The Basingstoke Charities
Registered Charity No. 204040

ANNUAL REPORT

and

FINANCIAL STATEMENTS

for the year ended 31st March 2026

Sir James Deane Almshouses

Bank:
Lloyds Bank Plc
Mayfair House
Basingstoke
RG21 7JU

Independent examiner
Mr L Fryer ACIS
13 Hartswood
Chineham
Basingstoke
RG24 8SJ

The Basingstoke Charities (Registered Number 204040)

TRUSTEES REPORT
FOR THE YEAR ENDED 31 MARCH 2026

The trustees present their report and the financial statements for the charity for the year ended 31 March 2026.

The Charity Commission scheme of 25th March 1960 brought together twenty eight Charities. Those numbered 1 – 8 are administered and managed under the title of the Almshouse Charities; those numbered 9 – 25 are administered and managed under the title of the Charities for the Poor: those numbered 26 – 28 are administered and managed under the title of the Charities for the Lecturer.

Objects

Almshouse Charities The almshouses consist of eight Grade II* listed terraced houses built in 1608 and known as the Sir James Deane Almshouses. To manage the Almshouses within the terms of the scheme for the benefit of the less well off people in, or with strong connections with the Borough of Basingstoke & Deane. Income from the Almshouse Charities to be applied for the benefit of almspeople and the repair & maintenance of the almshouses.

Charities for the Poor To be managed for the less well off people within the Borough of Basingstoke & Deane either augmenting the income of the Almshouse Charities or for the benefit of similar people in the area at the discretion of the Trustees.

Charities for the Lecturer To be managed for the benefit of the incumbent of the Parish of Basingstoke and used at his/her discretion.

In furtherance of these activities, but not further or otherwise, the powers of the charity are as set out in its scheme.

Organisational Structure

The Charities are governed by trustees. The Trustees Board meet at least three times a year and make all decisions relating to the Charity. This year, three new sub-committees have been established to review certain activities: Maintenance sub-committee: Policy sub-committee: finance sub-committee.

Review of activities

During the year £240 was gifted to the residents of Sir James Deane almshouses from the Charities for the Poor.

One property was empty for 3 months. One resident vacated a property and the property was redecorated during the empty period.

Work identified in the quinquennial survey was continued although completion of all the works is a multi-year project. The works identified are regularly reviewed by the trustees. A significant project has been the rebuilding of the soakaways. This was started during the year but access problems caused the project significant issues. The project was halted and an alternative approach developed which should see the soakaways completed in the next financial year.

Other routine maintenance tasks were undertaken as required.

The availability or tradespeople to undertake work, continued to be a problem, with some non-urgent works being delayed.

Significant progress has been made by the Policy sub-committee on reviewing exiting policies and introducing new policies to ensure compliance.

Financial Review

The income from resident contributions was £30,005 (previous year £23,975). The revised policy on the level of the Weekly Maintenance Charge was implemented this financial year, raising the existing residents charge and introducing a local government set level for new residents.

The Charity continued to rebuild up its long term reserves following their depletion due to expenditure on the roof refurbishment The Extraordinary Repair Fund (ERF) continued to be replenished with an investment of £3,600 per year being allocated to this fund. Whilst no ERF expenditure is expected in the short term, it is felt prudent to have more funds available as the costs of works is increasing rapidly with a higher inflation rate. The ERF currently stands at around £93,000.

Interest receivable was £300 (last year £364).

Overall there was a deficit in year of £910 (last year surplus £9,238). This is due in part to catching up on outstanding works at the Almshouses.

Plans for future periods

The refurbishment of the front windows is being considered, the windows are deteriorating and difficult to open. This is a complex problem to resolve as the buildings need to remain secure while the works are carried out. A project team is being established to progress such works

The Almshouse Associations guidance on reserves is being followed.

Trustees

As at 31 March 2026, the following were the Trustees of the charity:

Mrs C Tiller	Cllr J Tustain	Mr R W Fergie	
Mr R Gardiner	Mr N Drury	Mrs J Dykes	
Rev J Hudson	Cllr P Basham	Cllr S Tom	Mr C Roberts

During the year, the following were appointed as Trustees:

Mr C Roberts;	Mr E Dickson	Mrs J Dykes

During the year, the following resigned as Trustees:

Mrs E Boult	Mr P Davis	Mrs P Mayer
S Nurse	Mr E Dickson	

Public benefit

The trustees confirm that they have referred to the guidance contained in the Charity Commission's general guidance on public benefit when reviewing the charities aims and objectives for the year and in exercising their powers or duties.

This report was approved by the trustees on

C. S. Tiller

Mrs C Tiller

Chairman of The Trustees

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Independent examiner's report on the accounts

t Examiner's Report

Report to the trustees/ members of	The Basingstoke Charities
On accounts for the year ended	31/03/26
Charity no (if any)	204040
Set out on pages	5 and 6

Responsibilities and basis of report

I report to the trustees on my examination of the accounts of the above charity ("the Trust") for the year ended 31.03.25

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 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:

1* accounting records were not kept in accordance with section 130 of the Act or

2*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 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: L A Fryer

Date: 26/09/26

Name: Leslie Fryer

Relevant professional qualification(s) or body (if any): Chartered Secretary
International Accountant

Address: 13 Hartswood
Chineham Basingstoke
RG24 8SJ

CHARITY COMMISSION FOR ENGLAND AND WALES

The Basingstoke Charities

Receipts and payments accounts

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For the period from	01/04/25	To	31/03/26

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					
Residents Contribution	30,055	-	-	30,055	23,975
Investment Income	1,085	-	-	1,085	1,013
Interest received	300	-	-	300	364
Grants	-	-	-	-	583
Donations	-	-	-	-	1,250
	-	-	-	-	-
	-	-	-	-	-
	-	-	-	-	-
Sub total *(Gross income for AR)*	31,440	-	-	31,440	27,184
A2 Asset and investment sales, (see table).					
	-	-	-	-	
	-	-	-	-	-
Sub total	-	-	-	-	-
Total receipts	31,440	-	-	31,440	27,184
A3 Payments					
General running costs	25,548	-	-	25,548	11,242
Administration cost	1,397	-	-	1,397	1,251
Christmas gift list	240	-	-	240	300
National Almshouse Association Subscription	365	-	-	365	353
Payment to the Lecturer	-	-	-	-	-
	-	-	-	-	-
	-	-	-	-	-
	-	-	-	-	-
	-	-	-	-	-
Sub total	27,550	-	-	27,550	13,146
A4 Asset and investment purchases, (see table)					
Transfers to ERF	4,800	-	-	4,800	4,800
	-	-	-	-	
Sub total	4,800	-	-	4,800	4,800
Total payments	32,350	-	-	32,350	17,946
Net of receipts/(payments)	-910	-	-	-910	9,238
A5 Transfers between funds	-	-	-	-	-
A6 Cash funds last year end	26,890	-	-	26,890	17,652
Cash funds this year end	25,979	-	-	25,979	26,890

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	Cash at bank	18,470	-	-
	Cash at COIF	7,509	-	-
		-	-	-
	Total cash funds	25,979	-	-
	(agree balances with receipts and payments account(s))			

B2 Other monetary assets

Details	Unrestricted funds to nearest £	Restricted funds to nearest £	Endowment funds to nearest £
	-	-	-
	-	-	-
	-	-	-
	-	-	-
	-	-	-
	-	-	-

B3 Investment assets

Details	Fund to which asset belongs	Cost (optional)	Current value (optional)
ERF	ERF	-	93,289
Endowments	Endowments	-	26,316
		-	-
		-	-
		-	-

B4 Assets retained for the charity's own use

Details	Fund to which asset belongs	Cost (optional)	Current value (optional)
Deane's Almshouses	Restricted	-	2,004,856
		-	-
		-	-
		-	-
		-	-
		-	-
		-	-
		-	-
		-	-

B5 Liabilities

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

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

Signature	Print Name	Date of approval
	Mr R Gardiner (Treasurer)	2/9/2016
	Mrs C Tiller (Chair)	2/09/2016