

# THE MATTHEW CHUBBS ALMSHOUSES CHARITY

England & Wales · Charity number 247348

## Details

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|             |   |
|-------------|---|
| Other names | THE ALMHOUSE CHARITIES OF MATHEW CHUBB AND OTHERS, MATTHEW CHUBB ALMSHOUSES, MATTHEW CHUBB MARY DAVIS & OTHERS ALMSHOUSES CHARITY |
| Status      | Registered  |
| Legal form  | Other   |
| Registered  | 1966-06-29  |
| Register    | <a href="#">View on the Charity Commission register</a>   |

## Contact

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Address 6 Victoria Square  
Poples Well  
Crewkerne  
TA18 7ES

Phone 01460271665

Email [ssards@btinternet.com](mailto:ssards@btinternet.com)

## Activities

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**Objects:** SEE INDIVIDUAL CONSTITUENTS

**Activities:** The objects of the charity are: a. the provision of almshouse accommodation for beneficiaries; and b. such charitable purposes for the benefit of the residents as the trustees decide.

## Classification

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

## Geography

- **Area of benefit:** ANCIENT PARISH OF CREWKERNE, ANCIENT PARISH OF MISTERTON, WO
- Somerset

## Finances

| Period end | Income  | Expenditure | Assets | Employees |
|------------|---------|-------------|--------|-----------|
| 2025-12-31 | £39,194 | £40,346     | -      | -         |
| 2024-12-31 | £33,707 | £23,315     | -      | -         |
| 2023-12-31 | £35,167 | £25,949     | -      | -         |
| 2022-12-31 | £32,389 | £19,715     | -      | -         |
| 2021-12-31 | £30,547 | £10,974     | -      | -         |
| 2020-12-31 | £25,596 | £48,128     | -      | -         |

## Trustees

| Name                     | Role | Appointed  |
|--------------------------|------|------------|
| ANDREA JEAN STUART       |      | 2015-05-15 |
| Alice Samuel             |      | 2022-06-28 |
| Carolyn Anne Stella Shaw |      | 2022-03-01 |
| Dennis A Holland         |      | 2024-01-01 |
| MICHAEL RAYMOND BEST     |      | 2019-08-06 |

## Linked charities

- THE NEW ALMSHOUSE (247348-1)
- SARAH WOODCOCK (247348-2)
- GEORGE SLADE JOLLIFFE (247348-3)
- THE JUBILEE FUND (247348-4)
- ANN A WHEADON (247348-5)
- MARY ANN GAPPER (247348-6)
- ANNA MARIE SUSANNA DONNE DONISTHORPE (247348-7)
- JANE HAWKSLEY (247348-8)
- THE OLD ALMSHOUSE (247348-9)

**THE MATTHEW CHUBBS ALMSHOUSES CHARITY**

England & Wales - Charity number 247348

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# Accounts

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**The Matthew Chubbs Almshouses Charity**  
Registered Charity No: 247348

Clerk to the Trustees: Sheila Seymour  
6 Victoria Square, Poples Well, Crewkerne TA18 7ES  
Tel: 01460 271665 – 07484 739520  
Email: [sheila.seymour@btinternet.com](mailto:sheila.seymour@btinternet.com)

**Annual Report 2025**

Charity Commission No: 247348  
Almshouses Association Membership No: 375

Chubbs was established in 1604 with a terrace of four dwellings "for the relief of 8 poore people of the Town of Crewkerne [and environs]". In 1887 a further terrace of four more homes was built in adjoining West Street. The buildings are all Grade II Listed. There are now 8 residents who pay a modest monthly contribution towards maintenance costs. The Charity also owns a small agricultural plot which is let on an annual basis.

The Charity is administered by eight Honorary Trustees:

- 4 are co-opted (5-year appointment)
- 2 are nominated by Crewkerne Town Council (4-year appointment)
- 1 is nominated by Misterton Parish Council (4-year appointment)
- 1 is offered to West Crewkerne Parish Council (4-year appointment) but presently they have opted not to nominate anyone

The Trustees are assisted by an Estate Manager, Liaison Officer and Clerk who receive an honorarium to defray their expenses.

It had always been understood there was no gas connection to the Court Barton properties. However, the price of their electric central heating had become excessive (and the heat produced ineffective) so the matter was investigated. It was discovered gas was, and always had been, piped to outside their back doors. Full installation was immediately completed for two for the three properties affected. The Resident in the third is 95 years old opted out. This wish was respected. The upgrade will be made should she change her mind, or when there is a change in Residency.

The Residents who chose to swap are absolutely delighted with the results and reduced costs.

The project was costly at c£7,500 per property, however, as there were no other calls on the contingency allowance, Chubbs was still able to return a small profit on the year.

Another large project was the refurbishment and repainting of all the exterior woodwork. Traditionally, the West Street properties all had cream front doors, while everything else was a dull 'institutional' brown. This time, while West Street frontage was to remain cream, the Residents were provided with a copy of the Heritage Colours (being Grade II listed) and they were asked to choose their own colours. The only restriction was that they had to limit the variety to four and that the Court Barton front doors were to show some symmetry. This offer was well received and the change a much praised delight.

The Almshouses entered the annual Open Gardens and won the Gold Medal in the Best Kept Communal Garden category.

**Statement of Assets and Liabilities at 31st December 2025**

| <u>Current Assets</u>                                    | <u>31.12.2025</u>        | <u>31.12.2024</u>        |
|--|--------------------------|--------------------------|
| Lloyds Bank No 1 Account at 01.01.2025                   | 28068.12                 | 17826.62                 |
| Lloyds Bank No 2 Account at 01.01.2025                   | 50991.85                 | 50841.85                 |
|  | <u>79059.97</u>          | <u>68668.47</u>          |
| <b>Less Deficit For The Year / Surplus Previous year</b> | <b>-1152.19</b>          | <b>10391.50</b>          |
|  | <u><b>£77,907.78</b></u> | <u><b>£79,059.97</b></u> |
| <br>   |                          |                          |
| Lloyds Bank No 1 Account at 31.12.2025                   | 4115.93                  | 28068.12                 |
| Lloyds Bank No 2 Account at 31.12.2025                   | 73791.85                 | 50991.85                 |
|  | <u>77907.78</u>          | <u>79059.97</u>          |

NOTES: Assets held by the Charity not included in the above accounts:

- 1 Freehold Properties Nos. 33,35,37,39. Court Barton Crewkerne Somerset TA18 7HP
- 2 Freehold Properties Nos. 14,16,18,20. West Street Crewkerne Somerset TA18 8BX
- 3 Freehold Plot of Agricultural Land at Shave Lane Crewkerne Somerset
- 4 228.13 COIF Charities Investment Fund Income Units. Value £4,407.91

Chairman Abat

Vice Chairman [Signature]

Clerk S. Seymour

Date 1-1-2026

I confirm that I have examined the books and records of the Charity and this report is in accordance therewith and they have been prepared on a receipts and payments basis and comply with the legal requirements set out in section 133 of Charities Act 2011

Independent Examiner [Signature] GERALD H. CREECH RETIRED LEGAL EXECUTIVE

Address 4 FAIRFIELD CREWKERNE SOMERSET TA18 8BU

Date 27TH MAY 2026

**Matthew Chubbs Almshouses Charity**

Registered Charity No: 247348

**Receipts and Payments Account For the Year Ended 31st December 2025**

| <u>Receipts</u>                               | <u>31.12.2025</u> | <u>31.12.2024</u> |
|---|-------------------|-------------------|
| Maintenance Charged                           | 38914.11          | 33430.68          |
| Rent of Plot of Land                          | 150.00            | 150.00            |
| Dividends / Interest                          | 129.40            | 126.05            |
|   | <u>39193.51</u>   | <u>33706.73</u>   |
| <u>Payments</u>                               |                   |                   |
| Insurance                                     | 1834.42           | 1676.11           |
| Almshouses Association Membership             | 353.00            | 343.00            |
| Honoria:Almshouse Liaison Officer:Clerk       | 3200.00           | 2384.00           |
| Miscellaneous Payments                        | 536.96            | 2899.11           |
| Water   | 1315.31           | 1099.27           |
| TV Licencing                                  | 7.50              | 7.50              |
| Repairs and Maintenance                       | 32266.35          | 14240.86          |
| Almshouses Association Training               | 110.00            | 425.00            |
| Meeting Room                                  | 35.00             |                   |
| Legal Expenses                                | 393.60            |                   |
| Audit Expenses                                | 13.00             |                   |
| Christmas Lunch Party                         | 226.22            |                   |
| Postages / Stationery                         | 54.34             | 240.38            |
|   | <u>40345.70</u>   | <u>23315.23</u>   |
| Deficit / Surplus For The Year/ Previous Year | <u>-£1,152.19</u> | <u>£10,391.50</u> |

## Matthew Chubbs Almshouses Charity

### Repairs and Maintenance for the Year Ended 31.12.2025

| <u>Date</u> | <u>Description</u>         | <u>Amount</u>     |
|-------------|----------------------------|-------------------|
| 28/02/2025  | Dennis Evans               | 725.00            |
| 05/02/2024  | D Smith Plumbing           | 375.84            |
| 25/04/2025  | Two Counties Gas Heating   | 317.69            |
| 30/04/2025  | Dennis Evans               | 67.50             |
| 09/05/2025  | Dennis Evans               | 2320.00           |
| 16/05/2025  | Dennis Evans               | 2480.00           |
| 03/06/2025  | Character Restorations     | 1820.00           |
| 03/06/2025  | Character Restorations     | 3405.00           |
| 17/06/2025  | C G H Mike's Heating       | 108.00            |
| 23/06/2025  | Dennis Evans               | 1940.00           |
| 03/07/2025  | Dennis Evans               | 385.00            |
| 10/07/2025  | Lyme Energy EPC            | 525.00            |
| 09/09/2025  | Dennis Evans               | 285.00            |
| 26/09/2025  | T C G H Mike's Heating     | 6312.34           |
| 17/10/2025  | T C G H Mike's Heating     | 6312.34           |
| 06/11/2025  | Ricketts Electrical        | 121.64            |
| 17/11/2025  | Larcombe Gas Certificates  | 325.00            |
| 19/11/2025  | A & C Joinery              | 1672.80           |
| 19/12/2025  | Dennis Evans               | 205.00            |
| 29/12/2025  | A & C Joinery Door Deposit | 2563.20           |
|             | <b>TOTAL</b>               | <b>£32,266.35</b> |

### Miscellaneous Payments for the Year Ended 31.12.2025

|            |                      |                |
|------------|----------------------|----------------|
| 07/03/2025 | Lights               | 16.99          |
| 04/06/2025 | Green Bins           | 147.00         |
| 11/06/2025 | Preliminary Planning | 215.00         |
| 19/08/2025 | Alarm Batteries      | 8.97           |
| 24/09/2025 | Green Bins           | 64.00          |
| 01/12/2025 | Grass Cutting        | 85.00          |
|            | <b>TOTAL</b>         | <b>£536.96</b> |

**THE MATTHEW CHUBBS ALMSHOUSES CHARITY**

England & Wales - Charity number 247348

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# Accounts

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# The Matthew Chubbs Almshouses Charity

Clerk to the Trustees: Sheila Seymour  
6 Victoria Aquare, Poples Well, Crewkerne TA18 7ES  
07484 739520 [sheila.seymour@btinternet.com](mailto:sheila.seymour@btinternet.com)

## Annual Report 2024

Charity Commission No. 247348  
Almshouses Association Membership No. 375

Established in 1604 “for the relief of 8 poore people of the Town of Crewkerne, Misterton, West Crewkerne or Woolminstone” aged over 55 years and in need, with four dwellings in Court Barton, Crewkerne. In 1887 to celebrate the Golden Jubilee of Queen Victoria a further terrace of four dwellings was build in adjoining West Street.

The Charity also owns a small agricultural plot which is let out on an annual basis.

Chubbs is administered by eight Honorary Trustees.

- 4 are co-opted (5-year term)
- 2 are nominated by Crewkerne Town Council (4-year term)
- 1 is nominated by West Crewkerne Parish Council (4-year term)
- 1 is nominated by Misterton Parish Council (4-year term)

The Trustees are assisted by a Clerk and Estate Manager who each receive an honorarium to defray their expenses.

The Charity has 8 Residents who pay a monthly contribution towards maintenance costs. The Trustees review this charge annually and take an active interest in the health and wellbeing of the Residents and the upkeep of these Grade II listed buildings. The target is the keep the maintenance charge at approximately 70% of commercial rates. Chubbs is an active member of the Almshouse Association and takes their guidance in all financial, legal and ethical matters.

2024 saw no change in Residents.

The only outlay was in the maintenance of the buildings and was within budget.

All Residents paid their maintenance charge regularly.

Chubbs is in a stable financial position and good reserves.

**Statement of Assets and Liabilities at 31st December 2024**

| <u>Current Assets</u>                  | <u>31.12.2024</u> | <u>31.12.2023</u> |
|--|-------------------|-------------------|
| Lloyds Bank No 1 Account at 01.01.2024 | 17826.62          | 15773.90          |
| Lloyds Bank No 2 Account at 01.01.2024 | 50841.85          | 43676.85          |
|  | <u>68668.47</u>   | <u>59450.75</u>   |
| Add Surplus for the year               | 10391.50          | 9217.72           |
|  | <u>£79,059.97</u> | <u>£68,668.47</u> |
| Lloyds Bank No 1 Account at 31.12.2024 | 28068.12          | 17826.62          |
| Lloyds Bank No 2 Account at 31.12.2024 | 50991.85          | 50841.85          |
|  | <u>£79,059.97</u> | <u>£68,668.47</u> |

NOTES: Assets held by the Charity not included in the accounts:

|   |  |
|---|--|
| 1 | Freehold Properties Nos. 33,35,37,39. Court Barton Crewkerne Somerset TA18 7HP |
| 2 | Freehold Properties Nos. 14,16,18,20. West Street Crewkerne Somerset TA18 8BX  |
| 3 | Freehold Plot of Agricultural Land.  |
| 4 | 228.13 COIF Charities Investment Fund Income Units. Value £4,640.57            |

Chairman..... Vice Chairman.....

Clerk..... Date.....

I confirm that I have examined the books and records of the Charity and this report is in accordance therewith and they have been prepared on a receipts and payments basis and comply with the legal requirements set out in section 133 of Charities Act 2011

Independent Examiner..... *G.P. CREECH* ..... *GERALD H. CREECH* Retired Legal Executive

Address..... *4 FAIRFIELD* ..... *CREWKERNE SOMERSET TA18 2BU*

Date..... *9TH SEPTEMBER 2025*

**Matthew Chubbs Almshouses Charity**

Registered Charity No: 247348

**Receipts and Payments Account For the Year Ended 31st December 2024**

| <u>Receipts</u>                                   | Description         | 31.12.2024        | 31.12.2023       |
|---|---------------------|-------------------|------------------|
| Maintenance Charge                                | Dennis Evans        | 33430.68          | 33117.70         |
| Rent of Plot                                      | Dennis Evans        | 150.00            | 150.00           |
| Dividends / Interest                              | Light Bulbs         | 126.05            | 124.28           |
| Insurance Claim                                   | Light Bulbs         |                   | 1760.00          |
| TV Licencing Refund                               | Dennis Evans        |                   | 15.00            |
|   | Dennis Evans        | 33706.73          | 35166.98         |
|   | Richelle Electrical |                   |                  |
|   | Aggressive Plumbing |                   |                  |
|   | A Stuart            |                   |                  |
| <u>Payments</u>                                   |                     |                   |                  |
| Insurance   |                     | 1676.11           | 1638.78          |
| Almshouses Association Membership                 |                     | 343.00            | 0.00             |
| Honoria:Almshouse Liaison Officer:Clerk : Auditor |                     | 2384.00           | 2534.76          |
| Miscellaneous: TV Licencing : Gardening           |                     | 2899.11           | 280.07           |
| Water   |                     | 1099.27           | 260.77           |
| TV Licencing                                      |                     | 7.50              | 22.50            |
| Repairs and Maintenance                           |                     | 14240.86          | 20905.46         |
| Almshouses Association Training                   |                     | 425.00            | 237.50           |
| Postages / Stationery                             |                     | 240.38            | 69.42            |
|   |                     | 23315.23          | 25949.26         |
| Surplus For The Year                              |                     | <u>£10,391.50</u> | <u>£9,217.72</u> |

**Matthew Chubbs Almshouses Charity**

Repairs and Maintenance for the Year Ended 31.12.2024

| <u>Date</u> | <u>Description</u>                               | <u>Amount</u>     |
|-------------|--|-------------------|
| 10/01/2024  | Dennis Evans                                     | 360.00            |
| 05/02/2024  | Dennis Evans                                     | 2018.00           |
| 26/02/2024  | Light Bulbs                                      | 3.50              |
| 26/02/2024  | Light Bulbs                                      | 3.50              |
| 29/02/2024  | Dennis Evans                                     | 1000.00           |
| 22/03/2024  | Dennis Evans                                     | 5250.00           |
| 22/03/2024  | Ricketts Electrical                              | 116.00            |
| 15/07/2024  | Aquasave Plumbing                                | 95.00             |
| 18/07/2024  | A Stuart   | 26.03             |
| 30/09/2024  | Hill   | 729.00            |
| 07/10/2024  | Matthew Larcombe Plumbing & Heating              | 4000.00           |
| 07/10/2024  | Argos Dehumidifier                               | 70.00             |
| 09/10/2024  | Matthew Larcombe Plumbing & Heating Certificates | 340.00            |
| 02/12/2024  | K Cox Grass Cutting                              | 85.00             |
| 02/12/2024  | Christmas Lights                                 | 98.87             |
| 20/12/2024  | D Holland Lights                                 | 45.96             |
|             | <b>TOTAL</b>                                     | <b>£14,240.86</b> |

Miscellaneous Payments for the Year Ended 31.12.2024

|            |                        |                  |
|------------|------------------------|------------------|
| 02/01/2024 | Carpet                 | 150.00           |
| 19/01/2024 | Carpet                 | 671.00           |
| 07/02/2024 | Carpet                 | 671.30           |
| 08/03/2024 | Council Tax            | 226.30           |
| 08/03/2024 | Council Tax            | 242.47           |
| 26/03/2024 | House Clearance        | 140.00           |
| 08/04/2024 | Ovo Electricity        | 122.31           |
| 10/04/2024 | Emma Mosley Deep Clean | 245.00           |
| 02/05/2024 | EON Next Energy        | 129.13           |
| 21/05/2024 | EON Next Energy        | 129.13           |
| 18/06/2024 | Travelling Expenses    | 22.50            |
| 24/06/2024 | Travelling Expenses    | 17.50            |
| 18/07/2024 | Audit Expenses         | 32.47            |
| 04/11/2024 | Electricity            | 100.00           |
|            | <b>TOTAL</b>           | <b>£2,899.11</b> |

**THE MATTHEW CHUBBS ALMSHOUSES CHARITY**

England & Wales - Charity number 247348

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# Accounts

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**The Matthew Chubbs Almshouses Charity**  
Registered Charity No: 247348

Clerk to the Trustees: Sheila Seymour  
6 Victoria Square, Poples Well, Crewkerne TA18 7ES  
Tel: 01460 271665 – 07484 739520  
Email: [sheila.seymour@btinternet.com](mailto:sheila.seymour@btinternet.com)

**Annual Report 2023**

Charity Commission No: 247348  
Almshouses Association Membership No: 375

Chubbs was established in 1604 with a terrace of four dwellings "for the relief of 8 poore people of the Town of Crewkerne [and environs]". In 1887 a second four homes terrace was built in the adjoining street. The buildings are all Grade II Listed. There are now 8 residents who pay a modest monthly contribution towards maintenance costs. The Charity also owns a small agricultural plot which is let on an annual basis.

The Trust is administered by eight Honorary Trustees:

- 4 are co-opted (5-year appointment)
- 2 are nominated by Crewkerne Town Council (4-year appointment)
- 1 is nominated by West Crewkerne Parish Council (4-year appointment)
- 1 is nominated by Misterton Parish Council (4-year appointment)

The Trustees are assisted by an Almshouse Liaison Officer (once called 'Warden') and Clerk who both receive an honorarium to defray their expenses.

Until its final months, 2023 was a quiet year for Chubbs with stability and low expenditure. However, the final quarter was more active.

- In line with an The Almshouse Association initiative, and based on its Models, Chubbs initiated introduction of new Policies and Procedures (P&Ps) in all areas.
- In October one of the older Residents died, after a long illness.
- In December the Chair and one other, long standing Trustee resigned unexpectedly, along with the Almshouse Liaison Officer (ALO).
- Two other Trustees had already announced that they would be standing down at the end of the year, which left Chubbs four Trustees and a key volunteer short.
- The Vice Chair was immediately and unanimously voted Chair and a new Vice Chair appointed. A new ALO was found by February and then two new Trustees in March. All three are excellent candidates with strong credentials and mixed skills.
- Chubbs' Governing Charter requires the two other Trustees to be nominated by local PCCs. Chubbs is in contact with them. If no replacements can be found Chubbs will be happy to apply to the Charity Commission to amend the Charter, setting the Trustee number at six.
- Refurbishment of the empty property cost over £7,000, included empty property Council Tax and utilities, but fortunately outgoings had been so moderate there was no impact on the overall budget.
- There was also a major underground water leak under the West Street properties. The piping was found to be very old and so Chubbs had the whole stretch replaced.

**Matthew Chubbs Almshouses Charity**

Registered Charity No: 247348

**Receipts and Payments Account For the Year Ended 31st December 2023**

|   | <u>31.12.2023</u> |                  | <u>31.12.2022</u> |
|---|-------------------|------------------|-------------------|
| <b><u>Receipts</u></b>                            |                   |                  |                   |
| Maintenance Charge                                | 33117.70          |                  | 32070.45          |
| Rent of Plot                                      | 150.00            |                  | 150.00            |
| Dividends / Interest                              | 124.28            |                  | 123.79            |
| Insurance Claim                                   | 1760.00           |                  | 0.00              |
| TV Licencing Refund                               | 15.00             |                  | 45.00             |
|   | <hr/>             | 35166.98         | <hr/>             |
|   |                   |                  | 32389.24          |
| <b><u>Payments</u></b>                            |                   |                  |                   |
| Insurance   | 1638.78           |                  | 1165.14           |
| Almshouses Association Membership                 | 0.00              |                  | 383.00            |
| Honoria:Almshouse Liaison Officer:Clerk : Auditor | 2534.76           |                  | 1825.13           |
| Miscellaneous: TV Licencing : Gardening           | 280.07            |                  | 625.54            |
| Water   | 260.77            |                  | 1299.97           |
| TV Licencing                                      | 22.50             |                  | 318.00            |
| Repairs and Maintenance                           | 20905.46          |                  | 14098.41          |
| Almshouses Association Training                   | 237.50            |                  | 0.00              |
| Stationery  | 69.42             |                  | 0.00              |
|   | <hr/>             | 25949.26         | <hr/>             |
|   |                   |                  | 19715.19          |
| Surplus For The Year                              | <hr/>             | <u>£9,217.72</u> | <hr/>             |
|   |                   |                  | <u>£12,674.05</u> |

**Matthew Chubbs Almshouses Charity**

Repairs and Maintenance for the Year Ended 31.12.2023

| <u>Date</u> | <u>Description</u>   | <u>Amount</u>            |
|-------------|--|--------------------------|
| 06/02/2023  | Matthew Hawgood Electrical 37 Court Barton                   | 325.00                   |
| 16/03/2023  | Matthew Hawgood Electrical Test Certificates                 | 2005.00                  |
| 11/04/2023  | James Electrical Accessory                                   | 5.70                     |
| 04/05/2023  | Aquasafe Leak 37 Court Barton                                | 178.65                   |
| 09/05/2023  | Wired Electrical 35,37,39 Court Barton Updating Work         | 340.00                   |
| 05/06/2023  | Garden Waste Collection                                      | 63.50                    |
| 25/07/2023  | Tree 3 Hardwood Doors  | 5996.25                  |
| 31/05/2023  | Aquasave Plumbing West Street and Court Barton               | 233.57                   |
| 22/08/2023  | Tree Fitting 3 Hardwood Doors                                | 720.00                   |
| 22/08/2023  | Matthew Larcombe Plumbing 39 Court Barton Water Pump         | 220.00                   |
| 24/10/2023  | Matthew Larcombe Plumbing Heating Certificates               | 350.00                   |
| 24/10/2023  | Going Underground Service Pipe Repairs 14 / 20 West Street   | 7380.00                  |
| 10/11/2023  | Aquasafe Leak Plumbing 35 and 37 Court Barton 16 West Street | 1287.79                  |
| 16/11/2023  | Mathew Larcombe Boiler 39 Court Barton                       | 1800.00                  |
|             | <b>TOTAL</b>   | <u><u>£20,905.46</u></u> |

**Statement of Assets and Liabilities at 31st December 2023**

| <u>Current Assets</u>                  | <u>31.12.2023</u> | <u>31.12.2022</u> |
|--|-------------------|-------------------|
| Lloyds Bank No 1 Account at 01.01.2023 | 15773.90          | 22794.85          |
| Lloyds Bank No 2 Account at 01.01.2023 | <u>43676.85</u>   | <u>23981.85</u>   |
| Add Surplus for the year               | 59450.75          | 46776.70          |
|  | 9217.72           | 12674.05          |
|  | <u>£68,668.47</u> | <u>£59,450.75</u> |
| <br>                                   |                   |                   |
| Lloyds Bank No 1 Account at 31.12.2023 | 17826.62          | 15773.90          |
| Lloyds Bank No 2 Account at 31.12.2023 | <u>50841.85</u>   | <u>43676.85</u>   |
|  | <u>£68,668.47</u> | <u>£59,450.75</u> |

NOTES: Assets held by the Charity not included in the accounts:

- 1 Freehold Properties Nos. 33,35,37,39. Court Barton Crewkerne Somerset TA18 7HP
- 2 Freehold Properties Nos. 14,16,18,20. West Street Crewkerne Somerset TA18 8BX
- 3 Freehold Plot of Agricultural Land.
- 4 228.13 COIF Charities Investment Fund Income Units. Value £4,527.24

Chairman..... *A. Wat*

Vice Chairman..... *H. Long*

Clerk..... *24.4.2024*

Date..... *24.4.2024*

I confirm that I have examined the books and records of the Charity and this report is in accordance therewith and they have been prepared on a receipts and payments basis and comply with the legal requirements set out in section 133 of Charities Act 2011

Independent Examiner..... *G. H. Creech*

GERALD H. CREECH

RETIRED  
LEGAL EXECUTIVE

Address..... *4 FAIRFIELD* ..... *CRUWKERNE* ..... *SOMERSET* ..... *TA18 8BU*

Date..... *12th April 2024*

**THE MATTHEW CHUBBS ALMSHOUSES CHARITY**

England & Wales - Charity number 247348

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# Accounts

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**The Matthew Chubbs Almshouses Charity**  
Registered Charity No: 247348

Clerk to the Trustees: Sheila Seymour  
6 Victoria Square, Poples Well, Crewkerne TA18 7ES  
Tel: 01460 271665 Email: [sheila.seymour@btinternet.com](mailto:sheila.seymour@btinternet.com)

**Annual Report 2022**

Charity Commission No: 247348  
Almshouses Association Membership No: 375

Established in 1604 "for the relief of 8 poore people of the Town of Crewkerne, Misterton, West Crewkerne or Woolminstone", aged over 55 years and in need, with four dwellings in Court Barton, Crewkerne.

1887 to celebrate the Golden Jubilee of Queen Victoria a further terrace of four dwellings was built in adjoining West Street.

The Almshouse buildings are all Grade II Listed.

The Charity also owns a small agricultural plot which is let on an annual basis.

The Charity is administered by eight Honorary Trustees:

- 4 are co-opted (5-year appointment)
- 2 are nominated by Crewkerne Town Council (4-year appointment)
- 1 is nominated by West Crewkerne Parish Council (4-year appointment)
- 1 is nominated by Misterton Parish Council (4-year appointment)

The Trustees are assisted by a Warden and Clerk who receive an honorarium to defray their expenses.

The Charity has 8 residents who pay a monthly contribution towards maintenance costs. The Trustees keep the maintenance charge under review and take a parochial and continuing interest in the wellbeing of the residents and their surroundings. A scheme of gentle, graduated increases to the Maintenance Charges has been introduced as they had fallen below the 70% of commercial rates recommended by The Almshouse Association (authoritative body)

2022 saw no change in Residents.

The only outlay was in maintenance of the buildings and was within allocated budget.

All Residents paid their Maintenance Charges regularly.

The Charity has a stable financial position, with stable reserves.

**Matthew Chubbs Almshouses Charity**

Registered Charity No: 247348

**Receipts and Payments Account For the Year Ended 31st December 2022**

| <u>Receipts</u>                             | <u>31.12.2022</u> | <u>31.12.2021</u> |
|---|-------------------|-------------------|
| Maintenance Charge                          | 32070.45          | 30426.24          |
| Rent of Plot                                | 150.00            | 150.00            |
| Dividends / Interest                        | 123.79            | 120.64            |
| Mrs S Mallett Settlement Figure on vacation | 0.00              | 7.50              |
| TV Licencing Refund                         | 45.00             | 0.00              |
|   | <u>32389.24</u>   | <u>30704.38</u>   |
| <u>Payments</u>                             |                   |                   |
| Insurance                                   | 1165.14           | 1166.73           |
| Almshouses Association Membership           | 383.00            | 182.00            |
| Honoria Warden Clerik and Auditor           | 1825.13           | 1600.00           |
| Miscellaneous TV Licencing and Gardening    | 625.54            | 206.82            |
| Water                                       | 1299.97           | 1056.59           |
| TV Licencing                                | 318.00            | 0.00              |
| Repairs and Maintenance                     | 14098.41          | 6762.30           |
| Legal Expenses                              | 0.00              | 0.00              |
| Council Tax                                 | 0.00              | 0.00              |
|   | <u>19715.19</u>   | <u>10974.44</u>   |
| Deficit / Surplus For The Year              | <u>£12,674.05</u> | <u>£19,729.94</u> |



**THE MATTHEW CHUBBS ALMSHOUSES CHARITY**

England & Wales - Charity number 247348

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# Accounts

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## **The Matthew Chubbs Almshouses Charity**

Registered Charity No: 247348

Clerk to the Trustees: Sheila Seymour  
6 Victoria Square, Poples Well, Crewkerne TA18 7ES  
Tel: 01460 271665 Email: ssards@btinternet.com

### **Annual Report 2021**

The Matthew Chubbs Almshouses Charity is a registered charity (No: 247348) and a member of The Almshouses Association (membership number 375).

The Charity was established in 1604 with the erection of accommodation in Court Barton "for the relief of 8 poore people of the Town of Crewkerne". A second accommodation block was erected in 1887 in West Street to celebrate the Golden Jubilee of Queen Victoria. The Almshouse buildings are Grade II Listed.

The Charity owns a small agricultural plot which is let on an annual basis. As at 31<sup>st</sup> December 2020 The Charity also had £22,794.85 and £23,981.85 in two Current Accounts at Lloyds Bank (Total £46,776.70)

The Charity is administered by eight Honorary Trustees, four of these are co-opted, two are nominated by Crewkerne Town Council, one is nominated by West Crewkerne Parish Council and one is nominated by Misterton Parish Council. The co-opted Trustees are appointed for a period of five years. The nominated Trustees are appointed for a period of four years. The Trustees give their services at no cost to the Charity. The Trustees are assisted by a Warden and Clerk who receive an honorarium to defray their expenses.

Under the Rules and Constitution of the Charity, it is required that prospective residents should be "Residents of Crewkerne, Misterton, West Crewkerne or Woolminstone, aged over 55 years and in need".

The Charity has 8 residents who pay a monthly contribution towards maintenance costs. The Trustees keep the maintenance charge under review and take a parochial and continuing interest in the wellbeing of the residents and their surroundings. A scheme of gentle, graduated increases to the Maintenance Charges has been introduced as they had fallen below the 70% of commercial rates recommended by The Almshouse Association (authoritative body)

2021 was a quiet year with no change of residents and little renovation outlay compared with recent years. The Charity was therefore able to stabilise its financial position.

**The Matthew Chubbs Almshouses Charity**  
**Accounts for the Year Ended 31st December**

|  |  |                    |                            |
|--|--|--------------------|----------------------------|
| <b>Lloyds Number 1 Account</b>   |  |                    |                            |
| <u>Receipts</u>  |  |                    | <u>2021</u>                |
| Maintenance Charge   |  |                    | 30426.24                   |
| Rent of Plot   |  |                    | 0.00                       |
| Dividends / Interest   |  |                    | 120.64                     |
| Almshouse Association Grant  |  |                    | 0.00                       |
| <b>Total Receipts</b>  |  |                    | <b>30546.88</b>            |
| <u>Payments</u>  |  |                    |                            |
| Insurance  |  |                    | 1166.73                    |
| Almshouses Association Membership  |  |                    | 182.00                     |
| Honoraria Warden Clerk and Auditor   |  |                    | 1600.00                    |
| Miscellaneous, TV Licencing and Gardening.   |  |                    | 206.82                     |
| Water  |  |                    | 1056.59                    |
| Gas Safety Certificates Servicing and Repairs  |  |                    | 0.00                       |
| Repairs and Maintenance  |  |                    | 6762.30                    |
| Legal Expenses   |  |                    | 0.00                       |
| Council Tax  |  |                    | 0.00                       |
| <b>Total Payments</b>  |  |                    | <b>10974.44</b>            |
| Deficit / Surplus for the year   |  |                    | 19572.44                   |
| <b>Opening and Closing Bank Balances for 2020</b>  |  |                    |                            |
|  |  |                    | <u>Lloyds No 1 account</u> |
| Opening Balance  |  |                    | 9222.41                    |
| Plus Surplus   |  |                    | 19572.44                   |
|  |  |                    | <b>28794.85</b>            |
| Add Rent of plot   |  |                    |                            |
| Add Mrs S Mallett settlement figure on vacation  |  |                    |                            |
| Transfer from No 1 Account to No 2 Account   |  |                    | -6000.00                   |
|  |  |                    |                            |
| Closing Balances at Lloyds Bank at 31st December 2020  |  |                    | <b>£22,794.85</b>          |
| Chairman.....  |  | Vice Chairman..... |                            |
| Clerk.....   |  | Date.....          |                            |
| I confirm that I have examined the books and records of the Charity and this is in accordance therewith. |  |                    |                            |
| Independant Examiner.....  |  |                    |                            |
| Address.....   |  |                    |                            |
| Date.....  |  |                    |                            |

|             |                     |  |  |
|-------------|---------------------|--|--|
|             |                     |  |  |
| <b>2021</b> |                     |  |  |
|             |                     |  |  |
|             |                     |  |  |
|             | <u>2020</u>         |  |  |
|             | 25477.64            |  |  |
|             | 0.00                |  |  |
|             | 118.29              |  |  |
|             | 0.00                |  |  |
|             | <u>25595.93</u>     |  |  |
|             |                     |  |  |
|             | 1136.70             |  |  |
|             | 179.00              |  |  |
|             | 1775.00             |  |  |
|             | 746.85              |  |  |
|             | 1058.89             |  |  |
|             | 1070.00             |  |  |
|             | 39301.31            |  |  |
|             | 2312.40             |  |  |
|             | 547.41              |  |  |
|             | <u>48127.56</u>     |  |  |
|             | <u>-22531.63</u>    |  |  |
|             |                     |  |  |
|             |                     |  |  |
|             | <u>Lloyds No 2</u>  |  |  |
|             | <u>account</u>      |  |  |
|             | <u>Sinking Fund</u> |  |  |
|             | 17824.35            |  |  |
|             |                     |  |  |
|             | <u>17824.35</u>     |  |  |
|             | 150.00              |  |  |
|             | 7.50                |  |  |
|             |                     |  |  |
|             | 6000.00             |  |  |
|             |                     |  |  |
|             | <u>£23,981.85</u>   |  |  |
|             |                     |  |  |
| .....       |                     |  |  |
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| Report is   |                     |  |  |
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|             |                     |  |  |
|             |                     |  |  |

| The Matthew Chubbs Almshouses Charity   |   |                    |                     |
|---|---|--------------------|---------------------|
| Accounts for the Year Ended 31st December 2020  |   |                    |                     |
| <b>Lloyds Number 1 Account</b>  |   |                    |                     |
| <u>Receipts</u>   |   | <u>2020</u>        | <u>2019</u>         |
| Maintenance Charge  |   | 25477.64           | 27317.57            |
| Rent of Plot  |   | 0.00               | 150.00              |
| Dividends / Interest  |   | 118.29             | 117.88              |
| Almshouse Association Grant   |   | 0.00               | 9540.00             |
| <b>Total Receipts</b>   |   | <b>25595.93</b>    | <b>37125.45</b>     |
| <u>Payments</u>   |   |                    |                     |
| Insurance   |   | 1136.70            | 1096.97             |
| Almshouses Association Membership   |   | 179.00             | 0.00                |
| Honoraria Warden Clerk and Auditor  |   | 1775.00            | 1498.61             |
| Miscellaneous, TV Licencing and Gardening.  |   | 746.85             | 102.07              |
| Water   |   | 1058.89            | 1219.94             |
| Gas Safety Certificates Servicing and Repairs   |   | 1070.00            | 460.00              |
| Repairs and Maintenance   |   | 39301.31           | 6104.85             |
| Legal Expenses  |   | 2312.40            | 0.00                |
| Council Tax   |   | 547.41             | 0.00                |
| <b>Total Payments</b>   |   | <b>48127.56</b>    | <b>10482.44</b>     |
| Deficit / Surplus for the year  |   | -22531.63          | 26643.01            |
| <b>Opening and Closing Bank Balances for 2020</b>   |   |                    |                     |
|   |   | <u>Lloyds No 1</u> | <u>Lloyds No 2</u>  |
|   |   | <u>account</u>     | <u>Account</u>      |
|   |   |                    | <u>Sinking Fund</u> |
| Opening Balance   |   | 37754.04           | 11000.00            |
| Less Deficit  |   | -22531.63          |                     |
|   |   | 15222.41           |                     |
| Add Rent of plot  |   |                    | 150.00              |
| Add Mrs S Mallett settlement figure on vacation   |   |                    | 674.35              |
|   |   |                    | 11824.35            |
| Transfer from No 1 Account to No 2 Account  |   | -6000.00           | 6000.00             |
| Closing Balances at Lloyds Bank at 31st December 2020   |   | £9,222.41          | £17,824.35          |
| Chairman..... <i>[Signature]</i> .....  | Vice Chairman..... <i>[Signature]</i> ..... |                    |                     |
| Clerk..... <i>[Signature]</i> .....   | Date..... 1/2/21.....                       |                    |                     |
| I confirm that I have examined the books and records of the Charity and this report is in accordance therewith. |   |                    |                     |
| Independant Examiner..... <i>[Signature]</i> .....  | ( <i>[Signature]</i> ..... )                |                    |                     |
| Address..... 4 Kaintirilla, Cabwribank, Swansea, T.A.S., S.W.   | Wife Executive (AFO)                        |                    |                     |
| Date..... 29th February 2021.....   |   |                    |                     |

**THE MATTHEW CHUBBS ALMSHOUSES CHARITY**

England & Wales - Charity number 247348

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# Accounts

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## **The Matthew Chubbs Almshouses Charity**

Registered Charity No: 247348

Clerk to the Trustees: Sheila Seymour  
6 Victoria Square, Poples Well, Crewkerne TA18 7ES  
Tel: 01460 271665 Email: ssards@btinternet.com

### **Annual Report 2020**

The Matthew Chubbs Almshouses Charity is a registered charity (No: 247348) and a member of The Almshouses Association (membership number 375).

The Charity was established in 1604 with the erection of accommodation in Court Barton "for the relief of 8 poore people of the Town of Crewkerne". A second accommodation block was erected in 1887 in West Street to celebrate the Golden Jubilee of Queen Victoria. The Almshouse buildings are Grade II Listed.

The Charity's Almshouses are numbers 14, 16, 18 and 20 West Street Crewkerne Somerset TA18 8AX and 33, 35, 37 and 39 Court Barton Crewkerne Somerset TA18 7HP. In addition the Charity owns a small agricultural plot which is let on an annual basis.

As at 31<sup>st</sup> December 2020 The Charity had balances of £9,222.41 and £17,824.35 in Current Accounts at Lloyds Bank.

The Charity is administered by eight Honorary Trustees, four of these are co-opted, two are nominated by Crewkerne Town Council, one is nominated by West Crewkerne Parish Council and one is nominated by Misterton Parish Council. The co-opted Trustees are appointed for a period of five years. The nominated Trustees are appointed for a period of four years. The Trustees give their services at no cost to the Charity. The Trustees are assisted by a Warden and Clerk who receive an honorarium to defray their expenses.

Under the Rules and Constitution of the Charity, it is required that prospective residents should be "Residents of Crewkerne, Misterton, West Crewkerne or Woolminstone, aged over 55 years and in need".

The Charity has 8 residents who pay a monthly contribution towards maintenance costs. The Trustees keep the maintenance charge under review and take a parochial and continuing interest in the wellbeing of the residents and their surroundings. A scheme of gentle, graduated increases to the Maintenance Charges has been introduced as they had fallen below the 70% of commercial rates recommended by The Almshouse Association (authoritative body)

2020 saw considerable outlay on one property (37 Court Barton) when the resident moved on to specialist accommodation. In preparing for the new resident damp problems were discovered leading to major structural work and replacement heating. Adjacent properties do not seem affected, although the heating in two will be upgraded in 2021 for ecological and economic reasons.

Two of the properties changed residents in 2020, which cleared the Charity's waiting list.

This has since been re-opened with one application.



| <b>The Matthew Chubbs Almshouses Charity</b>  |  |                    |                                      |   |
|---|--|--------------------|--------------------------------------|---|
| <b>Accounts for the Year Ended 31st December 2020</b>   |  |                    |                                      |   |
| <b>Lloyds Number 1 Account</b>  |  |                    |                                      |   |
| <u>Receipts</u>   |  |                    | <u>2020</u>                          | <u>2019</u>   |
| Maintenance Charge  |  |                    | 25477.64                             | 27317.57  |
| Rent of Plot  |  |                    | 0.00                                 | 150.00  |
| Dividends / Interest  |  |                    | 118.29                               | 117.88  |
| Almshouse Association Grant   |  |                    | 0.00                                 | 9540.00   |
| <b>Total Receipts</b>   |  |                    | <b>25595.93</b>                      | <b>37125.45</b>   |
| <u>Payments</u>   |  |                    |                                      |   |
| Insurance   |  |                    | 1136.70                              | 1096.97   |
| Almshouses Association Membership   |  |                    | 179.00                               | 0.00  |
| Honoraria Warden Clerk and Auditor  |  |                    | 1775.00                              | 1498.61   |
| Miscellaneous, TV Licencing and Gardening.  |  |                    | 746.85                               | 102.07  |
| Water   |  |                    | 1058.89                              | 1219.94   |
| Gas Safety Certificates Servicing and Repairs   |  |                    | 1070.00                              | 460.00  |
| Repairs and Maintenance   |  |                    | 39301.31                             | 6104.85   |
| Legal Expenses  |  |                    | 2312.40                              | 0.00  |
| Council Tax   |  |                    | 547.41                               | 0.00  |
| <b>Total Payments</b>   |  |                    | <b>48127.56</b>                      | <b>10482.44</b>   |
| Deficit / Surplus for the year  |  |                    | -22531.63                            | 26643.01  |
| <b>Opening and Closing Bank Balances for 2020</b>   |  |                    |                                      |   |
|   |  |                    | <u>Lloyds No 1</u><br><u>account</u> | <u>Lloyds No 2</u><br><u>Account</u><br><u>Sinking Fund</u> |
| Opening Balance   |  |                    | 37754.04                             | 11000.00  |
| Less Deficit  |  |                    | -22531.63                            |   |
|   |  |                    | 15222.41                             |   |
| Add Rent of plot  |  |                    |                                      | 150.00  |
| Add Mrs S Mallett settlement figure on vacation   |  |                    |                                      | 674.35  |
|   |  |                    |                                      | 11824.35  |
| Transfer from No 1 Account to No 2 Account  |  |                    | -6000.00                             | 6000.00   |
| Closing Balances at Lloyds Bank at 31st December 2020   |  |                    | <b>£9,222.41</b>                     | <b>£17,824.35</b>   |
| Chairman.....   |  | Vice Chairman..... |                                      |   |
| Clerk.....  |  | Date.....          |                                      |   |
| I confirm that I have examined the books and records of the Charity and this report is in accordance therewith. |  |                    |                                      |   |
| Independant Examiner.....   |  |                    |                                      |   |
| Address.....  |  |                    |                                      |   |
| Date.....   |  |                    |                                      |   |



| <b>The Matthew Chubbs Almshouses Charity</b>  |  |                    |                                      |   |
|---|--|--------------------|--------------------------------------|---|
| <b>Accounts for the Year Ended 31st December 2020</b>   |  |                    |                                      |   |
| <b>Lloyds Number 1 Account</b>  |  |                    |                                      |   |
| <u>Receipts</u>   |  |                    | <u>2020</u>                          | <u>2019</u>   |
| Maintenance Charge  |  |                    | 25477.64                             | 27317.57  |
| Rent of Plot  |  |                    | 0.00                                 | 150.00  |
| Dividends / Interest  |  |                    | 118.29                               | 117.88  |
| Almshouse Association Grant   |  |                    | 0.00                                 | 9540.00   |
| <b>Total Receipts</b>   |  |                    | <b>25595.93</b>                      | <b>37125.45</b>   |
| <u>Payments</u>   |  |                    |                                      |   |
| Insurance   |  |                    | 1136.70                              | 1096.97   |
| Almshouses Association Membership   |  |                    | 179.00                               | 0.00  |
| Honoraria Warden Clerk and Auditor  |  |                    | 1775.00                              | 1498.61   |
| Miscellaneous, TV Licencing and Gardening.  |  |                    | 746.85                               | 102.07  |
| Water   |  |                    | 1058.89                              | 1219.94   |
| Gas Safety Certificates Servicing and Repairs   |  |                    | 1070.00                              | 460.00  |
| Repairs and Maintenance   |  |                    | 39301.31                             | 6104.85   |
| Legal Expenses  |  |                    | 2312.40                              | 0.00  |
| Council Tax   |  |                    | 547.41                               | 0.00  |
| <b>Total Payments</b>   |  |                    | <b>48127.56</b>                      | <b>10482.44</b>   |
| Deficit / Surplus for the year  |  |                    | -22531.63                            | 26643.01  |
| <b>Opening and Closing Bank Balances for 2020</b>   |  |                    |                                      |   |
|   |  |                    | <u>Lloyds No 1</u><br><u>account</u> | <u>Lloyds No 2</u><br><u>Account</u><br><u>Sinking Fund</u> |
| Opening Balance   |  |                    | 37754.04                             | 11000.00  |
| Less Deficit  |  |                    | -22531.63                            |   |
|   |  |                    | 15222.41                             |   |
| Add Rent of plot  |  |                    |                                      | 150.00  |
| Add Mrs S Mallett settlement figure on vacation   |  |                    |                                      | 674.35  |
|   |  |                    |                                      | 11824.35  |
| Transfer from No 1 Account to No 2 Account  |  |                    | -6000.00                             | 6000.00   |
| Closing Balances at Lloyds Bank at 31st December 2020   |  |                    | £9,222.41                            | £17,824.35  |
| Chairman.....   |  | Vice Chairman..... |                                      |   |
| Clerk.....  |  | Date.....          |                                      |   |
| I confirm that I have examined the books and records of the Charity and this report is in accordance therewith. |  |                    |                                      |   |
| Independant Examiner.....   |  |                    |                                      |   |
| Address.....  |  |                    |                                      |   |
| Date.....   |  |                    |                                      |   |

