

Trustees' Annual Report for the period

From	Period start date			To	Period end date		
	01	01	2024		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	
8				
9				
10				
11				
12				
13				
14				
15				
16				
17				
18				
19				
20				

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.

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)

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

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

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.

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.


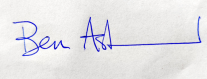
THE TRUSTEES HAVE BEEN MUCH MORE ACTIVE IN RAISING AWARENESS OF THE CAPEL ALMSHOUSES AS A CHARITY AND IN LOCAL FUNDRAISING

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

	2024	2024	2023	2023
INCOME	£	£	£	£
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