

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

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.

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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>

Statement of Assets and Liabilities at 31st December 2022

Current Assets	31.12.2022	31.12.2021
Lloyds Bank No 1 Account at 01.01.2022	22794.85	9222.41
Lloyds Bank No 2 Account at 01.01.2022	23981.85	17824.35
	46776.70	27046.76
Add Surplus for the year	12674.05	19729.94
	<u>£59,450.75</u>	<u>£46,776.70</u>
Lloyds Bank No 1 Account at 31.12.2022	15773.90	22794.85
Lloyds Bank No 2 Account at 31.12.2022	43676.85	23981.85
	<u>£59,450.75</u>	<u>£46,776.70</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. 14,16,18,30. West Street Crewkerne Somerset TA18 8BX
- 3 Freehold Plot of Agricultural Land.
- 4 228.13 COIF Charities Investment Fund Income Units.
- 5 £5,456.25 will become payable to Tree when three doors have been manufactured and installed.

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.....

RETIRED
LEGAL EXECUTIVE.

Address.....

Date.....