

MOLESWORTH EVENTIDE HOMES

England & Wales · Charity number 252013

Details

Status Registered

Legal form Other

Registered 1967-04-04

Register [View on the Charity Commission register](#)

Contact

Address 9 Broad Street
Stamford
Lincolnshire
PE9 1PY

Phone 01780750692

Email Clare.Knoop@chattertons.com

Activities

Objects: FOR THE ESTABLISHMENT AND MAINTENANCE OF EVENTIDE HOMES AT KETTON AFORESAID FOR THE USE AND BENEFIT OF DESERVING PERSONS OF EITHER SEX WHO IN THEIR DECLINING YEARS ARE UNABLE TO PROVIDE THEMSELVES WITH A HOME.

Activities: 'the establishment and maintenance of the Eventide Homes at Ketton aforesaid for the use and benefit of deserving persons of either sex who in their declining years are unable to provide themselves with a home . . . (such) homes to be occupied by old residents of Ketton aforesaid who may through ill health, adversity or misfortune be in reduced circumstances . . . '

Classification

- **How:** Provides Buildings/facilities/open Space
- **What:** The Prevention Or Relief Of Poverty
- **Who:** Elderly/old People

Geography

- **Area of benefit:** KETTON
- Rutland

Finances

| Period end | Income | Expenditure | Assets | Employees |
|------------|---------|-------------|--------|-----------|
| 2025-04-05 | £31,784 | £23,355 | - | - |
| 2024-04-05 | £34,621 | £37,426 | - | - |
| 2023-04-05 | £34,543 | £28,347 | - | - |
| 2022-04-05 | £33,410 | £21,799 | - | - |
| 2021-04-05 | £33,410 | £21,799 | - | - |

Trustees

| Name | Role | Appointed |
|----------------------|------|------------|
| Dr CRAIG MANN | | 2017-06-08 |
| FIONA BLACKBURN | | 2017-06-08 |
| Gillian Mary Laycock | | 2020-01-31 |
| Graham George Layne | | 2022-12-19 |
| JANIS SALMON | | 2013-06-11 |
| MARY CADE | | 2017-06-08 |
| Michael John Wright | | 2015-07-21 |

MOLESWORTH EVENTIDE HOMES

England & Wales - Charity number 252013

Accounts

MOLESWORTH EVENTIDE HOMES

Registered No: 252013

ANNUAL REPORT and STATEMENT OF ACCOUNTS for the year ended 5th April 2025

Chattertons
Solicitors
9 Broad Street
Stamford
Lincolnshire
PE9 1PY
Ref: CK

MOLESWORTH EVENTIDE HOMES
Annual Report for the period ended 5th April 2025

The Charity called the Molesworth Eventide Homes at Ketton, Rutland was founded by Will of Mary Emma Molesworth proved with Codicil thereto in the Principal Registry on the 9th April 1965 and comprised in a Conveyance and Trust Deed dated the 21st March 1967. The principal address is c/o 9 Broad Street, Stamford, Lincolnshire, PE9 1PY and is registered with the Charity Commission No. 252013.

The Charity Trustees during the period were:-

| | | | | |
|---------------------|----------|------------|---------------|-----------------|
| Michael John Wright | Chairman | Mary Cade | Martin Downes | Gillian Laycock |
| Fiona Blackburn | | Craig Mann | Janis Salmon | Graham Layne |

The objects of the Charity are:-
the establishment and maintenance of the Eventide Homes at Ketton aforesaid for the use and benefit of deserving persons of either sex who in their declining years are unable to provide themselves with a home (such) homes to be occupied by old residents of Ketton aforesaid who may through ill health, adversity or misfortune be in reduced circumstances ...

The power to appoint new Trustees is vested in the existing Trustees. When new Trustees are appointed they are given an overview of the Charity and an outline of both its operational and financial activities. New Trustees are selected in order to gain benefit from their skills and experience, to complement the existing Trustees, and to provide succession.

The Trustees can report that the management of the Charity was in their opinion completed on a satisfactory basis during the year. The Trustees having considered the guidelines issued by the Charity Commission on public benefit are of the opinion that the criteria are being met within the objectives and activities of the Charity.

Review of the year:-

- Throughout the year, repairs and maintenance have been carried out to the bungalows as required. Two of the eight bungalows are now connected via full-fibre connections for phone and internet. All bungalows have new Lifeline connection via the mobile phone network. This importantly means that as further residents elect to connect phones and internet via fibre the Lifelines continues to work under mains electricity failure conditions. All bungalows have had additional smoke alarms fitted. The financial position of the Charity at 5th April 2025 is considered satisfactory and more than adequate to meet the objectives of the Charity.
- The Charity's financial investments have been moved to Chattertons.
- Philip Robson retired as clerk and Clare Knopp has been appointed.

M.J. Wright 27/11/2025

Chairman on behalf of the Trustees **Date** **MOLESWORTH EVENTIDE HOMES**
Statement of Accounts for the Year Ended 5th April 2025 – Receipts and Payments Account

| | 2025 | 2024 | PAYMENTS | 2025 | 2024 |
|-----------------------------------|-------------|-------------|--|-------------|-------------|
| <u>RECEIPTS</u> | £ | £ | | £ | £ |
| <u>Income from properties:</u> | | | | | |
| Contributions for the year | 30,129.10 | 28,055.64 | Stag Property Services; No 2 Shower | 443.78 | 5,123.29 |
| Rent of Fields at North Luffenham | 142.50 | 142.50 | Eon – Electricity supply - Footpath lighting | | 417.02 |
| | | | Sundries - Keys & sign | 30.00 | 30.85 |
| | | | Michael Wright – Various reimbursement | 1,936.12 | 121.24 |
| | | | Anglian Water – Water supply | | 3,308.89 |
| <u>Investment income:</u> | | | Tommy Plummer – Tree pruning | 1,221.39 | 576.00 |
| Dividends | 1,500.00 | 6,000.00 | Ecclesiastical Insurance premium | | 1,162.58 |
| | | | Adcock Electrical – Smoke/heat detectors | 925.00 | 3,000.00 |
| | | | MG Plumbing & Heating - General plumbing | 4,972.57 | 1,101.00 |
| | | | British Gas – Property gas supplies | | 6,709.31 |
| <u>Other Receipts:</u> | | | K Davies – Emergency plumbing | 1,194.00 | 1,118.00 |
| Western Power – easement | 12.18 | 11.86 | Brian Naylor – Ground maintenance | | 2,480.40 |
| British Gas – refund | | 410.62 | East Midlands – Tree survey | 551.70 | 551.70 |
| | | | Adcock Electrical – Test | 956.78 | 960.00 |
| | | | British Gas – Boiler maintenance | 3,700.23 | 3,298.88 |
| | | | Richardsons – Land fees | 17.10 | 17.10 |
| | | | Rutland C.C. – Council tax No 2 | | 190.42 |
| | | | <u>Services for Residents etc</u> | | |
| | | | Cross Keys | 2,082.08 | 1,934.40 |
| | | | Christmas Hampers/Gifts | 320.00 | 320.00 |
| c/f | 31,783.78 | 34,620.62 | c/f | 18,350.75 | 32,421.08 |

MOLESWORTH EVENTIDE HOMES
Statement of Accounts for the Year Ended 5th April 2025 – Receipts and Payments Account

| <u>RECEIPTS</u> | 2025 £ | 2024 £ | <u>PAYMENTS</u> | 2025 £ | 2024 £ |
|-------------------------------|------------------|------------------|--|------------------|------------------|
| b/f | 31,783.78 | 34,620.62 | b/f | 18,350.75 | 32,421.08 |
| | | | <u>Administration:</u> | | |
| | | | Almshouse Association – Annual Fees | 353.00 | 343.00 |
| | | | Clerks Salary | 3,780.00 | 3,780.00 |
| | | | Price Bailey – Independent Examiners | 870.00 | 822.00 |
| | | | Congregational Hall booking - Meetings | | 60.00 |
| | | | Probate fee – Examination of Will | 1.50 | |
| Total Annual Receipts: | 31,783.78 | 34,620.62 | Total Annual Running Costs: | 23,355.25 | 37,426.08 |

Annual Summary of Accounts:

| | | | |
|--|-----------|-----------|-----------|
| Total Annual Receipts: | A | 31,783.78 | 34,620.62 |
| Total Annual Running Costs: | B | 23,355.25 | 37,426.08 |
| Net Receipts for the Year: | C = A - B | 8,428.53 | -2,805.46 |
| Balance Carried Forward at 06/04/2024: | D | 22,389.49 | 25,194.95 |
| Balance Carried Forward at year end: | D + C | 30,818.02 | 22,389.49 |

MOLESWORTH EVENTIDE HOMES
Schedule of Assets for the Year Ended 5th April 2025

| | 2025 | 2024 |
|--|--------------------------------|-------------------|
| | £ | £ |
| 1. 1 to 8 Molesworth Bungalows (Insurance cover £1,441,863) | | |
| 2. OS90 and 92 North Luffenham | | |
| 3. No 1 Account (Permanent Endowment) 11M Strategic Adventurous Portfolio * | 287,594.00 | 298,687.12 |
| 4. No 2 Account (Extraordinary Repair Fund) 11 M Strategic Moderate Portfolio * | 37,424.00 | 37,385.26 |
| 5. No 3 Account (Accumulations of Income) 11M Strategic Moderate Portfolio * | 328.00 | 228.98 |
| 6. No 4 Account (Accumulations of Income) * | 2,084.00 | |
| 7. Barclays Bank P/c – Community Account | 30,670.08 | 22,377.63 |
| 8. Chattertons | 147.94 | 11.86 |
| | <u>358,248.02</u> | <u>358,690.85</u> |
| | Total Financial Assets: | 358,690.85 |

*As at 31 March 2025

**Independent Examiner's Report
To the Trustees of Molesworth Eventide Homes**

I report to the charity trustees on my examination of the accounts of the charity for the year ended 5 April 2025 which are set out on pages 2 to 4.

Responsibilities and basis of report

As the charity's trustees you are responsible for the preparation of the accounts in accordance with the requirements of the Charities Act 2011 ('the Act').

I report in respect of my examination of the charity's accounts carried out under section 145 of the Act and in carrying out my examination I have followed all the applicable Directions given by the Charity Commission under section 145(5)(b) of the Act.

Independent examiner's statement

I have completed my examination. I confirm that no material matters have come to my attention in connection with the examination giving me cause to believe that in any material respect:

1. accounting records were not kept in respect of the charity as required by section 130 of the Act; or
2. the accounts do not accord with those records.

I have no concerns and have come across no other matters in connection with the examination to which attention should be drawn in this report in order to enable a proper understanding of the accounts to be reached.



K M Hilliard ACA FCCA CTA
Price Bailey LLP
36 Tyndall Court
Commerce Road
Lynchwood
Peterborough
PE2 6LR

Date: 11/12/25

MOLESWORTH EVENTIDE HOMES

England & Wales - Charity number 252013

Accounts

MOLESWORTH EVENTIDE HOMES

Registered No: 252013

ANNUAL REPORT and STATEMENT OF ACCOUNTS for the year ended 5th April 2024

Chattertons
Solicitors
9 Broad Street
Stamford
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PE9 1PY
Ref: PR

MOLESWORTH EVENTIDE HOMES
Annual Report for the period ended 5th April 2024

The Charity called the Molesworth Eventide Homes at Ketton, Rutland was founded by Will of Mary Emma Molesworth proved with Codicil thereto in the Principal Registry on the 9th April 1965 and comprised in a Conveyance and Trust Deed dated the 21st March 1967. The principal address is c/o 9 Broad Street, Stamford, Lincolnshire, PE9 1PY and is registered with the Charity Commission No. 252013.

The Charity Trustees during the period were:-

| | | |
|---------------------|----------|-----------------|
| Michael John Wright | Chairman | Mary Cade |
| Fiona Blackburn | | Craig Mann |
| Martin Downes | | Gillian Laycock |
| Janis Salmon | | Graham Layne |

The objects of the Charity are:-

'the establishment and maintenance of the Eventide Homes at Ketton aforesaid for the use and benefit of deserving persons of either sex who in their declining years are unable to provide themselves with a home (such) homes to be occupied by old residents of Ketton aforesaid who may through ill health, adversity or misfortune be in reduced circumstances ...'

The occupants of the Charity bungalows at 1 – 8 Molesworth Bungalows, Ketton are:-

| | |
|------|---|
| No 1 | Mrs Dorothy Marion Wright |
| No 2 | Mrs Sue Palmer |
| No 3 | Mr David John and Mrs Monica Mary Thompson |
| No 4 | Mrs Patricia Fountain |
| No 5 | Mr Derek Stuart and Mrs Gail Margaret Chapman |
| No 6 | Mr William Hales |
| No 7 | Mrs Elizabeth Ann McQuistan |
| No 8 | Mrs Catharine Bristow |

The power to appoint new Trustees is vested in the existing Trustees. When new Trustees are appointed they are given an overview of the Charity and an outline of both its operational and financial activities. New Trustees are selected in order to gain benefit from their skills and experience, to complement the existing Trustees, and to provide succession.

The Trustees can report that the management of the Charity was in their opinion completed on a satisfactory basis during the year. The Trustees having considered the guidelines issued by the Charity Commission on public benefit are of the opinion that the criteria are being met within the objectives and activities of the Charity.

Review of the year:-

Throughout the year, repairs and maintenance have been carried out to the bungalows as required. In particular, smoke alarms have been renewed in all bungalows and the bathroom for Number 2 has been replaced. Chattertons Wealth have taken over financial investment advice following consideration by the Trustees of detailed proposals. Recommended tree works have been carried out.

The financial position of the Charity at 5th April 2024 is considered satisfactory and more than adequate to meet the objectives of the Charity.

M. J. Wright
.....
Chairman on behalf of the Trustees

18/10/2024
.....
Date

MOLESWORTH EVENTIDE HOMES

Statement of Accounts for the Year Ended 5th April 2024 – Receipts and Payments Account

| | <u>2024</u> | <u>2023</u> | <u>PAYMENTS</u> | <u>2024</u> | <u>2023</u> |
|--|-------------|-------------|--|-------------|-------------|
| | £ | £ | | £ | £ |
| <u>RECEIPTS</u> | | | | | |
| <u>Income from property</u> Contributions for the year | 28,055.64 | 28,388.94 | <u>Upkeep of Properties</u> Stag Property Services – shower No 2 | 5,123.29 | 427.29 |
| | | | Eon | 417.02 | |
| | | | Keys & sign | 30.85 | |
| | | | Michael Wright – various reimbursement | 121.24 | |
| Rent of Fields at North Luffenham | 142.50 | 142.50 | Anglian Water Rates | 3,308.89 | 1,939.95 |
| | | | Tommy Plummer – tree pruning | 576.00 | |
| | | | Welland Windows | 1,162.58 | 3,902.40 |
| <u>Investment Income</u> | | | Insurance Ecclesiastical | 1,101.00 | 1,132.36 |
| | | | Adcock Electrical – smoke & heat detectors | 3,000.00 | 730.00 |
| Dividends | 6,000.00 | 6,000.00 | MG Plumbing & Heating | 1,101.00 | 7,229.87 |
| | | | British Gas | 6,709.31 | |
| | | | K Davies – Emergency plumbing | 1,118.00 | |
| | | | Brian Naylor – Gardening | 2,480.40 | 1,743.00 |
| Western Power – easement | 11.86 | | East Midlands – tree survey | 551.70 | |
| | | | Adcock Electrical – Test | 960.00 | 410.40 |
| British Gas – refund | 410.62 | 11.86 | British Gas – maintenance | 3,298.88 | 3,037.00 |
| | | | Alarm batteries | 17.10 | 14.68 |
| | | | Richardsons – land fees | 17.10 | 17.10 |
| | | | Mrs MC Berry – rent refund | 190.42 | 909.99 |
| | | | Rutland C.C. – Council tax No 2 | 190.42 | |
| | | | | 30,166.68 | 21,494.04 |
| | | | Services for Residents etc | 1,934.40 | 1747.20 |
| | | | Cross Keys | 320.00 | 280.00 |
| | | | Christmas Hampers/Gifts | 32,421.08 | 23,521.24 |
| c/f | 34,620.62 | 34,543.30 | c/f | | |

MOLESWORTH EVENTIDE HOMES

Statement of Accounts for the Year Ended 5th April 2024 – Receipts and Payments Account

| | <u>2024</u> | <u>2023</u> | <u>PAYMENTS</u> | <u>2024</u> | <u>2023</u> |
|------------------------------------|------------------|------------------|---|------------------|------------------|
| <u>RECEIPTS</u> | | | | | |
| b/f | £ 34,620.62 | £ 34,543.30 | b/f | £ 32,421.08 | £ 23,521.24 |
| | | | Administration | | |
| | | | Almshouse Association | 343.00 | 392.00 |
| | | | Clerks Salary | 3,780.00 | 3,600.00 |
| | | | Price Bailey – Auditors | 822.00 | 786.00 |
| | | | Congregational Hall | 60.00 | 48.00 |
| | | | | <u>5,005.00</u> | <u>4,826.00</u> |
| TOTAL RECEIPTS | 34,620.62 | 34,543.30 | TOTAL ANNUAL RUNNING COSTS | 37,426.08 | 28,347.24 |
| TOTAL ANNUAL RUNNING COSTS | 37,426.08 | 28,347.24 | Investment to Extraordinary Repair Fund | | 25,000.00 |
| NET RECEIPTS FOR THE YEAR | -2,805.46 | 6,196.06 | | | 53,347.24 |
| Balance carried forward 06.04.2023 | 25,194.95 | <u>43,998.89</u> | | | |
| Less investments to ERF | | 50,194.95 | | | |
| Balance carried forward 05.04.2024 | 22,389.49 | <u>25,194.95</u> | | | |

MOLESWORTH EVENTIDE HOMES
Schedule of Assets for the Year Ended 5th April 2024

| | | | |
|----|--|------------|------------|
| 1. | 1 to 8 Molesworth Bungalows (Insurance cover £1,441,863) | 2024 £ | 2023 £ |
| 2. | OS90 and 92 North Luffenham | | |
| 3. | No 1 Account (Permanent Endowment) 11M Strategic Adventurous Portfolio* | 298,687.12 | 276,202.67 |
| 4. | No 2 Account (Extraordinary Repair Fund) 11 M Strategic Moderate Portfolio* | 37,385.26 | 34,654.10 |
| 5. | No 3 Account (Accumulations of Income) 11M Strategic Moderate Portfolio* | 228.98 | 212.25 |
| 6. | Barclays Bank Plc – Community Account | 22,377.63 | 25,057.69 |
| 7. | Chattertons | 11.86 | 137.26 |

*As at 31 March 2024

**Independent Examiner's Report
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I report to the charity trustees on my examination of the accounts of the charity for the year ended 5 April 2024 which are set out on pages 2 to 4.

Responsibilities and basis of report

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1. accounting records were not kept in respect of the charity as required by section 130 of the Act; or
2. the accounts do not accord with those records.

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K M Hilliard ACA FCCA CTA
Price Bailey LLP
36 Tyndall Court
Commerce Road
Lynchwood
Peterborough
PE2 6LR

Date: 30/10/24

MOLESWORTH EVENTIDE HOMES

England & Wales - Charity number 252013

Accounts

MOLESWORTH EVENTIDE HOMES

Registered No: 252013

ANNUAL REPORT and STATEMENT OF ACCOUNTS

for the year ended 5th April 2023

Chattertons
Solicitors
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Ref: PR.SM

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| | | |
|---------------------|----------|-----------------|
| Michael John Wright | Chairman | Mary Cade |
| Fiona Blackburn | | Craig Mann |
| Martin Downes | | Gillian Laycock |
| Janis Salmon | | Graham Layne |

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| No 6 | Mr William Hales |
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The Trustees can report that the management of the Charity was in their opinion completed on a satisfactory basis during the year. The Trustees having considered the guidelines issued by the Charity Commission on public benefit are of the opinion that the criteria are being met within the objectives and activities of the Charity.

Review of the year:-

Throughout the year, repairs and maintenance have been carried out to the bungalows as required. In particular, all bungalow windows were checked and oiled and a full electrical inspection has been successfully completed. A Tree Report has been obtained and recommended work will be undertaken.

The financial position of the Charity at 5th April 2023 is considered satisfactory and more than adequate to meet the objectives of the Charity.


.....
Chairman on behalf of the Trustees

16/09/23
.....
Date

MOLESWORTH EVENTIDE HOMES

Statement of Accounts for the Year Ended 5th April 2023 – Receipts and Payments Account

| | 2023 | | 2022 | | 2023 | | 2022 | |
|---|-----------|---|-----------|---|-----------|---|-----------|--|
| | £ | £ | £ | £ | £ | £ | £ | |
| <u>RECEIPTS</u> | | | | | | | | |
| Income from property Contributions for the year | 28,388.94 | | 26,855.60 | | 427.29 | | 324.83 | |
| Rent of Fields at North Luffenham | 142.50 | | 142.50 | | 1,939.95 | | 2,586.05 | |
| <u>Investment Income</u> | | | | | 3,902.40 | | 274.80 | |
| Dividends | 6,000.00 | | 6,000.00 | | 1,132.36 | | 1,024.78 | |
| | | | | | 730.00 | | 1,273.50 | |
| | | | | | 7,229.87 | | 5,100.01 | |
| | | | | | 1,743.00 | | 1,198.45 | |
| | | | | | | | 1,406.40 | |
| | | | | | | | 551.70 | |
| Western Power – easement | 11.86 | | 11.76 | | 410.40 | | 2,502.73 | |
| | | | | | 3,037.00 | | | |
| | | | | | 14.68 | | | |
| | | | | | 17.10 | | 17.10 | |
| | | | | | 909.99 | | | |
| | | | | | | | | |
| | | | | | 21,494.04 | | 16,260.35 | |
| | | | | | 1,747.20 | | 1,747.20 | |
| | | | | | 280.00 | | 320.00 | |
| c/f | 34,543.30 | | 33,009.86 | | 23,521.24 | | 18,327.55 | |

MOLESWORTH EVENTIDE HOMES

Statement of Accounts for the Year Ended 5th April 2023 – Receipts and Payments Account

| <u>RECEIPTS</u> | <u>2023</u> | <u>2022</u> | <u>PAYMENTS</u> | <u>2023</u> | <u>2022</u> |
|------------------------------------|--------------------|------------------|---|------------------|------------------|
| | £ | £ | | £ | £ |
| b/f | 34,543.30 | 33,009.86 | b/f | 23,521.24 | 18,327.55 |
| | | | Administration | | |
| | | | John Phillips – Retirement | | 30.46 |
| | | | present | | 187.00 |
| | | | Almshouse Association | 392.00 | 3,600.00 |
| | | | Clerks Salary | 3,600.00 | 750.00 |
| | | | Stephenson Smart – Auditors | 786.00 | |
| | | | Michael Wright – expenses | | 280.71 |
| | | | Refund | | |
| | | | Congregational Hall | 48.00 | |
| | | | | 4,826.00 | 4,848.17 |
| TOTAL RECEIPTS | 34,543.30 | 33,009.86 | TOTAL ANNUAL RUNNING COSTS | 28,347.24 | 23,175.72 |
| TOTAL ANNUAL | | | Investment to Extraordinary Repair Fund | 25,000.00 | |
| RUNNING COSTS | 28,347.24 | 23,175.72 | | 53,347.24 | |
| Investments | 25,000.00 | - | | | |
| NET RECEIPTS FOR THE YEAR | (18,803.94) | 9,834.14 | | | |
| Balance brought forward 06.04.2022 | <u>43,998.89</u> | <u>34,164.75</u> | | | |
| Balance carried forward 05.04.2023 | 25,194.95 | 43,998.89 | | | |

MOLESWORTH EVENTIDE HOMES
Schedule of Assets for the Year Ended 5th April 2023

| | 2023 £ | 2022 £ |
|---|------------|------------|
| 1. 1 to 8 Molesworth Bungalows (Insurance cover £1,251,687) | | |
| 2. OS90 and 92 North Luffenham | | |
| 3. No 1 Account (Permanent Endowment) 11M Strategic Adventurous Portfolio* | 276,202.67 | 305,359.78 |
| 4. No 2 Account (Extraordinary Repair Fund) 11 M Strategic Moderate Portfolio* | 34,654.10 | 9,574.02 |
| 5. No 3 Account (Accumulations of Income) 11M Strategic Moderate Portfolio* | 212.25 | 222.53 |
| 6. Barclays Bank Plc – Community Account | 25,057.69 | 43,998.89 |
| 7. Chattertons | 137.26 | Nil |

*As at 31 March 2023

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To the Trustees of Molesworth Eventide Homes**

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Responsibilities and basis of report

As the charity's trustees you are responsible for the preparation of the accounts in accordance with the requirements of the Charities Act 2011 ('the Act').

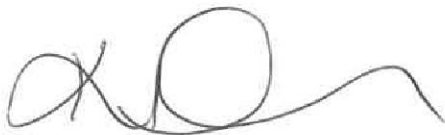
I report in respect of my examination of the charity's accounts carried out under section 145 of the Act and in carrying out my examination I have followed all the applicable Directions given by the Charity Commission under section 145(5)(b) of the Act.

Independent examiner's statement

I have completed my examination. I confirm that no material matters have come to my attention in connection with the examination giving me cause to believe that in any material respect:

1. accounting records were not kept in respect of the charity as required by section 130 of the Act; or
2. the accounts do not accord with those records.

I have no concerns and have come across no other matters in connection with the examination to which attention should be drawn in this report in order to enable a proper understanding of the accounts to be reached.



K M Hilliard ACA FCCA CTA
Stephenson Smart & Co
36 Tyndall Court
Commerce Road
Lynchwood
Peterborough
PE2 6LR

Date: 4/10/23

MOLESWORTH EVENTIDE HOMES

England & Wales - Charity number 252013

Accounts

MOLESWORTH EVENTIDE HOMES

Registered No: 252013

ANNUAL REPORT and STATEMENT OF ACCOUNTS for the year ended 5th April 2022

Chattertons
Solicitors
9 Broad Street
Stamford
Lincolnshire
PE9 1PY
Ref: PR.SM

MOLESWORTH EVENTIDE HOMES
Annual Report for the period ended 5th April 2022

The Charity called the Molesworth Eventide Homes at Ketton, Rutland was founded by Will of Mary Emma Molesworth proved with Codicil thereto in the Principal Registry on the 9th April 1965 and comprised in a Conveyance and Trust Deed dated the 21st March 1967. The principal address is c/o 29 St Mary's Street, Stamford, Lincolnshire, PE9 2DL and is registered with the Charity Commission No. 252013.

The Charity Trustees during the period were:-

| | | |
|---------------------|----------|-----------------|
| Michael John Wright | Chairman | Mary Cade |
| Fiona Blackburn | | Craig Mann |
| Martin Downes | | Gillian Laycock |
| Janis Salmon | | |

The objects of the Charity are:-

'the establishment and maintenance of the Eventide Homes at Ketton aforesaid for the use and benefit of deserving persons of either sex who in their declining years are unable to provide themselves with a home (such) homes to be occupied by old residents of Ketton aforesaid who may through ill health, adversity or misfortune be in reduced circumstances ...'

The occupants of the Charity bungalows at 1 – 8 Molesworth Bungalows, Ketton are:-

| | |
|------|---|
| No 1 | Mrs Dorothy Marion Wright |
| No 2 | Mrs Maria Carmen Berry |
| No 3 | Mr David John and Mrs Monica Mary Thompson |
| No 4 | Mrs Patricia Fountain |
| No 5 | Mr Derek Stuart and Mrs Gail Margaret Chapman |
| No 6 | Mr William Hales |
| No 7 | Mrs Elizabeth Ann McQuistan |
| No 8 | Mrs Catharine Bristow |

The power to appoint new Trustees is vested in the existing Trustees. When new Trustees are appointed they are given an overview of the Charity and an outline of both its operational and financial activities. New Trustees are selected in order to gain benefit from their skills and experience, to complement the existing Trustees, and to provide succession.

The Trustees can report that the management of the Charity was in their opinion completed on a satisfactory basis during the year. The Trustees having considered the guidelines issued by the Charity Commission on public benefit are of the opinion that the criteria are being met within the objectives and activities of the Charity.

Review of the year:-

Throughout the year, repairs and maintenance have been carried out to the bungalows as required. In particular, an inspection of the footpaths to the rear of 1-4 has been undertaken and the tree surgeon will report upon possible damage caused by the tree roots of the large pine. Formal consent from Rutland District Council will be needed before any work to the tree or tree roots is undertaken.

The financial position of the Charity at 5th April 2022 is considered satisfactory and more than adequate to meet the objectives of the Charity.

M J Wright

.....
Chairman on behalf of the Trustees

04/10/2022

.....
Date

MOLESWORTH EVENTIDE HOMES

Statement of Accounts for the Year Ended 5th April 2022 – Receipts and Payments Account

| RECEIPTS | 2022 | | 2021 | | PAYMENTS | | 2022 | | 2021 | |
|---|-----------|-----------|-----------|-----------|--------------------------------|----------|------|-----------|------|-----------|
| | £ | £ | £ | £ | £ | £ | £ | £ | £ | £ |
| Income from property Contributions for the year | 26,855.60 | | 27,255.60 | | Unkeep of Properties | | | | | 469.75 |
| Rent of Fields at North Luffenham | 142.50 | | 142.50 | | Eon | 324.83 | | | | |
| | | | | | Anglian Water Rates | 2,586.05 | | | | 2,076.34 |
| | | | | | Welland Windows | 274.80 | | | | |
| | | | | | Insurance Ecclesiastical | 1,024.78 | | | | 997.11 |
| Investment Income | | | | | MG Plumbing & Heating | 1,273.50 | | | | 755.00 |
| Dividends | 6,000.00 | | 6,000.00 | | Colourbank – carpets | | | | | 1,108.00 |
| | | | | | NUV Electrical | 1,198.45 | | | | |
| | | | | | Brian Naylor – Gardening | 1,406.40 | | | | 2,297.71 |
| | | | | | J Wilcockson – Tree care | 551.70 | | | | 450.00 |
| | | | | | Ian Halsall – painting | | | | | 1,788.00 |
| | | | | | Steve Whittle – lights/fan | | | | | 395.00 |
| | | | | | British Gas | 5,100.01 | | | | 2,618.01 |
| | | | | | John Phillips – lock reimburse | | | | | 288.00 |
| | | | | | British Gas – maintenance | 2,502.73 | | | | 2,342.52 |
| | | | | | Carpet Fitter | | | | | 210.00 |
| | | | | | Richardsons – land fees | 17.10 | | | | 17.10 |
| | | | | | Oakham Pest Control | | | | | 80.00 |
| | | | | | CS Fenn – Repairs | | | | | 1,844.79 |
| | | | | | | | | | | |
| | | | | | | | | 16,260.35 | | 17,737.33 |
| | | | | | Services for Residents etc | | | | | |
| | | | | | Cross Keys | 1,747.20 | | | | 280.00 |
| | | | | | Christmas Hampers/Gifts | 320.00 | | | | |
| | | | | | c/f | | | | | |
| | c/f | 33,009.86 | | 33,409.94 | | | | 18,327.55 | | 18,017.33 |

MOLESWORTH EVENTIDE HOMES

Statement of Accounts for the Year Ended 5th April 2022 – Receipts and Payments Account

| <u>RECEIPTS</u> | <u>2022</u> | <u>2021</u> | <u>PAYMENTS</u> | <u>2022</u> | <u>2021</u> |
|---|------------------|------------------|-----------------------------------|------------------|------------------|
| | £ | £ | | £ | £ |
| b/f | 33,009.86 | 33,409.94 | b/f | 18,327.55 | 18,017.33 |
| | | | Administration | | |
| | | | John Phillips – Retirement | | |
| | | | present | 30.46 | |
| | | | Almshouse Association | 187.00 | 182.00 |
| | | | Clerks Salary | 3,600.00 | 3,600.00 |
| | | | Stephenson Smart – Auditors | 750.00 | |
| | | | Michael Wright – expenses | | |
| | | | Refund | 280.71 | |
| | | | | 4,848.17 | 3,782.00 |
| TOTAL RECEIPTS | 33,009.86 | 33,409.94 | TOTAL ANNUAL RUNNING COSTS | 23,175.72 | 21,799.33 |
| TOTAL ANNUAL RUNNING COSTS | 23,175.72 | 21,799.33 | | | |
| NET RECEIPTS FOR THE YEAR | 9,834.14 | 11,610.61 | | | |
| Balance carried forward 06.04.2021 | 34,164.75 | 22,554.14 | | | |
| Balance carried forward 05.04.2022 | 43,998.89 | 34,164.75 | | | |

MOLESWORTH EVENTIDE HOMES
Schedule of Assets for the Year Ended 5th April 2022

| | | | | |
|----|--|------------|-----------|------------|
| 1. | 1 to 8 Molesworth Bungalows (Insurance cover £1,251,687) | | | |
| 2. | OS90 and 92 North Luffenham | | | |
| 3. | No 1 Account (Permanent Endowment) | 2022 £ | 2021 £ | |
| | 11M Strategic Adventurous Portfolio* | 305,359.78 | | 264,850.67 |
| 4. | No 2 Account (Extraordinary Repair Fund) | | | |
| | 11 M Strategic Moderate Portfolio* | 9,574.02 | | 8,673.20 |
| 5. | No 3 Account (Accumulations of Income) | | | |
| | 11M Strategic Moderate Portfolio* | 222.53 | | 201.56 |
| 6. | Barclays Bank Plc – Community Account | 43,998.89 | | 34,070.86 |
| 7. | Chattertons | Nil | | 93.89 |

*** As at 31 December 2021**

**Independent Examiner's Report
To the Trustees of Molesworth Eventide Homes**

I report to the charity trustees on my examination of the accounts of the charity for the year ended 5 April 2022 which are set out on pages 2 to 4.

Responsibilities and basis of report

As the charity's trustees you are responsible for the preparation of the accounts in accordance with the requirements of the Charities Act 2011 ('the Act').

I report in respect of my examination of the charity's accounts carried out under section 145 of the Act and in carrying out my examination I have followed all the applicable Directions given by the Charity Commission under section 145(5)(b) of the Act.

Independent examiner's statement

I have completed my examination. I confirm that no material matters have come to my attention in connection with the examination giving me cause to believe that in any material respect:

1. accounting records were not kept in respect of the charity as required by section 130 of the Act; or
2. the accounts do not accord with those records.

I have no concerns and have come across no other matters in connection with the examination to which attention should be drawn in this report in order to enable a proper understanding of the accounts to be reached.



K M Hilliard ACA FCCA CTA
Stephenson Smart & Co
36 Tyndall Court
Commerce Road
Lynchwood
Peterborough
PE2 6LR

Date: 18 October 2022

MOLESWORTH EVENTIDE HOMES

England & Wales - Charity number 252013

Accounts

MOLESWORTH EVENTIDE HOMES

Registered No: 252013

ANNUAL REPORT and STATEMENT OF ACCOUNTS for the year ended 5th April 2021

Chattertons
Solicitors
9 Broad Street
Stamford
Lincolnshire
PE9 1PY
Ref: PR.SM

MOLESWORTH EVENTIDE HOMES
Annual Report for the period ended 5th April 2021

The Charity called the Molesworth Eventide Homes at Ketton, Rutland was founded by Will of Mary Emma Molesworth proved with Codicil thereto in the Principal Registry on the 9th April 1965 and comprised in a Conveyance and Trust Deed dated the 21st March 1967. The principal address is c/o 9 Broad Street, Stamford, Lincolnshire, PE9 1PY and is registered with the Charity Commission No. 252013.

The Charity Trustees during the period were:-

| | | |
|------------------------------------|---------------------|----------|
| John Phillips (resigned June 2020) | Michael John Wright | Chairman |
| Barry Bedford (resigned June 2020) | Fiona Blackburn | |
| Martin Downes | Mary Cade | |
| Janis Salmon | Craig Mann | |
| | Gillian Laycock | |

The objects of the Charity are:-

'the establishment and maintenance of the Eventide Homes at Ketton aforesaid for the use and benefit of deserving persons of either sex who in their declining years are unable to provide themselves with a home (such) homes to be occupied by old residents of Ketton aforesaid who may through ill health, adversity or misfortune be in reduced circumstances ...'

The occupants of the Charity bungalows at 1 – 8 Molesworth Bungalows, Ketton are:-

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|------|---|
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| No 2 | Mrs Maria Carmen Berry |
| No 3 | Mr David John and Mrs Monica Mary Thompson |
| No 4 | Mrs John Fountain |
| No 5 | Mr Derek Stuart and Mrs Gail Margaret Chapman |
| No 6 | |
| No 7 | Mrs Marion Pridmore |
| No 8 | Mrs Catharine Bristow |

The power to appoint new Trustees is vested in the existing Trustees. When new Trustees are appointed they are given an overview of the Charity and an outline of both its operational and financial activities. New Trustees are selected in order to gain benefit from their skills and experience, to complement the existing Trustees, and to provide succession.

The Trustees can report that the management of the Charity was in their opinion completed on a satisfactory basis during the year. The Trustees having considered the guidelines issued by the Charity Commission on public benefit are of the opinion that the criteria are being met within the objectives and activities of the Charity.

Review of the year:-

Sadly, I have to report the deaths of our tenants Mr C Campbell, Mr J Fountain and Mr G Bradshaw during this year. Mrs Sheila Rowell has also sadly died following her recent allocation of Number 6.

Further Special Meetings will be held to appoint a new tenant for number 6 next year.

Arrangements were made to redecorate/repair numbers 6 & 7 and both bungalows were deep cleaned.

The financial position of the Charity at 5th April 2021 is considered satisfactory and more than adequate to meet the objectives of the Charity.

M J Wright
.....
Chairman on behalf of the Trustees

30/01/2022
.....
Date

MOLESWORTH EVENTIDE HOMES

Statement of Accounts for the Year Ended 5th April 2021 – Receipts and Payments Account

| <u>RECEIPTS</u> | 2021 | 2020 | <u>PAYMENTS</u> | 2021 | 2020 |
|------------------------------------|--------------------|--------------------|-----------------------------------|------------------|------------------|
| | £ | £ | | £ | £ |
| b/f | 33,409.94 | 31,047.81 | b/f | 18,017.33 | 18,095.33 |
| | | | Administration | | |
| | | | John Phillips -- Expenses | | |
| | | | Refund | - | 177.00 |
| | | | Almshouse Association | 182.00 | 179.00 |
| | | | Clerks Salary | 3,600.00 | 3,600.00 |
| | | | Stephenson Smart – Auditors | - | 720.00 |
| | | | | 3,782.00 | 4,676.00 |
| | | | | ----- | ----- |
| TOTAL RECEIPTS | 33,409.94 | 31,047.81 | TOTAL ANNUAL RUNNING COSTS | 21,799.33 | 22,771.33 |
| | | | | ----- | ----- |
| TOTAL ANNUAL RUNNING COSTS | (21,799.33) | (22,771.33) | | | |
| | | | | ----- | ----- |
| NET RECEIPTS FOR THE YEAR | 11,610.61 | 8,276.48 | | | |
| | | | | ----- | ----- |
| Balance brought forward 06.04.2020 | 22,554.14 | 14,265.66 | | | |
| | | | | ----- | ----- |
| Balance carried forward 05.04.2021 | 34,164.75 | 22,554.14 | | | |

MOLESWORTH EVENTIDE HOMES
Schedule of Assets for the Year Ended 5th April 2021

| | | | |
|----|--|------------|------------|
| 1. | 1 to 8 Molesworth Bungalows (Insurance cover £965,040) | | |
| 2. | OS90 and 92 North Luffenham | | |
| 3. | No 1 Account (Permanent Endowment) | 2021 £ | 2020 £ |
| | 11M Strategic Adventurous Portfolio* | 264,850.67 | 284,584.13 |
| 4. | No 2 Account (Extraordinary Repair Fund) | | |
| | 11 M Strategic Moderate Portfolio* | 8,673.20 | 8,783.67 |
| 5. | No 3 Account (Accumulations of Income) | | |
| | 11M Strategic Moderate Portfolio* | 201.56 | 204.10 |
| 6. | Barclays Bank Plc – Community Account | 34,070.86 | 22,554.14 |
| 7. | Chattertons – Client Account | 93.89 | Nil |

***As at 31 December 2020**

**Independent Examiner's Report
To the Trustees of Molesworth Eventide Homes**

I report to the charity trustees on my examination of the accounts of the charity for the year ended 5 April 2021 which are set out on pages 2 to 4.

Responsibilities and basis of report

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K M Hilliard ACA FCCA CTA
Stephenson Smart & Co
36 Tyndall Court
Commerce Road
Lynchwood
Peterborough
PE2 6LR

Date: 2/2/2022