Reg Charity No 231790

Marder Bequest Almshouses

Accounts and Reports

For the Year Ended
31st March 2026

Marder Almshouses
Year to 31 March 2026
Income and Expenditure

Income and Expenditure	Note	2025/2026	2024/2025
Income			
Weekly Maintnenace Charge		22,504.20	25,357.60
Interest (Building Reserve account)		159.28	214.88
Income from NAACIF		3,937.24	3,628.24
Total		26,600.72	29,200.72
Expenditure			
S.W.W (water Rates)		6,345.54	4,697.04
Grounds Maintenance		590.00	360.00
Window Cleaner		685.00	600.00
Administration		1,000.00	1,000.00
Building Improvement and Maintenance	1	14,150.06	11,525.06
Insurance		1,548.48	1,506.72
Electric		285.86	325.68
Accountancy and Professional Fees		1,116.91	1,002.00
Membership Fees		365.00	353.00
TV Licence		7.50	15.00
Total		26,094.35	21,384.50
(Deficit) / Surplus for the year		506.37	7,816.22

Marder Almshouses
Year to 31 March 2026
Balance Sheet

Balance Sheet

Assets	Note	2025/2026	2024/2025
Current Accounts		14,265.92	17,856.07
Buiding Reserve account		15,641.22	15,481.94
NAACIF Emergency repair Fund / M*G Charity	2	106,147.38	91,291.55
Total Funds		136,054.52	124,629.56
Opening Total Funds		124,629.56	114,515.99
(Deficit)/Surplus for the year		506.37	7,816.22
Capital movement	**3**	10,918.59	2,297.35
Closing Total Funds		136,054.52	124,629.56

Notes

1) Building Improvement and Maintenance

Holmes & Blackmore	7839.90
Guy Crabb Plumbing & Heating	5120.54
Lyme Bay Cleaning and Maintnenace	842.00
Burwoods	229.00
Keeley Windows	63.60
Rattenbury Electrical	55.02
	14150.06

2) M&G Charity
Multi Asset Accumlation fund

The Charity owns 744.841 units in the M&G Charity Multi Asset Fund.

3) Capital movement

The movement shows the change in the valuation of the units invested in the M&G Charity Multi Asset Fund as at 31 March 2026.

MARDER BEQUEST ALMSHOUSES
FINANCIAL REPORT 2025 – 2026

We unfortunately had the sad news that the previous resident of Flat 3 had passed away. We advertised the Flat. We had a lot of applicants and these were considered at a meeting and an agreement was made to interview 3.

The successful applicant was appointed on 1 December 2025 by the Trustees. Unfortunately, things have happened with Fat 3 with the resident becoming very ill and unfortunately owing weekly maintenance charge. We are in touch with the family at this sad time for updated etc.

WMC is owing on Flat 3 for September (previous resident)
No WMC collected for October and November due to reviewing applications and appointing new Resident.
No WMC collected from current Resident for 29th December 2025, 26th January 2026 an d23rd February 2026.

Other than this things are ticking over quite well.

Flat 1 had a new boiler service costing £126.72
Flat 5 had a leaking boiler which was fixed costing £577.49

Accountants fee of £144 has been paid.

Almshouse Association membership fee £365

Current Account	£ 14,265.92
Reserve Account	£ 15,641.22
M&G	£106,147.38
Total	**£136,054.52**

The Charity is happy with its profitability and maintains a healthy state of affairs even with circumstances with flat 3 which are beyond our control.

The Trustees have always carried out their responsibilities with their procedure and professional competence.

Thanks must be given to Ken Caddy for all his work as Chairman over the years and we are delighted tht he will continue as a Trustee. He has a store of information and knowledge which we can rely on to guide us into the future.

04/04.2026

Phil Street
Chairman – Marders Bequest Almshouses – Lyme Regis

MARDER BEQUEST ALMSHOUSES

CHAIRMAN'S REPORT 2025 - 2026

The last year was covered initially by Ken Caddy, the outgoing Chairman, at the meeting in October 2025 where the new Chairman was appointed.

First, thanks must be extended to Ken Caddy for the effort he has contributed over the 30 or so years he has been involved especially in his role as Chairman of the Trustees. He has overseen a lot of changes during these years, and the Almshouses have been well maintained and are in good condition for the residents to be comfortable, safe and secure. In addition all the administration and finances have been maintained and well filed, being in good order for the new Chairman to continue in a seamless transition. All
Once again, many thanks for your commendable contributions.

There have been no complaints from the residents, and all are satisfied with the accommodation and support when required, which is limited.

The Charity's 6 flats are occupied through the year. However, the residency of Flat No.3 has caused some effort over the last 6 to 8 months with 3 residency changes due to passing of one resident, the medical condition of another resident with the appointment of a new resident to come.

The gas boiler in Flat No.1 was serviced as required and the gas boiler in Flat No.5 had to be repaired due to a leak.

The building is fully insured and the Building Survey for the 'rebuild cost' will be performed this year for Insurance purposes, in addition to the Electrical Survey.

Th 6 flats are well maintained and provide a comfortable and affordable dwelling for the residents of Lyme Regis.

The Trustees have provided their invaluable support and caried out their responsibilities for the continued management of the Marder Almshouses.

Phil Street 04.03.2026
Chairman – Marders Bequest Almshouses – Lyme Regis

CHARITY COMMISSION FOR ENGLAND AND WALES

Independent examiner's report on the accounts

Section A Independent Examiner's Report

Report to the trustees/ members of
Charity Name: MARDER BEQUEST ALMSHOUSES

On accounts for the year ended: 31 MARCH 2026

Charity no (if any): 231790

Set out on pages: PROFIT & LOSS AND BALANCE SHEET
(remember to include the page numbers of additional sheets)

I report to the trustees on my examination of the accounts of the above charity ("the Trust") for the year ended 31/03/2026

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 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 (~~other than that disclosed below~~ *) in connection with the examination which gives me cause to believe that in, any material respect:

- accounting records were not kept in accordance with section 130 of the 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 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: M Rose. **Date:** 16/6/26

Name: MARK ROSE

Relevant professional qualification(s) or body (if any): FELLOW OF THE INSTITUTE OF FINACIAL ACCOUNTANTS.

Address: FORESTERS HALL, 6 HIGH ST. LONG SUTTON, SPALDING. LINCOLNSHIRE. PE12 9DB.

Section B Disclosure

Only complete if the examiner needs to highlight matters of concern (see CC32, Independent examination of charity accounts: directions and guidance for examiners).

Give here brief details of any items that the examiner wishes to disclose.

