SHAFTESBURY MUNICIPAL ALMSHOUSE CHARITY

REGISTERED CHARITY NUMBER 202457

ANNUAL REPORT

AND

FINANCIAL STATEMENTS

YEAR ENDED 31 DECEMBER 2025

SHAFTESBURY MUNICIPAL ALMSHOUSE CHARITY
REGISTERED CHARITY NUMBER 202457

Index

	Page No.
Trustees' annual report	1 - 2
Independent examiners' report	3
Statement of financial activities (SOFA)	4
Balance sheet	5
Accounting policies and notes to the financial statements	6 - 10
Supplementary information	11

SHAFTESBURY MUNICIPAL ALMSHOUSE CHARITY
REGISTERED CHARITY NUMBER 202457
Trustees Annual Report for the Year Ended 31 December 2025

REFERENCE AND ADMINISTRATIVE DETAILS

Registered as a Charity in England & Wales.
Previously known as "Shaftesbury Municipal Charities" or "Shaftesbury Charities."

CHARITY REGISTERED NUMBER

202457

CHARITY'S PRINCIPAL ADDRESS

33 Salisbury Street
Shaftesbury
Dorset
SP7 8EL

GOVERNING DOCUMENT

The Charity is regulated by a scheme of the Charity Commissioners dated 29th July 1996.

TRUSTEES

Mr Anthony Thomas Morgan (Chairman)	Appointed by Trustees
Mr Roger Haydn Booth	Appointed by Trustees
Patricia Lever	Appointed by Trustees
Mr Timothy Cook	Resigned during year
Mr David Russell Webber	Appointed 22 October 2025
Mayor Virginia Edwyn-Jones	Appointed 22 October 2025

Two representative Trustees are appointed by Shaftesbury Town Council, and one representative Trustee by the Parish of Melbury & Cann. New representative Trustees are appointed for a renewable period of four years. New co-opted Trustees are appointed by the Board of Trustees for a renewable period of five years.

The Charity does not have any Custodian Trustees.

OBJECTS AND ACTIVITIES OF THE CHARITY

The object of the Charity is to provide accommodation for persons in need, who are resident in the Parishes of Shaftesbury, Cann, Motcombe, Stour Provost, Margaret Marsh, Fontmell Magna, Compton Abbas and Donhead St. Mary. The Charity maintains 21 warden-assisted single bedsit flats to enable them to meet this object.

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PUBLIC BENEFIT
This activity benefits the public by allowing older persons in particular to remain independent for longer, whilst still being near to family and friends. As such, families are able to grow and the community stays stronger.

ACHIEVEMENTS AND PERFORMANCE
The Trustees policy is to ensure that the facilities of the Almshouse are upgraded, when the funds are available, to enable the residents to remain in occupation of their flats for as long as is feasible, whilst allowing them a measure of independence.

The residents of the Almshouses make a weekly contribution towards the cost of maintaining the Almshouses, and essential services to them, which is partly subsidised by the Charity's endowment income. The Charity is affiliated to the National Association of Almshouses.

When flats become vacant new residents who meet the criteria of being of retirement age and from the local area, are able to apply to the trustees. The trustees have regard to the Charity Commissions guidance on public benefit.

As part of our Strategic review and with guidance from The Almshouse Association we have our own in-house Clerk Administrator who as part of their duties is to check on residents who are deemed to be vulnerable, in addition we have made available a sophisticated electronic communication system to each resident which activates to a 24/7 operated alarms receiving centre.

At the year end the trustees have obtained a valuation of the property and as the accounts reflect the current market value.

RESERVE POLICY
The Trustees policy is to retain reserves equivalent to the cost of six months running costs.

DECLARATION

I declare in my capacity of Charity Trustee, that:

- the Trustees have approved the report above; and
- authorised me to sign it on their behalf.

Signed: .....

Anthony Thomas Morgan, Trustee

Date: 8TH JULY 2026

SHAFTESBURY MUNICIPAL ALMSHOUSE CHARITY
REGISTERED CHARITY NUMBER 202457
Independent Examiners Report to the Trustees

I report to the trustees on my examination of the accounts of the above charity for the year ended 31 December 2025 set out on pages 4 to 11.

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 2011 Act").

Having satisfied myself that the accounts of the charity are not required to be audited(under section 144(2) or the 2011 Act) and are eligible for an independent examination, 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 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:

- accounting records were not kept in respect of the charity as required by section 130 of the 2011 Act; or
- the accounts do 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.

Reporting Accountant
R H Cooper
Mapwl House
Sherborne
Dorset
DT9 4BJ

Signed: R H Cooper

Date: 8TH JULY 2026

SHAFTESBURY MUNICIPAL ALMSHOUSE CHARITY

Statement of Financial Activities

For the Year Ended 31 December 2025

	Note	Unrestricted Funds 2025 £	*Unrestricted Funds 2024 £*
Income & endowments from:			
Charitable activities	3	121,986	*121,330*
Investment income	4	6,693	*5,027*
Other incoming resources	5	20,789	*10,184*
Total incoming resources		149,468	*136,541*
Expenditure on:			
Charitable activities	6	128,220	*74,012*
Governance costs	7	5,873	*7,590*
Total resources expended		134,093	*81,602*
Net incoming resources before transfers		15,375	*54,939*
Transfers between funds	12	-	-
Net movement in funds		15,375	*54,939*
Reconciliation of funds			
Total funds brought forward		3,249,615	*3,194,676*
Total funds carried forward		3,264,990	*3,249,615*

SHAFTESBURY MUNICIPAL ALMSHOUSE CHARITY

Balance Sheet

For the Year Ended 31 December 2025

	Note	2025	2024
		£	£
Fixed Assets			
Tangible fixed assets	8	3,000,000	3,000,000
Total Fixed Assets		3,000,000	3,000,000
Current Assets			
Debtors	9	4,360	4,986
Cash at Bank	18c	286,588	272,251
Total Current Assets		290,948	277,237
Liabilities			
Creditors - amounts falling due within one year	10	9,420	7,409
Net Current Assets		281,528	269,828
Total Assets less Current Liabilities		3,281,528	3,269,828
Liabilities			
Creditors - amounts falling due after one year	10	16,538	20,213
Total net assets		3,264,990	3,249,615
Funds of the Charity			
Income Funds			
Unrestricted funds	11	1,683,482	1,668,107
Revaluation reserve	12	1,531,508	1,531,508
Designated funds	12		
Extra-ordinary Repair Fund		50,000	50,000
Total Charity Funds		3,264,990	3,249,615

Approved by the Board of Trustees on 8/JULY 2026 and signed on its behalf by:

.....

Anthony Thomas Morgan,
Trustee

The notes on pages 6 to 11 form part of these accounts.

SHAFTESBURY MUNICIPAL ALMSHOUSE CHARITY
Notes to the Accounts
For the Year Ended 31 December 2025

1 Basis of preparation

These accounts have been prepared on the basis of historic cost in accordance with the Statement of Recommended Practice: Accounting and Reporting by Charities (2015), with accounting standards, and with the Charities Act 2011.

2 Accounting policies

INCOMING RESOURCES

Recognition of incoming resources

Incoming resources are included in the Statement of Financial Activities (SoFA) when:

- the charity becomes entitled to the resources and any conditions for receipt are met;
- the trustees are virtually certain they will receive the resources; and
- the monetary value can be measured with sufficient reliability.

Volunteer help

The value of any voluntary help is not included in the accounts.

EXPENDITURE AND LIABILITIES

Liability recognition

Liabilities are recognised as soon as there is a legal or constructive obligation committing the charity to pay out resources.

Governance costs

Governance costs include costs of the preparation and examination of statutory accounts, the costs of trustee meetings and cost of any legal advice to trustees on governance or constitutional matters. Also included are the administrative charges payable to the Charity's clerk.

ASSETS

Tangible fixed assets for use by charity

These, with the exception of replacement furniture etc, are capitalised if they can be used for more than one year and cost at least £250. They are valued at cost or a reasonable value on receipt. The Charity has revalued the property at the year end and this has been reflected in the accounts.

SHAFTESBURY MUNICIPAL ALMSHOUSE CHARITY
Notes to the Accounts
For the Year Ended 31 December 2025

	2025	2024
	£	£
3 Income from Charitable activities		
Residents' maintenance contributions	110,147	109,629
Electricity	10,139	10,701
Grants received	1,700	1,000
	121,986	121,330
4 Investment income		
Interest income	6,693	5,027
5 Other incoming resources		
Land rent and subsidies	6,306	4,113
Wayleaves	193	191
Donations received	14,290	5,880
	20,789	10,184
6 Expenditure on Charitable activities		
(a) Charitable activities		
Maintenance of Chubbs House	112,267	58,116
(c) Paid employees		
Gross wages & salaries	15,671	15,615
Pension contributions	282	281
	15,953	15,896
Total Charitable activities	128,220	74,012
	No	**No**
Average number of Employees in year	1	1

There were no employees receiving benefits.

SHAFTESBURY MUNICIPAL ALMSHOUSE CHARITY
Notes to the Accounts
For the Year Ended 31 December 2025

		2025	2024
		£	£
7	**Governance Costs**		
	Accountancy fee	2,100	2,244
	Independent examiners fee	550	550
	Legal & professional fees	2,397	808
	Insurance	404	345
	Sundry expenses	1	38
	Loss on disposal of assets	-	3,159
	Bank charges	421	446
		5,873	7,590

		Freehold Land & Almshouses	Total
		£	£
8	**Tangible Fixed Assets**		
	Cost		
	At 1 January 2025	3,000,000	3,000,000
	Additions	-	-
	At 31 December 2025	3,000,000	3,000,000
	At 31 December 2024	3,000,000	3,000,000

		2025	2024
		£	£
9	**Debtors**		
	Trade debtors	-	854
	Prepayments	4,360	4,132
		4,360	4,986

		2025	2024
		£	£
10	**Liabilities**		
	Creditors - amounts falling due within one year		
	Accruals	5,063	3,345
	Almshouse loan	3,675	3,675
	PAYE and pension	682	389
		9,420	7,409
	Creditors - amounts falling due after one year		
	Almshouse loan	16,538	20,213
		16,538	20,213

SHAFTESBURY MUNICIPAL ALMSHOUSE CHARITY
Notes to the Accounts
For the Year Ended 31 December 2025

11 Unrestricted

	2025			2024		
	General fund	Revaluation reserve	Total	General fund	Revaluation reserve	Total
Balance at 31 December 2024	1,718,107	1,531,508	3,249,615	*1,663,168*	1,531,508	*3,194,676*
Net movement in funds	15,375	-	15,375	*54,939*		*54,939*
Balance at 31 December 2025	1,733,482	1,531,508	3,264,990	*1,718,107*	*1,531,508*	*3,249,615*

12 Designated Funds

Included in unrestricted funds, the Charity has set aside a designated fund specifically for extra ordinary repairs.

	2025	2024
	£	£
Balance brought forward	50,000	50,000
Net movement in funds	-	-
Balance carried forward	50,000	50,000

13 Analysis of Net assets by Fund

	Unrestricted fund	Designated fund	Total Funds 2025	*Unrestricted fund*	*Designated fund*	*Total Funds 2024*
	£	£	£	£	£	£
Tangible fixed assets	*3,000,000*	-	*3,000,000*	*3,000,000*	-	*3,000,000*
Other current assets	*240,948*	*50,000*	*290,948*	*227,237*	*50,000*	*277,237*
	3,240,948	*50,000*	*3,290,948*	*3,227,237*	*50,000*	*3,277,237*
Current liabilities	*(9,420)*	-	*(9,420)*	*(7,409)*	-	*(7,409)*
Non-current liabilities	*(16,538)*	-	*(16,538)*	*(20,213)*	-	*(20,213)*
	3,214,990	50,000	3,264,990	*3,199,615*	*50,000*	*3,249,615*

14 Trustees and other related parties

There were no payments made to the Trustees to reimburse them for expenses paid on behalf of the charity.

15 Other information

- The Charity had no commitments at the year end.
- The Charity has not given any guarantees to third parties that could be called on at the year end.
- The Charity has not granted any loans to any institution or company connected to the Charity.
- The Charity did not make any ex-gratia payments during the year.

16 Declarations:

Adequacy of assets to meet fund restrictions

Sufficient reserves are held in an appropriate form to enable each fund to be applied in accordance with the restrictions imposed.

Branches

The financial activities, assets and liabilities of all the Charity's branches or sections have been included.

Changes in year end

The Trustees have not changed the year end date nor the length of the Charities financial year.

Discontinued, continuing and acquired operations

All the Charity's operations are continuing operations and there were no operations discontinued or acquired during the year.

Funds in deficit

No funds are in deficit at the balance sheet date.

Inalienable or historic events

The Charity had no assets at the balance sheet date classed as inalienable or historic.

Intangible assets

The Charity had no intangible assets.

Inter-fund loans

There were no inter-fund loans outstanding at the balance sheet date.

Revaluations

None of the Charity's functional fixed assets have been re-valued during the year and the Charity does not have a policy of re-valuation.

Subsidiaries

The Charity has no subsidiary companies.

Un-capitalised fixed assets

The Charity has no material fixed assets which have not been capitalised. However, the freehold property including the site on which the almshouses are built have been included in the accounts at a nominal sum of £1.

Replacement furniture is treated as a revenue expense.

Transactions with Trustees

There were no transactions with trustees during the year, except those referred to in Note 21.

17 Related party transactions:

There were no related party transactions during the year.

SHAFTESBURY MUNICIPAL ALMSHOUSE CHARITY
Notes to the Accounts
For the Year Ended 31 December 2025

18 Supplementary Information

		2025	2024
		£	£
a)	**Analysis of 'Resources expended - charitable activities'**		
	i) General funds		
	Staff costs	15,953	15,896
	Fundraising costs	1,936	700
	Rates & water	3,932	3,800
	Electricity	17,939	12,398
	Gas	6,784	4,754
	Insurance	2,935	3,194
	Cleaning	374	999
	Repairs to property	76,412	30,594
	Telephone	1,008	965
	Sundry expenses	947	712
		128,220	74,012
b)	**Cash at bank**		
	COIF deposit	85,576	82,068
	Current account	46,634	39,050
	Lloyds deposit account	154,314	151,129
	Petty Cash	64	4
		286,588	272,251