

# CHARITY OF MARY PARMINTER

## ANNUAL REPORT OF TRUSTEES Year ending 30.06 2023

### PART 1: THE CHARITY

The Charity is controlled by a Charity Commission Scheme dated 24 January 2012 (ref 851/1112) amended May 2017, and is Registered Charity No. 210057. The Incorporation of the Trustees of the Charity of Mary Parminter was sealed on 28<sup>th</sup> October 1993.

Details of the structure of the Charity and its Officers and Advisers are set out on page 2 of the Accounts.

The Charity was founded under a Trust Deed of 1813 by Jane and Mary Parminter then living at A La Ronde, Exmouth (now a National Trust property). In 1811 they completed a building on part of their estate situated in Summer Lane, Exmouth, consisting of a Chapel, School and Almshouses in the middle of a 3-acre field known as Point-in-View. There was one building containing the Chapel, Schoolroom (closed in 1901) and 4 tiny almshouses for “poor spinsters of not less than 50 years and of good character and possessed of some independent means”. Provision was also made for the appointment and payment of a Chaplain to care for the residents and lead worship at the Chapel.

A manse was built in 1829 as a residence for the Chaplain and is occupied by the current Chaplain who also has oversight of the properties and exercises pastoral care to the almswomen. Services of Worship are held every Sunday morning in the Chapel.

In 1969 it was decided that the old almshouses needed to be replaced to meet modern housing standards and three new bungalows were erected with two further bungalows built in 1977. The four dwellings within the original building were reduced to two with shared facilities and in 1996 these were converted into a single dwelling, plus a Community Room and kitchen attached to the Chapel, with a toilet for the disabled in the out-building. The work was completed in 1997.

There is no longer an age limit attached to residence, but preference is still given to older single women in need of housing and with limited financial means. The Charity is a member of the Almshouses Association and the management of the properties is in keeping with the guidelines issued by the Association.

### PART 2: THE ACCOUNTS

The Accounts are in a format required to comply with the Charities Act 2011 and the Regulations of 2005 and 2008 for a Charity with under £250,000 annual income and for Receipts and Payments Accounting. The Trustees maintain two separate funds, the General Fund (unrestricted) which may under the Scheme be applied as appropriate “in furthering the objects of the charity”, and the Housing Fund (restricted) which is used for the maintenance and repair of the residential properties. Capital investments are managed by the investment management company CCLA. (Churches, Charities and Local Authorities)

The General Fund relates to the provision of the Chapel building for worship and the Manse for the resident Chaplain, along with the payment of an honorarium to the Chaplain. There is an ERF (Extraordinary Repair Fund) for the Chapel and Manse which at 30.06.2023 had a market value of £72,116 and a Cyclical Repair Fund for planned maintenance and repairs with a market value of £100,000 (page 9). During the year, major improvements were carried out on the Manse, including complete remodelling and replacement of the kitchen and removal of a potentially dangerous concrete ceiling amounting to £26,864. Window repairs to both manse and chapel were completed, hopefully improving insulation as well as removing sources of damp. Total repairs and maintenance costs amounted to £72,867.

The Housing Fund relates solely to the provision of almshouse accommodation and is required to be self-supporting and non-profit-making. The Housing Fund has an ERF which at 30.06.2023 had a market value of £100,000 and a Maintenance and Administration Fund with a market value of £37,224 (page 9). In addition to routine repairs and Maintenance of the housing accommodation, cottage No.4 needed extensive work to provide an effective fire escape route. This involved rearranging and decorating the bedroom area and building a bespoke fitted wardrobe to allow access to a new fire door that meets current fire regulations. Signage and emergency lighting also needed to be installed in the chapel to fulfil our legal obligations.

All of the cottages were fitted with a new ventilation system to reduce condensation, damp and mould and improve air quality. Cottage No.1 became vacant for a month and so the property was refurbished and the old water tank removed. Total expenditure on maintenance and repairs was £22,289.

An updated Reserves Policy was approved on 27th June 2023.

Separate funds are generated by the members of the Chapel congregation for the running costs of the chapel and its worship, and for the related expenses of the Chaplain. The Chapel accounts are attached as an appendix to the Charity accounts.

RESIDENTS: One resident moved out and one moved in. All the cottages are occupied.

ACTIVITIES: The Trustees have continued their policy of maintaining and improving the cottages, and supporting the Chapel community.

TRUSTEES: Reginald Abbott resigned as a trustee on 19th June 2023 with immediate effect due to the increasing demands of his other commitments. Revd Michael Diffey tendered his resignation on 26th June 2023 with effect from the date of the AGM in October 2023.

*Signed:*

CHAIR:

Revd Iain McDonald

CLERK:

Mrs Andrea McAdam

DATE: