

# CHARITY OF SIR WARWICK HELE

England & Wales · Charity number 236926

## Details

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**Other names** SIR WARWICK HELE ALMSHOUSES

**Status** Registered

**Legal form** Other

**Registered** 1964-09-25

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

## Contact

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**Address** Traine Farm  
Traine Road  
Wembury  
Plymouth  
PL9 0EW

**Phone** 01752862264

**Email** [traine.cottages@bopenworld.com](mailto:traine.cottages@bopenworld.com)

## Activities

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**Objects:** 1. MAINTENANCE AND REPAIR OF ALMHOUSES FOR POOR PERSONS OF GOOD CHARACTER. 2. SUBJECT THERETO FOR THE BENEFIT OF THE ALMSPEOPLE AS THE TRUSTEES THINK FIT.

**Activities:** Provision of housing accomodation

## Classification

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

## Geography

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- **Area of benefit:** UNRESTRICTED
- Devon

## Finances

Period end	Income	Expenditure	Assets	Employees
2025-12-31	£25,135	£28,987	-	-
2024-12-31	£26,136	£10,957	-	-
2023-12-31	£23,277	£24,505	-	-
2022-12-31	£23,668	£15,233	-	-
2021-12-31	£23,613	£13,522	-	-

## Trustees

Name	Role	Appointed
<b>EMMA HANBURY</b>	Chair	
Adrian Howard Ballisat		2022-11-17
Alan Edwards		2023-05-10
<b>ROBERT ROWLAND</b>		

**CHARITY OF SIR WARWICK HELE**

England & Wales - Charity number 236926

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# Accounts

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## **SIR WARWICK HELE ALMSHOUSE TRUST**

Clerk's Report for the year ending 31<sup>st</sup> December 2025

We seem to have had a busy and expensive year covering different aspects of essential maintenance. We had a fire risk assessment done in April, Lee Fleming did an excellent job of painting the exterior in August, and the deteriorating lead gully adjacent to the chapel roof was replaced in the Autumn by Stay Dry Roofing.

Sadly we lost long term resident Mrs. Ray Mayhew in November. On clearing out No 1, we found there was a serious issue with vermin chewing the electric cables in the loft area. This necessitated rodent control and removing all the old loft insulation, before the electrician could repair the cables. While only the roof spaces above No1 and 2 were affected, we felt it prudent to check and re- insulate above all the cottages.

No1 cottage has been renovated, painted throughout and new kitchen and shower room fitted. New resident Mrs Janet Shilcott has recently moved in on 12<sup>th</sup> March. A new storage heater has been installed in No1. The heaters in all the cottages were fitted at the same time many years ago, and they are coming to the end of life.

We are working through the fire risk recommendations with new fire alarms connected to the electricity and guaranteed ten year life batteries fitted in all cottages. Fire doors and resistant loft hatches are pending for the coming year.

The general maintenance has been well taken care of by John Wood, and the grounds well looked after by Hugh Niven. Chris Hobbs in No2 has recently celebrated his 90<sup>th</sup> birthday. Peter Chapman in No3 has not been so well of late.

Robert Rowland Clerk to Trustees



## Sir Warwick Hele Almshouses (Registered Charity No: 236926)

INCOME AND EXPENDITURE STATEMENT	Y/E 31/12/24	Y/E 31/12/25
<b>INCOME</b>		
Residents Weekly Maintenance Contributions	£25,299.50	£24,482.50
Interest on M&G Investments	£222.62	£233.61
CAF Gold & CAF Cash Account Interest	£553.82	£414.86
Misc Credit	-	£4.20
<b>TOTAL INCOME</b>	<b>£26,075.94</b>	<b>£25,135.17</b>
<b>EXPENSES</b>		
Administration (Clerk)	£600.00	£600.00
Trustee Training	-	£135.00
Almshouses Association Sub	£353.00	-
Property Repair & Maintenance	£890.00	£1,178.00
Careline Alarm System	£1,392.00	£1,392.00
Insurance	£1,517.56	£1,566.56
Fire Risk Assessment	-	£395.00
Treatment of mole infestation & other vermin	£364.00	£1,104.00
Independent Examination of Financial Statements	£150.00	£75.00
Garden Maintenance & Hedge Cutting	£1,000.00	£2,045.00
Water	£626.48	£886.46
Electricity (Chapel & outside light)	£1,165.93	£1,581.58
Concessionary TV licence	£30.00	-
Septic Tank emptying	-	£290.00
Electrical Repairs	£2,477.68	£1,593.96
Bank Charges on CAF Cash Account	£60.00	£60.00
Roof Repairs	-	£3,884.40
Re-insulation of Roof Space	-	£4,400.00
Painting of Exterior	-	£7,800.00
Refund of Misc Credits	£270.00	-
<b>Transfer to M&amp;G Investments (Repair Accumulation Fund)</b>	<b>-</b>	<b>£25,000.00</b>
<b>TOTAL EXPENSES</b>	<b>£10,896.65</b>	<b>£53,986.96</b>
<b>Excess/Deficit of Income over expenditure</b>	<b>£15,179.29</b>	<b>-£28,851.79</b>

## SUMMARY OF ASSETS

	Y/E 31/12/24	Y/E 31/12/25
<b>Current Accounts:</b>		
Balance in CAF Cash Account	£9,608.61	£2,307.24
Balance in CAF Gold Account	£29,214.12	£7,663.70
	<b>£38,822.73</b>	<b>£9,970.94</b>
Plus:		
<b>Investment Accounts:</b>		
M&G Investments - Multi Asset Income Account	£5,102.87	£5,685.00
M&G Investments - Multi Asset Accumulation Account	£25,275.96	£29,421.61
M&G Investments - Extraordinary Repair Fund Accumulation Account	£135,735.45	£186,332.10
<b>TOTAL ASSETS</b>	<b>£204,937.01</b>	<b>£231,409.65</b>



**Section A**

**Independent Examiner's Report**

**Report to the trustees/  
members of**

Charity Name  
Sir Warwick Hele Almshouses

**On accounts for the year  
ended**

31<sup>st</sup> December 2025

**Charity no  
(if any)**

236926

**Set out on pages**

Page 1 only

(Remember to include the page numbers of additional sheets)

I report to the trustees on my examination of the accounts of the above charity ("the Trust") for the year ended **31/12/2025**.

**Responsibilities and  
basis of report**

As the charity's trustees, you are responsible for the preparation of the accounts in accordance with the requirements of the Charities Act 2011 ("the Act").

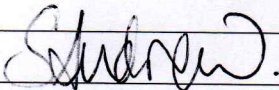
I report in respect of my examination of the Trust's accounts carried out under section 145 of the 2011 Act and in carrying out my examination, I have followed all the applicable Directions given by the Charity Commission under section 145(5)(b) of the Act.

**Independent  
examiner's statement**

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

- the accounting records were not kept in accordance with section 130 of the Charities Act; or
- the accounts did not accord with the accounting records; or
- the accounts did not comply with the applicable requirements concerning the form and content of accounts set out in the Charities (Accounts and Reports) Regulations 2008 other than any requirement that the accounts give a 'true and fair' view which is not a matter considered as part of an independent examination.

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.

**Signed:** 

**Date:** 03/03/2026

**Name:** Samantha Andrew

**Relevant professional qualification(s) or body (if any):** ICAEW

**Address:** 93 Church Road  
Wembury, Plymouth, PL9 0JX

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**Section B**

**Disclosure**

Only complete if the examiner needs to highlight material matters of concern (see CC32, Independent examination of charity accounts: directions and guidance for examiners).

**Give here brief details of any items that the examiner wishes to disclose.**

None

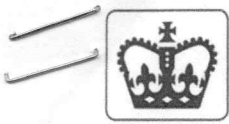
**CHARITY OF SIR WARWICK HELE**

England & Wales - Charity number 236926

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# Accounts

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**Section A**

**Independent Examiner's Report**

**Report to the trustees/  
members of**

Charity Name  
Sir Warwick Hele Almshouses

**On accounts for the year  
ended**

31 <sup>st</sup> December 2024	<b>Charity no (if any)</b>	236926
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**Set out on pages**

Page 1 only  
(Remember to include the page numbers of additional sheets)

**Responsibilities and  
basis of report**

I report to the trustees on my examination of the accounts of the above charity ("the Trust") for the year ended **31/12/2024**.

As the charity's trustees, you are responsible for the preparation of the accounts in accordance with the requirements of the Charities Act 2011 ("the Act").

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

**Independent  
examiner's statement**

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

- the accounting records were not kept in accordance with section 130 of the Charities Act; or
- the accounts did not accord with the accounting records; or
- the accounts did not comply with the applicable requirements concerning the form and content of accounts set out in the Charities (Accounts and Reports) Regulations 2008 other than any requirement that the accounts give a 'true and fair' view which is not a matter considered as part of an independent examination.

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.

**Signed:**

*S. Andrew*

**Date:**

14/05/2025

**Name:**

Samantha Andrew

**Relevant professional  
qualification(s) or body  
(if any):**

ICAEW

**Address:**

93 Church Road  
Wembury, Plymouth, PL9 0JX

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**Section B**

**Disclosure**

Only complete if the examiner needs to highlight material matters of concern (see CC32, Independent examination of charity accounts: directions and guidance for examiners).

**Give here brief details of any items that the examiner wishes to disclose.**

None

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## Sir Warwick Hele Almshouses (Registered Charity No: 236926)

INCOME AND EXPENDITURE STATEMENT	Y/E 31/12/23	Y/E 31/12/24
<b>INCOME</b>		
Residents Weekly Maintenance Contributions	£22,350.00	£25,299.50
Interest on NAACIF Investments	£208.89	£222.62
CAF Gold & CAF Cash Account Interest	£448.77	£553.82
Misc Credit - G Davis	£270.00	£60.00
	<hr/>	<hr/>
<b>TOTAL INCOME</b>	<b>£23,277.66</b>	<b>£26,135.94</b>
<b>EXPENSES</b>		
Administration (Clerk)	£600.00	£600.00
Housing Ombudsman Sub	£343.00	£353.00
Almshouses Association Sub	£196.00	-
Property Repair & Maintenance	£7,733.38	£890.00
Call 24 Alarm System	£900.00	£1,392.00
Insurance	£1,488.78	£1,517.56
Treatment of mole infestation & other vermin	£322.00	£364.00
Auditing of Accounts	-	£150.00
Garden Maintenance & Hedge Cutting	£5,379.60	£1,000.00
Water	£700.35	£626.48
Electricity (Chapel & outside light)	£984.22	£1,165.93
Concessionary TV licence	-	£30.00
Septic Tank emptying	£170.00	-
Russ Palmer Quinquennial Survey	£4,510.09	-
F W Jarvis Electrical Repairs	-	£2,477.68
Bank Charges on CAF Cash Account	£80.25	£60.00
Plumbing	£660.72	-
Inspections & Surveys	£0.00	-
Refund	£325.00	£330.00
<b>M&amp;G Investments (Accumulation Fund)</b>	<b>£0.00</b>	<b>-</b>
	<hr/>	<hr/>
<b>TOTAL EXPENSES</b>	<b>£24,393.39</b>	<b>£10,956.65</b>
<b>Excess of Income over expenditure</b>	<b>-£1,115.73</b>	<b>£15,179.29</b>
Balance brought forward from previous year	£24,759.17	£23,643.44
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	<b>£23,643.44</b>	<b>£38,822.73</b>
Less O/S credits	-	-
Less O/S debits	-	-
	<hr/>	<hr/>
	<b>£23,643.44</b>	<b>£38,822.73</b>
<b>SUMMARY OF ASSETS as at 31/12/21</b>		
Balance in CAF Cash Account	£8,376.38	£9,608.61
Balance in CAF Gold Account	£15,267.06	£29,214.12
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	<b>£23,643.44</b>	<b>£38,822.73</b>
Plus:		
NAACIF Investments - M&G Interest Account	£28,336.78	£30,378.83
NAACIF Investments - M&G Accumulation Account	£125,657.93	£135,735.45
Cash in Hand	-	-
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<b>TOTAL ASSETS IN HAND</b>	<b>£177,638.15</b>	<b>£204,937.01</b>