

# Twynams Charities

Annual report and accounts

for the year ended

31<sup>st</sup> March 2023

Charity Number :	255571
Correspondence address :	Jem, The Lilies Horton Heath Eastleigh Hants SO50 7QH
Trustees : During the year ended 31 <sup>st</sup> March 2021	Steven Broomfield (Eastleigh Borough Council) Anne Winstanley (Bishopstoke Parish Council) Desmond Scott (Fair Oak & Horton Heath Council) Dick Whittington (co opted) Nicholas Couldrey (co opted) Steve O'Connell (co opted)
Charity's Governing Document :	Charity Commissioners Scheme dated 12 March 1968 as amended 15 January 2013
Clerk to the Trustees :	Morag Kirby (until 30 <sup>th</sup> March) / Alison Mears (from 31 <sup>st</sup> March)
Bank :	NatWest Bank plc Eastleigh SO50 9XN
Independent Examiner :	Eleanor Greene of Do the Numbers Ltd
Area of benefit :	Bishopstoke, Fair Oak and Horton Heath
Investment policy:	Sums of cash not needed for immediate working purposes shall be invested in the name of the Official Custodian unless the Charity Commissioners otherwise direct. All funds are held in the name of Twynams Charities.

TWYNAMS CHARITIES  
TRUSTEES REPORT  
FOR THE YEAR ENDED 31 MARCH 2023

**Aims**

To provide affordable housing for those in need of assistance who are resident within the areas of Bishopstoke, Fair Oak and Horton Heath.

The Trustees shall first defray out of income the cost of repairs and insurance for the terrace of five houses known as Twynams Cottages in Fair Oak Square, Fair Oak, Hampshire. When sufficient funds are available help for people in need, who are resident in the area, will be met.

**Review of progress and achievements**

This has been another year of consolidation. General refurbishment and maintenance has been undertaken to improve the habitability of the properties.

**Future projects**

The Trustees have budgeted in the next financial year to to continue improvements to the site for the benefit of the Tenants and wider community.

Anne Winstanley  
Chair

Date

INDEPENDENT EXAMINER'S REPORT  
TO  
THE TRUSTEES OF TWYNAMS CHARITIES  
FOR THE YEAR ENDED 31 MARCH 2023

I report on the accounts of the Charity for the year ended 31<sup>st</sup> March 2023, which are set out on page 4.

**Respective responsibilities of trustees and examiner**

The charity's trustees are responsible for the preparation of the accounts. The charity's trustees consider that an audit is not required for this year under section 144(2) of the Charities Act 2011 (the 2011 Act) and that an independent examination is needed.

It is my responsibility to:

- examine the accounts under section 145 of the 2011 Act
- to follow the procedures laid down in the general Directions given by the commission under section 145(5)(b) of the 2011 Act
- to state whether particular matters have come to my attention

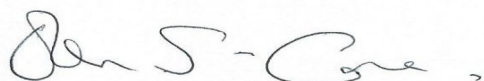
**Basis of independent examiner's report**

My examination was carried out in accordance with the general Directions given by the Charity Commission. An examination includes a review of the accounting records kept by the charity and a comparison of the accounts presented with those records. It also includes consideration of any unusual items or disclosures in the accounts, and seeking explanations from you as trustees concerning any such matters. The procedures undertaken do not provide all the evidence that would be required in an audit and consequently no opinion is given as to whether the accounts present a 'true and fair view' and the report is limited to those matters set out in the next statement.

**Independent examiner's statement**

In connection with my examination, no matter has come to my attention:

- (1) which gives me reasonable cause to believe that in any material respect the requirements:
  - to keep accounting records in accordance with section 130 of the 2011 Act and
  - to prepare accounts which accord with the accounting records and comply with the accounting, requirements of the 2011 Act have not been met or
- (2) to which, in my opinion, attention should be drawn in order to enable a proper understanding of the accounts to be reached



Eleanor S Greene  
Director, Do the Numbers Ltd

Date 26<sup>th</sup> May 2023

TWYNHAMS CHARITIES  
FINANCIAL STATEMENTS  
for the year ended  
31<sup>st</sup> MARCH 2023

	<b>2023</b>		<b>2022</b>	
<b>Receipts</b>	£	£	£	£
Rental income	24,960		31,200	
COIF income	114		364	
Bank interest	87		3	
Insurance claim	0		1243	
<b>Total receipts</b>		<b>25,161</b>		<b>32,810</b>
<b>Payments</b>				
Property repairs and maintenance	14,137		28,708	
Insurance	1,409		1,284	
Accountancy charges	125		125	
Management	2,610		3329	
Utilities on vacant property	0		0	
Office and administration	25		6	
Donations to Charitable organisations	7,500		4,500	
<b>Total payments</b>		<b>25,806</b>		<b>25,245</b>
<b>Net income / (expenditure)</b>		<b>-645</b>		<b>7,565</b>

Statement of assets and liabilities  
as at 31 March 2023

**Tangible fixed assets**

476 to 484 Fair Oak Road (freehold of terraced houses)

**Fixed asset investments**

M&G Charifund 468 Units	7,677	7677
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**Current assets**

Nat West current account	1	1
Nat West reserve account	21,313	21,628
	<b>21,314</b>	<b>21,629</b>

Anne Winstanley  
Chair

Date