

THE ACCOUNTS AND ANNUAL REPORT
FOR
WILLINGHAM COMBINED CHARITY
FOR THE YEAR ENDING
31 DECEMBER 2023

Charity Registration Number: 1093138

Willingham Combined Charity

Willingham Combined Charity provides housing for those in need with accommodation in the Josiah Smith Memorial Homes and a bungalow in Haden Way. There are also two sites which provide allotments, both as a service to the village and to support our charitable aims.

Willingham Combined Charity is registered with the Charity Commission, number 1093138. It is governed by a scheme made on 9th June 2000.

The objects of the charity are:

1. The provision of housing accommodation for persons (of whom 2 must be women) who are in need, hardship, or distress and have resided in the area of benefit (the Parish of Willingham in
2. the County of Cambridgeshire) for not less than 2 years prior to their appointment

3. The provision of housing accommodation for women over the age of 60 who are in need,
4. hardship and distress who were born in the area of benefit

1. Such charitable purposes for the benefit of the residents as the trustees decide.

There are twelve trustees: one ex-officio trustee, 2 nominated trustees and 9 co-opted trustees.

The ex-officio trustee is the Rector of the ecclesiastical parish of St Mary and All Saints, Willingham.

The nominated trustees are appointed by Willingham Parish Council.

Co-opted trustees are appointed by the trustees themselves.

The trustees must meet at least twice each year.

The Annual Report and Accounts are published on the Charity Commission website which also maintains a full list of Trustees.

The Charity is a member of The Almshouse Association.

Willingham Combined Charity

Trustees

Mrs P Amos

Mr G Atherton – Chair

Mrs S Ayling – Vice-chair

Mrs L Bald

Ms L Cosford (resigned 31 March 2023)

Rev S Gill – Ex-officio trustee (resigned 31 December 2023)

Mr N Harris – Nominated trustee

Mr S James (resigned 17 October 2023)

Mr D Law – Nominated trustee

Mrs S Lines (appointed 18 April 2023)

Mrs S Shimmens

Mr A Thompson (resigned 17 October 2023)

Mrs J Wake

Willingham Combined Charity

Annual Report 2023

Willingham Combined Charity are responsible for 6 one-bedroomed bungalows and 1 two-bedroom bungalow in Willingham. These bungalows are let to residents who meet the charity's in need criteria.

In 2023 one resident moved out of one of the bungalows as she no longer met the in-need criteria due to the sale of her property. This was in line with the terms of her contract when she was offered a bungalow. A new resident moved in after full redecoration of the bungalow. Regular maintenance work has been carried out on the bungalows including the resealing of all external windows and doors. All required gas and electrical checks were carried out successfully. The electric meter for communal areas at Josiah Smith Bungalows was replaced with a smart meter. In the garden of Haden Way bungalow the dying conifer hedge was trimmed back to the boundary and replaced with fencing. All residents were given a hamper of goodies at Christmas.

The charity also owns land let out as allotment plots in two locations in the village. There have been a number of changes of allotment holders due to people giving up their plots. Most have now been re-let. A third plot of land is let to a farmer. A large ash tree was removed from Westmeadow Close allotments after concerns raised by local residents.

Over the year three trustees have stepped down at the end of their term of office and new trustees have been appointed. The Rector of the parish of Willingham who is an ex-officio trustee resigned from his appointment as Rector on 31 December.

The charity continues to work with its residents to ensure that their properties and surrounds are maintained to a comfortable and acceptable standard.

Graham Atherton

Chair

Willingham Combined Charity

Willingham Combined Charity

Financial Report Year ended 31 December 2023

Receipts	2023	2022
Receipts (as below)	£35,228.50	£36,304.95
Payments (page 5)	£19,931.29	£15,657.46
Surplus /(deficit) for the year	£15,297.21	£20,647.49

Receipts	2023	2022
Josiah Smith Maintenance payments	£26,290.00	£27,130.00
Haden Way Maintenance payments	£5,720.00	£6,240.00
Allotment rent	£1,180.00	£1,475.00
Allotment deposit	£420.00	£170.00
Field rent	£420.00	£420.00
Wayleave payment	£109.50	£109.50
M&G investments	£846.72	£414.72
Black Rock Investments	£192.28	£192.28
Deposit a/c interest	£0.00	£0.00
Unpresented cheque	£0.00	£93.45
Compensation from Lloyds Bank	£50.00	£60.00
Total receipts before movement of funds	£35,228.50	£36,304.95
Transfer from CBS	£10,000.00	£0.00
Total	£45,228.50	£36,304.95

Willingham Combined Charity

Financial Report Year ended 31 December 2023

Payments	2023	2022
House maintenance – Josiah Smith Bungalows	£7,481.56	£6,927.15
House maintenance – Hayden Way	£2,091.54	£239.98
Legionella & gas checks	£1,632.00	£1,896.00
Electricity	£214.44	£228.74
Rent refund JSB	£0.00	£0.00
Allotment deposit refund	£40.00	£30.00
Water (allotments)	£327.90	£297.32
Atlas trees	£2,160.00	£0.00
Grass cutting	£262.50	£896.50
Allotment maintenance	£542.50	£0.00
Skip hire	£0.00	£0.00
Field maintenance	£0.00	£709.50
Buildings Insurance	£1,871.37	£881.55
Public liability insurance	£332.64	£332.64
Land liability insurance	£553.59	£553.59
Accountancy fees	£0.00	£480.00
Almshouse Association	£539.00	£187.00
Room hire	£52.50	£40.00
Gifts	£206.30	£125.45
Clerk fees/ expenses	£1,525.00	£1,793.50
Postage & stationery	£83.45	£38.54
Website costs	£15.00	£0.00
Total payments before movement of funds	£19,931.29	£15,657.46
Transfers to Lloyds deposit and NS&I a/cs	£120,100.00	£100.00
Total	£140,031.29	£15,757.46

Willingham Combined Charity

Financial Report Year ended 31 December 2023

Summary of Assets and Liabilities

	2023	2022
Total cash balance	£6.21	£12.08
Total bank balances	£283,836.82	£265,749.17
Total balances c/fwd. at 31/12/2023	£283,843.03	£265,761.25
Total Unit Trust Investments	£211,718.53	£202,417.80
Total Property and Land Assets	£1,575,000.00	£1,380,000.00
TOTAL ASSETS	£2,070,561.56	£1,848,179.05
TOTAL LIABILITIES	£1,620.00	£1,620.00

Willingham Combined Charity

Financial Report Year ended 31 December 2023

Bank and Cash Balances

Lloyds Bank Current a/c

Balance 01/01/2023	£120,768.04	
Receipts	£45,193.50	
Payments	<u>(£139,990.42)</u>	
Balance at 31/12/2023		£25,971.12

Lloyds Bank Deposit a/c

Balance 01/01/2023	£12,786.98	
Interest received	£835.23	
Transfer from current a/c	<u>£110,100.00</u>	
Balance at 31/12/2023		£123,722.21

Cambridge Building Society a/c

Balance 01/01/2023	£90,255.14	
Interest received	£1,563.43	
Transfer to current a/c	<u>(£10,000.00)</u>	
Balance at 31/12/2023		£81,818.57

NS&I Investment a/c

Balance 01/01/2023	£41,939.01	
Interest received	£385.91	
Transfer from current a/c	<u>£10,000.00</u>	
Balance at 31/12/2023		£52,324.92

Cash in hand held by Clerk/Treasurer		£6.21
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Total bank and cash balances at 31/12/2023		£283,843.03
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Bank and Cash Summary

Total balances b/fwd. @ 1 January 2023	£265,761.25
Receipts (net of transfers)	£35,228.50
Interest received	£2,784.57
Payments (net of transfers)	(£19,931.29)
Total balances c/fwd. at 31/12/2023	283,843.03

Willingham Combined Charity

Financial Report Year ended 31 December 2023

Unit Trust investments

	Value at year end 2023	Value at year end 2022	Change in value
M&G investments			
NAACIF 17280 shares WCC	£15,520.90	£15,259.97	+£260.93
NAACIF 624 shares EORF	£69,939.54	£65,851.28	+£4,088.26
 Blackrock			
CIF 3035.63 units PE	£4,503.11	£4,429.95	+£73.16
CIF 169.116 units JSHT	£250.87	£246.79	+£4.08
CIF 799.908 units REC	£37,017.85	£34,917.46	+£2,100.39
 CCLA			
COIF 340.67 units WCC	£84,486.26	£75,185.53	+£9,300.73
 Total Unit Trust Investments	£211,718.53	£202,417.80	

Notes:

WCC Willingham Combined Charity

EORF Extraordinary Repair Fund

PE

JSHT Josiah Smith Homes Trust

REC Recoupment Account

Willingham Combined Charity

Financial Report Year ended 31 December 2023

Assets held by Willingham Combined Charity

2 End of terrace bungalows in Over Road, Willingham	£410,000
4 Terraced bungalows in Over Road, Willingham	£780,000
1 bungalow at 31 Haden Way, Willingham	£235,000
Land at Over Road, Willingham at rear of bungalows bordering Rook Grove/Mereway around 8.25 acres guide value	£90,000
Allotments on Over Road, Willingham around 2.75 acres	£40,000
Allotments on Church Street, Willingham around 0.75 acres	£20,000
Total Property and Land Assets	£1,575,000

These values are based on the assumption that the land and bungalows are free from structural defect and legal encumbrance and available with vacant possession.

Liabilities

Deposits held for allotments on Over Road, Willingham	£1,410.00
Deposits held for allotments on Church Street, Willingham	£210.00
Total Liabilities	£1,620.00

Notes to the accounts

1. All funds are classified as unrestricted funds with the exception of the sum of £1,620 of restricted funds in the Lloyds deposit account. This is the sum of the allotment deposits held at £30 per plot. This £30 is returned to the allotment holder when the plot is surrendered in a clean and tidy condition.
2. All investments are classified as unrestricted with the exception of the M&G Investments Extraordinary Repair Fund which is held for the use of any extraordinary repairs required on the charity's properties.

Independent Examiner's Report to the Trustees of The Willingham Combined Charity

I report on the accounts of the charity for the year ended 31 December 2023.

Respective responsibilities of trustees and examiner

The charity's trustees are responsible for the preparation of the accounts. The charity's trustees consider that an audit is not required for this year under section 144(2) of the Charities Act 2011 (the 2011 Act) and that an independent examination is needed.

It is my responsibility to:

- examine the accounts under section 145 of the 2011 Act;
- follow the procedures laid down in the general Directions given by the Charity Commission under section 145(5)(b) of the 2011 Act; and
- state whether particular matters have come to my attention.

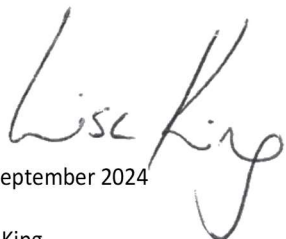
Basis of independent examiner's report

My examination was carried out in accordance with the general directions given by the Charity Commission. An examination includes a review of the accounting records kept by the charity and a comparison of the accounts presented with those records. It also includes consideration of any unusual items or disclosures in the accounts and seeking explanations from you as trustees concerning any such matters. The procedures undertaken do not provide all the evidence that would be required in an audit and consequently no opinion is given as to whether the accounts present a "true and fair view" and the report is limited to those matters set out in the statement below.

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:
 - to keep accounting records in accordance with section 130 of the 2011 Act; and
 - to prepare accounts which accord with the accounting records and comply with the accounting requirements of the 2011 Acthave not been met; or
- 2 to which, in my opinion, attention should be drawn in order to enable a proper understanding of the accounts to be reached.



11 September 2024

Lisa King
Burdett King Accountancy Limited
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Newmarket
CB8 0NF