THE DAUBENY ALMSHOUSE CHARITY

Registered Charity Number: 227980

TRUSTEES' ANNUAL REPORT

For the year ended 31 December 2025

Reference and administrative details

Charity name: The Daubeny Almshouse Charity

Charity number: 227980

Principal address: Southwick Road, North Bradley, Trowbridge, Wiltshire, BA14 0SR

The charity is governed by its governing document and the applicable Charity Commission requirements.

Trustees

The trustees who served during the year were:

Richard Phelps

Allison Claxton

Mary McCrorie

Roger Evans

Stephen Carey

Father Oliver Learmont

Penny Bullion-Peters

Alice Smith

The trustees are responsible for the overall governance, management and administration of the charity.

Structure, governance and management

The Daubeny Almshouse Charity is an unincorporated charity governed by its governing document and the requirements of charity law.

The trustees meet as required to consider matters relating to the management and administration of the charity, the maintenance of its property, the welfare of its beneficiaries and the proper application of its funds.

New trustees are appointed in accordance with the provisions of the governing document. Trustees are provided with appropriate information concerning the charity's purposes, responsibilities and governance requirements.

The trustees have regard to the guidance issued by the Charity Commission when making decisions relevant to the charity.

Objectives and activities

The principal objective of the charity is to provide almshouse accommodation for elderly people who are capable of living independently.

The charity's beneficiaries are eligible older people living within the area specified in the charity's governing document.

During the year the charity continued to provide accommodation and support to its almshouse residents. The trustees sought to ensure that the almshouses were properly maintained and that the accommodation remained suitable for the needs of the residents.

The trustees also continued to oversee the financial and practical management of the almshouses and to ensure that the charity's resources were used for its charitable purposes.

Achievements and performance

During the year the charity continued to fulfil its principal charitable purpose by providing almshouse accommodation to eligible beneficiaries.

The trustees monitored the condition of the properties and arranged necessary maintenance and repairs as appropriate. The trustees also considered the ongoing needs and welfare of the residents and sought to maintain the almshouses to a good standard.

The trustees are satisfied that the charity has continued to make effective use of its resources in furtherance of its charitable objectives.

Public benefit

The trustees confirm that they have had regard to the Charity Commission's guidance on public benefit when reviewing the charity's aims and activities.

The charity provides a clear public benefit through the provision of affordable almshouse accommodation for eligible elderly people who are able to live independently.

The trustees consider that the activities undertaken during the year directly furthered the charity's charitable purposes and provided benefit to its intended beneficiaries.

Financial review

The charity's income for the year was approximately £36,303The charity's expenditure principally relates to the management, maintenance and running costs associated with the almshouse accommodation and the administration of the charity.

The trustees continue to monitor income and expenditure carefully and seek to ensure that expenditure is necessary, reasonable and directly related to the charity's purposes.

The trustees consider the charity's financial position to be satisfactory.

Reserves policy

The trustees recognise the importance of maintaining adequate reserves to meet the charity's ongoing commitments and to provide for unexpected expenditure, particularly repairs and maintenance to the almshouse properties.

The trustees review the level of reserves periodically in light of the charity's income, expenditure, property maintenance requirements and foreseeable liabilities.

At the year end, the charity held reserves of £354,183

The trustees consider that the level of reserves is sufficient to enable the charity to continue its activities and meet its foreseeable commitments.

Plans for the future

The trustees intend to continue to provide good-quality almshouse accommodation to eligible beneficiaries.

During the coming year the trustees will continue to monitor the condition of the properties, undertake necessary repairs and maintenance, manage the charity's finances prudently and review the needs of the residents.

The trustees will also continue to ensure that the charity is properly governed and that its resources are used effectively in furtherance of its charitable objectives.

Trustees' responsibilities

The trustees are responsible for preparing the Trustees' Annual Report and the financial statements in accordance with applicable law and regulations.

The trustees are responsible for keeping proper accounting records and for safeguarding the assets of the charity. They are also responsible for taking reasonable steps to prevent and detect fraud and other irregularities.

Approval

This report was approved by the trustees on September 17th 2026 and signed on their behalf by:



..... Dated……22nd September 2026

Richard Phelps

Chairman / Chair of Trustees

THE DAUBENEY ALMSHOUSE CHARITY

ACCOUNTS FOR THE YEAR ENDED

31st DECEMBER 2025

CHARITY NUMBER 227980

THE DAUBENEY ALMSHOUSE CHARITY

TRUSTEES REPORT
FOR THE YEAR ENDED 31st DECEMBER 2025

TRUSTEES APPROVAL CERTIFICATE

We approve the accounts for the year ended 31st December 2025, and confirm that we have made available all relevant records and information for their preparation.

…… (Chairman of the Trustees)

……..(Treasurer)

THE DAUBENEY ALMSHOUSE CHARITY
INDEPENDENT EXAMINER'S REPORT
FOR THE YEAR ENDED 31st DECEMBER 2025

This report on the financial statements of the Trustees for the year ended 31st December 2025 which are set out in Pages (3) to (7) in respect of the examination carried out in accordance with Section 43 of the Charities Act 1993

Respective Responsibilities of the Examiner

As members of the board of Trustees you are responsible for the preparation of the financial statements. You should consider that the audit requirement of the Regulations and Section 43(2) of the Act do not apply. It is my responsibility to issue this report on those financial statements in accordance with the terms of the regulations.

Basis of the Report

My examination was carried out in accordance with the General Directions given by the Charity Commission under Section 43(7) (b) of the Act. That examination includes a review of the accounting records kept by the Treasurer and a comparison of the Financial Statements with those records. It also includes considering any unusual items or disclosures in the Financial Statements and seeking explanations from you as Treasurer concerning any such matters. The procedures undertaken do not provide all the evidence that would be required in an audit, and consequently I do not express an audit opinion on the view given by the financial statements.

Independent Examiner's Statement

In connection with my examination, no matter has come to my attention:

(1) Which gives me reasonable cause to believe that in any material respect the requirements:
   a. To keep accounting records in accordance with Section 41 of the Act
   b. To prepare Financial Statements which accord with the accounting records and comply with the requirements of the Act and the regulations have been met.

(1) To which, in my opinion, attention should be drawn in order to enable a proper understanding of the Financial Statements reached.

Signed……. Date……

26 Ash Drive
North Bradley
Trowbridge
Wilts
BA 14 0SQ

THE DAUBENEY ALMSHOUSE CHARITY

BALANCE SHEET AS AT 31st DECEMBER 2025

	2025		2024	
	£	£	£	£
FIXED ASSETS				
Freehold Property		13457		13457
Property Improvements				
Balance B/Fwd	19775			
Less: Depreciation	4944	14831		19775
Fixtures Fittings & Equipment				
Balance B/Fwd	3444			
Less: Depreciation	861	2583		3444
		30871		36676
INVESTMENTS				
Shares		312108		268153
		342979		304829
CURRENT ASSETS				
Debtors & Prepayments	1380		1309	
Cash at Bank	35228		17494	
	36608		18803	
Less: Creditors	503		482	
NET CURRENT ASSETS		36105		18321
TOTAL ASSETS LESS CURRENT LIABILITIES		379084		323150
RESERVES				
General Reserve		66976		54997
Investments		312108		268153
		379084		323150

THE DAUBENEY ALMSHOUSE CHARITY

FINANCIAL ACTIVITIES FOR THE YEAR ENDED 31st DECEMBER 2025

		2025		2024
		£		£
INCOME				
Residents Contributions		36279		29298
Interest Receivable & Other Income		24		22
TOTAL INCOME		36303		29320
CHARITABLE EXPENDITURE				
Services		6073		7629
Routine Maintenance		9304		11743
Depreciation		5805		7739
		21182		27111
OTHER EXPENDITURE				
Management & Administration		3142		3089
TOTAL EXPENDITURE		24324		30200
PROFIT (LOSS) FOR THE YEAR	11979		(880)	
INVESTMENT M & G Shares				
Unrealised Profit on Investments		43955		19887
NET PROFIT		55934		19007
RESERVES AT 1st JANUARY 2025/2024		298249		279242
RESERVES AT 31st DECEMBER 2025/2024		354183		298249

MOVEMENTS ON GENERAL RESERVES

Balance brought forward 1st January 2025/2024	54997	55877
PROFIT/LOSS FOR THE YEAR	11979	(880)
	66976	54997

THE DAUBENEY ALMSHOUSE CHARITY

OPERATING COSTS AT 31st DECEMBER 2025

	2025		2024	
	£	£	£	£
SERVICES				
Water	1196		1285	
Insurance	1268		1298	
Power Light & Heat	3609		4015	
Council Tax	-		557	
Legal & Professional	-		474	
		6073		7629
ROUTINE MAINTENANCE				
Repairs & Renewals	3151		4498	
Health & Safety	3308		4345	
Cleaning	1300		1290	
Gardening	1545		1610	
		9304		11743
MANAGEMENT EXPENSES				
Clerk's Honorarium	1200		1200	
Treasurers Honorarium	1200		1200	
Accountancy	250		200	
Subscriptions	366		387	
Sundries	84		34	
Printing & Stationary	42		-	
Chairmans Expenses	-		68	
		3142		3089
DEPRECIATION				
Equipment	861		1148	
Property Improvements	4944		6591	
		5805		7739
TOTAL EXPENSES		24324		30200

NOTES TO THE ACCOUNTS
FOR THE YEAR ENDED 31st DECEMBER 2025

			2025		2024	
		£	£	£	£
1.	Rents Receivable		36279		29298
	Investment Dividends		24		22
			36303		29320
2.	DEBTORS & PREPAYMENTS				
	Debtors				
	Light & Heat	767		642	
	Prepayments				
	Subscriptions	-		12	
	Insurance (6 Months)	613	1380	655	1309
3	CREDITORS				
	Water	154		182	
	Light & Heat	99		-	
	Cleaners Wages	-		100	
	Accountancy	250	503	200	482
4.	DEPRECIATION				
	Depreciation has been charged at 25% on				
	Property Improvements		4944		6591
	Fixtures Fittings & Equipment	861		1148	
			5805		7739

No depreciation has been charged on the Freehold Property
In 2013 the property was re-valued again for insurance purposes in
In the sum £925,000
This has not been incorporated into the accounts

5.	CASH AT BANK		£		£
	Lloyds Bank		35228		17494
6.	SUNDRIES				
	J.Wilson Ward	34		68	
	B.Hillum	50	84	34	102
7.	PRINTING & STATIONARY B.Hillum		42		-
9.	SUBSCRIPTIONS				
	Alms House Association		365		343
	Independent Housing Ombudsman		-		44
			365		387
10.	REPAIRS		£		£

Window Repairs & Painting	-	3304
Decorating	1300	-
General Repairs &Servicing	400	650
Guttering	210	-
Heating Repairs	474	-
Boiler & Plumbing	767	544
	3151	4498
HEALTH & SAFETY	4345	3308

11. INVESTMENTS (Accumulation Shares) £ £
M & G FUND as at 31st December 2025

	2025	2024
1823	256924	220722
530	54609	46915
M & G Charity	575	516
	312108	268153
PROFIT ON INVESTMENTS	43955	19887

12. CLEANING £ £

Cleaners Wages	1300	1290

THE DAUBENEY ALMSHOUSE CHARITY

ACCOUNTS FOR THE YEAR ENDED

31st DECEMBER 2025

CHARITY NUMBER 227980

THE DAUBENEY ALMSHOUSE CHARITY

TRUSTEES REPORT
FOR THE YEAR ENDED 31st DECEMBER 2025

TRUSTEES APPROVAL CERTIFICATE

We approve the accounts for the year ended 31st December 2025, and confirm that we have made available all relevant records and information for their preparation.

…… (Chairman of the Trustees)

……..(Treasurer)

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