

**The Matthew Chubbs Almshouses Charity**

Registered Charity No: 247348

Clerk to the Trustees: Sheila Seymour  
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**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 not 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

Current Assets	31.12.2025	31.12.2024
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
	79059.97	68668.47
Less Deficit For The Year / Surplus Previous year	-1152.19	10391.50
	<u>£77,907.78</u>	<u>£79,059.97</u>
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>£77,907.78</u>	<u>£79,059.97</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

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## 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

Date	Description	Amount
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
	TOTAL	<u>£32,266.35</u>

## 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
	TOTAL	<u>£536.96</u>