Charity Registration No. 203647

QUIRKE'S ALMSHOUSE CHARITY AND CHARITY OF THOMAS PONSFORD

ANNUAL REPORT AND ACCOUNTS

FOR THE YEAR ENDED 31 DECEMBER 2025

QUIRKE'S ALMSHOUSE CHARITY AND CHARITY OF THOMAS PONSFORD

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QUIRKE'S ALMSHOUSE CHARITY AND CHARITY OF THOMAS PONSFORD

TRUSTEES' ANNUAL REPORT FOR THE YEAR ENDED 31 DECEMBER 2025

The Trustees present their report and financial statements for the year ended 31 December 2025.

The Charity
The Quirke's Almshouse Charity was founded by indenture and is comprised in a Scheme of the Charity Commissioners dated 18 December 1934. The Charity of Thomas Ponsford was founded by Will on 22 December 1897.

The principal office of the Charity is situated at 3 Summerland Road, Minehead, TA24 5BP.

Objects of the Charity
The Almshouses belonging to the Charity shall be used for the residence of alms people in conformity with the provisions of the scheme. The Trustees shall apply the income of the Charity towards the provision and maintenance of Almshouses and the benefit of poor persons of good character who are resident in the area of the urban district of Minehead and the civil parish of Minehead.

The Trustees shall apply the income of the Charity for the benefit of the alms people in any such manner as the Trustees think fit.

Trustees
The Trustees who served in the year and also since the year end were:-

Mrs A Lawton (Chair - resigned 13 July 2026)
Mr W M Hodson (Chair – appointed 13 July 2026)
Mr C F Palmer
Mrs J A G Fry
Mr J Milton (appointed 26 May 2026)
Mr M Barney (appointed 20 April 2026)

Review of the Year
Southways and The Haven were occupied throughout the year. Most of the Almshouses have been occupied for the majority of 2025. Following the death of the resident at no 1 (July 2025) the almshouse has under gone a complete refurbishment and is ready for occupation. New kitchens have been installed in Almshouses, 2 & 6. These and continued minor repairs have taken place around our residents.

The financial performance of the Charity in the year was considered satisfactory. Reserves are maintained at a level deemed sufficient to undertake significant repairs.

Public Benefit
The Trustees confirm that they have complied with the requirements of section 17 of the Charities Act 2011 to have due regard to the public benefit guidance published by the Charity Commission for England and Wales.

Bankers NatWest, 9 The Parade, Minehead, Somerset TA24 5LT

Accountants Dan Stone Accountancy Ltd, 1 Bancks Street, Minehead, TA24 5DJ

Declarations
The Trustees declare that they have approved the Trustees' report above on 16 September 2026. Signed on behalf of the Charity's Trustees:
W M Hodson
Mr W M Hodson (Chair)

QUIRKE'S ALMSHOUSE CHARITY AND CHARITY OF THOMAS PONSFORD

INDEPENDENT EXAMINER'S REPORT

TO THE TRUSTEES OF QUIRKE'S ALMSHOUSE CHARITY AND CHARITY OF THOMAS PONSFORD

I report to the charity trustees on my examination of the accounts of the above charity (the "Trust", charity number 203647) for the year ending 31 December 2025, which are set out on pages 1 to 4.

Responsibilities and basis of report
As the charity trustees of the Trust, 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 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 Charities Act; or
- the accounts do not accord with the accounting 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.

Daniel Stone

Daniel Stone FCA

Dan Stone Accountancy Ltd
1 Bancks Street
Minehead
TA24 5DJ

28 September 2026

QUIRKE'S ALMSHOUSE CHARITY AND CHARITY OF THOMAS PONSFORD

RECEIPTS AND PAYMENTS ACCOUNTS

FOR THE YEAR ENDED 31 DECEMBER 2025

	2025			2024
	Unrestricted £	*Restricted £*	*Total Funds £*	*Total Funds £*
Receipts:				
Maintenance contributions	32,618	-	32,618	15,438
COIF investment dividends	3,470	-	3,470	3,379
Rental income	16,792	-	16,792	14,442
Total receipts	**52,880**	**-**	**52,880**	**33,259**
Payments:				
Letting expenses	5,915	-	5,915	5,152
Subscriptions	-	-	-	371
Licences	-	-	-	159
Insurance	1,282	-	1,282	1,242
Repairs	94,592	-	94,592	20,585
Accountancy	564	-	564	1,080
Water rates	-	-	-	(115)
Heating, light & power	49	-	49	-
Council tax	-	-	-	618
Consultancy	733	-	733	6,853
Total payments	**103,135**	**-**	**103,135**	**35,945**
Net of receipts/(payments)	**(50,255)**	**-**	**(50,255)**	**(2,686)**
Cash funds last year end	**163,039**	**-**	**163,039**	**165,725**
Cash funds this year end	**112,784**	**-**	**112,784**	**163,039**

QUIRKE'S ALMSHOUSE CHARITY AND CHARITY OF THOMAS PONSFORD

STATEMENT OF ASSETS AND LIABILITES

AS AT 31 DECEMBER 2025

Cash Funds	Unrestricted Funds £	Restricted Funds £	Endowment Funds £
Bank current account – Natwest	27,662	-	-
Bank current account – Co-Op	65,122	-	-
Bank savings account – Co-op	20,000	-	-
Total cash funds	**112,784**	**-**	**-**

Investment Assets

	Funds to which Asset belongs	**Current value £**
Extra-ordinary repair fund 526.00 COIF Accumulation Shares	Designated	134,411
Unrestricted fund 1,603.00 COIF Income Shares	Unrestricted	30,973
Thomas Ponsford fund 1,022.00 COIF Income Shares	Endowment	19,747
Frances A Day fund 216.00 COIF Income Shares	Endowment	4,174
Unrestricted fund 3,275.45 COIF Income Shares	Unrestricted	63,288
Total investment assets		**252,593**

Assets retained for the Charity's own use (as valued 31 December 2024)	**Funds to which Asset belongs**	**Cost £**	**Current value £**
Almshouses No's 1-6 Market House Lane, Minehead	Endowment	Unknown	900,000
Southways and The Haven, Market House Lane, Minehead	Endowment	246,195	400,000

The Financial Statements were approved by the trustees on 16 September 2026 and signed on their behalf by:

W M Hodson

Mr W M Hodson
Chair