

THE CAPEL ALMSHOUSES

England & Wales · Charity number 240581

Details

Status Registered

Legal form Other

Registered 1965-03-08

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

Contact

Address 1 Kingston Villa
The Street
Capel
Dorking
Surrey
RH5 5JX

Phone 01306713127

Activities

Objects: FOR THE BENEFIT OF THE RESIDNTS IN THE ALMSHOUSES OF THE CHARITY OR ANY OF THEM IN SUCH MANNER AS THE TRUSTEES THINK FIT FROM TIME TO TIME.

Activities: PROVISION OF SHELTERED HOUSING TO THE ELDERLY

Classification

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

Geography

- **Area of benefit:** PARISH OF CAPEL.
- Surrey

Finances

Period end	Income	Expenditure	Assets	Employees
2024-12-31	£32,625	£49,554	-	-
2023-12-31	£53,664	£69,374	-	-
2022-12-31	£24,577	£28,882	-	-
2021-12-31	£22,086	£10,367	-	-
2020-12-31	£22,094	£7,278	-	-

Trustees

Name	Role	Appointed
MR BEN ASHWOOD	Chair	
Carole Ann Melody		2024-06-20
Kathryn Jane Ware		2024-06-20
Mr Gary Collins		2017-03-01
Timothy James Johnson		2024-06-20

THE CAPEL ALMSHOUSES

England & Wales - Charity number 240581

Accounts

Trustees' Annual Report for the period

	Period start date				Period end date		
From	01	01	2024	To	31	12	2024

Section A Reference and administration details

Charity name	THE CAPEL ALMSHOUSES
Other names charity is known by	
Registered charity number (if any)	240581
Charity's principal address	101 The Street, Capel Surrey Postcode RH5 5JX

Names of the charity trustees who manage the charity

	Trustee name	Office (if any)	Dates acted if not for whole year	Name of person (or body) entitled to appoint trustee (if any)
1	Benjamin Ashwood	Chair		
2	Selwyn Collins	Treasurer		
3	Timothy Johnson		Joined June 20th	
4	Carole Melody		Joined June 20th	
5	Kathryn Ware		Joined June 20th	
6	Wes Attridge		Resigned May 31st	
7	Tamara Pearce		Resigned May 31st	
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Names of the trustees for the charity, if any, (for example, any custodian trustees)

Name	Dates acted if not for whole year

Names and addresses of advisers (Optional information)

Type of adviser	Name	Address

Name of chief executive or names of senior staff members (Optional information)

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Section B Structure, governance and management

Description of the charity's trusts

Type of governing document (eg. trust deed, constitution)	TRUST DEED
How the charity is constituted (eg. trust, association, company)	TRUST
Trustee selection methods (eg. appointed by, elected by)	APPOINTED BY TRUSTEES

Additional governance issues (Optional information)

You **may choose** to include additional information, where relevant, about:

- policies and procedures adopted for the induction and training of trustees;
- the charity's organisational structure and any wider network with which the charity works;
- relationship with any related parties;
- trustees' consideration of major risks and the system and procedures to manage them.

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Section C Objectives and activities

Summary of the objects of the charity set out in its governing document

TO PROVIDE AFFORDABLE HOUSING TO THOSE IN NEED, WHO HAVE A CONNECTION TO THE VILLAGE OF CAPEL.
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Summary of the main activities undertaken for the public benefit in relation to these objects (include within this section the statutory declaration that trustees have had regard to the guidance issued by the Charity Commission on public benefit)

Additional details of objectives and activities (Optional information)

THE TRUSTEES WOULD LIKE TO THANK THE FANTASTIC WORK AND TIME THAT OUR VOLUNTEERS HAVE GIVEN US THIS YEAR. WE COULDN'T DO IT WITHOUT YOU.

You **may choose** to include further statements, where relevant, about:

- policy on grantmaking;
- policy programme related investment;
- contribution made by volunteers.

Summary of the main achievements of the charity during the year

IN THIS FINANCIAL YEAR, WE HAVE BEEN ABLE TO CONTINUE WITH OUR LONG TERM PLAN TO RENOVATE ALL 6 OF OUR PROPERTIES.

WE NOW HAVE 3 PROPERTIES FULLY RENOVATED AND A FURTHER 1 RESTORED TO A VERY COMFORTABLE LEVEL. IN 2025 WE WILL BE ABLE TO HAVE FULLY RESTORED ANOTHER

Section E

Financial review

Brief statement of the charity's policy on reserves

WE HOLD AN INVESTMENT FUND THAT IS OUR ERF (EXTRAORDINARY REPAIR FUND) THAT ALSO PROVIDES AN INCOME TO THE TRUST.
WE ALSO HAVE A DEPOSIT ACCOUNT THAT IS RING FENCED FOR MAINTAINANCE AS REQUIRED

Details of any funds materially in deficit

NONE

Further financial review details (Optional information)

You **may choose** to include additional information, where relevant about:

- the charity's principal sources of funds (including any fundraising);
- how expenditure has supported the key objectives of the charity;
- investment policy and objectives including any ethical investment policy adopted.

THE TRUSTEES HAVE BEEN MUCH MORE ACTIVE IN RAISING AWARENESS OF THE CAPEL ALMSHOUSES AS A CHARITY AND IN LOCAL FUNDRAISING

Section F


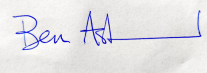
Other optional information

Section G

Declaration

The trustees declare that they have approved the trustees' report above.

Signed on behalf of the charity's trustees

Signature(s)		
Full name(s)	SELWYN GARY COLLINS	BENJAMIN JOHN ASHWOOD
Position (eg Secretary, Chair, etc)	TREASURER	CHAIR
Date	28 TH OCTOBER 2025	

THE CAPEL ALMSHOUSES

FINANCIAL REPORT

END OF YEAR ACCOUNTS TO DECEMBER 2024

Prepared by Selwyn Collins -
Treasurer 26th October 2025

THE CAPEL ALMSHOUSES
END OF YEAR ACCOUNTS TO
DECEMBER 31st 2024
INCOME & EXPENDITURE

INCOME	2024 £	2024 £	2023 £	2023 £
FROM RESIDENTS	£ 21,682.78		£ 20,444.47	
DONATIONS	£ 9,789.13		£ 7,107.00	
CAF BANK INTEREST	£ 66.55		£ 124.48	
CAF BANK GOLD INTEREST	£ 97.39			
CAFF INVESTMENT RETURNS	£ 955.66		£ 788.95	
	£	32,591.51	£	28,464.90
EXPENDITURE				
STONE WORKS			£ 11,931.04	
WINDOWS	£ 13,680.00		£ 14,128.44	
BUILDING MAINTENANCE	£ 741.94		£ 4,626.79	
133 RESTORATION	£ 16,304.64			
141 RESTORATION	£ 4,747.88			
137 RESTORATION	£ 10,121.57		£ 33,754.15	
LOFT INSULATION			£ 1,875.00	
TV LICENCE	£ 7.50		£ 7.50	
OTHER	£ 808.09		£ 226.77	
WATER CHARGES	£ 1,606.50		£ 1,390.02	
INSURANCE	£ 1,132.42		£ 1,178.20	
ALMSHOUSE ASSOCIATION	£ 343.00		£ 196.00	
BANK FEES	£ 60.00		£ 60.00	
	£	49,553.54	£	6,9373.91
SURPLUS FOR YEAR		£ (16,962.03)		£ (40,909.01)

THE CAPEL ALMSHOUSES
END OF YEAR ACCOUNTS TO
DECEMBER 31st 2024
BALANCE SHEET

	2024	2024	2023	2023
	£	£	£	£
BALANCE AT BANKS				
CAF GOLD A/C	£ 5,768.46		£ 54670	
CAF CASH A/C	£ 23,331.23		£ 4818247	
		£ 29,099.69		£ 4872917
 CCLA INVESTMENT BALANCES				
775077001D - ERF SCHEME	£ 3,000.00		£ 3,000.00	
CAPITAL 776293001S	£ 20,330.17		£ 19,875.26	
CAPITAL 776293002S	£ 9,129.30		£ 8,925.02	
		£ 32,459.47		£ 31,800.28
 LOANS				
Almshouse Association		£ (22,375.00)		£ (25,000.00)
 TOTALS		<u>39,184.16</u>		<u>55,529.45</u>

Independent examiner's report to the trustees of The Capel Almshouses

I report to the trustees on my examination of the accounts of The Capel Almshouses for the year ended 31st December 2024.

Responsibilities and basis of report

As the charity trustees of The Capel Almshouses 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 Capel Almshouses 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 giving me cause to believe that in any material respect:

1. accounting records were not kept in accordance with section 130 of the Charities 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.



Signed:

Name: Lisa Carter

Relevant professional qualification or membership of professional bodies: FFA FIPA, FCCA

Address: Peter Lawson & Co Limited, 225 London Road, Burgess Hill, RH15 9QU

Date: 24/10/2025

THE CAPEL ALMSHOUSES

England & Wales - Charity number 240581

Accounts



Trustees' Annual Report for the period

		Period start date			Period end date		
		01	01	2023			
From					31	12	2023
				To			

Section A Reference and administration details

Charity name

THE CAPEL ALMSHOUSES

Other names charity is known by

Registered charity number (if any)

240581

Charity's principal address

101 The Street,
 Capel
 Surrey
 Postcode RH5 5JX

Names of the charity trustees who manage the charity

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Names of the trustees for the charity, if any, (for example, any custodian trustees)

Name	Dates acted if not for whole year

Names and addresses of advisers (Optional information)

Type of adviser	Name	Address

Name of chief executive or names of senior staff members (Optional information)

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Section B Structure, governance and management

Description of the charity's trusts

Type of governing document (eg. trust deed, constitution)	TRUST DEED
How the charity is constituted (eg. trust, association, company)	TRUST
Trustee selection methods (eg. appointed by, elected by)	APPOINTED BY TRUSTEES

Additional governance issues (Optional information)

You **may choose** to include additional information, where relevant, about:

- policies and procedures adopted for the induction and training of trustees;
- the charity's organisational structure and any wider network with which the charity works;
- relationship with any related parties;
- trustees' consideration of major risks and the system and procedures to manage them.

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Section C Objectives and activities

Summary of the objects of the charity set out in its governing document

To provide affordable housing to those in need who have a connection with the village of Capel.

Summary of the main activities undertaken for the public benefit in relation to these objects (include within this section the statutory declaration that trustees have had regard to the guidance issued by the Charity Commission on public benefit)

The trustees have complied with their duty to have due regard to the Charity Commission's Public Benefit guidance: public benefit requirement (PB1), running a charity (PB2) and reporting (PB3). Our goal is to have a society in which everyone has the basics they need for a good life, to enable them to be safe and secure in an affordable home at a fair rent.. Our mission is to provide timely, life-enhancing support to people most in need.

There are no restrictions on who may benefit from a Capel Almshouse property as long as they meet the following criteria:
Being in need of accommodation and having a link with Capel Village.

No individual or organisation receives any private benefits from our charity.

Additional details of objectives and activities (Optional information)

You **may choose** to include further statements, where relevant, about:

- policy on grantmaking;
- policy programme related investment;
- contribution made by volunteers.

Summary of the main achievements of the charity during the year

In this financial year we have been able to continue with our 5 year plan to renovate all 6 of our properties.

With the help of of an interest free loan from the Almshouse Association we have completed the full renovation of 2 further properties and aim in 2004 to complete another.

Section E

Financial review

Brief statement of the charity's policy on reserves

We have invested an Extraordinary Repair Fund (ERF) that also provides income to the trust.

We also hold a ringfenced deposit account for ongoing running maintenance.

Details of any funds materially in deficit

NONE

Further financial review details (Optional information)

You **may choose** to include additional information, where relevant about:

- the charity's principal sources of funds (including any fundraising);
- how expenditure has supported the key objectives of the charity;
- investment policy and objectives including any ethical investment policy adopted.

Section F

Other optional information


Section G

Declaration

The trustees declare that they have approved the trustees' report above.

Signed on behalf of the charity's trustees

Signature(s)



Full name(s)

SELWYN GARY COLLINS

BENJAMIN JOHN ASHWOOD

Position (eg Secretary, Chair, etc)

TREASURER	CHAIR
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Date

14 TH AUGUST 2024

THE CAPEL ALMSHOUSES
END OF YEAR ACCOUNTS TO
DECEMBER 31st 2023
INCOME & EXPENDITURE

INCOME	2023 £	2023 £	2022 £	2022 £
ALMSHOUSE ASSOC. GRANT	£ 25,000.00			
FROM RESIDENTS	£ 20,444.47		£ 20,349.96	
DONATIONS	£ 7,107.00		£ 2,750.00	
BANK INTEREST	£ 210.31		£ 95.54	
CAFF INVESTMENT RETURNS	£ 902.00		£ 802.90	
MVDC			£ 578.79	
		<u>£ 53,663.78</u>		<u>£ 24,577.19</u>
 EXPENDITURE				
GARDENING			£ -	
STONE WORKS	£ 11,931.04		£ -	
WINDOWS	£ 14,128.44			
BUILDING MAINTENANCE	£ 4,626.79		£ 3,233.77	
133 RESTORATION			£ 22,095.34	
137 RESTORATION	£ 33,754.15			
LOFT INSULATION	£ 1,875.00			
MVDC			£ 965.00	
TV LICENCE	£ 7.50		£ 7.50	
OTHER	£ 226.77			
WATER CHARGES	£ 1,390.02		£ 1,249.38	
INSURANCE	£ 1,178.20		£ 1,061.50	
ALMSHOUSE ASSOCIATION	£ 196.00		£ 187.00	
BANK FEES	£ 60.00		£ 83.00	
		<u>£ 69,373.91</u>		<u>£ 28,882.49</u>
 SURPLUS FOR YEAR				
		<u>£ (15,710.13)</u>		<u>£ (4,305.30)</u>

THE CAPEL ALMSHOUSES
END OF YEAR ACCOUNTS TO
DECEMBER 31st 2023
BALANCE SHEET

	2023 £	2023 £	2022 £	2022 £
BALANCE AT BANKS				
CAF GOLD A/C	£ 546.70		£ 12,915.65	
CAF CASH A/C	£ 48,182.47		<u>£ 55,786.50</u>	
		£ 48,729.17		£ 68,702.15
 CCLA INVESTMENT BALANCES				
775077001D - ERF SCHEME	£ 3,000.00		£ 3,000.00	
CAPITAL 776293001S	£ 19,875.26		£ 20,589.90	
CAPITAL 776293002S	<u>£ 8,925.02</u>		<u>£ 9,245.93</u>	
		£ 31,800.28		£ 32,835.83
 TOTALS		<u><u>80,529.45</u></u>		<u><u>101,537.98</u></u>

Independent examiner's report to the trustees of The Capel Almshouses

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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.



Signed:

Name: Lisa Carter

Relevant professional qualification or membership of professional bodies: FFA FIPA, FCCA

Address: Peter Lawson & Co Limited, 225 London Road, Burgess Hill, RH15 9QU

Date: 13/08/2024