



## Trustees' Annual Report for the period

From	Period start date			To	Period end date		
	Day	Month	Year		Day	Month	Year
	01	April	2024		31	Mar	2025

### Section A Reference and administration details

Charity name **FRY BROTHERS CHARITY**

Other names charity is known by

Registered charity number (if any) **284669**

Charity's principal address Michele Harding, C/o West Elworth Farm, Portesham

Weymouth

Dorset

Postcode **DT3 4HF**

#### Names of the charity trustees who manage the charity

	Trustee name	Office (if any)	Dates acted if not for whole year	Name of person (or body) entitled to appoint trustee (if any)
1	Judith Norman	Trustee		Fry Brothers Charity
2	Jane Elwood	Trustee		Fry Brothers Charity
3	Vicky Finding	Trustee		Fry Brothers Charity
4	Martin Jolliffe	Chairperson/Trustee		Fry Brothers Charity
5	John Pengelly	Trustee		Fry Brothers Charity
6	Stephen Slade	Trustee		Fry Brothers Charity
7	Andrew Bailey	Trustee	Appointed 23 January 25	Fry Brothers Charity
8	Karen Hodgson	Trustee	Appointed 23 January 25	Fry Brothers Charity
9				
10				
11				
12				
13				
14				
15				
16				
17				
18				
19				
20				

#### Names of the trustees for the charity, if any, (for example, any custodian trustees)

Name	Dates acted if not for whole year

### Names and addresses of advisers (Optional information)

Type of adviser	Name	Address

### Name of chief executive or names of senior staff members (Optional information)

Michele Harding (Secretary and Book-keeper)

## Section B Structure, governance and management

### Description of the charity's trusts

Type of governing document (eg. trust deed, constitution)	Scheme of the Charity Commissioners
How the charity is constituted (eg. trust, association, company)	Charitable Trust
Trustee selection methods (eg. appointed by, elected by)	Election

### Additional governance issues (Optional information)

You **may choose** to include additional information, where relevant, about:

- policies and procedures adopted for the induction and training of trustees;
- the charity's organisational structure and any wider network with which the charity works;
- relationship with any related parties;
- Trustees' consideration of major risks and the system and procedures to manage them.

The Charity has a structured approach to trustee induction and training, providing new trustees with a comprehensive introduction pack, including the governing document, recent meeting minutes, and key policies.

Ongoing training opportunities are to be offered to ensure trustees remain informed of their responsibilities and current best practices.

The Charity is managed by a board of trustees who meet regularly and work collaboratively to oversee property maintenance and tenant welfare.

While the Charity operates independently, it maintains informal connections with local community groups, which help support tenants' wellbeing.

There were no related party transactions during the year.

The trustees regularly review potential risks to the Charity, including property maintenance, tenant support, and financial sustainability. Systems are in place to manage and mitigate these risks, including regular property inspections, contingency planning, and close monitoring of financial reserves.

**Summary of the objects of the charity set out in its governing document**

To manage the properties, improving and increasing if necessary, giving tenancy priority to personnel who have been employed in land-based employment and have to vacate tied accommodation in Portesham and the neighbourhood thereof.

**Summary of the main activities undertaken for the public benefit in relation to these objects (include within this section the statutory declaration that trustees have had regard to the guidance issued by the Charity Commission on public benefit)**

The Charity's main activities during the year have focused on providing and maintaining affordable housing for retired individuals with a background in agriculture or horticulture, particularly those with a connection to Portesham and the surrounding area.

Regular maintenance was carried out on all properties, with one adapted for wheelchair access to better meet tenants' needs.

Community engagement was supported through social events, helping to reduce isolation and promote wellbeing among residents.

Trustees have had due regard to the Charity Commission's guidance on public benefit when planning and delivering these activities.

All actions taken during the year have been in line with the Charity's objectives to relieve need and hardship by providing secure, comfortable housing and fostering a sense of community.

**Additional details of objectives and activities (Optional information)**

You **may choose** to include further statements, where relevant, about:

- policy on grantmaking;
- policy programme related investment;
- Contribution made by volunteers.

During this financial year, the Charity has undertaken regular maintenance across all properties.

One property was adapted for wheelchair accessibility, and security measures have been improved through the installation of key safes and external lighting.

A coffee morning was held to bring together tenants and trustees, providing an opportunity to socialise and strengthen community ties. With the addition of new trustees and the range of expertise they bring, the board feels well-equipped to continue managing the properties effectively and responsively.

Sadly, during the year, two tenants passed away, leaving behind their spouses. The strong community network within the village has provided comfort and support during these times.

One property, previously occupied for 24 years, has been refurbished and successfully re-let.

Looking ahead, the trustees will be focusing on further property maintenance, including repairs to boundary fencing, upgrades to Careline systems, and initiatives to improve heating efficiency and reduce energy costs.

new

## Section D

## Achievements and performance

**Summary of the main achievements of the charity during the year**

Throughout the year, the Charity has prioritised maintaining the fabric of the buildings to ensure a safe, comfortable, and welcoming environment for all tenants.

Regular maintenance has been carried out across the properties, with particular improvements including enhanced accessibility and upgraded security features.

The Charity's website <http://frybrotherscharity.org.uk/> has been actively used to share information about its work, showcase the tenants' well-maintained gardens, and highlight social activities.

This platform continues to serve as a valuable communication and engagement tool for both the local community and prospective applicants.

## Section E Financial review

### Brief statement of the charity's policy on reserves

**Cyclical Maintenance Fund** – the Trustees may establish and maintain a reserve fund, to be entitled the Cyclical Maintenance Fund, for the purpose of providing for those items of ordinary maintenance and repair for the alms-houses belonging to the Charity.

**Extraordinary Repair Fund** – for the purpose of providing extraordinary repair, improvement or rebuilding of the alms-houses. The funds shall be established with the sum of £10,000 from the accumulated income of the Charity and maintained by the income for the Charity. The trustees may at any time apply the fund but if the fund is not applied it shall be invested in trust for the Charity.

### Details of any funds materially in deficit

none

### Further financial review details (Optional information)

You **may choose** to include additional information, where relevant about:

- the charity's principal sources of funds (including any fundraising);
- how expenditure has supported the key objectives of the charity;
- Investment policy and objectives including any ethical investment policy adopted.

£46,780 received from rental income and £1,184 interest and other income.

£10,122 general maintenance and careline services.

The Trustees shall first defray out of the income of the Charity the cost of maintaining the property of the Charity (including the repair and insurance of any buildings thereon) and all other charges and outgoings payable in respect thereof and all the proper costs, charges and expenses of and incidental to the administration and management of the Charity.

## Section F Other optional information

Two new trustees in the year, Karen Hodgson and Andrew Bailey

## Section G Declaration

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

Signed on behalf of the charity's trustees

<b>Signature(s)</b>	Judith Norman	Martin Jolliffe
<b>Position (eg Secretary, Chair, etc)</b>	Trustee	Chairperson/Trustee
<b>Date</b>	12/08/2025	12/08/2025



CHARITY COMMISSION  
FOR ENGLAND AND WALES

Fry Brothers Charity

284669

## Receipts and payments accounts

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For the period from	Period start date	To	Period end date
	01/04/2024		31/03/2025

### Section A Receipts and payments

	Unrestricted funds to the nearest £	Restricted funds to the nearest £	Endowment funds to the nearest £	Total funds to the nearest £	Last year to the nearest £
<b>A1 Receipts</b>					
Rents from land and buildings	46,780	-	-	46,780	41,414
Building society interest	325	440	-	765	2,074
Bank deposit interest	419	-	-	419	469
	-	-	-	-	-
	-	-	-	-	-
	-	-	-	-	-
	-	-	-	-	-
<b>Sub total (Gross income for AR)</b>	<b>47,524</b>	<b>440</b>	<b>-</b>	<b>47,964</b>	<b>43,957</b>
<b>A2 Asset and investment sales, (see table).</b>					
	-	-	-	-	-
	-	-	-	-	-
<b>Sub total</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>
<b>Total receipts</b>	<b>47,524</b>	<b>440</b>	<b>-</b>	<b>47,964</b>	<b>43,957</b>
<b>A3 Payments</b>					
Property repairs and maintenance	9,394	-	-	9,394	8,104
Careline monitoring services	728	-	-	728	818
Tenancy Agreement	-	-	-	-	240
Insurance	2,342	-	-	2,342	3,821
Secretarial fees and expenses	6,344	-	-	6,344	8,108
Independent examination fee	888	-	-	888	888
Tenants lunch	264	-	-	264	235
Miscellaneous	-	-	-	-	797
Subscriptions	110	-	-	110	-
	-	-	-	-	-
<b>Sub total</b>	<b>20,070</b>	<b>-</b>	<b>-</b>	<b>20,070</b>	<b>23,011</b>
<b>A4 Asset and investment purchases, (see table)</b>					
Costs on account of Rashley Rd purchase 13	-	-	-	-	271,980
	-	-	-	-	-
<b>Sub total</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>271,980</b>
<b>Total payments</b>	<b>20,070</b>	<b>-</b>	<b>-</b>	<b>20,070</b>	<b>294,991</b>
<b>Net of receipts/(payments)</b>	<b>27,454</b>	<b>440</b>	<b>-</b>	<b>27,894</b>	<b>- 251,034</b>
<b>A5 Transfers between funds</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>
<b>A6 Cash funds last year end</b>	<b>50,272</b>	<b>14,006</b>		<b>64,278</b>	<b>315,312</b>
<b>Cash funds this year end</b>	<b>77,726</b>	<b>14,446</b>	<b>-</b>	<b>92,172</b>	<b>64,278</b>



## Section B Statement of assets and liabilities at the end of the period

Categories	Details	Unrestricted funds to nearest £	Restricted funds to nearest £	Endowment funds to nearest £
<b>B1 Cash funds</b>	Lloyds bank current account	43,340	-	-
	Lloyds bank deposit account	3,725	-	-
	Fixed Term deposit account	20,000		
	Charity bank accounts	10,661	14,446	
	<b>Total cash funds</b>	<b>77,726</b>	<b>14,446</b>	<b>-</b>
	(agree balances with receipts and payments account(s))	OK	OK	OK

	Details	Unrestricted funds to nearest £	Restricted funds to nearest £	Endowment funds to nearest £
<b>B2 Other monetary assets</b>		-	-	-
		-	-	-
		-	-	-
		-	-	-
		-	-	-
		-	-	-

	Details	Fund to which asset belongs	Cost (optional)	Current value (optional)
<b>B3 Investment assets</b>			-	-
			-	-
			-	-
			-	-
			-	-

	Details	Fund to which asset belongs	Cost (optional)	Current value (optional)
<b>B4 Assets retained for the charity's own use</b>	Land & Buildings 5,7,9,10,11,12 Frys Close	Endowment	185,757	1,331,104
	Land & Buildings 14 Back St	Endowment	63,384	257,546
	Land & Buildings 16 Centry Rd	General	67,742	240,415
	Land & Buildings 3a Frys Close	General	57,899	185,000
	Land & Buildings Improvements	General	55,424	-
	Land and Buildings 13 Rashley Road	Endowment	27,194	-
	Land and Buildings 13 Rashley Road	General	276,356	-
			-	-
			-	-

	Details	Fund to which liability relates	Amount due (optional)	When due (optional)
<b>B5 Liabilities</b>	Accountancy fee	General	936	
			-	

Signed by one or two trustees on behalf of all the trustees

Signature	Date of approval
Mr M R Jolliffe	12/08/2025
Mrs J M Norman	12/08/2025

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**Independent examiners report to the Trustees of the Fry Brothers Charity**

I report to the trustees on my examination of the accounts for Fry Brothers Charity ("the charity") for the year ended 31 March 2025.

**Responsibilities and basis of report**

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

I report in respect of my examination of the charity's accounts carried out under section 145 of the 2011 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 2011 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 2011 Act; or
2. the accounts do not comply with these 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.

**Michelle Ferris BSc(Hons) FCA DChA**

Albert Goodman LLP  
Chartered Accountants  
Leanne House  
6 Avon Close  
Weymouth  
Dorset  
DT4 9UX

Date: 30/09/2025