

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 Knoop 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

<u>RECEIPTS</u>	<u>2025</u> £	<u>2024</u> £	<u>PAYMENTS</u>	<u>2025</u> £	<u>2024</u> £
<u>Income from properties:</u>			<u>Upkeep of Properties:</u>		
Contributions for the year	30,129.10	28,055.84	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
<u>Investment Income:</u>			Michael Wright – Various reimbursement	1,936.12	121.24
Dividends	1,500.00	6,000.00	Anglian Water – Water supply		3,308.89
			Tommy Plummer – Tree pruning	1,221.39	576.00
			Ecclesiastical Insurance premium		1,162.58
<u>Other Receipts:</u>			Adcock Electrical – Smoke/heat detectors	925.00	3,000.00
Western Power – easement	12.18	11.86	MG Plumbing & Heating - General plumbing	4,972.57	1,101.00
British Gas – refund		410.62	British Gas – Property gas supplies		6,709.31
			K Davies – Emergency plumbing	1,194.00	1,118.00
			Brian Naylor – Ground maintenance	551.70	2,480.40
			East Midlands – Tree survey	956.78	551.70
			Adcock Electrical – Test	3,700.23	960.00
			British Gas – Boiler maintenance	17.10	3,298.88
			Richardsons – Land fees		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

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

<u>RECEIPTS</u>	<u>2025</u> £	<u>2024</u> £	<u>PAYMENTS</u>	<u>2025</u> £	<u>2024</u> £
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 Plc – Community Account	30,670.08	22,377.63
8. Chattertons	147.94	11.86
	<u>Total Financial Assets:</u>	<u>358,248.02</u>
		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
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36 Tyndall Court
Commerce Road
Lynchwood
Peterborough
PE2 6LR

Date: 11/12/25

