

Northam Almshouse Charity
Registered Number 286354
Account Summary 2025

Address for correspondence
northamcharities@gmail.com

Trustees

Jane H E Whittaker	Chair
David R Carter	Secretary and Vice-chair
Jim Jackson	Building Manager
Jacky Peel	Trustee
Pam Orchard	Policies
Malcolm M Warrington	Trustee
Susie Palmer	Trustee and Treasurer
Kevin Bowman	Trustee (Investments)
Rev'd Jules Harris	Ex-officio Trustee and Rector of Northam

The charity is managed by the Trustees.
New trustees are recruited through direct, known-person referrals.

Objectives

To provide housing within 4 almshouse dwellings for inhabitants in the area of benefit, Northam Parish.

Achievements

The charity has provided accommodation on a continuing basis to 4 residents with the exception of one month when an apartment became vacant and was subsequently renovated.

Financial Review

An increase of £18 per resident per month was introduced towards maintenance contributions in June.

Notable expenditure has been approximately £2,500 for renovations at Flat 4. These expenses are shown under Repairs and Maintenance in the accounts.

Utilities have increased although it is difficult to show accurate figures as bills are often estimated and run into different accounting years.

Sundries take into account an honorarium of £750 that was kindly donated back to the charity by the recipient and is shown under Other Deposits.

	2024	2025
Income from residents	£20,384	£21,576
Dividends & Interest	£4,331	£4,182
Other deposits		
	£24,715	£25,758

	2024	2025
Repairs and Maintenance	£11,006	£4,595
Electricity, gas and water*	£3,908	£5,094
Insurance	£842	£824
Subs and Professional Fees	£625	£764
Sundries	£234	£173
	£16,615	£11,450
Net receipts	£8,100	£14,308



CHARITY COMMISSION
FOR ENGLAND AND WALES

Charity Name
NORTHAM ALMSHOUSE CHARITY

No (if any)
286354

Receipts and payments accounts

CC16a

For the period from	Period start date 01/01/2025	To	Period end date 31/12/2025
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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 £
A1 Receipts					
Rents	21,576	-	-	21,576	20,384
Dividends	2,041	-	-	2,041	1,987
Interest	2,141	-	-	2,141	2,344
	-	-	-	-	-
	-	-	-	-	-
	-	-	-	-	-
Sub total (Gross income for AR)	25,758	-	-	25,758	24,715
A2 Asset and investment sales, (see table).					
	-	-	-	-	-
	-	-	-	-	-
Sub total	-	-	-	-	-
Total receipts	25,758	-	-	25,758	24,715
A3 Payments					
Insurance	824	-	-	824	842
Subs & professional fees	764	-	-	764	625
Repairs & maintenance	4,595	-	-	4,595	11,006
Sundries	173	-	-	173	234
Electricity, gas & water	5,094	-	-	5,094	3,908
Council tax	-	-	-	-	-
	-	-	-	-	-
Sub total	11,450	-	-	11,450	16,615
A4 Asset and investment purchases, (see table)					
	-	-	-	-	-
	-	-	-	-	-
Sub total	-	-	-	-	-
Total payments	11,450	-	-	11,450	16,615
Net of receipts/(payments)	14,308	-	-	14,308	8,100
A5 Transfers between funds	-	-	-	-	-
A6 Cash funds last year end	57,464	-	-	57,464	49,364
Cash funds this year end	71,772	-	-	71,772	57,464

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 £
B1 Cash funds	COIF Deposit	53,537	-	49,356
	Co-operative Bank	18,234	-	7,771
		-	-	337
	Total cash funds	71,771	-	57,464
	(agree balances with receipts and payments account(s))	Agreement/ Error	OK	Agreement/ Error

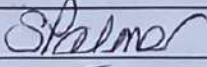
	Details	Unrestricted funds to nearest £	Restricted funds to nearest £	Endowment funds to nearest £
B2 Other monetary assets		-	-	-
		-	-	-
		-	-	-
		-	-	-
		-	-	-
		-	-	-
		-	-	-

	Details	Fund to which asset belongs	Cost (optional)	Current value (optional)
B3 Investment assets	COIF		-	-
	Income units	General fund	-	69,506
	Accumulation units	Repair fund	-	78,981
			-	-
			-	-

	Details	Fund to which asset belongs	Cost (optional)	Current value (optional)
B4 Assets retained for the charity's own use	Almshouse		-	-
	Causey House		-	-
	Diddywell Road		-	-
	Northam		-	-
	EX39 1DW		-	-
	(Mortgage Free)		-	-
			-	-
			-	-

	Details	Fund to which liability relates	Amount due (optional)	When due (optional)
B5 Liabilities			-	
			-	
			-	
			-	
			-	

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

Signature	Print Name	Date of approval
	S. PALMER	26/3/26



Section A

Independent Examiner's Report

Report to the trustees/
members of

Charity Name

NORTHAM ALMSHOUSE CHARITY

On accounts for the year
ended

31 DECEMBER 2025

Charity no
(if any)

286354

Set out on pages

1 and 2

(remember to include the page numbers of additional sheets)

I report to the trustees on my examination of the accounts of the above charity ("the Trust") for the year ended **31 / 12 / 2025**.

Responsibilities and
basis of report

As the charity trustees, you are responsible for the preparation of the accounts in accordance with 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 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 (other than that disclosed below *) in connection with the examination which gives me cause to believe that in, any material respect,:

- the accounting records were not kept in accordance with section 130 of the Act; or
- the accounts did not accord with the accounting records; or
- the accounts did not comply with the applicable requirements concerning the form and content of accounts set out in the Charities (Accounts and Reports) Regulations 2008 other than any requirement that the accounts give a 'true and fair' view which is not a matter considered as part of an independent examination.

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.

* Please delete the words in the brackets if they do not apply.

Signed:

KATY TOMS

Date:

27/03/2026

Name:

KATY TOMS

Relevant professional
qualification(s) or body
(if any):

CHARTERED ACCOUNTANT

Address:

27 BRIDGELAND STREET

BIDEFORD, DEVON

EX39 2PZ



Section A

Independent Examiner's Report

Report to the trustees/
members of

Charity Name

NORTHAM ALMSHOUSE CHARITY

On accounts for the year
ended

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KATY TOMS

Date:

27/03/2026

Name:

KATY TOMS

Relevant professional
qualification(s) or body
(if any):

CHARTERED ACCOUNTANT

Address:

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BIDEFORD, DEVON

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