

SIR WARWICK HELE ALMSHOUSE TRUST

Clerk's Report for the year ending 31st 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 gulley 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 12th 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 90th 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
INCOME		
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
TOTAL INCOME	£26,075.94	£25,135.17
EXPENSES		
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	-
Transfer to M&G Investments (Repair Accumulation Fund)	-	£25,000.00
TOTAL EXPENSES	£10,896.65	£53,986.96
Excess/Deficit of Income over expenditure	£15,179.29	-£28,851.79

SUMMARY OF ASSETS

	Y/E 31/12/24	Y/E 31/12/25
Current Accounts:		
Balance in CAF Cash Account	£9,608.61	£2,307.24
Balance in CAF Gold Account	£29,214.12	£7,663.70
	£38,822.73	£9,970.94
Plus:		
Investment Accounts:		
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
TOTAL ASSETS	£204,937.01	£231,409.65



Section A

Independent Examiner's Report

Report to the trustees/
members of

Charity Name

Sir Warwick Hele Almshouses

On accounts for the year
ended

31st December 2025

Charity no
(if any)

236926

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 **31/12/2025**.

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

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