

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 31st 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.

The Matthew Chubbs Almshouses Charity					
Accounts for the Year Ended 31st December 2020					
Lloyds Number 1 Account					
<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
Total Receipts			25595.93		37125.45
<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
Total Payments			48127.56		10482.44
Deficit / Surplus for the year			-22531.63		26643.01
Opening and Closing Bank Balances for 2020					
			<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.....	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.....					

[illegible]

The Matthew Chubbs Almshouses Charity					
Accounts for the Year Ended 31st December 2020					
Lloyds Number 1 Account					
<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
Total Receipts			25595.93		37125.45
<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
Total Payments			48127.56		10482.44
Deficit / Surplus for the year			-22531.63		26643.01
Opening and Closing Bank Balances for 2020					
			<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.....	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.....					

[illegible]