

Dutton's and Allen's Almshouses

Registered Number: 203546.

Annual Report 2016.

Objectives for the period:

- To continue the review of our Governing Document, and operating procedures, with a view of producing a new document giving both new and existing Trustees a much clearer guidance on what we do and how we operate.
- To pursue all means at our disposal to maximise income from our assets.
- To review the desirability of maintaining the separate identities of the smaller charities that we administer.

Achievements:

- Planned maintenance to the fabric of our houses has been carried.
- We continue to receive the upwardly-revised rent from our tenant at Northleach Downs.
- A review of contributions was carried out during the year and a no increase was implemented for our licensees.
- We have taken note of Charity Commission guidance given on Trustee selection and eligibility and will apply this alongside our historic method of appointment.
- A conflict of interest policy is now in operation and working well.

Financial Report:

- The surplus of Income over Expenditure for the year was £17352.99. This figure is greater than the surplus of last year. This reflects the greater efficiency achieved by the replacement of both oil boilers at Allen's and Dutton's.
- There has thus been a small increase in our reserves which is welcome. We have now reached our target of a buffer fund of £100k.

Management and Structure:

- During the year Mr P Harris resigned and was replaced by Mr M Chappin. Our new chairman is Mr R Owen

2017 Objectives:

- There are a number of issues that we would like to address. These include developing policies with respect to vulnerable beneficiaries and health and safety of our licensees.

This brief report has been prepared by the Hon. Secretary based on the minutes of the Meetings of the Trustees, and the reports of the Officers during 2016.

Dr Bernard James
Secretary and Trustee.

Northleach Town Trustees

SUMMARY ACCOUNTS	Balances	... CURRENT YEAR ...		Net	Balances
	C/Fwd from 31/12/2015	12 Months to Receipts	End Dec., 2016 Payments	Receipts (Payments)	C/Fwd 31/12/2016
Duttons and Allens Almshouses					
Total - Duttons	£41,768.78	£15,058.29	-£9,353.08	£5,705.21	£47,473.99
- Allens	£63,362.94	£16,104.00	-£4,456.22	£11,647.78	£75,010.72
-Other	£0.00	£0.00	£0.00	£0.00	£0.00
- Loan/Mortgage Repaid + Interest	-£64,892.28	£0.00	£0.00	£0.00	-£64,892.28
	£40,239.44	£31,162.29	-£13,809.30	£17,352.99	£57,592.43
Cyclical Maintenance Fund	£9,538.88	£0.00	£0.00	£0.00	£9,538.88
Routine Maintenance Fund	£4,769.45	£0.00	£0.00	£0.00	£4,769.45
Totals from Almshouses Funds (c/down)	£54,547.77	£31,162.29	-£13,809.30	£17,352.99	£71,900.76
Town Charities	£33,753.68	£3,004.94	-£1,701.75	£1,303.19	£35,056.87
Charity of James Miles	£114.52	£0.00	£0.00	£0.00	£114.52
Charity for Benefit of the Poor	£894.77	£0.00	£0.00	£0.00	£894.77
Charity of Ann Southern	£2,248.07	£0.00	£0.00	£0.00	£2,248.07
Total Receipts (Payments)	£91,558.81	£34,167.23	-£15,511.05	£18,656.18	£110,214.99
Inc(dec)rease in Fund Values (Below)	£2,193.86				£2,193.86
Unrealised - Surpluses/(Deficits)					
Sale of Investments		£0.00	£0.00	£0.00	
Deposit Transfer		£0.00	£0.00	£0.00	
	£93,752.67	£34,167.23	-£15,511.05	£18,656.18	£112,408.85
Funded By					
Lloyds TSB	£30,504.72	£34,167.23	-£15,511.05	£18,656.18	£49,160.90
PO Savings	£1,054.10	£0.00	£0.00	£0.00	£1,054.10
COIF - Deposit Account	£60,000.00	£0.00	£0.00	£0.00	£60,000.00
Investment Funds (A Southern)	£2,193.85	£0.00	£0.00	£0.00	£2,193.85
	£93,752.67	£34,167.23	-£15,511.05	£18,656.18	£112,408.85
	£0.00	£0.00	£0.00	£0.00	£0.00