responsibilities of the Examiner**

As members of the board of Trustees you are responsible for the preparation of the financial statements. You should consider that the audit requirement of the Regulations and Section 43(2) of the Act do not apply. It is my responsibility to issue this report on those financial statements in accordance with the terms of the regulations.

**Basis of the Report**

My examination was carried out in accordance with the General Directions given by the Charity Commission under Section 43(7) (b) of the Act. That examination includes a review of the accounting records kept by the Treasurer and a comparison of the Financial Statements with those records. It also includes considering any unusual items or disclosures in the Financial Statements and seeking explanations from you as Treasurer concerning any such matters. The procedures undertaken do not provide all the evidence that would be required in an audit, and consequently I do not express an audit opinion on the view given by the financial statements.

**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 requirements:
  - a. To keep accounting records in accordance with Section 41 of the Act
  - b. To prepare Financial Statements which accord with the accounting records and comply with the requirements of the Act and the regulations have been met.
- (1) To which, in my opinion, attention should be drawn in order to enable a proper understanding of the Financial Statements reached.

Signed.....

Date.....

26 Ash Drive  
North Bradley  
Trowbridge  
Wilts  
BA 14 0SQ

**THE DAUBENEY ALMSHOUSE CHARITY**

**BALANCE SHEET AS AT 31<sup>st</sup> DECEMBER 2023**

	<u>2023</u>		<u>2022</u>	
	£	£	£	£
<b><u>FIXED ASSETS</u></b>				
<b><u>Freehold Property</u></b>		<b>13457</b>		<b>13457</b>
<b><u>Property Improvements</u></b>				
Balance B/Fwd	9567			
Additions	<u>13775</u>			
	23342			
Less: Depreciation	<u>5835</u>	17507		9567
<b><u>Fixtures Fittings &amp; Equipment</u></b>				
Balance B/Fwd	3877			
Additions	<u>1455</u>			
	5332			
Less: Depreciation	<u>1142</u>	<u>4190</u>		<u>3877</u>
		35154		26901
<b><u>INVESTMENTS</u></b>				
<b><u>Shares</u></b>		<b><u>248266</u></b>		<b><u>248838</u></b>
		283420		275739
<b><u>CURRENT ASSETS</u></b>				
Debtors & Prepayments	8781		794	
Cash at Bank	<u>12199</u>		<u>20445</u>	
	20980		21239	
Less: Creditors	<u>257</u>		<u>3069</u>	
<b><u>NET CURRENT ASSETS</u></b>		<b><u>20723</u></b>		<b><u>18170</u></b>
<b><u>TOTAL ASSETS LESS CURRENT LIABILITIES</u></b>		<b><u>304143</u></b>		<b><u>293909</u></b>
<b><u>RESERVES</u></b>				
General Reserve		40877		45071
Investment Withdrawal		15000		-
Investments		<u>248266</u>		<u>248838</u>
		<u>304143</u>		<u>293909</u>

**THE DAUBENEY ALMSHOUSE CHARITY**

**FINANCIAL ACTIVITIES FOR THE YEAR ENDED**

**31<sup>st</sup> DECEMBER 2023**

	<u>2023</u>	<u>2022</u>
	£	£
<b><u>INCOME</u></b>		
Residents Contributions	25150	21299
Interest Receivable & Other Income	<u>21</u>	<u>19</u>
<b><u>TOTAL INCOME</u></b>	<b><u>25171</u></b>	<b><u>21318</u></b>
 <b><u>CHARITABLE EXPENDITURE</u></b>		
Services	8888	6374
Routine Maintenance	10528	12662
Depreciation	<u>6977</u>	<u>4481</u>
	26393	23517
 <b><u>OTHER EXPENDITURE</u></b>		
Management & Administration	<u>2972</u>	<u>2884</u>
<b><u>TOTAL EXPENDITURE</u></b>	<b><u>29365</u></b>	<b><u>26401</u></b>
 <b><u>(LOSS) FOR THE YEAR</u></b>	<b><u>(4194)</u></b>	<b><u>(5083)</u></b>
 <b><u>INVESTMENT M &amp; G Shares</u></b>		
Unrealised Profit on Investments	<u>14428</u>	<u>1931</u>
<b><u>NET PROFIT(LOSS)</u></b>	<b><u>10234</u></b>	<b><u>(3152)</u></b>
 <b><u>RESERVES AT 1<sup>st</sup> JANUARY 2023/2022</u></b>	<b><u>269008</u></b>	<b><u>272160</u></b>
<b><u>RESERVES AT 31<sup>st</sup> DECEMBER 2023/2022</u></b>	<b><u>279242</u></b>	<b><u>269008</u></b>
 <b><u>MOVEMENTS ON GENERAL RESERVES</u></b>		
Balance brought forward 1 <sup>st</sup> January 2023/2022	45071	50154
<b><u>LOSS FOR THE YEAR</u></b>	<b><u>(4194)</u></b>	<b><u>(5083)</u></b>
	<b><u>40877</u></b>	<b><u>45071</u></b>

**THE DAUBENEY ALMSHOUSE CHARITY****OPERATING COSTS AT 31<sup>st</sup> DECEMBER 2023**

	<u>2023</u>		<u>2022</u>	
	£	£	£	£
<b><u>SERVICES</u></b>				
Water	440		1237	
Insurance	1256		1176	
Power Light & Heat	5216		2279	
Council Tax	1432		734	
Legal & Professional	<u>544</u>		<u>948</u>	
		8888		6374
<b><u>ROUTINE MAINTENANCE</u></b>				
Repairs & Renewals	4659		5088	
Health & Safety	2705		4520	
Cleaning	1550		1408	
Gardening	<u>1614</u>		<u>1646</u>	
		10528		12662
<b><u>MANAGEMENT EXPENSES</u></b>				
Clerk's Honorarium	1200		1100	
Treasurers Honorarium	1200		1200	
Accountancy	200		200	
Subscriptions	229		211	
Sundries	41		57	
Chairmans Expenses	<u>102</u>		<u>116</u>	
		2972		2884
<b><u>DEPRECIATION</u></b>				
Equipment	1142		1292	
Property Improvements	<u>5835</u>		<u>3189</u>	
		<u>6977</u>		<u>4481</u>
<b><u>TOTAL EXPENSES</u></b>		<b><u>29365</u></b>		<b><u>26401</u></b>

**THE DAUBENEY ALMSHOUSE CHARITY**  
**NOTES TO THE ACCOUNTS**  
**FOR THE YEAR ENDED 31<sup>st</sup> DECEMBER 2023**

	<u>2023</u>		<u>2022</u>	
	£	£	£	£
1.	Rents Receivable	25150		21299
	Wiltshire Council	-		-
	Investment Dividends	<u>21</u>		<u>19</u>
		<u>25171</u>		<u>21318</u>
2.	Transfer from Reserves for Improvements	<u>15000</u>		-
3.	<b><u>DEBTORS &amp; PREPAYMENTS</u></b>			
	<b><u>Debtors</u></b>			
	Light & Heat	330		175
	<b><u>Prepayments</u></b>			
	New Kitchen	7800		-
	Subscriptions	8		6
	Insurance (6 Months)	<u>643</u>	<u>8781</u>	<u>613</u> <u>794</u>
4.	<b><u>CREDITORS</u></b>			
	Water	57		219
	Health & Safety	-		160
	Repairs	-		96
	Cleaners Wages	-		125
	Gardening	-		180
	Clerks Honorarium	-		300
	Treasurers Honorarium	-		300
	Accountancy	<u>200</u>		<u>200</u>
		257		1580
	Resident- Whitlock	-		4
	"    Stimpson	<u>-</u>	<u>257</u>	<u>1485</u> <u>3069</u>
5.	<b><u>DEPRECIATION</u></b>			
	<b><u>Depreciation has been charged at 25% on</u></b>			
	Property Improvements		5835	3189
	Fixtures Fittings & Equipment		<u>1142</u>	<u>1292</u>
			<u>6977</u>	<u>4481</u>

No depreciation has been charged on the Freehold Property  
In 2013 the property was re-valued again for insurance purposes in  
the sum £925,000  
This has not been incorporated into the accounts

6.	<b><u>CASH AT BANK</u></b>		£		£
	Lloyds Bank		<u>12199</u>		<u>20445</u>
7.	<b><u>LEGAL &amp; PROFESSIONAL CHARGES</u></b>		-		-
	EPC Certificate		70		-
	Letting Agent		474		<u>948</u>
			<u>544</u>		<u>948</u>
8	<b><u>SUNDRIES</u></b>				
	J.Wilson Ward	102		116	
	B.Hillum	<u>41</u>	<u>143</u>	<u>57</u>	<u>173</u>
9.	<b><u>SUBSCRIPTIONS</u></b>		£		£
	Alms House Association		196		211
	Independent Housing Ombudsman		<u>33</u>		-
			<u>229</u>		<u>211</u>
10.	<b><u>REPAIRS</u></b>		£		£
	Decorating	1118			4195
	General Repairs & Servicing	1122			893
	Plumbing	214			-
	Scaffold & Guttering	<u>4480</u>			
		6934			
	Less: Amounts Received re. Stimpson	<u>2275</u>	<u>4659</u>		<u>5088</u>
	<b><u>Health &amp; Safety</u></b>		<u>2705</u>		<u>4520</u>
11.	<b><u>INVESTMENTS ( Accumulation Shares)</u></b>		£		£
	<b><u>M &amp; G FUND as at 31<sup>st</sup> December 2022</u></b>				
			<u>2023</u>		<u>2022</u>
	1823		204335		192390
	530		43431		55957
	M & G Charity		<u>500</u>		<u>491</u>
			<u>248266</u>		<u>248838</u>
	<b><u>PROFIT ON INVESTMENTS</u></b>		<u>14428</u>		<u>1931</u>
	£15000 was withdrawn in October 2023				
12.	<b><u>CLEANING</u></b>		£		£
	Cleaners Wages		1310		950
	Window Cleaner		40		80
	Carpet Cleaning		-		372
	Cleaning Guttering		200		-
	Cleaning Materials		<u>-</u>		<u>6</u>
			<u>1550</u>		<u>1408</u>
13.	<b><u>FIXTURES &amp; FITTINGS</u></b>				
	Carpets	879			
	Shower Unit	<u>576</u>	<u>1455</u>		
14.	<b><u>IMPROVEMENTS</u></b>				
	Renovation of Door & Windows		<u>13775</u>		

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**THE DAUBENY ALMSHOUSE CHARITY**

England & Wales - Charity number 227980

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# Accounts

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**THE DAUBENEY ALMSHOUSE CHARITY**

**ACCOUNTS FOR THE YEAR ENDED**

**31<sup>st</sup> DECEMBER 2021**

**CHARITY NUMBER 227980**

**THE DAUBENEY ALMSHOUSE CHARITY**  
**TRUSTEES REPORT**  
**FOR THE YEAR ENDED 31<sup>st</sup> DECEMBER 2021**

**TRUSTEES APPROVAL CERTIFICATE**

**We approve the accounts for the year ended 31<sup>st</sup> December 2021, and confirm that we have made available all relevant records and information for their preparation.**

..... (Chairman of the Trustees)

.....(Treasurer)

**THE DAUBENEY ALMSHOUSE CHARITY**  
**INDEPENDENT EXAMINER'S REPORT**  
**FOR THE YEAR ENDED 31<sup>st</sup> DECEMBER 2021**

This report on the financial statements of the Trustees for the year ended 31<sup>st</sup> December 2021 which are set out in Pages (3) to (7) in respect of the examination carried out in accordance with Section 43 of the Charities Act 1993

**Respective Responsibilities of the Examiner**

As members of the board of Trustees you are responsible for the preparation of the financial statements. You should consider that the audit requirement of the Regulations and Section 43(2) of the Act do not apply. It is my responsibility to issue this report on those financial statements in accordance with the terms of the regulations.

**Basis of the Report**

My examination was carried out in accordance with the General Directions given by the Charity Commission under Section 43(7) (b) of the Act. That examination includes a review of the accounting records kept by the Treasurer and a comparison of the Financial Statements with those records. It also includes considering any unusual items or disclosures in the Financial Statements and seeking explanations from you as Treasurer concerning any such matters. The procedures undertaken do not provide all the evidence that would be required in an audit, and consequently I do not express an audit opinion on the view given by the financial statements.

**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 requirements:
  - a. To keep accounting records in accordance with Section 41 of the Act
  - b. To prepare Financial Statements which accord with the accounting records and comply with the requirements of the Act and the regulations have been met.
- (1) To which, in my opinion, attention should be drawn in order to enable a proper understanding of the Financial Statements reached.

Signed.....

Date.....

26 Ash Drive  
North Bradley  
Trowbridge  
Wilts  
BA 14 0SQ

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**THE DAUBENEY ALMSHOUSE CHARITY**

**BALANCE SHEET AS AT 31<sup>st</sup> DECEMBER 2021**

	<u>2021</u>		<u>2020</u>	
	£	£	£	£
<b><u>FIXED ASSETS</u></b>				
<b><u>Freehold Property</u></b>			<b>13457</b>	
<b>13457</b>				
<b><u>Property Improvements</u></b>				
<b>Balance B/Fwd</b>	<b>14368</b>			
<b>Less: Depreciation</b>		<b><u>3592</u></b>	<b>10776</b>	
<b>14368</b>				
<b><u>Fixtures Fittings &amp; Equipment</u></b>				
<b>Balance B/Fwd</b>	<b>1637</b>			
<b>Less: Depreciation</b>		<b><u>409</u></b>	<b><u>1228</u></b>	
<b><u>1637</u></b>				
		<b>25461</b>		
<b>29462</b>				
<b><u>INVESTMENTS</u></b>				
<b>Shares</b>			<b><u>246906</u></b>	
<b><u>218183</u></b>				
		<b>272367</b>		
<b>247645</b>				
<b><u>CURRENT ASSETS</u></b>				
<b>Debtors &amp; Prepayments</b>		<b>646</b>	<b>870</b>	
<b>Cash at Bank</b>		<b><u>25269</u></b>		
<b><u>12709</u></b>				
	<b>25915</b>		<b>13579</b>	
<b>Less: Creditors</b>		<b><u>1222</u></b>	<b><u>926</u></b>	
<b><u>NET CURRENT ASSETS</u></b>			<b><u>24693</u></b>	
<b><u>12653</u></b>				
<b><u>TOTAL ASSETS LESS CURRENT LIABILITIES</u></b>			<b><u>297060</u></b>	
<b><u>260298</u></b>				

**RESERVES**

General Reserve  
42115

50154

Investments  
218183

246906297060260298

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**THE DAUBENEY ALMSHOUSE CHARITY**

**FINANCIAL ACTIVITIES FOR THE YEAR ENDED**  
**31<sup>st</sup> DECEMBER 2021**

	<u>2021</u> £	<u>2020</u> £
<b><u>INCOME</u></b>		
Residents Contributions	22842	
17639		
Wiltshire Council	2141	
-		
Interest Receivable & Other Income		<u>18</u>
19		
<b><u>TOTAL INCOME</u></b>	<b><u>25001</u></b>	<b><u>17658</u></b>
<b><u>CHARITABLE EXPENDITURE</u></b>		
Services	3730	7134
Routine Maintenance	6895	
10716		
Depreciation	<u>4001</u>	—
<u>5335</u>		
	14626	22185
<b><u>OTHER EXPENDITURE</u></b>		
Management & Administration	<u>2336</u>	—
<u>2621</u>		
<b><u>TOTAL EXPENDITURE</u></b>	<b><u>16962</u></b>	
25806		
<b><u>PROFIT(LOSS) FOR THE YEAR</u></b>		8039
( 8148)		
Investment M & G Shares		

Unrealised Profit (Loss) on Investments (7194)	<u>28723</u>
<b>NET PROFIT(LOSS)</b> (15342)	<b>36762</b>

<b>RESERVES AT 1<sup>st</sup> JANUARY 2021/2020</b> 250740	<b><u>235398</u></b>
<b>RESERVES AT 31<sup>st</sup> DECEMBER 2021/2020</b> <u>235398</u>	<b><u>272160</u></b>

**MOVEMENTS ON GENERAL RESERVES**

Balance brought forward 1 <sup>st</sup> January 2021/2020	42115	
50263		
<b>PROFIT(LOSS) FOR THE YEAR</b> ( 8148)	<b><u>8039</u></b>	
	<b><u>50154</u></b>	<b><u>42115</u></b>

**THE DAUBENEY ALMSHOUSE CHARITY**

**OPERATING COSTS AT 31<sup>st</sup> DECEMBER 2021**

	<u>2021</u>		<u>2020</u>
	£	£	£
<b><u>SERVICES</u></b>			
Water	784		573
Insurance	1128		1110
Power Light & Heat	1354		3240
Council Tax	-		551
Legal & Professional	<u>464</u>		<u>1660</u>
		<b>3730</b>	<b>7134</b>
<b><u>ROUTINE MAINTENANCE</u></b>			
Repairs & Renewals		1270	4997
Health & Safety	2866		2922

Cleaning	660	870	
Gardening	<u>2099</u>	<u>1927</u>	
			6895
<b>10716</b>			
<b><u>MANAGEMENT EXPENSES</u></b>			
Clerk's Honorarium	768	1200	
Treasurers Honorarium	1120	1000	
Accountancy	175	175	
Subscriptions	205	182	
Chairmans/Clerk's Expenses			<u>64</u>
	<u>68</u>		
	2336		2621
<b><u>DEPRECIATION</u></b>			
Equipment	409	546	
Property Improvements	<u>3592</u>		<u>4789</u>
	<u>4001</u>		-
<b>5335</b>			
<b><u>TOTAL EXPENSES</u></b>		<b><u>16962</u></b>	
<b><u>25806</u></b>			

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**THE DAUBENEY ALMSHOUSE CHARITY**  
**NOTES TO THE ACCOUNTS**  
**FOR THE YEAR ENDED 31<sup>st</sup> DECEMBER 2021**

		<u>2021</u>		<u>2020</u>	
	£	£	£	£	
1. <b><u>RENTS RECEIVABLE</u></b>			22842		
17639					
<b><u>WILTSHIRE COUNCIL</u></b>			2141		
-					
2. <b><u>INTEREST RECEIVABLE</u></b>					
Investment Dividend			<u>18</u>		
<b><u>19</u></b>					
			<b><u>25001</u></b>		
<b><u>17658</u></b>					
3. <b><u>DEBTORS &amp; PREPAYMENTS</u></b>					
<b><u>Debtors</u></b>					

	Rents	-	305
	Wiltshire Council	79	-
	<u>Prepayments</u>		
	Subscriptions	3	
-	Insurance (6 Months)	<u>564</u>	<u>646</u>
	<u>565</u> <u>870</u>		
4	<b><u>CREDITORS</u></b>		
	Water	99	
77	Light & Heat	250	
-	Rent -Paid in Advance	698	
674	Accountancy	<u>175</u>	<u>1222</u>
	<u>175</u> <u>926</u>		
5.	<b><u>DEPRECIATION</u></b>		
	<b><u>Depreciation has been charged at 25% on</u></b>		
	<b><u>Property Improvements</u></b>		3592
	4789		
	Equipment	<u>409</u>	
<u>546</u>		<u>4001</u>	
	<u>5335</u>		
	No depreciation has been charged on the Freehold Property		
	In 2013 the property was re-valued again for insurance		
	purposes in		
	In the sum £925,000		
	This has not been incorporated into the accounts		
6.	<b><u>CASH AT BANK</u></b>		
	Lloyds Bank		<u>25269</u>
	<u>12709</u>		
7.	<b><u>LEGAL &amp; PROFESSIONAL CHARGES</u></b>		
	Whitfield & Son (Structural Report)		<u>464</u>
	<u>1660</u>		
	-		
8.	<b><u>SUNDRIES</u></b>		
	J.Wilson Ward		55
	B.Hillum	<u>13</u>	<u>68</u>
-			

<b>9.</b>	<b><u>SUBSCRIPTIONS</u></b>		<b>£</b>
<b>£</b>			
	Almshouse Association		<b>182</b>
	179		
	Independent Housing Ombudsman		<b><u>23</u></b>
		<b><u>3</u></b>	<b><u>205</u></b>
			<b><u>182</u></b>
<b>10.</b>	<b><u>REPAIRS</u></b>		<b>£</b>
	<b>£</b>		
	Water Tanks etc		<b>-</b>
<b>510</b>			
	Plumbing	<b>220</b>	
<b>80</b>			
	General Repairs & Servicing		<b>882</b>
	1585		
	Alarms		<b>168</b>
	350		
	Decorating		<b>-</b>
<b>2472</b>			
	Health & Safety	<b><u>2866</u></b>	
	<b><u>2922</u></b>		
		<b><u>4136</u></b>	
<b><u>7919</u></b>			
		<b>-</b>	
<b>11.</b>	<b><u>INVESTMENTS ( Accumulation Shares)</u></b>		
	<b><u>M &amp; G FUND as at 31<sup>st</sup> December 2021</u></b>		
		<b><u>2021</u></b>	
<b><u>2020</u></b>			
	1823	<b>190882</b>	
<b>168663</b>			
	530	<b>55517</b>	
	49055		
	M & G Charity		<b><u>507</u></b>
	<b><u>465</u></b>		
		<b><u>246906</u></b>	
	<b><u>218183</u></b>		
	<b>PROFIT(LOSS) ON INVESTMENTS</b>		<b><u>28723</u></b>
	<b><u>(7194)</u></b>		
<b>12.</b>	<b><u>GARDENING</u></b>		
	Gardener	<b>1474</b>	
	WCC -Green Bin	<b>50</b>	
	More Bushes Ltd -Tree Lopping	<b><u>575</u></b>	<b><u>2099</u></b>
	<b><u>1927</u></b>		
<b>13.</b>	<b><u>CLEANING</u></b>		
	Cleaner	<b>530</b>	
	Window Cleaner	<b>120</b>	

**Cleaning Materials**  
870

10

660