

HUDSO
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Report of the Trustees and
Unaudited Financial Statemer
for the Year Ended 31st Decem

Registered Charity Number: 2

Hudson's and Storer's Charities

The trustees present their report and accounts for the year ended 31st December 2025

REFERENCE AND ADMINISTRATIVE DETAILS

Registered Charity Number: 213831
Official and Working Titles: Hudson's & Storer's Charities

Principal Address
County Chambers, Kings Road, Melton Mowbray, Leicestershire LE13 1QF

Trustees

S F Shouler	P W Easom	P J Morris	R J Bryant
B W Shouler	T J Webster	C Bonshor	J Easom
M Coe	J H Chatfeild-Roberts		

Independent Examiner Coulter & Co

STRUCTURE, GOVERNANCE AND MANAGEMENT
Governing Documents
The governing document of Robert Hudson's Charity is a will proved 20th September 1641. That of Henry Storer's Charity is a will of 12th December 1720 and a deed of bargain of sale of 19th December 1740. A Charity Commission Scheme of 5th January 1967 made certain modifications. The two charities along with several subsidiary charities have been administered together since 1828. There are currently ten trustees. When by death or retirement the number dwindles to two or three, they identify sufficient suitable new trustees with interests in the town and appoint and induct them to bring their number up to ten or twelve.

OBJECTIVES AND AIMS
Robert Hudson's Charity exists to provide almshouses in Melton Mowbray for 6 poor aged men who should be born and dwellers in the town of Melton Mowbray of the age of 50 and upwards and widowers or single men. It has very little endowment but owns almshouses in Burton Street, which now comprises two houses, four single person flats, two flats for couples, a common room, yard, mobility store, and garden.

Henry Storer's Charity has the bulk of the endowments and exists for the poor of Melton Mowbray. Its income is used firstly to subscribe to almshouses (including running costs, cyclical maintenance and further provision) and secondly for the relief of the poor. It too once owned almshouses now long demolished, but also owns a site in Fox Yard with foundations laid in 2015 for six further alms flats. It also provides premises for another charity for the poor.

There are several small subsidiary charities in support of either or both main charities.

ACHIEVEMENTS

Charitable Activities

Hudson's new almshouses won an award from the Almhouses Association.
Storer's Charity continues to provide urgent small-scale relief to the poor by referral.
The money advice centre for the poor (MADMAC) continues to operate from the old Fox Inn.

Administration

Management of the let landed estate has been easier apart from recovering a restaurant from illegal cannabis growers. Repairs to old fabric at Fox Yard were expensive, but secured an improved income. Resources now allow the Extraordinary Repair Fund to be rebuilt.

FINANCIAL REVIEW

Accounting Policy

The Trustees opt to present accounts on a receipts and payments basis, which they do for the two principal charities. Their accounts include income from the subsidiary charities.
A combined statement of assets and liabilities is provided.

Reserves Policy

Properties and investments held as endowments or purchased for charitable use are held as restricted funds. An extraordinary repair fund (ERF) is held for Robert Hudson's Almshouses. The target for ERF investment is 0.5% of the insured value per annum, to allow for major refurbishment costing half the insured value every century. Cyclical maintenance is covered by combined charity income and no separate reserve is held. The ERF is a restricted fund. Any surplus is held as unrestricted funds subject to review by the trustees from time to time.

ON BEHALF OF THE BOARD:

S F Shouler

S F Shouler, Trustee

Date: 26th May 2026

Receipts and Payments for the year ended 31st December 2025

Robert Hudson's Charity	2025	2024		2025	2024
Receipts			**Payments**		
Residents' Contributions	30,065.00	12,150.00	Insurance	2,415.46	2,457.91
Endowment Dividends	798.37	777.77	Repairs	4,845.80	11,174.69
HMRC Gift Aid	10,362.44		Cleaning, Gdn &c	2,570.00	2,825.13
Gifts	41,629.74		Electricity	453.59	7,645.33
ERF release			Water	1,974.84	1,377.50
	82,855.55	12,927.77	Alarms & fire	2,467.73	1,372.83
Subscription from Storer's		107,954.74	Council Tax	1,556.68	1,485.96
To reserve	38,476.90		Subs & Event	1,219.55	383.75
			Secretary's stipend	1,875.00	1,000.00
			New almshouses		91,159.41
			Loan repayment	25,000.00	
	44,378.65	**120,882.51**		**44,378.65**	**120,882.51**

Henry Storer's Charity					
Receipts			**Payments**		
Rents	86,234.67	92,668.94	Insurance	6,553.90	7,250.48
Wayleaves	111.39	124.43	Repairs & services	46,730.75	4,890.41
Endowment dividends	992.61	966.12	Property management	11,484.16	8,777.61
Bank interest	134.60	157.99	Total property expenses	64,768.81	20,918.50
			Bank charges	57.40	84.80
	87,473.27	93,917.48	Accountancy	228.00	222.00
From reserve		0.00	Poor relief	4,750.00	3,925.00
				69,804.21	25,150.30
			subscription to Hudson’s		107,954.74
			to reserve	17,669.06	
	87,473.27	**133,105.04**		**87,473.27**	**133,105.04**

Combined charities					
Opening bank current	17,428.13	59,155.55	Opening cheques u/p	3,276.81	6,583.81
Opening bank deposit	8,141.62	7,983.63	Hudson's net payments	44,378.65	120,882.51
Opening cash in hand	74.87	1,000.00	Storer's net payments	69,804.21	25,150.30

Hudson's net receipts	82,855.55	12,927.77	Closing bank current	70,107.68	17,428.13
Storer's net receipts	87,473.27	93,917.48	Closing bank deposit	8,276.22	8,141.62
Closing cheques u/p	485.00	3,276.81	Cash in hand	614.87	74.87
	196,458.44	**178,261.24**		**196,458.44**	**178,261.24**

Balance Sheet at 31st December 2025

		2025	2024
Fixed Assets			
Tangible Assets		1,000	1,000
Land & Property	(Note 3)	1,740,003	1,740,003
Investment funds	(Notes 1 & 2)	219,722	239,686
		1,960,725	1,980,689
Current Assets			
Cash in hand		615	75
Cash at Bank less cheques unpresented		77,899	22,293
Total assets		2,039,239	2,003,057
Liabilities			
Loans			25,000
Net Assets		**2,039,239**	**1,978,057**
Funds			
Restricted Funds	(Note 1)	158,728	175,630
Endowment Funds	(Notes 2 & 3)	1,800,996	1,804,059
Unrestricted funds, including uninvested reserves		79,514	- 1,632
		2,039,239	**1,978,057**

Note 1		2025	2024		
Hudson's Extraordinary Repair Fund					
673.92	Coif Acc	235.53	260.61	**158,728**	**175,630**

Note 2					
Robert Hudson					
1723	Coif Inc	19.32	20.29	33,288	34,960
Henry Storer					
1434	Coif inc	19.32	20.29	27,705	29,096
				60,993	**64,056**

COIF Charity Funds at mid-market price end Dec

Note 3		
Bedehouse	1	1
New almshouses	1	1
Fox almshouse site	1	1
Other land and property	1,740,000	1,740,000
	1,740,003	**1,740,003**

Almshouses at nominal value; other property revalued at 31/12/2021



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COULTER & CO
ACCOUNTANTS

Mrs. H Hetherington
Secretary
Hudson's and Storers Charities
County Chambers
Kings Road
Melton Mowbray
Leicestershire
LE13 1QF

Our Ref: MTW/H10
8th October 2026

Dear Mrs. Hetherington,

I write to confirm that this firm has carried out an independent examination of the accounts for the year ended 31st December 2025.

I confirm that the accounts have been correctly prepared (on a receipts and payment basis) and are in accordance with the underlying records.

Yours sincerely,

pp. Jade Buxton
For and on behalf of M T West
Managing Director

T: 01664 561111
E: info@coulterandco.co.uk

Coulter & Co (Accountants) Ltd
Pera Business Park
M03 Tower Building
Nottingham Road, Melton Mowbray
Leicestershire LE13 0PB