**HENRY DREW THOMAS ALMSHOUSES**

**E.O.Y REPORT for 2025**

Approved Accounts and an End of year report were submitted to the Charity Commission.

Having already upgraded 5 of the 8 flats, we were surprised by a resident giving notice to move away near to family. She had left the flat in a dirty condition, and a lot of work was required to upgrade, with resulting expense. This meant some scheduled maintenance had to be postponed.

A current resident asked to move to the upstairs flat, which was agreed to, if she paid for any work needing to be done to her flat. However, it was in a very good condition and then the new resident appointed was her brother so the moving in and up was achieved smoothly.

Katy from Robert Williams carried out Flat inspections and various minor maintenance issues were dealt with.

Residents are now fully engaged with the gardens and have added their own personal touches. The front doors were repaired and repainted white.

Alison Miles gave notice of her resignation as Trustee at the end of the year 2025, although she committed to completing the accounts and EOY report with Claire. We were very happy to welcome Richard Lee as a replacement Parish Council Trustee in November. Richard, who lives in the village, had been a clerk to HDTA many years ago, has an interest in local history and has a knowledge of Letting, so will be an asset.

Sandra Diaper resigned as a Trustee due to ill health and St Paul's PCC appointed Janie Hawkins as a Church Trustee. Revd Patrick Parkes retired as Minister for St Pauls at the end of 2025.Whilst awaiting a new appointment, the Rector Revd Linda Cronin is legally his replacement.

Whilst appreciating Sandra and Patricks contributions, the amount of work and care Alison has given to the Alms houses over the years is gratefully acknowledged, particularly in our conversion into a CIO and the modernisation of so many flats.

A Festive tea was held in the church rooms in December. Most of the residents attended; along with Katy from Robert Williams and John Manley-Tucker (Kate's husband). There was good conversation over the inviting tea tables. A presentation with our thanks was made to Alison, and all Residents were given a Christmas goodies carrier bag.

**TRUSTEES for 2025**

Alison Miles. Kate Manley-Tucker. Richard Lee

**Parish Council Trustees**

Revd Patrick Parkes. Claire Johns. Sandra Diaper.

**St Paul's Church Trustees**

**Starcross Welfare Trust**

Has the same Trustees. No grants were made in 2025.

**Henry Drew Thomas Almshouses and Starcross Welfare Trust**
**Charity No 1198463**
**Receipts & Payments Account**
**Year end 31st December 2025**

| | | 2025 Lloyds Current | Lloyds Savings | CCLA | |
|---|---|---|---|---|---|
| | Balances 01/01/25 | £ 4,046.05 | £ 15,629.65 | £ 8,148.73 | |
| **Receipts** | | | | | |
| | Rental Income | £ 31,909.83 | | | |
| | Photovoltaic income | £ 2,457.90 | | | |
| | Interest Lloyds | | £ 75.92 | | |
| | Interest CCLA | | | £ 235.70 | |
| | Dividends CCLA | | | £ 556.53 | |
| **Total Income** | | £ 34,367.73 | £ 75.92 | 792.23 | **£ 35,235.88** |
| **Payments** | | | | | |
| | BMAC Builders (renovation) | £ 27,818.40 | | | |
| | Insurance | £ 1,679.10 | | | |
| | Utilities | £ 1,019.43 | | | |
| | Nat Assoc Almshouses | £ 365.00 | | | |
| | Cleaning | £ 1,002.00 | | | |
| | Misc | £ 211.69 | | | |
| via Robert Wiliams | | | | | |
| | Agency fees | £ 8,400.00 | | | |
| | Regular Maintenance | £ 3,070.61 | | | |
| | Repairs & Renewals | £ 3,509.10 | | | |
| | On account RW | £ 798.00 | | | |
| **Total Payments** | | **£ 47,873.33** | | | **£ 47,873.33** |
| **Net (outgoing)/ incoming resources** | | £ (13,505.60) | 75.92 | 792.23 | |
| Transfers between funds/ CCLA | | 8000 | | -8000 | |
| Transfers between funds/ Lloyds | | 9600 | -9600 | | |
| Balances 01/01/25 | | £ 4,046.05 | £ 15,629.65 | £ 8,148.73 | **£ 27,824.43** |
| Balances 31/12/25 | | £ 8,140.45 | £ 6,105.57 | £ 940.96 | **£ 15,186.98** |

Statement of Assets and Liabilities at 31/12/25

| | | |
|---|---|---|
| **Cash at bank** | | |
| HDTA | £ 10,200.00 | |
| SWT | £ 4,046.02 | |
| | £ 14,246.02 | |
| CCLA | | |
| HDTA | £ 940.96 | |
| **TOTAL** | **£ 15,186.98** | |
| SWT 981 shares Valuation | **£ 18,954.78** | |

CHARITY COMMISSION FOR ENGLAND AND WALES

# Independent examiner's report on the accounts

## Section A Independent Examiner's Report

| | | | |
|---|---|---|---|
| **Report to the trustees** | Charity Name: Henry Drew Thomas Almhouses and Starcross Welfare Trust | | |
| **On accounts for the year ended** | 31 December 2025 | **Charity no (if any)** | 1198463 |
| **Set out on pages** | 1 (insert 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

**Responsibilities and basis of report**

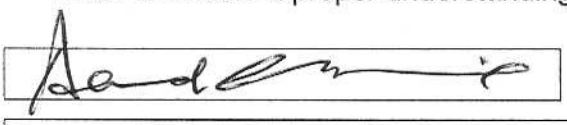
As the charity's trustees, you are responsible for the preparation of the accounts in accordance with the requirements of the Charities Act 2011 ("the Act").I report in respect of my examination of the Trust's accounts carried out under section 145 of the 2011 Act and in carrying out my examination, I have followed 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 which gives me cause to believe that in, any material respect:

- the accounting records were not kept in accordance with section 130 of the Charities 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.

| | | | |
|---|---|---|---|
| **Signed:** |  | **Date:** | 4 Feb 2026 |
| **Name:** | David Guthrie | | |
| **Relevant professional qualification(s) or body (if any):** | FCA, B.Sc.Econ | | |
| **Address:** | Jayd Mamhead Road, Kenton, EX68LX | | |