

# THE TROWBRIDGE ALMSHOUSES TRUST

England & Wales · Charity number 1130450

## Details

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**Status** Registered

**Legal form** Other

**Registered** 2009-07-03

**Register** [View on the Charity Commission register](#)

## Contact

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**Address** 41 Islington  
Trowbridge  
BA14 8QL

**Phone** 07961591694

**Email** [trowalm@gmail.com](mailto:trowalm@gmail.com)

## Activities

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**Objects:** TO RELIEVE ELDERLY PEOPLE RESIDENT IN TROWBRIDGE AND HILPERTON WHO ARE IN NEED BY PROVIDING HOUSING ACCOMMODATION.

**Activities:** Relieves elderly people resident in Trowbridge and Hilperton who are in need by providing specially designed or adapted housing and items, services or facilities calculated to relieve the needs of such persons. Also makes donations to local charities to relieve the homeless and support for elderly peoples' day centres and clubs.

## Classification

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- **How:** Makes Grants To Organisations, Provides Buildings/facilities/open Space
- **What:** Accommodation/housing, Environment/conservation/heritage
- **Who:** Elderly/old People, Other Charities Or Voluntary Bodies, Other Defined Groups

## Geography

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- **Area of benefit:** TROWBRIDGE
- Wiltshire

## Finances

Period end	Income	Expenditure	Assets	Employees
2025-06-30	£51,155	£55,662	-	-
2024-06-30	£55,000	£48,000	-	-
2023-06-30	£82,000	£95,000	-	-
2022-06-30	£46,900	£46,900	-	-
2021-06-30	£41,500	£69,000	-	-

## Trustees

Name	Role	Appointed
<b>GLYN BRIDGES</b>	Chair	
<b>BRENT HODGES</b>		
Darcy Pace		2018-10-19
Denise Sandra Bates		2023-10-10
Dr Bethanie Afton		2016-04-15
Julie Vine		2025-10-07
Nicholas Blakemore		
Olivia Clifford		2024-10-15
<b>PAUL GLESSING VINGOE</b>		

**THE TROWBRIDGE ALMSHOUSES TRUST**

England & Wales - Charity number 1130450

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# Accounts

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**THE TROWBRIDGE ALMSHOUSES TRUST**

**Trustees Report and Accounts  
For the year ended 30 June 2025**

# **THE TROWBRIDGE ALMSHOUSES TRUST**

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# THE TROWBRIDGE ALMSHOUSES TRUST

## Annual Trustees Report 1 July 2024 - 30 June 2025

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### Trustees

Mr Glyn Bridges  
Mr Nicholas Blakemore  
Dr Bethanie Afton  
Mr Darcy Pace  
Mr Brent Hodges  
Mr Paul Vingoe  
Mrs Denise Bates  
Miss Olivia Clifford

### Charity Number

1130450

### Clerk

Mrs Zoe Pace

### Principal Address

The Toll House  
41 Islington  
Trowbridge  
Wiltshire  
BA14 8QL

### Independent Examiner

Katy Tovey-Bowes  
Morgan Tovey Ltd  
5 Martins Lane  
Keevil  
Wiltshire  
BA14 6NB

### Bankers

Barclays Bank

# THE TROWBRIDGE ALMSHOUSES TRUST

## Annual Trustees Report 1 July 2024 - 30 June 2025

### Structure, Governance and Management

The charity is constituted and governed by a Charity Commission Scheme dated 14 January 2011 when there was a merger of Lady Browns Cottage Homes, Union Street Almshouses and the Palmer Charity now known as The Trowbridge Almshouses Trust.

The Trustees include two Trustees\* nominated by Trowbridge Town Council and four Trustees appointed by the Body of Trustees:

Mr G J W Bridges (Chairman)\*  
Dr Bethanie Afton  
Mr N Blakemore\*  
Mr B Hodges  
Mr D Pace  
Mr P Vingoe  
Mrs D Bates  
Ms Olivia Clifford

### Objectives and Activities

The object of the charity is to relieve elderly people resident in Trowbridge and Hilperton who are in need by providing specially designed or adapted housing, items, services or facilities. Donations are also made to local charities to relieve the homeless and support elderly peoples' day-centres and clubs.

The Charity Commission requires all Almshouse charities to make provision for meeting the cost of maintaining the properties by the establishment of three funds covering Extraordinary Repair, Cyclical Maintenance and Routine Maintenance. As a result the properties are maintained in a good state of repair and improvement for the comfort and amenity of the resident beneficiaries.

### Achievements and Performance

Olivia Clifford, a Private Client Paralegal and representative from Goughs Solicitors joined us as a Trustee. Her experience will certainly benefit the Trust. Ms Clifford was welcomed in October 2024.

In December a new beneficiary; Mr Carr moved into to 2 Union Street. Mr Carr is delighted and very grateful to become a beneficiary and move into his new home. The local Mayor, Trustees and neighbours enjoyed meeting him and welcoming him into his new home.

In March 2025 Mr Vennell sadly vacated 4 Union Street after years of ill health; he now resides at a local care home. This property is having a complete renovation to include a gas central heating installation, new kitchen, bathroom, painted throughout and new flooring. The renovations are well underway.

There have been on-going minor repairs to the properties and communal areas. Larger works have included a report from Sovereign Damp to 1a Polebarn after a roof leak, which caused damp to the bedroom, which has now been rectified. 3 Yerbury Street had a bespoke frame and front door fitted. Fascia boards and balcony struts were painted to the front of Union Street.

### Financial Review

The Charity's financial position is very sound with investments in COIF and NAACIF shares. No increase was made to the WMC in this financial year. The WMC increased to the lower rate beneficiaries on 1<sup>st</sup> January 2025.

Signed:   
Chairman (on behalf of the Trust Body)

Dated: 20.10.2025

# INDEPENDENT EXAMINER'S REPORT ON THE ACCOUNTS

Report to the trustees/  
members of

The Trowbridge Almshouses Trust

On accounts for the year  
ended

30 <sup>th</sup> June 2025	Charity no (if any)	1130450
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Set out on pages

6 to 9

I report to the trustees on my examination of the accounts of the above charity ("the Trust") for the year ended 30<sup>th</sup> June 2025.

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 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
- the accounts did not comply with the applicable requirements concerning the form and content of accounts set out in the Charities (Accounts and Reports) Regulations 2008 other than any requirement that the accounts give a 'true and fair' view which is not a matter considered as part of an independent examination.

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.

Signed:



Date:

20/10/25

Name:

Katy Tovey-Bowes

Relevant professional  
qualification(s) or body (if  
any):

ACA

Address:

Morgan Tovey Limited, 5 Martins Lane, Keevil BA14 6NB

**THE TROWBRIDGE ALMSHOUSES TRUST****CHARITY No. 1130450****BALANCE SHEET 30TH JUNE 2025**

			<u>Notes</u>	<u>2025</u>	<u>2024</u>
				£	£
<b>Endowed Funds</b>					
<b><u>Land and Buildings</u></b>					
			A		
Six cottages in Polebarn Road, Trowbridge				1,350,00	1,350,00
Four Almshouses in Union Street, Trowbridge				0	0
Yerbury Street, Trowbridge				840,000	840,000
				215,000	215,000
<b><u>Other Permanent Endowment Funds</u></b>					
L BCH	14,317	NAACIF Income Shares		13,683	13,335
USA	26,536	NAACIF Income Shares		25,360	24,715
Palmer Charity	2,095	COIF Income Shares		40,674	42,617
	15,483	COIF Fixed Income Interest Shares		19,708	19,088
	608	NAACIF Accumulation Shares		77,285	72,127
Other Charities	834	NAACIF Income Shares	B	797	777
				<u>2,582,50</u>	<u>2,577,65</u>
<b><u>Total Endowed Funds</u></b>				7	9
<b>Non-Endowed Funds</b>					
<b><u>Extra-Ordinary Repair Fund</u></b>					
L BCH	1,158	NAACIF Accumulation Shares		147,102	137,286
USA	654	NAACIF Accumulation Shares		83,075	77,531
Avril Tadd	922	NAACIF Accumulation Shares		117,172	109,353
Other (General)	5,342	NAACIF Income Shares		5,105	4,976
<b>Monetary Funds</b>					
Barclays Bank:		Current Account		3,794	8,302
Charities Office Deposits:		USA		0	0
		Palmer Fund		5,514	3,541
		Cyclical Maintenance Fund		362	345
		Yerbury		0	0
				<u>2,944,63</u>	<u>2,918,99</u>
				1	1
<b>Represented by:</b>					
				2,476,33	2,471,48
		Permanent Endowment Fund		0	2
		Cyclical Maintenance Fund		830	813
		Extra-Ordinary Repairs Fund		230,127	214,768
		Palmer		109,220	107,247
		Yerbury		0	0
		A Tadd		117,172	109,353
		Other		1,557	1,428
		General Fund		9,392	13,900
				<u>2,944,62</u>	<u>2,918,99</u>
				9	1

**THE TROWBRIDGE ALMSHOUSES TRUST**  
**CHARITY No. 1130450**

Notes to Balance Sheet

- A Properties are stated at valuations made in 2022
- B Other permanent endowment funds are investments taken over from USA and comprise endowments in the names of:

F J Pickard	564	shares
F M Hilliker	100	shares
T Ray	170	shares

The following abbreviations are used in the Balance Sheet and other parts of this Report:

LBCH	Lady Brown's Cottage Homes
USA	Union Street Almshouses
NAACIF	National Association of Almshouses Charities Investment Fund
	The Charities Office Investment
COIF	Fund
CMF	Cyclical Maintenance Fund
ERF	Extra-Ordinary Repair Fund

**APPROVAL**

These Accounts were considered and duly approved by the Trustees at their meeting

on .....

Signed GJW Bridges (Chairman)

Print name G J W BRIDGES

**THE TROWBRIDGE ALMSHOUSES****TRUST****CHARITY No. 1130450****SUMMARY OF MOVEMENTS OF FUNDS - YEAR ENDED 30TH JUNE 2025**

	<u>Perm. Endow.</u>	<u>CMF</u>	<u>ERF</u>	<u>Palmer</u>	<u>Yerbur y</u>
Opening balances	2,471,482	813	214,768	107,247	0
Interest received	4,812	16	8,658	1,972	
Interest transferred	-1,905	0	0	0	
Interest re-invested	-2,907	-16	-8,658	-1,972	
Funds transferred	0	0	0	0	
Property revaluation	0	0	0	0	
Other bank receipts	0	0	0	0	
Other bank payments	0	0	0	0	
Investments - value increase	4,848	17	15,359		
<b>Closing Balances</b>	<b><u>2,476,330</u></b>	<b><u>830</u></b>	<b><u>230,127</u></b>	<b><u>109,220</u></b>	<b><u>0</u></b>

	<u>Other</u>	<u>A Tadd</u>	<u>General Fund</u>	<u>Total</u>
Opening balances	1,428	109,353	13,900	2,918,991
Interest received	0	4,408	0	19,866
Interest transferred	0	0	1,905	0
Interest re-invested	0	-4,408	0	-17,961
Funds transferred	0	0	0	0
Property revaluation	0	0	0	0
Other bank receipts	0	0	49,250	49,250
Other bank payments	0	0	-55,662	-55,662
Investments - value increase	129	7,819	0	30,146
<b>Closing Balances</b>	<b><u>1,557</u></b>	<b><u>117,172</u></b>	<b><u>9,392</u></b>	<b><u>2,944,629</u></b>

**THE TROWBRIDGE ALMSHOUSES TRUST**

**CHARITY No. 1130450**

**SUMMARY OF RECEIPTS AND PAYMENTS - YEAR ENDED 30TH JUNE**

**2025**

	<b>2025</b>	<b>2024</b>
Receipts	48,960	48,230
Investment income	1,905	1,881
Other income	290	86
Palmer funds deposit transfer	0	1,800
Cyclical funds deposit transfer	0	4,000
Current account balance	3,794	8,302
<b>Expenses</b>		
Routine maintenance	9,605	12,156
Cyclical maintenance	5,818	17,494
Extraordinary repairs	22,664	647
Water	2,464	2,320
Insurance	1,817	1,716
TV Licence	0	182
Gardening & waste disposal	2,527	3,774
Letting agents fees	474	474
Clerks expenses	7,817	8,550
Independent examiners fee	500	500
Legal fees	0	1,280
Special expenses	0	0
Almshouse association subs	477	413
Donations	1,500	0
Bank charges	0	0
Other expenses	0	493
	<b>55,662</b>	<b>49,998</b>
<b>Summary</b>		
Opening balance	8,302	2,303
Uncleared cheques in previous year	0	0
Uncleared cheques in current year	0	0
Receipts	51,154	55,997
Payments	55,662	49,998
Closing balance at the bank	<b>3,794</b>	<b>8,302</b>

**THE TROWBRIDGE ALMSHOUSES TRUST**

England & Wales - Charity number 1130450

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# Accounts

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**THE TROWBRIDGE ALMSHOUSES TRUST**

**Trustees Report and Accounts  
For the year ended 30 June 2024**

# THE TROWBRIDGE ALMSHOUSES TRUST

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# THE TROWBRIDGE ALMSHOUSES TRUST

## Annual Trustees Report 1 July 2023 - 30 June 2024

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### Trustees

Mr Glyn Bridges  
Mr Nicholas Blakemore  
Dr Bethanie Afton  
Mr Darcy Pace  
Mr Brent Hodges  
Mr Paul Vingoe

### Charity Number

1130450

### Clerk

Mrs Zoe Pace

### Principal Address

The Toll House  
41 Islington  
Trowbridge  
Wiltshire  
BA14 8QL

### Independent Examiner

Katy Tovey-Bowes  
Morgan Tovey Ltd  
5 Martins Lane  
Keevil  
Wiltshire  
BA14 6NB

### Bankers

Barclays Bank

# THE TROWBRIDGE ALMSHOUSES TRUST

## Annual Trustees Report 1 July 2023 - 30 June 2024

### Structure, Governance and Management

The charity is constituted and governed by a Charity Commission Scheme dated 14 January 2011 when there was a merger of Lady Browns Cottage Homes, Union Street Almshouses and the Palmer Charity now known as The Trowbridge Almshouses Trust.

The Trustees include two Trustees\* nominated by Trowbridge Town Council and four Trustees appointed by the Body of Trustees:

Mr G J W Bridges (Chairman)\*  
Dr Bethanie Afton  
Mr N Blakemore\*  
Mr B Hodges  
Mr D Pace  
Mr P Vingoe

### Objectives and Activities

The object of the charity is to relieve elderly people resident in Trowbridge and Hilperton who are in need by providing specially designed or adapted housing, items, services or facilities. Donations are also made to local charities to relieve the homeless and support elderly peoples' day-centres and clubs.

### Achievements and Performance

The Charity Commission requires all Almshouse charities to make provision for meeting the cost of maintaining the properties by the establishment of three funds covering Extraordinary Repair, Cyclical Maintenance and Routine Maintenance. As a result the properties are maintained in a good state of repair and improvement for the comfort and amenity of the resident beneficiaries.

The Trust received a resignation from Kenneth Williams as a Trustee due to DK Residential closing down. His knowledge and experience will be greatly missed. The Trust did welcome two new Trustees; Cllr Denise Bates, the deputy mayor and Emily Windsor, a representative from Goughs Solicitors. Unfortunately, Emily Windsor has subsequently left Goughs, so is now no longer a Trustee. Gough's will locate a replacement Trustee within their organisation.

With a vacant property at Polebarn, after the passing of Mrs Heslop, this particular property was in complete disrepair (due to the previous resident not wanting any maintenance carried out due to her age). The whole property was overhauled to include a new gas central heating installation. Mrs Stratton, a local resident to Trowbridge, was confirmed as new beneficiary in Dec 23. She moved into the property in January 2024.

The Trust did not make any donations in this financial year due to the high costs involved in renovating the empty cottage and no income from this property. A focus on the forthcoming year will be to continue with donations and replenish the Cyclical Maintenance Fund.

### Financial Review

The Charity's financial position is very sound with investments in COIF and NAACIF shares. No increase was made to the WMC in this financial year. The Cyclical Maintenance Fund was used to contribute towards the renovations at Polebarn. Once occupied the Cyclical Fund will be replenished over the forthcoming year.

Signed: .....  
Chairman (on behalf of the Trust Body)

Dated: 22.11.24

# INDEPENDENT EXAMINER'S REPORT ON THE ACCOUNTS

Report to the trustees/  
members of

The Trowbridge Almshouses Trust

On accounts for the year  
ended

30<sup>th</sup> June 2024

Charity no  
(if any)

1130450

Set out on pages

6 to 9

Responsibilities and basis of  
report

I report to the trustees on my examination of the accounts of the above charity ("the Trust") for the year ended 30<sup>th</sup> June 2024.

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.

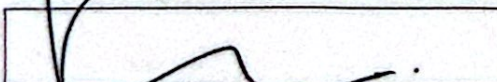
Independent examiner's  
statement

I have completed my examination. I confirm that no material matters have come to my attention 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
- the accounts did not comply with the applicable requirements concerning the form and content of accounts set out in the Charities (Accounts and Reports) Regulations 2008 other than any requirement that the accounts give a 'true and fair' view which is not a matter considered as part of an independent examination.

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.

Signed:



Date:

22/11/24

Name: Katy Tovey-Bowes

Relevant professional  
qualification(s) or body (if  
any):

ACA

Address:

Morgan Tovey Limited, 5 Martins Lane, Keevil BA14 6NB

**THE TROWBRIDGE ALMSHOUSES TRUST**  
**CHARITY No. 1130450**

**Notes to Balance Sheet**

- A Properties are stated at valuations made in 2022
- B Other permanent endowment funds are investments taken over from USA and comprise endowments in the names of:

F J Pickard	564	shares
F M Hilliker	100	shares
T Ray	170	shares

The following abbreviations are used in the Balance Sheet and other parts of this Report:

LBCH	Lady Brown's Cottage Homes
USA	Union Street Almshouses
NAACIF	National Association of Almshouses Charities Investment Fund The Charities Office Investment
COIF	Fund
CMF	Cyclical Maintenance Fund
ERF	Extra-Ordinary Repair Fund

**APPROVAL**

These Accounts were considered and duly approved by the Trustees at their meeting on 22.11.24.

Signed *GJW Bridges* (Chairman)

Print name GJW BRIDGES

**THE TROWBRIDGE ALMSHOUSES TRUST**  
**CHARITY No. 1130450**  
**BALANCE SHEET 30TH JUNE 2024**

		<u>Notes</u>	<u>2024</u>	<u>2023</u>
			£	£
<b>Endowed Funds</b>				
<u>Land and Buildings</u>				
		A		
Six cottages in Polebarn Road, Trowbridge			1,350,000	1,350,000
Four Almshouses in Union Street, Trowbridge			840,000	840,000
Yerbury Street, Trowbridge			215,000	215,000
<u>Other Permanent Endowment Funds</u>				
LBCH	14,317	NAACIF Income Shares	13,335	12,519
USA	26,536	NAACIF Income Shares	24,715	23,203
Palmer Charity	2,095	COIF Income Shares	42,617	39,356
	15,483	COIF Fixed Income Interest Shares	19,088	18,148
	608	NAACIF Accumulation Shares	72,127	61,676
Other Charities	834	NAACIF Income Shares	777	729
		B		
<u>Total Endowed Funds</u>			<u>2,577,659</u>	<u>2,563,631</u>
<b>Non-Endowed Funds</b>				
<u>Extra-Ordinary Repair Fund</u>				
LBCH	1,158	NAACIF Accumulation Shares	137,286	123,103
USA	654	NAACIF Accumulation Shares	77,531	69,522
Avril Tadd	922	NAACIF Accumulation Shares	109,353	98,056
Other (General)	5,342	NAACIF Income Shares	4,976	4,671
<b>Monetary Funds</b>				
Barclays Bank:		Current Account	8,302	2,303
Charities Office Deposits:		USA	0	0
		Palmer Fund	3,541	3,617
		Cyclical Maintenance Fund	345	3,299
		Yerbury	0	0
			<u>2,918,991</u>	<u>2,868,201</u>
<b>Represented by:</b>				
		Permanent Endowment Fund	2,471,482	2,457,454
		Cyclical Maintenance Fund	813	3,767
		Extra-Ordinary Repairs Fund	214,768	192,576
		Palmer	107,247	107,323
		Yerbury	0	0
		A Tadd	109,353	98,056
		Other	1,428	1,123
		General Fund	13,900	7,901
			<u>2,918,991</u>	<u>2,868,201</u>

**THE TROWBRIDGE ALMSHOUSES TRUST**

**CHARITY No. 1130450**

**SUMMARY OF MOVEMENTS OF FUNDS - YEAR ENDED 30TH JUNE 2024**

	Perm. Endow.	CMF	ERF	Palmer	Yerbury
Opening balances	2,457,454	3,767	192,576	107,323	0
Interest received	4,574	47	8,020	1,300	
Interest transferred	-1,881				
Interest re-invested	-2,693	-47	-8,020	-1,300	
Funds transferred		-4,000		-1,800	
Property revaluation					
Other bank receipts					
Other bank payments					
Investments - value increase	14,028	1,046	22,192	1,724	0
<b>Closing Balances</b>	<b>2,471,482</b>	<b>813</b>	<b>214,768</b>	<b>107,247</b>	<b>0</b>

	Other	A Tadd	General Fund	Total
Opening balances	1,123	98,056	7,901	2,868,201
Interest received		4,083		18,025
Interest transferred			1,881	
Interest re-invested		-4,083		-16,143
Funds transferred			5,800	
Property revaluation				
Other bank receipts			48,316	48,316
Other bank payments			-49,998	-49,998
Investments - value increase	305	11,297		50,592
<b>Closing Balances</b>	<b>1,428</b>	<b>109,353</b>	<b>13,900</b>	<b>2,918,991</b>

**THE TROWBRIDGE ALMSHOUSES TRUST**

England & Wales - Charity number 1130450

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# Accounts

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Charity Registration No. 1130450

**THE TROWBRIDGE ALMSHOUSES TRUST**

**Trustees Report and Accounts  
For the year ended 30 June 2023**

# THE TROWBRIDGE ALMSHOUSES TRUST

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# THE TROWBRIDGE ALMSHOUSES TRUST

## Annual Trustees Report 1 July 2022 - 30 June 2023

---

<b>Trustees</b>	Mr Glyn Bridges Mr Nicholas Blakemore Dr Bethanie Afton Mrs Dawn Moir Mr Darcy Pace Mr Kenneth Williams Mr Brent Hodges Mr Paul Vingoe
<b>Charity Number</b>	1130450
<b>Clerk</b>	Mrs Zoe Pace
<b>Principal Address</b>	The Toll House 41 Islington Trowbridge Wiltshire BA14 8QL
<b>Independent Examiner</b>	Katy Tovey-Bowes Morgan Tovey Ltd 5 Martins Lane Keevil Wiltshire BA14 6NB
<b>Bankers</b>	Barclays Bank

## **Structure, Governance and Management**

The charity is constituted and governed by a Charity Commission Scheme dated 14 January 2011 when there was a merger of Lady Browns Cottage Homes, Union Street Almshouses and the Palmer Charity now known as The Trowbridge Almshouses Trust.

The Trustees include two Trustees\* nominated by Trowbridge Town Council and six Trustees appointed by the Body of Trustees:

Mr G J W Bridges (Chairman)\*  
Dr Bethanie Afton  
Mr N Blakemore\*  
Mrs D Moir  
Mr P Vingoe

Mr K Williams  
Mr B Hodges  
Mr D Pace

## **Objectives and Activities**

The object of the charity is to relieve elderly people resident in Trowbridge and Hilperton who are in need by providing specially designed or adapted housing, items, services or facilities. Donations are also made to local charities to relieve the homeless and support elderly peoples' day-centres and clubs.

## **Achievements and Performance**

The Charity Commission requires all Almshouse charities to make provision for meeting the cost of maintaining the properties by the establishment of three funds covering Extraordinary Repair, Cyclical Maintenance and Routine Maintenance. As a result the properties are maintained in a good state of repair and improvement for the comfort and amenity of the resident beneficiaries.

This financial year saw further heating upgrades at Union Street and Polebarn Road. All of the Trusts properties now have gas central heating, with exception to one property (accessibility).

We welcomed a new beneficiary in April 2023 to Polebarn Road, Mrs Greaves, who has settled in very well. This cottage was fitted with a new kitchen, new flooring to the kitchen, bathroom and bedroom. The property now meets a high standard. The Trust is very proud of the newly refurbished cottage and invited the Mayor; Graham Hill, the Trustees, the neighbouring beneficiaries and The Wiltshire Times to view the property. Articles were in the Wiltshire Times and the Almshouse Association Gazette.

In May, Mrs Heslop, a long term beneficiary of the Trust sadly passed away, in hospital, aged 102. Her character in the community will be greatly missed. She occupied a cottage in Polebarn Road for 20 years.

At this property, there was a great deal of upgrading to be done once it became empty. Gas central heating was fitted, a new bathroom with internal insulation, a new kitchen ceiling, new kitchen. The flooring to the lounge and bedroom was in such disrepair it had to be removed and new screed laid. All of the walls were stripped back and plastered.

The Trust made several donations to local charities; Wiltshire Air Ambulance, Dorothy House and Trowbridge Talking News. All charities were sincerely grateful for the Trusts donations.

Avonfield Nursery in Hilperton, again, very kindly gifted the Trust the wonderful hanging baskets to Union Street.

**Financial Review**

The Charity's financial position is very sound with investments in COIF and NAACIF shares. The budget provided for the rate of weekly Maintenance Contribution payable by the residents increased from £300 to £350 a month per dwelling from January 2023 and no increase from £420 per month for 3 Yerbury Street; which remained the same. The Cyclical Maintenance Fund was used to contribute towards the renovations at Polebarn. Once occupied the Cyclical Fund will be replenished over the forthcoming year.

Signed: *C. Subridges* Dated: 14-11-2023  
Chairman (on behalf of the Trust Body)

**INDEPENDENT EXAMINER'S REPORT ON THE ACCOUNTS**

Report to the trustees/  
members of The Trowbridge Almshouses Trust

On accounts for the year ended 30<sup>th</sup> June 2023 Charity no  
(if any) 1130450

Set out on pages 7 to 9

I report to the trustees on my examination of the accounts of the above charity ("the Trust") for the year ended 30<sup>th</sup> June 2023.

**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 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
- the accounts did not comply with the applicable requirements concerning the form and content of accounts set out in the Charities (Accounts and Reports) Regulations 2008 other than any requirement that the accounts give a 'true and fair' view which is not a matter considered as part of an independent examination.

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.

Signed: 

Date: 14.11.2023

Name: Katy Tovey-Bowes

Relevant professional qualification(s) or body (if any): ACA

Address: Morgan Tovey Limited, 5 Martins Lane, Keevil BA14 6NB

**THE TROWBRIDGE ALMSHOUSES TRUST****CHARITY No. 1130450****BALANCE SHEET 30TH JUNE 2023**

		Notes	2023 £	2022 £
<b>Endowed Funds</b>				
<u>Land and Buildings</u>				
		A		
Six cottages in Polebarn Road, Trowbridge			1,350,000	1,350,000
Four Almshouses in Union Street, Trowbridge			840,000	840,000
Yerbury Street, Trowbridge			215,000	215,000
<u>Other Permanent Endowment Funds</u>				
LBCB	14,317	NAACIF Income Shares	12,519	12,443
USA	26,536	NAACIF Income Shares	23,203	23,062
Palmer Charity	2,095	COIF Income Shares	39,356	38,145
	15,483	COIF Fixed Income Interest Shares	18,148	18,200
	608	NAACIF Accumulation Shares	64,676	61,794
Other Charities	834	NAACIF Income Shares	729	725
		B		
<u>Total Endowed Funds</u>			<u>2,563,630</u>	<u>2,559,369</u>
<b>Non-Endowed Funds</b>				
<u>Extra-Ordinary Repair Fund</u>				
LBCB	1,158	NAACIF Accumulation Shares	123,103	117,617
USA	654	NAACIF Accumulation Shares	69,522	66,424
Avril Tadd	922	NAACIF Accumulation Shares	98,056	93,687
Other (General)	5,342	NAACIF Income Shares	4,671	4,643
<b>Monetary Funds</b>				
Barclays Bank:		Current Account	2,303	19,518
Charities Office Deposits:		USA	0	0
		Palmer Fund	3,617	3,917
		Cyclical Maintenance Fund	3,299	37,900
		Yerbury	0	0
			<u>2,868,201</u>	<u>2,903,075</u>
<b>Represented by:</b>				
		Permanent Endowment Fund	2,457,454	2,453,193
		Cyclical Maintenance Fund	3,767	38,370
		Extra-Ordinary Repairs Fund	192,576	183,993
		Palmer	107,323	107,622
		Yerbury	0	0
		A Tadd	98,056	93,687
		Other	1,123	1,095
		General Fund	7,901	25,115
			<u>2,868,201</u>	<u>2,903,075</u>

**THE TROWBRIDGE ALMSHOUSES TRUST**

**CHARITY No. 1130450**

**Notes to Balance Sheet**

- A Properties are stated at valuations made in 2022
- B Other permanent endowment funds are investments taken over from USA and comprise endowments in the names of:

F J Pickard	564	shares
F M Hilliker	100	shares
T Ray	170	shares

The following abbreviations are used in the Balance Sheet and other parts of this Report:

LBCH	Lady Brown's Cottage Homes
USA	Union Street Almshouses
NAACIF	National Association of Almshouses Charities Investment Fund
	The Charities Office Investment Fund
COIF	Fund
CMF	Cyclical Maintenance Fund
ERF	Extra-Ordinary Repair Fund

**APPROVAL**

These Accounts were considered and duly approved by the Trustees at their meeting on 14.11.2023

Signed .....  ..... (Chairman)

Print name ..... G J W BRIDGES .....

**THE TROWBRIDGE ALMSHOUSES TRUST**

**CHARITY No. 1130450**

**SUMMARY OF MOVEMENTS OF FUNDS - YEAR ENDED 30TH JUNE 2023**

	Perm. Endow.	CMF	ERF	Palmer	Yerbury
Opening balances	2,453,193	38,370	183,993	107,622	0
Interest received	4,104	398	7,320	1,700	
Interest transferred	-1,646				
Interest re-invested	-2,458	-398	-7,320	-1,700	
Funds transferred		-36,000			
Property revaluation					
Other bank receipts					
Other bank payments					
Investments - value increase	4,261	1,398	8,583	-300	0
<b>Closing Balances</b>	<b>2,457,454</b>	<b>3,767</b>	<b>192,576</b>	<b>107,323</b>	

	Other	A Tadd	General Fund	Total
Opening balances	1,095	93,687	25,115	2,903,076
Interest received		3,726		17,248
Interest transferred			1,646	
Interest re-invested		-3,726		-15,602
Funds transferred			36,000	
Property revaluation				
Other bank receipts			42,100	42,100
Other bank payments			-96,961	-96,961
Investments - value increase	28	4,369		18,340
<b>Closing Balances</b>	<b>1,123</b>	<b>98,056</b>	<b>7,901</b>	<b>2,868,201</b>

**THE TROWBRIDGE ALMSHOUSES TRUST**  
**CHARITY No. 1130450**  
**SUMMARY OF RECEIPTS AND PAYMENTS - YEAR ENDED 30TH JUNE**  
**2023**

	<b>2023</b>	<b>2022</b>
Receipts	41,510	44,460
Investment income	1,646	1,566
Other income	590	2,000
Cyclical funds deposit transfer	36,000	0
Current account balance	2,303	19,518
<b>Expenses</b>		
Routine maintenance	9,171	7,851
Cyclical maintenance	66,794	11,320
Extraordinary repairs	1,800	12,316
Water	1,575	1,502
Insurance	1,834	2,137
TV Licence	15	15
Gardening & waste disposal	2,034	2,363
Letting agents fees	210	0
Clerks expenses	8,322	6,442
Independent examiners fee	500	500
Special expenses	27	65
Almshouse association subs	266	257
Donations	2,000	1,500
Bank charges	152	240
Other expenses	123	397
	<u>94,824</u>	<u>46,906</u>
<b>Summary</b>		
Opening balance	19,518	16,261
Uncleared cheques in previous year	2,137	0
Uncleared cheques in current year	0	2,137
Receipts	79,746	48,026
Payments	<u>94,824</u>	<u>46,906</u>
Closing balance at the bank	<u>2,303</u>	<u>19,518</u>

**THE TROWBRIDGE ALMSHOUSES TRUST**

England & Wales - Charity number 1130450

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# Accounts

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Charity Registration No. 1130450

# **THE TROWBRIDGE ALMSHOUSES TRUST**

**Trustees Report and Accounts  
For the year ended 30 June 2022**

# THE TROWBRIDGE ALMSHOUSES TRUST

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# THE TROWBRIDGE ALMSHOUSES TRUST

## Annual Trustees Report 1 July 2020 - 30 June 2022

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<b>Trustees</b>	Mr Glyn Bridges Mr Nicholas Blakemore Dr Bethanie Afton Mrs Dawn Moir Mr Darcy Pace Mr Kenneth Williams Mr Brent Hodges Mr Paul Vingoe
<b>Charity Number</b>	1130450
<b>Clerk</b>	Mrs Zoe Pace
<b>Principal Address</b>	The Toll House 41 Islington Trowbridge Wiltshire BA14 8QL
<b>Independent Examiner</b>	Katy Tovey-Bowes Morgan Tovey Ltd 5 Martins Lane Keevil Wiltshire BA14 6NB
<b>Bankers</b>	Barclays Bank

## **Structure, Governance and Management**

The charity is constituted and governed by a Charity Commission Scheme dated 14 January 2011 when there was a merger of Lady Browns Cottage Homes, Union Street Almshouses and the Palmer Charity now known as The Trowbridge Almshouses Trust.

The Trustees include two Trustees\* nominated by Trowbridge Town Council and six Trustees appointed by the Body of Trustees:

Mr G J W Bridges (Chairman)*	
Dr Bethanie Afton	Mr K Williams
Mr N Blakemore*	Mr B Hodges
Mrs D Moir	Mr D Pace
Mr P Vingoe	

## **Objectives and Activities**

The object of the charity is to relieve elderly people resident in Trowbridge and Hilperton who are in need by providing specially designed or adapted housing, items, services or facilities. Donations are also made to local charities to relieve the homeless and support elderly peoples' day-centres and clubs.

## **Achievements and Performance**

The Charity Commission requires all Almshouse charities to make provision for meeting the cost of maintaining the properties by the establishment of three funds covering Extraordinary Repair, Cyclical Maintenance and Routine Maintenance. As a result the properties are maintained in a good state of repair and improvement for the comfort and amenity of the resident beneficiaries.

Mr Peter Martin unfortunately resigned as a Trustee. The Trust greatly thanked Mr Martin for his service over the years.

Earlier in the financial year; Wales and West Utilities connected the gas pipes from the road to Union Street. This enabled us to start the installation of gas central heating at the cottages. 1 and 2 Union Street have now had gas central heating fitted, with the gas pipes boxed in and a bespoke cupboard made over the internal gas meter for safety and aesthetics. 3 Union Street will have new heating installed in summer 2022.

Ms Foale now occupies 4 LBCH; the cottage feels so warm and cosy with the new heating and modernisation.

Both bathrooms at 1 and 2 LBCH have undergone major bathroom upgrades. As before; internal insulation has been fitted, with a walk in shower, waterproof wall panelling, new wc, vanity unit, flooring and a bespoke internal double glazed wooden window. Both beneficiaries are delighted with their new bathrooms as they are more accessible and warmer.

Mrs Dallimore sadly passed away after a short illness. 3 LBCH is now vacant and works will soon commence to fully refurbish the cottage, to include a new bathroom, kitchen, painting and new flooring.

The Trust made donations to four local charities in this year for £500 each. The first donation left the bank account on the 25<sup>th</sup> of June 2021.

**Financial Review**

The Charity's financial position is very sound with investments in COIF and NAACIF shares. Currently there have been some financial implications on the investments due to economic changes after the Covid-19 pandemic during the financial year of 2021 – 22. The budget provided for the rate of weekly Maintenance Contribution payable by the residents at £300 a month per dwelling and an increase from £420 per month for 3 Yerbury Street; which remained the same. The current values of the properties have all increased since the last valuation six years ago.

Signed:  ..... Dated: 11.10.22.....  
Chairman (on behalf of the Trust Body)

# INDEPENDENT EXAMINER'S REPORT ON THE ACCOUNTS

Report to the trustees/  
members of

The Trowbridge Almshouses Trust

On accounts for the year  
ended

30<sup>th</sup> June 2022

Charity no  
(if any)

1130450

Set out on pages

7 to 9

I report to the trustees on my examination of the accounts of the above charity ("the Trust") for the year ended 30<sup>th</sup> June 2022.

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.

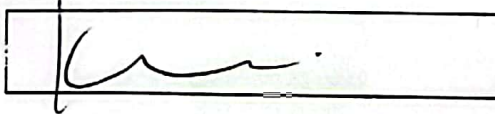
Independent examiner's  
statement

I have completed my examination. I confirm that no material matters have come to my attention 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.

Signed:



Date:

14 Oct '22.

Name:

Katy Tovey-Rowes

Relevant professional  
qualification(s) or body (if  
any):

ACA

Address:

Morgan Tovey Limited, 5 Martins Lane, Keevil BA14 6NB

**THE TROWBRIDGE ALMSHOUSES  
TRUST  
CHARITY No. 1130450  
BALANCE SHEET 30TH JUNE 2022**

		<u>Notes</u>	<u>2022</u> £	<u>2021</u> £
<b>Endowed Funds</b>				
<u>Land and Buildings</u>				
		A		
Six cottages in Polebarn Road, Trowbridge			1,350,000	990,000
Four Almshouses in Union Street, Trowbridge			840,000	600,000
Yerbury Street, Trowbridge			215,000	127,205
<u>Other Permanent Endowment Funds</u>				
LBCH	14,317	NAACIF Income Shares	12,443	12,738
USA	26,536	NAACIF Income Shares	23,062	23,609
Palmer Charity	2,095	COIF Income Shares	38,145	40,258
		COIF Fixed Income Interest		
	15,483	Shares	18,200	20,949
	608	NAACIF Accumulation Shares	61,794	60,999
Other Charities	834	NAACIF Income Shares	725	742
		B		
<u>Total Endowed Funds</u>			<u>2,559,369</u>	<u>1,876,499</u>
<b>Non-Endowed Funds</b>				
<u>Extra-Ordinary Repair Fund</u>				
LBCH	1,158	NAACIF Accumulation Shares	117,617	116,104
USA	654	NAACIF Accumulation Shares	66,424	65,569
Avril Tadd	922	NAACIF Accumulation Shares	93,687	92,482
Other (General)	5,342	NAACIF Income Shares	4,643	4,753
<b>Monetary Funds</b>				
Barclays Bank:		Current Account	19,519	16,261
Charities Office Deposits:		USA	0	0
		Palmer Fund	3,917	4,228
		Cyclical Maintenance Fund	37,900	37,831
		Yerbury	0	0
			<u>2,963,076</u>	<u>2,213,727</u>
<b>Represented by:</b>				
		Permanent Endowment Fund	2,513,193	1,770,323
		Cyclical Maintenance Fund	38,370	38,231
		Extra-Ordinary Repairs Fund	183,993	181,735
		Palmer	107,622	107,933
		Yerbury	0	0
		A Tadd	93,687	92,482
		Other	1,095	919
		General Fund	25,115	22,104
			<u>2,963,076</u>	<u>2,213,727</u>

**THE TROWBRIDGE ALMSHOUSES**  
**TRUST**  
**CHARITY No. 1130450**

**Notes to Balance Sheet**

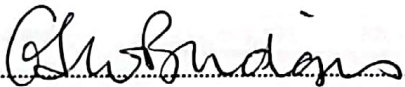
A	Properties are stated at valuations made in 2022		
B	Other permanent endowment funds are investments taken over from USA and comprise endowments in the names of:	F J Pickard F M Hilliker Thomas Ray	564 shares 100 shares 170 shares

The following abbreviations are used in the Balance Sheet and other parts of this Report:

LBCH	Lady Brown's Cottage Homes
USA	Union Street Almshouses
NAACIF	National Association of Almshouses Charities Investment Fund The Charities Office Investment
COIF	Fund
CMF	Cyclical Maintenance Fund
ERF	Extra-Ordinary Repair Fund

**APPROVAL**

These Accounts were considered and duly approved by the Trustees at their meeting  
on 11<sup>th</sup> October 2022

Signed .....  ..... (Chairman)

Print name ..... G J W BRIDGES .....

**THE TROWBRIDGE ALMSHOUSES TRUST**  
**CHARITY No. 1130450**  
**SUMMARY OF MOVEMENTS OF FUNDS - YEAR ENDED 30TH JUNE**  
**2022**

	Perm. Endow.	CMF	ERF	Palmer	Yerbury
Opening balances	1,770,323	38,231	181,735	107,933	0
Interest received	3,431	69	6,122	1,690	
Interest transferred	-1,552				
Interest re-invested	-1,879		-6,122	-1,690	
Funds transferred					
Property revaluation	687,795				
Other bank receipts					
Other bank payments					
Investments - value increase	-4,925	69	2,257	-310	0
<b>Closing Balances</b>	<b><u>2,453,193</u></b>	<b><u>38,370</u></b>	<b><u>183,993</u></b>	<b><u>107,622</u></b>	<b><u>0</u></b>
	Other	A Tadd	General Fund	Total	
Opening balances	919	92,482	22,104	2,213,727	
Interest received	176	3,117	14	14,620	
Interest transferred			1,552	0	
Interest re-invested		-3,117		-12,808	
Funds transferred				0	
Property revaluation				687,795	
Other bank receipts			44,460	44,460	
Other bank payments			-46,906	-46,906	
Investments - value increase	0	1,205	3892	2,189	
<b>Closing Balances</b>	<b><u>1,095</u></b>	<b><u>93,687</u></b>	<b><u>25,115</u></b>	<b><u>2,903,076</u></b>	

**THE TROWBRIDGE ALMSHOUSES TRUST**

CHARITY No. 1130450

**SUMMARY OF RECEIPTS AND PAYMENTS - YEAR ENDED 30TH JUNE**

**2022**

	2022	2021
Receipts	44,460	41,460
Investment income	1,566	1,654
Other income	2,000	139
Current account balance	19,518	16,261
Payments	46,906	69,151
<b>Expenses</b>		
Routine Maintenance	7,851	9,304
Cyclical	11,320	21,165
Extraordinary Repairs	12,316	25,514
Water	1,502	1,304
insurance	2,137	2,272
EPC	0	600
TV License	15	15
Gardening & Waste disposal	2,363	1,276
Letting Agents fees	0	360
Clerks expenses	6,442	5,255
independent Examiners Fee	500	650
Legal Fees	0	0
Special Expenses	65	421
Almshouse Association Subs	257	252
Donations	1,500	500
Bank charges	240	
Other Expenses	397	263
	<b><u>46,906</u></b>	<b><u>69,151</u></b>
<b>Summary</b>		
Opening balance	16,261	43,845
Uncleared cheques in previous year	0	1,686
Uncleared cheques in current year	2,137	0
Receipts	48,026	43,253
Payments	46,906	69,151
Closing balance at the bank	<b><u>19,518</u></b>	<b><u>16,261</u></b>

**THE TROWBRIDGE ALMSHOUSES TRUST**

England & Wales - Charity number 1130450

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# Accounts

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**Charity Registration No. 1130450**

**THE TROWBRIDGE ALMSHOUSES TRUST**

**Trustees Report and Accounts  
For the year ended 30 June 2021**

# THE TROWBRIDGE ALMSHOUSES TRUST

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# THE TROWBRIDGE ALMSHOUSES TRUST

## Annual Trustees Report 1 July 2020 - 30 June 2021

---

### Trustees

Mr Glyn Bridges  
Mr Nicholas Blakemore  
Dr Bethanle Afton  
Mrs Dawn Moir  
Mr Darcy Pace  
Mr Kenneth Williams  
Mr Brent Hodges  
Mr Peter Martin  
Mr Paul Vingoe

### Charity Number

1130450

### Clerk

Mrs Zoe Pace

### Principal Address

The Toll House  
41 Islington  
Trowbridge  
Wiltshire  
BA14 8QL

### Independent Examiner

Katy Tovey-Bowes  
Morgan Tovey Ltd  
5 Martins Lane  
Keevil  
Wiltshire  
BA14 6NB

### Bankers

Barclays Bank  
Fore Street  
Trowbridge  
Wiltshire  
BA14 8HY

## **Structure, Governance and Management**

The charity is constituted and governed by a Charity Commission Scheme dated 14 January 2011 when there was a merger of Lady Browns Cottage Homes, Union Street Almshouses and the Palmer Charity now known as The Trowbridge Almshouses Trust.

The Trustees include two Trustees\* nominated by Trowbridge Town Council and eight Trustees appointed by the Body of Trustees:

Mr G J W Bridges (Chairman)\*

Dr Bethanie Afton

Mr N Blakemore\*

Mrs D Moir

Mr P Vingoe

Mr K Williams

Mr B Hodges

Mr P Martin

Mr D Pace

## **Objectives and Activities**

The object of the charity is to relieve elderly people resident in Trowbridge and Hilperton who are in need by providing specially designed or adapted housing, items, services or facilities. Donations are also made to local charities to relieve the homeless and support elderly peoples' day-centres and clubs.

## **Achievements and Performance**

The Charity Commission requires all Almshouse charities to make provision for meeting the cost of maintaining the properties by the establishment of three funds covering Extraordinary Repair, Cyclical Maintenance and Routine Maintenance. As a result the properties are maintained in a good state of repair and improvement for the comfort and amenity of the resident beneficiaries.

Mrs Marion Dutch, unfortunately resigned as a Trustee due to ill health. The Trust greatly thanked Mrs Dutch for her service over the years. To replace Mrs Dutch, the Trust welcomed Mr Kenneth Williams. Mr Williams is a partner at DK Residential (an Estate and Letting Agent) in Trowbridge and is very familiar with the cottages and beneficiaries needs. Mr Williams has a great deal of knowledge and experience, so will be a good asset to the Trust.

During the financial year of June 2020-2021 the country again had experienced several lockdowns, due to the global pandemic of Covid- 19. With various social clubs still closed, the need to wear face masks in public places and social distancing still in place; the beneficiaries managed to take any upheaval in their stride. Vaccinations were also widely available for the beneficiaries from December 2020 – April 2021. From a financial and health point of view the beneficiaries have well adjusted. There were no issues with the Weekly Maintenance Charge being received.

Listed Buildings Consent and planning permission was granted by Wiltshire Council for the installation of gas at Polebarn Road and Union Street. This will be the first time in the cottages history that they will be heated by gas central heating! All of the cottages at Polebarn Road now have gas central heating fitted, with all exposed pipes boxed in and painted. There is one exception, one cottage at Polebarn Road did not have gas central heating fitted as the beneficiary is 101 years old and the works would be too disruptive.

Mrs Ede, from 4 Polebarn, moved into the newly renovated number 5. The move has changed her life considerably; it is wonderful to see how happy she is now in her new home.

With number 4 now vacant, the cottage also needed updating, especially the bathroom. The bathroom was completely renovated; internal insulation was fitted to the (single) brick walls, the bath removed and replaced with a shower (after consultation with all the beneficiaries), and acrylic

panels fitted to the walls. A bespoke wooden double glazed unit was fitted to the single glazed bathroom window. The cottage was painted and had new flooring fitted throughout. The kitchen units and worktops were also renewed.

The average Energy Performance Certificate rating on 4 Polebarn Road had a score of 30 points. With the renovations the cottage now has a rating of 70! This is excellent as the current national average is a score of 60! A well heated and energy efficient cottage. Number 4 has been fitted with new heating and has had a new fuse board fitted and electric safety test, to comply with the new boiler and regulations.


Wales and West utilities have now been instructed to install gas from the road to the four cottages at Union Street in readiness to have gas central heating fitted. The cottages suffer with some damp and mould as the beneficiaries don't tend to use the heating due to high electricity bills.

The roof at Union Street needed some attention. Several tiles had slipped and the front dormers needed repointing at the ridge. Moss was also removed from the roof.

There has been a great deal of expense in this financial year, due to the installation of gas central heating at Polebarn Road (5 cottages) and the renovation of two cottages at Polebarn Road. These extraordinary and cyclical repairs were managed via the current account; therefore no investments were touched throughout this process.

#### Financial Review

The Charity's financial position is very sound with investments in COIF and NAACIF shares. Currently there have been no continued financial implications on the beneficiaries due to Covid – 19 as we entered the financial year of 2020 – 21. There was a considerable loss of income from the WMC whilst the two cottages were renovated. By April 2021, both cottages were inhabited. The budget provided for the rate of weekly Maintenance Contribution payable by the residents at £300 a month per dwelling and an increase from £420 per month for 3 Yerbury Street; which remained the same at the annual review.

Signed:  ..... Dated: 18.11.21 .....

Chairman (on behalf of the Trust Body)

# INDEPENDENT EXAMINER'S REPORT ON THE ACCOUNTS

Report to the trustees/  
members of

The Trowbridge Almshouses Trust

On accounts for the year  
ended

30<sup>th</sup> June 2021

Charity no  
(if any)

1130450

Set out on pages

7 to 9

Responsibilities and basis of  
report

I report to the trustees on my examination of the accounts of the above charity ("the Trust") for the year ended 30<sup>th</sup> June 2021.

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.

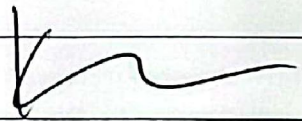
Independent examiner's  
statement

I have completed my examination. I confirm that no material matters have come to my attention 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.

Signed:



Date:

4<sup>th</sup> Nov. 2021

Name:

Katy Tovey-Bowes

Relevant professional  
qualification(s) or body (if  
any):

ACA

Address:

Morgan Tovey Limited, 5 Martins Lane, Keevil BA14 6NB

**THE TROWBRIDGE ALMSHOUSES**  
**TRUST**  
**CHARITY No. 1130450**  
**BALANCE SHEET 30TH JUNE 2021**

		<u>Notes</u>	<u>2021</u>	<u>2020</u>
			£	£
<b>Endowed Funds</b>				
<u>Land and Buildings</u>				
		A		
Six cottages in Polebarn Road, Trowbridge			990,000	990,000
Four Almshouses in Union Street, Trowbridge			600,000	600,000
Yerbury Street, Trowbridge			127,205	127,205
<u>Other Permanent Endowment Funds</u>				
LBCH	14,317	NAACIF Income Shares	12,738	11,165
USA	26,536	NAACIF Income Shares	23,609	20,692
Palmer Charity	2,095	COIF Income Shares	40,258	35,055
		COIF Fixed Income Interest		
	15,483	Shares	20,949	15,483
	608	NAACIF Accumulation Shares	60,999	51,159
Other Charities	834	NAACIF Income Shares	742	720
		B		
<b>Total Endowed Funds</b>			1,876,499	1,851,479
<b>Non-Endowed Funds</b>				
<u>Extra-Ordinary Repair Fund</u>				
LBCH	1,158	NAACIF Accumulation Shares	116,104	97,375
USA	654	NAACIF Accumulation Shares	65,569	54,992
Avril Tadd	922	NAACIF Accumulation Shares	92,482	77,563
Other (General)	5,342	NAACIF Income Shares	4,753	4,166
<b>Monetary Funds</b>				
Barclays Bank:		Current Account	16,261	42,159
Charities Office Deposits:		USA	0	0
		Palmer Fund	4,228	2,475
		Cyclical Maintenance Fund	37,831	37,816
		Yerbury	0	0
			2,213,727	2,168,025
<b>Represented by:</b>				
		Permanent Endowment Fund	1,770,323	1,745,303
		Cyclical Maintenance Fund	38,231	38,202
		Extra-Ordinary Repairs Fund	181,735	151,842
		Palmer	107,933	106,180
		Yerbury	0	0
		A Tadd	92,482	77,563
		Other	919	732
		General Fund	22,104	48,203
			2,213,727	2,168,025

**THE TROWBRIDGE ALMSHOUSES**  
**TRUST**  
**CHARITY No. 1130450**

**Notes to Balance Sheet**

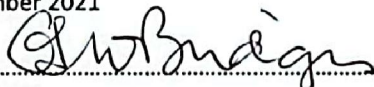
A	Properties are stated at valuations made in 2016		
B	Other permanent endowment funds are Investments taken over from USA and comprise endowments in the names of:	F J Pickard F M Hilliker Thomas Ray	564 shares 100 shares 170 shares

The following abbreviations are used in the Balance Sheet and other parts of this Report:

LBCH	Lady Brown's Cottage Homes
USA	Union Street Almshouses
NAACIF	National Association of Almshouses Charities Investment Fund
COIF	The Charities Office Investment Fund
CMF	Cyclical Maintenance Fund
ERF	Extra-Ordinary Repair Fund

**APPROVAL**

These Accounts were considered and duly approved by the Trustees at their meeting on 4<sup>th</sup> November 2021

Signed .....  ..... (Chairman)

Print name G.W. BRIDGES .....

**THE TROWBRIDGE ALMSHOUSES TRUST**  
**CHARITY No. 1130450**  
**SUMMARY OF MOVEMENTS OF FUNDS - YEAR ENDED 30TH JUNE**  
**2021**

	<u>Perm. Endow.</u>	<u>CMF</u>	<u>ERF</u>	<u>Palmer</u>	<u>Yerbury</u>
Opening balances	1,745,303	38,202	151,842	106,180	0
Interest received	3,520	14	6,139	1,753	
Interest transferred	-1,646				
Interest re-invested	-1,874		-6,139	-1,753	
Funds transferred					
Other bank receipts					
Other bank payments					
Investments - value increase	25,020	15	29,893	1,753	0
<b>Closing Balances</b>	<b><u>1,770,323</u></b>	<b><u>38,231</u></b>	<b><u>181,735</u></b>	<b><u>107,933</u></b>	<b><u>0</u></b>

	<u>Other</u>	<u>A Tadd</u>	<u>General Fund</u>	<u>Total</u>
Opening balances	732	77,563	48,202	2,168,025
Interest received	187	3,125	8	14,746
Interest transferred			1,646	0
Interest re-invested		-3,125		-12,892
Funds transferred				0
Other bank receipts			41,460	41,460
Other bank payments			-69,154	-69,154
Investments - value increase	0	14,919	-58	71,542
<b>Closing Balances</b>	<b><u>919</u></b>	<b><u>92,482</u></b>	<b><u>22,104</u></b>	<b><u>2,213,727</u></b>

**THE TROWBRIDGE ALMSHOUSES TRUST****CHARITY No. 1130450****SUMMARY OF RECEIPTS AND PAYMENTS - YEAR ENDED 30TH JUNE****2021**

	<b>2021</b>	<b>2020</b>
Receipts	41,460	41,490
Investment income	1,654	3,414
Other income	139	0
Current account balance	16,261	43,845
Payments	69,151	30,012
<b>Expenses</b>		
Routine Maintenance	9,304	3,485
Cyclical	21,165	8,339
Extraordinary Repairs	25,514	5,497
Water	1,304	1,595
Insurance	2,272	1,686
EPC	600	340
TV License	15	170
Gardening & Waste disposal	1,276	744
Letting Agents fees	360	0
Clerks expenses	5,255	5,131
Independent Examiners Fee	650	363
Legal Fees	0	0
Special Expenses	421	1,071
Almshouse Association Subs	252	249
Donations	500	1,000
Other Expenses	263	344
	<u><b>69,151</b></u>	<u><b>30,012</b></u>
<b>Summary</b>		
Opening balance	43,845	29,051
Uncleared cheques in previous year	1,686	1,754
Uncleared cheques in current year	0	1,686
Receipts	43,253	44,874
Payments	<u>69,151</u>	<u>30,012</u>
Closing balance at the bank	<u><b>16,261</b></u>	<u><b>43,845</b></u>