

# MOLESWORTH EVENTIDE HOMES

Registered No: 252013

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## ANNUAL REPORT and STATEMENT OF ACCOUNTS for the year ended 5<sup>th</sup> April 2022

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

**MOLESWORTH EVENTIDE HOMES**  
Annual Report for the period ended 5<sup>th</sup> 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 5<sup>th</sup> 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 5<sup>th</sup> April 2022 – Receipts and Payments Account

<u>RECEIPTS</u>	<u>2022</u>	<u>2021</u>	<u>PAYMENTS</u>	<u>2022</u>	<u>2021</u>
	£	£		£	£
Income from property Contributions for the year	26,855.60	27,255.60	<u>Unkeep of Properties</u>		
			Eon	324.83	469.75
Rent of Fields at North Luffenham	142.50	142.50	Anglian Water Rates	2,586.05	2,076.34
<u>Investment Income</u>			Welland Windows	274.80	
			Insurance Ecclesiastical	1,024.78	997.11
Dividends	6,000.00	6,000.00	MG Plumbing & Heating	1,273.50	755.00
			Colourbank – carpets		1,108.00
			NJV 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	
			Christmas Hampers/Gifts	<u>320.00</u>	280.00
c/f	33,009.86	33,409.94	c/f	18,327.55	18,017.33

# **MOLESWORTH EVENTIDE HOMES**

Statement of Accounts for the Year Ended 5<sup>th</sup> 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
<b>TOTAL RECEIPTS</b>	<b>33,009.86</b>	<b>33,409.94</b>	<b>TOTAL ANNUAL RUNNING COSTS</b>	<b>23,175.72</b>	<b>21,799.33</b>
<b>TOTAL ANNUAL RUNNING COSTS</b>	<b>23,175.72</b>	<b>21,799.33</b>			
<b>NET RECEIPTS FOR THE YEAR</b>	<b>9,834.14</b>	<b>11,610.61</b>			
Balance carried forward 06.04.2021	34,164.75	22,554.14			
Balance carried forward 05.04.2022	<b>43,998.89</b>	<b>34,164.75</b>			

**MOLESWORTH EVENTIDE HOMES**  
Schedule of Assets for the Year Ended 5<sup>th</sup> 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