

**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.

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

| <u>Receipts</u>                                   | <u>31.12.2023</u> | <u>31.12.2022</u> |
|---|-------------------|-------------------|
| 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             |
|   | <u>35166.98</u>   | <u>32389.24</u>   |
| <u>Payments</u>                                   |                   |                   |
| 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              |
|   | <u>25949.26</u>   | <u>19715.19</u>   |
| Surplus For The Year                              | <u>£9,217.72</u>  | <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           |
|             | TOTAL  | <u>£20,905.46</u> |



# Statement of Assets and Liabilities at 31st December 2023

## Current Assets

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

Vice Chairman..... *HLG*

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*

*RETIREE*

*LEGAL EXECUTIVE*

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

Date..... *12TH April 2024*