

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

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

| Current Assets | 31.12.2024 | 31.12.2023 |
|--|-------------------|-------------------|
| 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 |
| | 68668.47 | 59450.75 |
| 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. Green* *Gerard H. Green* *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> | <u>Description</u> | <u>31.12.2024</u> | <u>31.12.2023</u> |
|---|-------------------------|-------------------|-------------------|
| 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 |
| | Richells Electrical | | |
| | Aquasave Pumping | | |
| | A Stuart | | |
| 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 |
| | TOTAL | 23315.23 | 25949.26 |
| Surplus For The Year | | <u>£10,391.50</u> | <u>£9,217.72</u> |
| | Carpet | | 671.00 |
| | Carpet | | 671.30 |
| | Carpet | | 226.30 |
| | Council Tax | | 242.47 |
| | House Clearance | | 140.00 |
| | Ovo Electricity | | 122.31 |
| | Emma Moseley Deep Clean | | 246.00 |
| | ECN Next Energy | | 129.13 |
| | ECN Next Energy | | 129.13 |
| | Travelling Expenses | | 22.50 |
| | Travelling Expenses | | 17.50 |
| | Auto Expenses | | 52.47 |
| | Electricity | | 100.00 |
| | TOTAL | | £2,895.11 |

Matthew Chubbs Almshouses Charity

Repairs and Maintenance for the Year Ended 31.12.2024

| Date | Description | Amount |
|------------|--|-------------------|
| 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 |
| | TOTAL | £14,240.86 |

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 |
| | TOTAL | £2,899.11 |