Stevens Almshouses

77 – 83 High Street Watton IP25 6AW

Trustees Repot 2026

Charity No 244567

The Stevens Almshouses comprise of four single person dwellings in a Grade 2 listed building built in the1820s. The building was extended to the rear in 1975.

The income comprises the Weekly Maintenance Charge. In the past the Charity has received grants from Watton Town Council, Watton Relief in Need and a Grant from the Almshouses Association which boosted the income of the Charity and enabled the Trustees to organise essential maintenance which the building being Grade 2 is work ongoing. The Charity has not received or applied for any Grants over the past financial year.

This year the building has undergone extensive work on the exterior i.e. old render stripped and new render applied at a cost of over £20,000.

The Trustees. There are five Trustees at present. The Chairperson is the vicar of St Mary's Church in Watton, two Church Wardens, one councillor, two volunteers and the Clerk. In keeping with the Constitution the Vicar and two Church wardens are required to be on the board of trustees.

Rev Dave Cossey – Chairperson, Mrs Linda Benton and Mr Steve Bibby both Church Wardens – Mrs Cathy Halfacre the councillor, Mr Andy Johnson and Ms Margaret Holmes, and Mrs Carol James the Clerk.

The Governing body of the Charity is the Constitution and the Almshouses Association. The Charity is in the Breckland District Council region.

The purpose of the Charity is to provide a home to vulnerable single people of diminished means. Safety and comfort are at the forefront of the Charity.

The Charity's finances are held with Barclays Bank in Watton. Reserves are held with M&G Investments.

Stevens Almshouses Charity Watton
Income and expenditure account
Year ended 31 March 2026

	2026		2025	
Income:				
WMC		14,126		9,912
Breckland Council		-		3,660
Interest		247		297
		14,373		13,869
Expenditure:				
Maintenance	25,047		2,114	
Council tax/water rates	1,346		1,287	
Insurance	484		467	
Accountancy	100		100	
Honorarium	1,250		1,563	
Other	553		511	
Legal fees	-	28,780	2,633	8,675
Surplus for year		(14,407)		5,194

Cash at bank:		
Barclays current account		
Opening position:	37,896	32,999
Suplus for year	(14,654)	4,897
Transfer from/(to) Savings account	-	-
Closing balance	23,242	37,896
Barclays Savings account		
Opening position:	20,322	20,025
Surplus for year	247	297
Transfer from/(to) Current account	-	-
Closing balance	20,569	20,322
M&G investment (NAACIF)	11,766	10,120

I have inspected the accounts of Stevens Almshouses Charity Watton and I can confirm that they show a true and fair view based on the information supplied. Please note these accounts have not been audited.

Signed
Independent examiner

Arden Kendall Limited
Chartered Certified Accountants
38 High Street, Watton
Norfolk, IP25 6AE
01953 883850

Date: 18th June 2026