BISHOPS LYDEARD ALMSHOUSE CHARITY

ACCOUNTS

YEAR ENDED 31 DECEMBER 2025

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BISHOPS LYDEARD ALMSHOUSE CHARITY

ANNUAL REPORT OF THE TRUSTEES

YEAR ENDED 31 DECEMBER 2025

The Bishops Lydeard Almshouse Charity is constituted by Deed of Trust and is a registered charity, number 205264. The address of the Charity is 6 Farriers Green, Monkton Heathfield, Taunton, Somerset, TA2 8PR.

The Charity Trustees who served during the year were:-

Mr E Ferris
Mr J Day
Mrs A Cook
Mr M Hansford
Mrs C Smeaton
Mr R Peacocke
Mrs C Balston
Mrs K Foster
Mrs S Cahalin
Mrs J Warmington

The object of the Charity is to provide living accommodation for residents in conformity with the provisions of the Scheme. The almshouses and attendant's cottage accommodation are endowed to the Charity.

The Trustees confirm that they have referred to the guidance contained in the Charity Commission's general guidance on public benefit when reviewing the charity's aims and objectives and in planning future activities.

REVIEW OF THE YEAR 2025

Trustee Meetings
During 2025 two meetings took place on 24 April and 16 October. Rent/heating charge increases were approved in 2024 which came into effect on 1 January 2025.

Vacancies
There was one vacancy during 2025, number 30 was vacant for 6 weeks before being occupied in late June.

Trustees
There have been no changes to the Trustees during the year. After the year end but before the date of this report Mrs Foster stood down as a Trustee.

Maintenance
In the main, minor maintenance/repair tasks were undertaken on properties during the course of the year. In addition, the following works were carried out.

- Boiler repairs
- Works to the main almshouse building roof, boiler room roof and external walls (recommended in the Quinquennial Survey Report)
-

Further work is scheduled in 2026 to add a fire door and associated internal alterations at number 34 as recommended in the Fire Risk Assessment carried out in 2023.

Grant income
Following a successful grant application, £1937.50 of grant funding was received in October 2025 from the Co-Op Local Community Fund. This grant is restricted for improvements to the communal garden to include improvements to the pond, a decking area, veranda and seating. The grant money was not spent during 2025.

Financial Review and Investment Policy
There are no restrictions on the charity's power to invest. The investment strategy is set by the Trustees, on a low risk basis, with the funds being held by the M&G Investments Multi Asset Fund. Regular deposits have been made to the Skipton Building Society account during 2025.

Reserves Policy

It has been the charity's policy to maintain sufficient unrestricted reserves to cover the normal maintenance and revenue expenditure incurred in the course of six months. There are special unrestricted reserves set aside towards larger maintenance expenditure when this occurs.

Risk Management

The Trustees have examined the major strategic, business and operational risks which the charity faces and confirm that systems have been established to enable regular reports to be produced so that the necessary steps can be taken to lessen these risks.

OTHER CHARITY INFORMATION

Independent Examiner

Sarah Twist FCA DChA
A C Mole LLP
Chartered Accountants
Stafford House
Blackbrook Park Avenue
Taunton
Somerset
TA1 2PX

Bankers

Santander UK PLC
250 Stanley Rd
Bootle
Merseyside
L20 3PQ

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M Hansford
Chairman

Date:

BISHOPS LYDEARD ALMSHOUSE CHARITY

INDEPENDENT EXAMINER'S REPORT

TO THE TRUSTEES OF BISHOPS LYDEARD ALMSHOUSE CHARITY

I report to the trustees on my examination of the accounts of the Bishops Lydeard Almshouse Charity for the year ended 31 December 2025, which are set out on pages 4 to 6.

Responsibilities and basis of report

As the charity trustees of the Charity 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 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 2011 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 that in any material respect:

1. accounting records were not kept in respect of the Charity as required by section 130 of the Act; or

2. the accounts do not accord with those 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.

Sarah Twist FCA DChA
A C Mole LLP
Chartered Accountants
Stafford House
Blackbrook Park Avenue
Taunton
Somerset
TA1 2PX

Date:

BISHOPS LYDEARD ALMSHOUSE CHARITY

RECEIPTS AND PAYMENTS ACCOUNT

YEAR ENDED 31 DECEMBER 2025

	2025	2024
	£	£
INCOME		
Bank and Investment Income		
National Association of Almshouse Charities	2,609	2,486
Bank Interest	1,317	1,569
Maintenance and Heating Charges		
Maintenance and Heating Charge	50,486	46,229
Allotment Rent	490	438
Grant Income - Restricted	1,938	-
TOTAL RECEIPTS	56,840	50,722
EXPENDITURE		
Direct Expenses re Almshouses		
Water Rates	5,215	4,730
Telephone	-	115
Insurance	1,978	1,748
Light and Heat	9,034	26,252
Window Cleaning	450	400
Television Licence	30	30
Repairs and Maintenance	13,830	18,696
Piper Fee	3,396	3,234
Professional Fees	500	-
	34,433	55,205
Overhead Expenses		
National Association of Almshouse Charities	419	407
Wages and Salaries	3,850	3,500
Accountancy	1,068	990
	5,337	4,897
Other Payments		
Shares Purchased - Extraordinary Repair Fund	4,008	4,008
TOTAL EXPENDITURE	43,778	64,110
NET SURPLUS/(DEFICIT) FOR THE YEAR	13,062	(13,388)
Bank Accounts		
Balances at 1 January	104,025	117,413
Balances at 31 December	117,087	104,025

BISHOPS LYDEARD ALMSHOUSE CHARITY

STATEMENT OF ASSETS AND LIABILITIES

AS AT 31 DECEMBER 2025

1 ACCOUNTING POLICIES

These accounts have been prepared on the Receipts and Payments basis and in accordance with Charity Commission guidance.

2 MONETARY ASSETS - GENERAL FUND

	2025	2024
	£	£
Current Account	66,098	55,552
Community Saver	50,989	48,473
	117,087	104,025

3 OTHER ASSETS

(a) Property - Permanent Endowment

Land in Bishops Lydeard with the Almshouses and Attendant's Cottage thereon.

(b) Shares - Endowed Funds

Investment Fund	2025	2024
M&G Charity Multi Asset Fund Income Shares		
At 1 January	61,387	61,387
At 31 December	61,387	61,387

Market Value at 31 December 2025 £63,486 – 103.42p per share (31 December 2024 £56,986 – 92.83p per share)

Income derived from shares for the year totalled £2,609 (2024 - £2,486).

3 OTHER ASSETS continued

(c) Shares - Designated Fund

	2025	2024
Designated Extraordinary Repair Fund	Shares	Shares
M&G Charity Multi Asset Fund Accumulation Shares		
At 1 January	814	780
Shares Purchased	31	34
At 31 December	845	814

Market Value at 31 December 2025 £119,143 – 14092.90p per share (31 December 2024 £98,562 – 12107.14p per share)

The Extraordinary Repair Fund was established by the Trustees for the purpose of providing for the extraordinary repair, improvement or rebuilding of the Almshouse belonging to the Charity.

4 CURRENT LIABILITIES	2025 £	Fund	2024 £	Fund
Light and Heat	1,341	General	1,168	General
Rent overpayment	394	General	749	General

5 CURRENT ASSETS	£	Fund	£	Fund
Rents Receivable	24	General	497	General

Approved by the Trustees on and signed on their behalf by:

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M Hansford
Chairman