

**THE FORBES ALMSHOUSES
EAST MEON
REGISTERED NUMBER 236542**

ANNUAL REPORT FOR 2025

PRINCIPAL ADDRESS

**Garston Farm
Coombe Road
East Meon
Hants GU32 1PB**

CORRESPONDENCE ADDRESS

**Garston Farm
Coombe Road
East Meon
Hants GU32 1PB**

SUMMARY OF THE TRUSTS

The administration of seven almshouses in East Meon vested in the Official Trustee of Charity Lands and of the endowment fund established by deed poll made on 19 December 1863 by Joanna Agnes Forbes of Bereleigh House East Meon and of other funds belonging to the Charity from time to time. The almshouses are for the benefit of occupants local to the parish of East Meon and Langrish appointed by the Trustees. The original trusts were superseded by a Scheme approved by the Charity Commissioners by order made on 23 January 1906 as subsequently varied.

The Oxenbourne Fuel Allotment and the S.H.Colverson Charity, two small and virtually defunct local charities, were amalgamated into the Forbes Almshouses in 1995 under S74(2)(a) Charities Act 1993.

The trustees consist of four ex officio trustees, being the vicar and church wardens of East Meon Church and the owner of Bereleigh from time to time and one nominated trustee who is to be nominated by the ex officio trustees every 12 months and who is eligible for re-nomination. The Trustees are obliged to meet at least once a year.

TRUSTEES DURING 2025

Mr William Tyrwhitt-Drake
Mr Stuart Martin (Church Warden)
Mrs Emma Bird (Church Warden)
Mr Richard Brown (nominated trustee and treasurer)
The other ex officio trusteeship was vacant owing to there being no vicar.

UNPAID HELPERS

Mrs Geraldine Lacey (Clerk)
Mrs Libby Swayne (Manager) retired
Mrs Jane French (Manager)

REPORT

The trustees met on 21 January and 22 July.

Richard Brown was re-nominated as trustee. The continued contributions of Geraldine Lacey as clerk and Libby Swayne, then Jane French, as manager were greatly appreciated by the Trustees. Libby Swayne retired at the January meeting as previously agreed and Jane French was appointed as manager in her place.

Jane French gave her notice to step down as manager but agreed to remain in place until the January 2026 meeting should this be necessary to secure a replacement.

There was 1 void during the year, which was filled within a reasonable period, but only after extending the notice of vacancy to West Meon. There was an increase in Maintenance charges during the year.

With under budget cost of repairs and almost full occupancy the charity enjoyed a strong financial year. Reserves and the Endowment fund held with M&G again performed strongly.

The investment of the Extraordinary Repair Fund in M&G Charity Multi Asset Fund Accumulation shares has shown considerable growth in the past three years. That and the endowment fund in M&G CMAF Income shares were considered by the trustees to be producing a reasonable return compared to other eligible investments and should not at present be changed.

For the third consecutive year an informal drinks party was held for the Almshouses residents at Ye Olde George pub in East Meon. This was well attended by the residents, trustees and volunteer helpers and was considered to be an excellent and inexpensive way of establishing broader contact between the charity and the residents.

The registered address and correspondence address for M&G and the Charity Commission was changed, following a house move at the end of the year, to Garden House, Coombe Road, East Meon, Hants GU32 1PB

Signed on behalf of the Trustees

[SIGNED W TYRWHITT-DRAKE].

Trustee

Date 20 January 2026.....

FORBES ALMSHOUSES EAST MEON
REGISTERED NO: 236542
RECEIPTS AND PAYMENTS ACCOUNT FOR THE YEAR ENDED 31 DECEMBER 2025

RECEIPTS	2025	BUDGET	2024
Maintenance contributions	15,964.00	16,320.00	13,966.00
LESS voids (budget)		(1,280.00)	
Income from tenant	9,280.00	9,280.00	9,000.00
Endowment income	841.74	800.00	802.13
Donations & misc. receipts	-	-	-
Bank Interest	14.07	-	12.97
Tax rebate	-	-	-
TOTAL RECEIPTS	26,099.81	25,120.00	23,781.10
PAYMENTS			
Misc. expenses	296.30	500.00	226.44
Insurance	2,758.60	2,948.57	2,680.52
Water & drainage	983.18	667.24	606.58
Electricity	-	250.00	-
Repairs and maintenance	10,640.99	12,614.00	11,481.43
Almshouses Association	353.00	353.00	343.00
TOTAL PAYMENTS	15,032.07	17,332.81	15,337.97
Operating (deficit)/surplus	11,067.74	7,787.19	8,443.13
(Sale) Purchase net of M&G CMAF Acc. shares	10,000.00	8,000.00	8,000.00
Cash (deficit)/surplus	1,067.74	(212.81)	443.13
Cash at Bank 1 January	2,619.58		2,176.45
Cash at Bank 31 December	<u>3,687.32</u>		<u>2,619.58</u>
	1,067.74		443.13

- 1 No income is restricted within the meaning of the Charity Accounting Regulations
- 2 There was 1 change of resident during the year, at no 7
- 3 Rent and maintenance charge increased during the year as budgeted
- 4 Miscellaneous includes bank charges, TV licences and residents' drinks party
- 5 Repairs and maintenance include improvements to insulation at nos 6 and 7

FORBES ALMSHOUSES EAST MEON
REGISTERED NO: 236542
STATEMENT OF ASSETS AND LIABILITIES AS AT 31 DECEMBER 2025

ASSETS

INVESTMENTS (31 DECEMBER 2025 BID VALUES)

			2025	2024
			£	£
Endowment				
	19806	M&G CMAF income shares @ 103.42 pence (92.83 pence)	20,483.37	18,385.91
Extraordinary Repair Fund				
	3544.798	M&G CMAF accumulation shares* @ 14092.90 pence (12107.14 pence) *71.545 shares purchased net during the year	499,564.84	420,511.60
Cash		Current A/C	3,687.32	2,619.58
TOTAL CASH AND INVESTMENTS			523,735.52	441,517.09
		Increase (decrease) in funds	82,218.43	66,856.07

Approved by ...[SIGNED W TYRWHITT-DRAKE].....
Trustee

Date ...20th January 2020.....

INDEPENDENT EXAMINER'S REPORT

TO THE TRUSTEES OF THE FORBES ALMSHOUSES

I report to the Trustees on my examination of the accounts of the Forbes Almshouses (the Charity) for the year ended 31 December 2025.

Responsibilities and basis of report

As the Trustees of the Charity you are responsible for the preparation of the accounts in accordance with the requirements of the Charities Act 2011 (the 2011 Act).

I report in respect of my examination of the Charity's accounts carried out under section 145 of the 2011 Act. In carrying out my examination I have followed all the applicable Directions given by the Charity Commission under section 145(5)(b) of the 2011 Act.

Independent examiner's statement

I have completed my examination. I confirm that no matters have come to my attention in connection with the examination giving me cause to believe that in any material respect:

- 1 accounting records were not kept in respect of the Charity as required by section 130 of the 2011 Act; or
- 2 the accounts do not accord with those records

I have no concerns and have come across no other matters in connection with the examination to which attention should be drawn in this report in order to enable a proper understanding of the accounts to be reached.



Anthony Swayne FCA

Ivy House
High Street
East Meon
Petersfield
GU32 1QD
Dated: 20th January 2026