

# SALEM AND FREMINGTON ALMSHOUSE CHARITY

England & Wales · Charity number 253191

## Details

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**Other names** SALEM AND FREMINGTON ALMSHOUSES

**Status** Registered

**Legal form** Other

**Registered** 1970-11-12

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

## Contact

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**Address** 15 Higher Church Street  
Barnstaple  
EX32 8JE

**Phone** 07546335159

**Email** [phillhowe@outlook.com](mailto:phillhowe@outlook.com)

## Activities

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**Objects:** ALMSHOUSES FOR THE BENEFIT OF ALMSPEOPLE WHO SHALL BE POOR MARRIED COUPLES OR SINGLE PERSONS WHO ARE RESIDENT IN THE PARISH OF FREMINGTON AND THE BOROUGH OF BARNSTAPLE AT THE TIME OF APPOINTMENT. FOR DETAILS SEE CLAUSE 21 OF THE SCHEME OF 12TH NOVEMBER 1970

**Activities:** Provision of housing for local people over 50 years of age. Capacity 12 single bedroom houses.

## Classification

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- **How:** Provides Buildings/facilities/open Space, Other Charitable Activities
- **What:** General Charitable Purposes, Accommodation/housing, Other Charitable Purposes
- **Who:** Elderly/old People

## Geography

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- **Area of benefit:** 1) PARISH OF FREMINGTON 2) BOROUGH OF BARNSTAPLE
- Devon

## Finances

Period end	Income	Expenditure	Assets	Employees
2025-03-31	£46,390	£58,274	-	-
2024-03-31	£43,910	£45,094	-	-
2023-03-31	£41,200	£39,362	-	-
2022-03-31	£45,785	£51,230	-	-
2021-03-31	£43,185	£22,502	-	-

## Trustees

Name	Role	Appointed
LINDA HANCOX	Chair	2012-09-26
GWYNETH BRAUNTON		2013-01-03
Peter Kidd		2014-01-27
SUSAN BENNETT		2013-01-03

**SALEM AND FREMINGTON ALMSHOUSE CHARITY**

England & Wales - Charity number 253191

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# Accounts

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**SALEM AND FREMINGTON ALMSHOUSES**  
**REPORT AND UNAUDITED ACCOUNTS**  
**YEAR ENDED**  
**31 MARCH 2025**

**CHARITY REGISTRATION NUMBER 253191**

## **SALEM AND FREMINGTON ALMSHOUSES**

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## **SALEM AND FREMINGTON ALMSHOUSES**

### **TRUSTEES ANNUAL REPORT FOR THE YEAR ENDED 31ST MARCH 2025**

#### **REFERENCE AND ADMINISTRATIVE INFORMATION**

Governing Document	Deed dated 1834 revised in 1970.
Registered Charity Number:	253191
Registered Address:	15 Higher Church Street, Barnstaple Devon EX32 8JE
Trustees:	Mrs L Hancox (Chairman from 4/9/12) Mr P Howe (Treasurer / Manager) Mr J Taylor (from 24/5/11) Mrs G Braunton (from 6/3/12) Mrs S Bennett (from 4/12/12) Mr Peter Kidd (from 27/1/14)
Bank:	Lloyds TSB 17 Cross Street Barnstaple
Financial Adviser	Croft & Co 14 Barnstaple Street Bideford
Independent Examiners:	LCA Chartered Accountants 13 Silver Street Barnstaple
Solicitors:	Brewer, Harding and Rowe The Square Barnstaple
Insurance Broker:	Grout Woolwich House 2 <sup>nd</sup> Floor 43 George Street Croydon

## **SALEM AND FREMINGTON ALMSHOUSES**

### **TRUSTEES ANNUAL REPORT FOR THE YEAR ENDED 31ST MARCH 2025**

The Trustees have pleasure in presenting their report and the accounts of the charity for the year ended 31st March 2025.

#### **Structure, Governance & Management**

The Salem and Fremington Almshouse Trust is a registered charity governed by an 1834 deed as amended by the Scheme document dated 12<sup>th</sup> November 1970. The Trust is also member of the National Association of Almshouses.

The Charity is run by a Board of Trustees. Meetings of the Trustees are held quarterly. The Trustees are assisted by Mrs S Bennett who acts as Secretary and management/treasurer services are supplied by Mr P Howe supported by Mr D Jenkins.

New Trustees are appointed by resolution of the Trustees at a quarterly meeting.

#### **Objectives**

The Charity's object is to provide almshouses for the benefit of almspeople who shall be poor persons who are resident in the parish of Fremington and the borough of Barnstaple.

The Charity currently achieves its object by renting out the Salem and Fremington Almshouses to local people over 50 years of age.

In carrying out the Charity's object, the Trustees have had regard to the guidance issued by the Charity Commission on public benefit.

#### **Achievements**

- All required Insurance policies are in place.
- Remedial work and maintenance has continued throughout the year, all properties are in good order and an ongoing maintenance plan is now produced each year to help plan and budget.
- All properties subjected to 5 year electrical testing as recommended in Quinquennial report. Testing carried out by SW Bound Electrical services and all work completed to bring houses up to standard and issued certificates accordingly.
- Almshouse trustee meetings have continued throughout 2024/25 and alternate between Microsoft Teams and face to face.
- Plumbing leaks repaired No 5 and No 11
- Removed skylights over No 1, 2 and 3 and roof re-covered with resin and matting.
- New boiler No 9
- Following gas checks, new flu liner installed No 1, defective fires replaced No 7 and No 10, new certificates issued.

**SALEM AND FREMINGTON ALMSHOUSES TRUSTEES ANNUAL REPORT FOR THE YEAR ENDED 31ST MARCH 2025 (continued)**

**Achievements (continued)**

- AGM carried out face to face this year.
- Front roofs over No 4 – 10 and No 11 – 12 re-tiled and ridge sorted, also chimneys seagull proofed.
- All properties are currently occupied.
- Christmas meal was held at The Fortescue, all had a very nice time. Each resident received a £25 Marks and Spencer gift voucher for Christmas.
- The Trust is represented at the Trinity St Residents Group.
- No changes to current board of trustees.
- Croft and Co continue to advise on investments.

**Reserves Policy**

We aim to maintain a bank balance of at least £10,000 in order to be in a position to meet unforeseen expenditure.

The Trustees declare that they have approved the Trustees' report above.

Signed on behalf of the Charity's Trustees

2025

## **SALEM AND FREMINGTON ALMSHOUSES**

### **INDEPENDENT EXAMINER'S REPORT TO THE TRUSTEES**

I report on the accounts of the Trust for the year ended 31 March 2025 which are set out on pages 5 to 7.

#### **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 Trust's accounts carried out under section 145 of the 2011 Act and in carrying out my examination, I have followed 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 which gives me cause to believe that in, any material respect:

- accounting records were not kept in accordance with section 130 of the Act or
- the accounts do not accord with the accounting records

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

**Mrs Rebecca Williams FCA  
LCA Chartered Accountants**

**13 Silver Street  
Barnstaple  
Devon  
EX32 8HR**

**SALEM AND FREMINGTON ALMSHOUSES**

**RECEIPTS AND PAYMENTS ACCOUNT**

**FOR THE YEAR ENDED 31 MARCH 2025**

	2025		2024	
	£	£	£	£
<b>Receipts</b>				
<b>Incoming resources from charitable activities</b>				
Rent contributions		46,390.00		43,910.00
<b>Other receipts</b>				
Sundry		-		-
		<hr/>		<hr/>
<b>Total receipts</b>		<b>46,390.00</b>		<b>43,910.00</b>
<b>Payments</b>				
<b>Charitable expenditure</b>				
Water rates	2,195.87		1,571.10	
Council tax	3,879.90		1,843.43	
Insurance	2,004.99		2,117.95	
TV licences	22.50		-	
Property maintenance	39,095.61		28,927.46	
Gardening	449.31		324.00	
Light and heat	1,015.49		840.31	
Gift vouchers	300.00		300.00	
Functions	466.70		495.00	
Management services	7,200.00		7,200.00	
Telephone	-		-	
Sundries	-		-	
	<hr/>		<hr/>	
	56,630.37		43,619.25	
<b>c/f</b>	<b>56,630.37</b>	<b>46,390.00</b>	<b>43,619.25</b>	<b>43,910.00</b>

**SALEM AND FREMINGTON ALMSHOUSES**

**RECEIPTS AND PAYMENTS ACCOUNT**

**FOR THE YEAR ENDED 31 MARCH 2025 continued**

	2025		2024	
	£	£	£	£
b/f	56,630.37	46,390.00	43,619.25	43,910.00
<b>Governance costs</b>				
Meeting expenses	565.05		443.70	
Accountancy	660.00		618.00	
Postage and stationery			6.00	
Subscriptions	419.00		407.00	
	<u>1,644.05</u>		<u>1,474.70</u>	
<b>Total payments</b>		<u>58,274.42</u>		<u>45,093.95</u>
<b>Net receipts/(payments) for the year</b>		(11,884.42)		(1,183.95)
Cash and bank balances b/f 1 April 2024		<u>41,998.13</u>		<u>43,182.08</u>
Cash and bank balances c/f 31 March 2025		<u>£ 30,113.71</u>		<u>£ 41,998.13</u>

**CLIENTS APPROVAL**

The accounts were approved at a meeting held on

Signed.....

## SALEM AND FREMINGTON ALMSHOUSES

### STATEMENT OF ASSETS AND LIABILITIES AT 31 MARCH 2025

	2025 £	2024 £
<b>Assets</b>		
<b>Bank balances</b>		
Lloyds Bank	30,107.80	41,979.02
Cash	<u>5.91</u>	<u>19.11</u>
	<u>30,113.71</u>	<u>41,988.13</u>
 <b>Investments</b>		
COIF Charity Funds (101.55 units)		
Aegon investment (previously Cofunds)		
 <b>Land and buildings</b>		
Salem and Fremington Almshouses 15 Higher Church Street		

**SALEM AND FREMINGTON ALMSHOUSE CHARITY**

England & Wales - Charity number 253191

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# Accounts

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**SALEM AND FREMINGTON ALMSHOUSES**

**REPORT AND UNAUDITED ACCOUNTS**

**YEAR ENDED**

**31 MARCH 2024**

**CHARITY REGISTRATION NUMBER 253191**

## **SALEM AND FREMINGTON ALMSHOUSES**

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## **SALEM AND FREMINGTON ALMSHOUSES**

### **TRUSTEES ANNUAL REPORT FOR THE YEAR ENDED 31ST MARCH 2024**

#### **REFERENCE AND ADMINISTRATIVE INFORMATION**

Governing Document	Deed dated 1834 revised in 1970.
Registered Charity Number:	253191
Registered Address:	15 Higher Church Street, Barnstaple Devon EX32 8JE
Trustees:	Mrs L Hancox (Chairman from 4/9/12) Mr P Howe (Treasurer / Manager) Mr J Taylor (from 24/5/11) Mrs G Braunton (from 6/3/12) Mrs S Bennett (from 4/12/12) Mr Peter Kidd (from 27/1/14)
Bank:	Lloyds TSB 17 Cross Street Barnstaple
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Insurance Broker:	Grout Woolwich House 2 <sup>nd</sup> Floor 43 George Street Croydon

## **SALEM AND FREMINGTON ALMSHOUSES**

### **TRUSTEES ANNUAL REPORT FOR THE YEAR ENDED 31 MARCH 2024**

The Trustees have pleasure in presenting their report and the accounts of the charity for the year ended 31 March 2024.

#### **Structure, Governance & Management**

The Salem and Fremington Almshouse Trust is a registered charity governed by an 1834 deed as amended by the Scheme document dated 12 November 1970. The Trust is also a member of the National Association of Almshouses.

The Charity is run by a Board of Trustees. Meetings of the Trustees are held quarterly. The Trustees are assisted by Mrs S Bennett who acts as Secretary and management/treasurer services are supplied by Mr P Howe supported by Mr D Jenkins.

New Trustees are appointed by resolution of the Trustees at a quarterly meeting.

#### **Objectives**

The Charity's object is to provide almshouses for the benefit of almspeople who shall be poor persons who are resident in the parish of Fremington and the borough of Barnstaple.

The Charity currently achieves its object by renting out the Salem and Fremington Almshouses to local people over 50 years of age.

In carrying out the Charity's object, the Trustees have had regard to the guidance issued by the Charity Commission on public benefit.

#### **Achievements**

- All required Insurance policies are in place.
- Remedial work and maintenance has continued throughout the year, all properties are in good order and an ongoing maintenance plan is now produced each year to help plan and budget.
- Gas checks carried out by Gas rite and all safety certificates in place and up to date.
- All properties subjected to 5 year electrical testing as recommended in Quinquennial report. Testing carried out by SW Bound Electrical services and all work completed to bring houses up to standard and issued certificates accordingly.
- New Central Heating Boilers numbers 4 and 11.
- New Washing machines provided for numbers 2 and 7.
- Fitted wardrobes built for number 8.
- New Saniflow unit fitted number 5.
- Internal decorations number 7.

**SALEM AND FREMINGTON ALMSHOUSES TRUSTEES ANNUAL REPORT FOR THE YEAR ENDED 31 MARCH 2024 (continued)**

**Achievements (continued)**

- Almshouse trustee meetings have continued throughout 2023/24 but are mainly carried out virtually via Microsoft teams.
- AGM carried out face to face this year.
- Application made to remove number 15 Higher Church St from residential housing register and change use to office.
- New washing machines bought for numbers 1, 9 and 11.
- Handrails fitted to showers numbers 1 and 3.
- Broken / slipped tiles replaced on roof and resultant damp patches in ceilings of numbers 4 and 6 redecorated.
- Eased and adjusted windows and decorated internally as were getting stuck or unable to open (numbers 3, 4, 5, 6, 7, 8, 9, 12 )
- All properties are currently occupied.
- Christmas meal was held at The Fortescue, all had a very nice time. Each resident received a £25 Marks and Spencer gift voucher for Christmas.
- The Trust is represented at the Trinity St Residents Group.
- No changes to current board of trustees.
- Croft and Co continue to advise on investments.

**Reserves Policy**

We aim to maintain a bank balance of at least £10,000 in order to be in a position to meet unforeseen expenditure.

The Trustees declare that they have approved the Trustees' report above.

Signed on behalf of the Charity's Trustees

## **SALEM AND FREMINGTON ALMSHOUSES**

### **INDEPENDENT EXAMINER'S REPORT TO THE TRUSTEES**

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#### **Independent examiner's statement**

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

**Mrs Rebecca Williams FCA  
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**13 Silver Street  
Barnstaple  
Devon  
EX32 8HR**

**SALEM AND FREMINGTON ALMSHOUSES**

**RECEIPTS AND PAYMENTS ACCOUNT**

**FOR THE YEAR ENDED 31 MARCH 2024**

	2024		2023	
	£	£	£	£
<b>Receipts</b>				
<b>Incoming resources from charitable activities</b>				
Rent contributions		43,910.00		41,200.00
<b>Other receipts</b>				
Sundry		-		-
		<hr/>		<hr/>
<b>Total receipts</b>		43,910.00		41,200.00
<b>Payments</b>				
<b>Charitable expenditure</b>				
Water rates	1,571.10		1,819.86	
Council tax	1,843.43		2,025.73	
Insurance	2,117.95		1,802.71	
TV licences	-		60.00	
Property maintenance	28,927.46		23,267.63	
Gardening	324.00		439.00	
Light and heat	840.31		349.95	
Gift vouchers	300.00		300.00	
Functions	495.00		457.75	
Management services	7,200.00		7,200.00	
Telephone	-		301.60	
Sundries	-		60.00	
		<hr/>		<hr/>
		43,619.25		38,084.23
<b>c/f</b>	43,619.25	43,910.00	38,084.23	41,200.00

**SALEM AND FREMINGTON ALMSHOUSES**

**RECEIPTS AND PAYMENTS ACCOUNT**

**FOR THE YEAR ENDED 31 MARCH 2024 continued**

	<b>2024</b>		<b>2023</b>	
	<b>£</b>	<b>£</b>	<b>£</b>	<b>£</b>
b/f	43,619.25	43,910.00	38,084.23	41,200.00
<b>Governance costs</b>				
Meeting expenses	443.70		467.80	
Accountancy	618.00		564.00	
Postage and stationery	6.00		13.04	
Subscriptions	<u>407.00</u>		<u>233.00</u>	
	<u>1,474.70</u>		<u>1,277.84</u>	
<b>Total payments</b>		<u>45,093.95</u>		<u>39,362.07</u>
<b>Net receipts/(payments) for the year</b>		(1,183.95)		1,837.93
Cash and bank balances b/f 1 April 2023		<u>43,182.08</u>		<u>41,344.15</u>
Cash and bank balances c/f 31 March 2024		<u>£ 41,998.13</u>		<u>£ 43,182.08</u>

**CLIENTS APPROVAL**

The accounts were approved at a meeting held on

Signed.....

**SALEM AND FREMINGTON ALMSHOUSES**

**STATEMENT OF ASSETS AND LIABILITIES AT 31 MARCH 2024**

	<b>2024</b>	<b>2023</b>
	£	£
<b>Assets</b>		
<b>Bank balances</b>		
Lloyds Bank	41,979.02	43,162.97
Cash	<u>19.11</u>	<u>19.11</u>
	<u>41,998.13</u>	<u>43,182.08</u>

**Investments**

COIF Charity Funds (101.55 units)

Aegon investment (previously Cofunds)

**Land and buildings**

Salem and Fremington Almshouses  
15 Higher Church Street

**SALEM AND FREMINGTON ALMSHOUSE CHARITY**

England & Wales - Charity number 253191

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# Accounts

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**SALEM AND FREMINGTON ALMSHOUSES**

**REPORT AND UNAUDITED ACCOUNTS**

**YEAR ENDED**

**31 MARCH 2023**

**CHARITY REGISTRATION NUMBER 253191**

## **SALEM AND FREMINGTON ALMSHOUSES**

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## **SALEM AND FREMINGTON ALMSHOUSES**

### **TRUSTEES ANNUAL REPORT FOR THE YEAR ENDED 31ST MARCH 2023**

#### **REFERENCE AND ADMINISTRATIVE INFORMATION**

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## **SALEM AND FREMINGTON ALMSHOUSES**

### **TRUSTEES ANNUAL REPORT FOR THE YEAR ENDED 31ST MARCH 2023**

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#### **Structure, Governance & Management**

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New Trustees are appointed by resolution of the Trustees at a quarterly meeting.

#### **Objectives**

The Charity's object is to provide almshouses for the benefit of almspeople who shall be poor persons who are resident in the parish of Fremington and the borough of Barnstaple.

The Charity currently achieves its object by renting out the Salem and Fremington Almshouses to local people over 50 years of age.

In carrying out the Charity's object, the Trustees have had regard to the guidance issued by the Charity Commission on public benefit.

#### **Achievements**

- All required Insurance policies are in place.
- Remedial work and maintenance has continued throughout the year, all properties are in good order and an ongoing maintenance plan is now produced each year to help plan and budget.
- Gas checks carried out by Gas rite and all safety certificates in place and up to date.
- CO alarms fitted to all properties following ruling that landlords need to provide these from 1<sup>st</sup> Oct 22
- New Central Heating Boiler number 6
- New cooker provided for Number 2.
- Bedroom redecoration of Number 3, including new carpet, built in wardrobes and new bedroom furniture.
- New more accessible gas fire fitted number 3.
- New floor fitted to number 4 Kitchen.

- **SALEM AND FREMINGTON ALMSHOUSES TRUSTEES ANNUAL REPORT FOR THE YEAR ENDED 31ST MARCH 2023 (continued)**
- **Achievements (continued)**
- Almshouse trustee meetings have continued throughout 2022/23 but are mainly carried out virtually via Microsoft teams.
- AGM carried out face to face this year.
- New washing machines bought for Numbers 1, 9 and 11.
- Quinquennial inspection completed Oct 22.
- Some internal painting completed and new kitchen work surfaces fitted in number 4.
- Number 2 fully refurbished and new resident moved in Jan 23
- All properties are currently occupied.
- Christmas meal was held at The Fortescue, all had a very nice time. Each resident received a £25 Marks and Spencer gift voucher for Christmas.
- The Trust is represented at the Trinity St Residents Group.
- No changes to current board of trustees.
- Croft and Co continue to advise on investments.

### **Reserves Policy**

We aim to maintain a bank balance of at least £10,000 in order to be in a position to meet unforeseen expenditure.

The Trustees declare that they have approved the Trustees' report above.

Signed on behalf of the Charity's Trustees

2023

## **SALEM AND FREMINGTON ALMSHOUSES**

### **INDEPENDENT EXAMINER'S REPORT TO THE TRUSTEES**

I report on the accounts of the Trust for the year ended 31<sup>st</sup> March 2023 which are set out on pages 5 to 7.

#### **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 Trust's accounts carried out under section 145 of the 2011 Act and in carrying out my examination, I have followed 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 which gives me cause to believe that in, any material respect:

- accounting records were not kept in accordance with section 130 of the Act or
- the accounts do not accord with the accounting records

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

**13 Silver Street  
BARNSTAPLE**

**LCA  
CHARTERED ACCOUNTANTS**

**SALEM AND FREMINGTON ALMSHOUSES**

**RECEIPTS AND PAYMENTS ACCOUNT**

**FOR THE YEAR ENDED 31st MARCH 2023**

	<b>2023</b>		<b>2022</b>
<b>Receipts</b>			
<b>Incoming resources from charitable activities</b>			
Rent contributions	41,200.00		45,785.00
<b>Other receipts</b>			
Sundry	<u>-</u>		<u>-</u>
<b>Total receipts</b>	<b>41,200.00</b>		<b>45,785.00</b>
<b>Payments</b>			
<b>Charitable expenditure</b>			
Water rates	1,819.86		2,308.37
Council tax	2,025.73		1,585.60
Insurance	1,802.71		1,654.34
TV licences	60.00		-
Property maintenance	23,267.63		35,693.82
Gardening	439.00		336.00
Light and heat	349.95		146.38
Gift vouchers	300.00		300.00
Functions	457.75		421.60
Management services	7,200.00		7,200.00
Telephone	301.60		478.65
Sundries	<u>60.00</u>		<u>60.00</u>
	38,084.23		50,184.76
 c/f	 38,084.23	 41,200.00	 50,184.76 45,785.00

**SALEM AND FREMINGTON ALMSHOUSES**

**RECEIPTS AND PAYMENTS ACCOUNT**

**FOR THE YEAR ENDED 31st MARCH 2023 continued**

	<b>2023</b>		<b>2022</b>	
	38,084.23	41,200.00	50,184.76	45,785.00
<b>Governance costs</b>				
Meeting expenses	467.80		283.55	
Accountancy	564.00		540.00	
Postage and stationery	13.04		-	
Subscriptions	<u>233.00</u>		<u>222.00</u>	
	<u>1,277.84</u>		<u>1,045.55</u>	
<b>Total payments</b>		<u>39,362.07</u>		<u>51,230.31</u>
<b>Net receipts/(payments) for the year</b>		1,837.93		(5,445.31)
Cash and bank balances b/f 1st April 2022		<u>41,344.15</u>		<u>46,789.46</u>
Cash and bank balances c/f 31st March 2023		<u>£ 43,182.08</u>		<u>£ 41,344.15</u>

**SALEM AND FREMINGTON ALMSHOUSES**

**STATEMENT OF ASSETS AND LIABILITIES AT 31st MARCH 2023**

	<b>2023</b>	<b>2022</b>
<b>Assets</b>		
<b>Bank balances</b>		
Lloyds Bank	43,162.97	41,300.39
Cash	<u>19.11</u>	<u>43.76</u>
	<u>43,182.08</u>	<u>41,344.15</u>

**Investments**

COIF Charity Funds (101.55 units)

Aegon investment (previously Cofunds)

**Land and buildings**

Salem and Fremington Almshouses  
15 Higher Church Street

**SALEM AND FREMINGTON ALMSHOUSE CHARITY**

England & Wales - Charity number 253191

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# Accounts

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**SALEM AND FREMINGTON ALMSHOUSES**

**REPORT AND UNAUDITED ACCOUNTS**

**YEAR ENDED**

**31 MARCH 2022**

**CHARITY REGISTRATION NUMBER 253191**

## **SALEM AND FREMINGTON ALMSHOUSES**

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## **SALEM AND FREMINGTON ALMSHOUSES**

### **TRUSTEES ANNUAL REPORT FOR THE YEAR ENDED 31ST MARCH 2022**

#### **REFERENCE AND ADMINISTRATIVE INFORMATION**

Governing Document	Deed dated 1834 revised in 1970.
Registered Charity Number:	253191
Registered Address:	15 Higher Church Street, Barnstaple Devon EX32 8JE
Trustees:	Mrs L Hancox Mr J Taylor Mrs G Braunton Mrs S Bennett Mr Peter Kidd
Bank:	Lloyds TSB 17 Cross Street Barnstaple
Financial Adviser	Croft & Co 14 Barnstaple Street Bideford
Independent Examiners:	LCA Chartered Accountants 13 Silver Street Barnstaple
Solicitors:	Brewer, Harding and Rowe The Square Barnstaple
Insurance Broker:	Grout Woolwich House 2 <sup>nd</sup> Floor 43 George Street Croydon

## **SALEM AND FREMINGTON ALMSHOUSES**

### **TRUSTEES ANNUAL REPORT FOR THE YEAR ENDED 31ST MARCH 2022**

The Trustees have pleasure in presenting their report and the accounts of the charity for the year ended 31st March 2022.

#### **Structure, Governance & Management**

The Salem and Fremington Almshouse Trust is a registered charity governed by an 1834 deed as amended by the Scheme document dated 12<sup>th</sup> November 1970. The Trust is also member of the National Association of Almshouses.

The Charity is run by a Board of Trustees. Meetings of the Trustees are held quarterly. Management/treasurer services are supplied by Mr P Howe supported by Mr D Jenkins.

New Trustees are appointed by resolution of the Trustees at a quarterly meeting.

#### **Objectives**

The Charity's object is to provide almshouses for the benefit of almspeople who shall be poor persons who are resident in the parish of Fremington and the borough of Barnstaple.

The Charity currently achieves its object by renting out the Salem and Fremington Almshouses to local people over 50 years of age.

In carrying out the Charity's object, the Trustees have had regard to the guidance issued by the Charity Commission on public benefit.

#### **Achievements**

- All required Insurance policies are in place.
- Remedial work and maintenance has continued throughout the year and things are getting back to normal following the Pandemic – all properties are in good order and an ongoing maintenance plan is now produced each year to help plan and budget.
- All residents well despite the Pandemic, all were supported throughout the year and all are looking forward to returning to some sort of normal now that the Pandemic is over and we are learning to live with Covid 19.
- Gas checks carried out by Gas Rite and all safety certificates in place and up to date.
- Security lights replaced at rear of properties.
- New cooker provided for number 8.
- Communal tumble dryer provided for residents use.
- New floor fitted to number 4 kitchen.

## **SALEM AND FREMINGTON ALMSHOUSES TRUSTEES ANNUAL REPORT FOR THE YEAR ENDED 31ST MARCH 2022 (continued)**

### **Achievements (continued)**

- Upstairs bathrooms fitted to numbers 4, 6 and 7, all properties now have upstairs toilets except number 12
- Almshouse trustee meetings have continued throughout 2021/22 but were carried out virtually via Microsoft teams.
- AGM carried out face to face this year following 2 years of virtual meets.
- Exterior painting completed to front of almshouses including all windows, doors, soffits and fascia boards.
- Some internal painting completed and repairs made to inside of windows in some properties.
- All properties are currently occupied.
- Christmas meal was held at The Fortescue, all had a very nice time. Each resident received a £25 Marks and Spencer gift voucher for Christmas.
- The Trust is represented at the Trinity St Residents Group.
- No changes to current board of trustees.
- Croft and Co continue to advise on investments.

### **Reserves Policy**

We aim to maintain a bank balance of at least £10,000 in order to be in a position to meet unforeseen expenditure.

The Trustees declare that they have approved the Trustees' report above.

Signed on behalf of the Charity's Trustees

May 2022

## **SALEM AND FREMINGTON ALMSHOUSES**

### **INDEPENDENT EXAMINER'S REPORT TO THE TRUSTEES**

I report on the accounts of the Trust for the year ended 31<sup>st</sup> March 2022 which are set out on pages 5 to 7.

#### **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 Trust's accounts carried out under section 145 of the 2011 Act and in carrying out my examination, I have followed 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 which gives me cause to believe that in, any material respect:

- accounting records were not kept in accordance with section 130 of the Act or
- the accounts do not accord with the accounting records

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

**13 Silver Street  
BARNSTAPLE**

**LCA  
CHARTERED ACCOUNTANTS**

**SALEM AND FREMINGTON ALMSHOUSES**  
**RECEIPTS AND PAYMENTS ACCOUNT**  
**FOR THE YEAR ENDED 31st MARCH 2022**

	<b>2022</b>	<b>2021</b>		
<b>Receipts</b>				
<b>Incoming resources from charitable activities</b>				
Rent contributions	45,785.00	43,185.00		
<b>Other receipts</b>				
Sundry	<u>-</u>	<u>-</u>		
<b>Total receipts</b>	<b>45,785.00</b>	<b>43,185.00</b>		
<b>Payments</b>				
<b>Charitable expenditure</b>				
Water rates	2,308.37	2,029.39		
Council tax	1,585.60	1,206.24		
Insurance	1,654.34	1,607.63		
TV licences	-	30.00		
Property maintenance	35,693.82	8,882.80		
Gardening	336.00	336.00		
Light and heat	146.38	117.38		
Gift vouchers	300.00	570.00		
Functions	421.60	-		
Management services	7,200.00	7,200.00		
Telephone	478.65	432.85		
Sundries	<u>60.00</u>	<u>90.00</u>		
	50,184.76	22,502.29		
c/f	50,184.76	45,785.00	22,502.29	43,185.00

**SALEM AND FREMINGTON ALMSHOUSES**

**RECEIPTS AND PAYMENTS ACCOUNT**

**FOR THE YEAR ENDED 31st MARCH 2022 continued**

	<b>2022</b>		<b>2021</b>	
	50,184.76	45,785.00	22,502.29	43,185.00
<b>Governance costs</b>				
Meeting expenses	283.55		-	
Accountancy	540.00		528.00	
Postage and stationery	-		22.37	
Subscriptions	<u>222.00</u>		<u>216.00</u>	
	<u>1,045.55</u>		<u>766.37</u>	
<b>Total payments</b>		<u>51,230.31</u>		<u>23,268.66</u>
<b>Net receipts/(payments) for the year</b>		(5,445.31)		19,916.34
Cash and bank balances b/f 1st April 2021		<u>46,789.46</u>		<u>26,873.12</u>
Cash and bank balances c/f 31st March 2022		<u>£ 41,344.15</u>		<u>£ 46,789.46</u>

**SALEM AND FREMINGTON ALMSHOUSES**

**STATEMENT OF ASSETS AND LIABILITIES AT 31st MARCH 2022**

	<b>2022</b>	<b>2021</b>
<b>Assets</b>		
<b>Bank balances</b>		
Lloyds Bank	41,300.39	46,730.70
Cash	<u>43.76</u>	<u>58.76</u>
	<u>41,344.15</u>	<u>46,789.46</u>

**Investments**

COIF Charity Funds (101.55 units)

Aegon investment (previously Cofunds)

**Land and buildings**

Salem and Fremington Almshouses  
15 Higher Church Street

**SALEM AND FREMINGTON ALMSHOUSE CHARITY**

England & Wales - Charity number 253191

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# Accounts

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**SALEM AND FREMINGTON ALMSHOUSES**

**REPORT AND UNAUDITED ACCOUNTS**

**YEAR ENDED**

**31 MARCH 2021**

**CHARITY REGISTRATION NUMBER 253191**

## **SALEM AND FREMINGTON ALMSHOUSES**

### **CONTENTS**

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## **SALEM AND FREMINGTON ALMSHOUSES**

### **TRUSTEES ANNUAL REPORT FOR THE YEAR ENDED 31ST MARCH 2021**

The Trustees have pleasure in presenting their report and the accounts of the charity for the year ended 31st March 2021.

#### **Structure, Governance & Management**

The Salem and Fremington Almshouse Trust is a registered charity governed by an 1834 deed as amended by the Scheme document dated 12<sup>th</sup> November 1970. The Trust is also member of the National Association of Almshouses.

The Charity is run by a Board of Trustees. Meetings of the Trustees are held quarterly. Management/treasurer services are supplied by Mr P Howe supported by Mr D Jenkins.

New Trustees are appointed by resolution of the Trustees at a quarterly meeting.

#### **Objectives**

The Charity's object is to provide almshouses for the benefit of almspeople who shall be poor persons who are resident in the parish of Fremington and the borough of Barnstaple.

The Charity currently achieves its object by renting out the Salem and Fremington Almshouses to local people over 50 years of age.

In carrying out the Charity's object, the Trustees have had regard to the guidance issued by the Charity Commission on public benefit.

#### **Achievements**

- All required Insurance policies are in place.
- Minimal remedial work and maintenance has continued throughout the year as a result of Covid 19 – all properties are in good order, some work has continued during breaks in Lockdown and in a socially distanced way, Maintenance plan is now produced each year to help plan and budget for ongoing works and renovation / updating of properties.
- All residents well despite Covid 19, all were supported throughout the year and all are looking forward to returning to some sort of normal as Lockdown eases.
- Gas checks carried out during break in Lockdowns and were completed in a socially distanced way.
- Devon County Council fitted stairlift to one property as resident was having difficulty climbing stairs.
- New tiled floor fitted to number 7's kitchen.
- Almshouse trustee meetings have continued throughout 2020/21 but were carried out virtually via Microsoft teams.

## **SALEM AND FREMINGTON ALMSHOUSES**

### **TRUSTEES ANNUAL REPORT FOR THE YEAR ENDED 31ST MARCH 2021 (continued)**

#### **Achievements (continued)**

- AGM carried out virtually this year.
- Upstairs toilets fitted to numbers 10 and 11
- Replacement bathroom sink and toilet fitted to number 4.
- All properties are currently occupied.
- Christmas meal was cancelled this year due to Covid 19. Each resident received a £25 Marks and Spencer gift voucher for Christmas and an extra voucher for £20 to make up for the loss of the Christmas meal.
- £20 vouchers given to committee members at Christmas to thank them for their ongoing support during difficult times.
- The Trust is represented at the Trinity St Residents Group.
- No changes to current board of trustees.
- Croft and Co continue to advise on investments in the current difficult financial climate.

#### **Reserves Policy**

We aim to maintain a bank balance of at least £10,000 in order to be in a position to meet unforeseen expenditure.

The Trustees declare that they have approved the Trustees' report above.

Signed on behalf of the Charity's Trustees

2021

## **SALEM AND FREMINGTON ALMSHOUSES**

### **INDEPENDENT EXAMINER'S REPORT TO THE TRUSTEES**

I report on the accounts of the Trust for the year ended 31<sup>st</sup> March 2021 which are set out on pages 5 to 7.

#### **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 Trust's accounts carried out under section 145 of the 2011 Act and in carrying out my examination, I have followed 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 which gives me cause to believe that in, any material respect:

- accounting records were not kept in accordance with section 130 of the Act or
- the accounts do not accord with the accounting records

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

**13 Silver Street  
BARNSTAPLE**

**LCA  
CHARTERED ACCOUNTANTS**

**SALEM AND FREMINGTON ALMSHOUSES**

**RECEIPTS AND PAYMENTS ACCOUNT**

**FOR THE YEAR ENDED 31st MARCH 2021**

	<b>2021</b>		<b>2020</b>
<b>Receipts</b>			
<b>Incoming resources from charitable activities</b>			
Rent contributions	43,185.00		44,325.00
<b>Other receipts</b>			
Sundry	<u>-</u>		<u>93.36</u>
<b>Total receipts</b>	<b>43,185.00</b>		<b>44,418.36</b>
<b>Payments</b>			
<b>Charitable expenditure</b>			
Water rates	2,029.39		2,121.58
Council tax	1,206.24		1,153.02
Insurance	1,607.63		1,933.08
TV licences	30.00		37.50
Property maintenance	8,882.80		38,706.13
Gardening	336.00		378.00
Light and heat	117.38		903.95
Gift vouchers	570.00		325.00
Functions	-		320.85
Management services	7,200.00		7,200.00
Telephone	432.85		433.63
Sundries	<u>90.00</u>		<u>90.00</u>
	22,502.29		53,602.74
c/f	22,502.29	43,185.00	53,602.74
			44,418.36

**SALEM AND FREMINGTON ALMSHOUSES**

**RECEIPTS AND PAYMENTS ACCOUNT**

**FOR THE YEAR ENDED 31st MARCH 2021 continued**

	<b>2021</b>		<b>2020</b>	
	22,502.29	43,185.00	53,602.74	44,418.36
<b>Governance costs</b>				
Meeting expenses	-		208.95	
Accountancy	528.00		516.00	
Postage and stationery	22.37		8.02	
Subscriptions	<u>216.00</u>		<u>410.00</u>	
	<u>766.37</u>		<u>1,142.97</u>	
<b>Total payments</b>		<u>23,268.66</u>		<u>54,745.71</u>
<b>Net receipts/(payments) for the year</b>		19,916.34		(10,327.35)
Cash and bank balances b/f 1st April 2020		<u>26,873.12</u>		<u>37,200.47</u>
Cash and bank balances c/f 31st March 2021		<u>£ 46,789.46</u>		<u>£ 26,873.12</u>

**SALEM AND FREMINGTON ALMSHOUSES**

**STATEMENT OF ASSETS AND LIABILITIES AT 31st MARCH 2021**

	<b>2021</b>	<b>2020</b>
<b>Assets</b>		
<b>Bank balances</b>		
Lloyds Bank	46,730.70	26,743.12
Cash	<u>58.76</u>	<u>130.00</u>
	<u>46,789.46</u>	<u>26,873.12</u>

**Investments**

COIF Charity Funds (101.55 units)

Aegon investment (previously Cofunds)

**Land and buildings**

Salem and Fremington Almshouses  
15 Higher Church Street