ROLLESTON ALMSHOUSE CHARITY

England & Wales · Charity number 1158564

Details

Status	Registered
Legal form	CIO
Registered	2014-09-15
Register	View on the Charity Commission register

Contact

Address	Talbot & Co 148 High Street Burton-on-Trent DE14 1JY
Phone	01283564716
Email	charities@talbotco.co.uk
Website	http://rollestonalmshouses.org.uk/

Activities

Objects: 1. THE MAINTENANCE AND PROVISION OF ALMSHOUSE ACCOMMODATION FOR THE PUBLIC BENEFIT OF THOSE IN CHARITABLE NEED INCLUDING THOSE IN FINANCIAL HARDSHIP AND WHO ARE RESIDENT IN THE PARISHES OF ROLLESTON AND ANSLOW IN STAFFORDSHIRE.2. THE RELIEF OF FINANCIAL HARDSHIP, EITHER GENERALLY OR INDIVIDUALLY, OF THE RESIDENTS OF THE PARISHES OF ROLLESTON AND ANSLOW IN STAFFORDSHIRE BY MAKING GRANTS OF MONEY OR PROVIDING OR PAYING FOR ITEMS, SERVICES OR FACILITIES. 3. THE MAINTENANCE OF THE CLOCK OF ST MARY'S ROLLESTON PARISH CHURCH AND THE BRIDGES OVER ROLLESTON BROOK FOR THE PUBLIC BENEFIT OF THE RESIDENTS OF THE PARISHES OF ROLLESTON AND ANSLOW IN STAFFORDSHIRE.

Activities: 1. Maintenance and provision of 6 almshouses in Rolleston on Dove for the benefit of residents of the Parishes of Rolleston and Anslow in Staffordshire.2. Relief of financial hardship of the residents of the Parishes of Rolleston and Anslow in Staffordshire.3. Provision for the maintenance of the clock of St Mary's Rolleston Parish Church and the bridges over Rolleston brook.

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Classification

- **How:** Provides Buildings/facilities/open Space
- **What:** The Prevention Or Relief Of Poverty, Accommodation/housing, Environment/conservation/heritage
- **Who:** Elderly/old People

Geography

- Staffordshire

Finances

Period end	Income	Expenditure	Assets	Employees
2025-12-31	£29,945	£17,861	-	-
2024-12-31	£24,589	£26,065	-	-
2023-12-31	£24,525	£66,799	-	-
2022-12-31	£24,085	£61,193	-	-
2021-12-31	£24,064	£56,811	-	-

Trustees

Name	Role	Appointed
STEPHEN SANDERSON	Chair	2014-09-15
ANGELA GILLESPIE		2014-09-15
BERYL TOON		2014-09-15
Robert Nisbet Houston		2023-07-24
Rose Denise Tomlinson		2023-10-02
Sally Jane Whitty		2017-09-07
Sandie Jane Reader		2024-01-10
Simon David Appleby		2023-07-24

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ROLLESTON ALMSHOUSE CHARITY

England & Wales - Charity number 1158564

Accounts

ROLLESTON ALMSHOUSE CHARITY

ANNUAL REPORT AND ACCOUNTS

for the year ending 31st December 2025

Registered Charity No 1158564

ROLLESTON ALMSHOUSE CHARITY

TRUSTEES ANNUAL REPORT
for the year ending 31st December 2025

Scheme

The objects of the Charity are;

1. The maintenance and provision of almshouse accommodation for the public benefit of those in charitable need including those in financial hardship and who are resident in the parishes of Rolleston and Anslow in Staffordshire.

2. The relief of financial hardship, either generally or individually, of the residents of the parishes of Rolleston and Anslow in Staffordshire by making grants of money or providing or paying for items, services or facilities.

3. The maintenance of the clock of St Mary's Rolleston parish church and the bridges over Rolleston brook for the public benefit of the residents of the parishes of Rolleston and Anslow in Staffordshire.

The objects are set out in the Governing Document adopted by the Trustees on 12th September 2014.

Review of Activities

The Charity owns and maintains 6 almshouses at Burnside, Rolleston on Dove, Staffordshire. Title to the property is vested in the Official Custodian for Charities.

The Trustees regularly contacted the residents during the year to ensure the almshouses were in satisfactory condition. The almshouses remained fully occupied thoughout the year.

All Weekly Maintenance Contributions were increased from 1st April 2025.The weekly charge is now £77 for the refurbished almshouses and £72 for the others.

During the year, £194 was spent on a replacement fridge freezer for the almshouse at No 4 and this expenditure was charged to the Cyclical Maintenance Fund.

The Trustees also spent £7,783 during the year fitting secondary glazing and dealing with damp proofing problems and this was charged to the Extraordinary Repair Fund.

The Trustees were delighted to receive donations from other local voluntary organisations towards the costs of modernising the almshouses which totalled £3,270.

Management

The Trustees met three times during the year to conduct and review the management of the Charity.

Recruitment of Trustees

All Trustees shall be persons over the age of 16 residing or carrying on business in or near the parishes of Rolleston and Anslow in Staffordshire.

2 Trustees are nominated by Rolleston on Dove Parish Council, 1 by Anslow Parish Council and 1 by East Staffordshire Borough Council, though ESBC has decided they no longer wish to nominate a Trustee. In addition, the Charity should have not less than 3 nor more than 6 appointed Trustees. In selecting individuals for appointment, the Trustees have regard to the skills, knowledge and experience needed for the effective administration of the Charity.

Public Benefit

In exercising their powers and duties the Trustees have at all times complied with their duty to have due regard to the guidance on public benefit published by the Charity Commission.

Accounts

The Trustees have chosen to prepare the Charity's accounts on a receipts and payments basis.

Charity Funds

The Almshouse Fund is a capital fund representing the value of the property at 2-12 Burnside. On 12th August 2014 the property was valued by Wayne J Goodwin BA (Hons) BSc MRICS FNAEA at £171,600.

The Endowment Fund is a capital fund from which the income generated is applied by the Trustees in accordance with the objects set out in the Governing Document.

In accordance with best practice, the Trustees have chosen to maintain an Extraordinary Repair Fund to provide for the extraordinary repair, improvement or rebuilding of the almshouses. Similarly, the Trustees have chosen to maintain a Cyclical Maintenance Fund to provide for those items of ordinary maintenance and repair of the almshouses as recur at infrequent intervals. Both are restricted income funds.

The Reserves represent the accumulated income of the Charity which is available for expenditure in furtherance of the Charity's objects at the discretion of the Trustees.

Reserves Policy

The Trustees consider an appropriate level of Reserves should be held to ensure the Charity has sufficient resources to meet its ongoing expenditure and to allow time for re-organisation in the event of an unforeseen increase in expenditure or liabilities or an unexpected downturn in income or asset values.

The Trustees have made an assessment of the risks and other issues facing the Charity and have considered it prudent to set a target level of Reserves at an amount equivalent to one year's estimated ordinary annual expenditure of the Charity.

The Reserves Policy is reviewed periodically by the Trustees. The amount held as Reserves at 31st December 2025 was £10,029, marginally above the target level.

After several years of significant expenditure on the Renovation Project, the Trustees now wish to concentrate on restoring the Extraordinary Repair Fund.

Investment Policy

The BlackRock Charities UK Bond Fund made modest gains during the year due to its composition of fixed interest securities. The M&G Charity Multi Asset Fund grew strongly, largely due to its higher equity content.

During the period the Trustees regularly reviewed the performance of the investments and they are satisfied with the overall balance of the investment portfolio.

Risk Management

The Trustees manage and govern the Charity in such a way as to minimise exposure to any risks, be they governance, operational, financial, compliance or other risks, but so long as the objectives and operation of the Charity are not compromised.

Legal & Administrative Information

Rolleston Almshouse Charity

Registered Charity No 1158564
148 High Street, Burton upon Trent DE14 1JY
www.rollestonalmshouses.org.uk

Trustees

Mr S Sanderson (Chairman)	Nominated by Rolleston Parish Council
Mr S D Appleby (Vice Chairman)	Nominated by Rolleston Parish Council
Ms A J Gillespie	Appointed
Mr R N Houston	Appointed
Ms S J Reader	Nominated by Anslow Parish Council
Mr M D Robson	Appointed (Resigned on 31.12.25)
Mrs R D Tomlinson	Appointed
Mrs S J Whitty	Appointed
Mrs B Toon	Appointed

Clerk to the Trustees

Mr T J Bramall LLB, 148 High Street, Burton upon Trent DE14 1JY

Tel: 01283 564716 Email: charities@talbotco.co.uk

Accounts Examiner

Mr S McManus

Solicitors

Talbot & Co
148 High Street
Burton upon Trent
DE14 1JY

Bankers

Lloyds Bank plc
16 High Street
Burton upon Trent
DE14 1JA

Signed S. Sanderson ..... Date 26/01/26
Mr S Sanderson (Chairman)

INDEPENDENT EXAMINER'S REPORT

I report on the accounts of the Rolleston Almshouse Charity for the year ended 31st December 2025 which are set out on pages 6 to 8.

Respective responsibilities of Trustees and Examiner

The Charity's Trustees are responsible for the preparation of the accounts. The 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 any 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 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 Act have not been met or to which, in my opinion, attention should be drawn in order to enable a proper understanding of the accounts to be reached.

Signed ..... Date 15th March 2026

Mr S McManus

Rolleston Almshouse Charity
Statement of Assets and Liabilities as at 31st December 2025

	General Funds	Restricted Funds	Endowment Funds	Total 31.12.25	Total 31.12.24
Tangible Assets					
Property			171,600	171,600	171,600
	0	**0**	**171,600**	**171,600**	**171,600**
Investment Assets					
BlackRock - Capital			3,941	3,941	3,887
BlackRock - SR	1,176			1,176	1,160
BlackRock - SFM	298			298	294
M&G - ERF		68,205		68,205	58,594
	1,474	**68,205**	**3,941**	**73,620**	**63,935**
Cash Funds					
COIF Deposit A/C ERF		369		369	354
COIF Deposit A/C	1,689	12,962		14,651	5,381
Bank Current A/C	6,866			6,866	6,576
	8,555	**13,331**	**0**	**21,886**	**12,311**
NET ASSETS	**10,029**	**81,536**	**175,541**	**267,106**	**247,846**
Represented by;					
Almshouse Fund			171,600	171,600	171,600
Endowment Fund			3,941	3,941	3,887
Extraordinary Repair Fund		69,061		69,061	58,948
Cyclical Maintenance Fund		12,475		12,475	4,669
Reserves	10,029			10,029	8,742
TOTAL FUNDS	**10,029**	**81,536**	**175,541**	**267,106**	**247,846**

Signed S. Sanderson ..... Date 26/01/26 .....

Mr S Sanderson (Chairman)

Rolleston Almshouse Charity
Receipts and Payments Account for the year ended 31st December 2025

	General Funds	Restricted Funds	Endowment Funds	Total Y/E 31.12.25	Total Y/E 31.12.24
Receipts					
Contributions from Residents	23,662			23,662	19,847
Donations Received		3,270		3,270	2,222
Grants Received		0		0	0
Gift Aid Reclaimed		0		0	0
COIF Interest Received	269	15		284	67
Charinco Dividend Income	60		160	220	225
NAACIF Dividend Income		2,509		2,509	2,228
	23,991	**5,794**	**160**	**29,945**	**24,589**
Payments					
Repairs & Maintenance	1,130	7,977		9,107	16,849
Insurance	807			807	782
Water Rates	1,775			1,775	1,529
Community Call System	128			128	849
Council Tax	0			0	123
Gas & Electricity	0			0	18
TV Licence	30			30	22
Christmas Gifts	180			180	180
Almshouse Association Subs	427			427	433
Clocks & Bridges Fund	0			0	0
Clerk's Remuneration	5,400			5,400	5,280
Professional Fees	0			0	0
Trustees' Expenses	0			0	0
Miscellaneous	7			7	0
	9,884	**7,977**	**0**	**17,861**	**26,065**
Surplus for the year	**14,107**	**-2,183**	**160**	**12,084**	**-1,476**

Rolleston Almshouse Charity
Statement of Movement of Funds for the year ended 31st December 2025

	Almshouse Fund	End'ment Fund	ERF	CMF	Reserves	Total
Balance at 01.01.25	171,600	3,887	58,948	4,669	8,742	247,846
Surplus for year	0	160	-1,989	-194	14,107	12,084
Transfers	0	-160	5,000	8,000	-12,840	0
Revaluation of fund	0	54	7,102	0	20	7,176
Balance at 31.12.25	**171,600**	**3,941**	**69,061**	**12,475**	**10,029**	**267,106**

ROLLESTON ALMSHOUSE CHARITY

England & Wales - Charity number 1158564

Accounts

ROLLESTON ALMSHOUSE CHARITY

ANNUAL REPORT AND ACCOUNTS

for the year ending 31st December 2024

Registered Charity No 1158564

ROLLESTON ALMSHOUSE CHARITY

TRUSTEES ANNUAL REPORT
for the year ending 31st December 2024

Scheme

The objects of the Charity are;

1. The maintenance and provision of almshouse accommodation for the public benefit of those in charitable need including those in financial hardship and who are resident in the parishes of Rolleston and Anslow in Staffordshire.

2. The relief of financial hardship, either generally or individually, of the residents of the parishes of Rolleston and Anslow in Staffordshire by making grants of money or providing or paying for items, services or facilities.

3. The maintenance of the clock of St Mary's Rolleston parish church and the bridges over Rolleston brook for the public benefit of the residents of the parishes of Rolleston and Anslow in Staffordshire.

The objects are set out in the Governing Document adopted by the Trustees on 12th September 2014.

Review of Activities

The Charity owns and maintains 6 almshouses at Burnside, Rolleston on Dove, Staffordshire. Title to the property is vested in the Official Custodian for Charities.

The Trustees regularly contacted the residents during the year to ensure the almshouses were in satisfactory condition. Refurbishment of the almshouse at No 4 was completed in Spring 2024 and the vacancy filled on 29th April 2024. The resident at No 6 died on 19th April 2024 and after refurbishment the vacancy was filled on 1st November 2024, meaning the almshouses are now fully occupied for the first time since March 2017.

All Weekly Maintenance Contributions were increased from 1st January 2024.The weekly charge was £75 for the refurbished almshouses and £70 for the others.

During the year, £3,530 was spent on the almshouse at No 4 in anticipation of its occupation and similarly £4,904 was spent on the almshouse at No 6. This expenditure was charged to the Cyclical Maintenance Fund.

The Trustees also spent £4,911 during the year dealing with damp proofing problems and this was charged to the Extraordinary Repair Fund.

The Trustees were delighted to receive donations from other local voluntary organisations towards the costs of modernising the almshouses which totalled £2,222.

Management

The Trustees met four times during the year to conduct and review the management of the Charity.

Recruitment of Trustees

All Trustees shall be persons over the age of 16 residing or carrying on business in or near the parishes of Rolleston and Anslow in Staffordshire.

2 Trustees are nominated by Rolleston on Dove Parish Council, 1 by Anslow Parish Council and 1 by East Staffordshire Borough Council, though ESBC has decided they no longer wish to nominate a Trustee. In addition, the Charity should have not less than 3 nor more than 6 appointed Trustees. In selecting individuals for appointment, the Trustees have regard to the skills, knowledge and experience needed for the effective administration of the Charity.

Public Benefit

In exercising their powers and duties the Trustees have at all times complied with their duty to have due regard to the guidance on public benefit published by the Charity Commission.

Accounts

The Trustees have chosen to prepare the Charity's accounts on a receipts and payments basis.

Charity Funds

The Almshouse Fund is a capital fund representing the value of the property at 2-12 Burnside. On 12th August 2014 the property was valued by Wayne J Goodwin BA (Hons) BSc MRICS FNAEA at £171,600.

The Endowment Fund is a capital fund from which the income generated is applied by the Trustees in accordance with the objects set out in the Governing Document.

In accordance with best practice, the Trustees have chosen to maintain an Extraordinary Repair Fund to provide for the extraordinary repair, improvement or rebuilding of the almshouses. Similarly, the Trustees have chosen to maintain a Cyclical Maintenance Fund to provide for those items of ordinary maintenance and repair of the almshouses as recur at infrequent intervals. Both are restricted income funds.

The Reserves represent the accumulated income of the Charity which is available for expenditure in furtherance of the Charity's objects at the discretion of the Trustees.

Reserves Policy

The Trustees consider an appropriate level of Reserves should be held to ensure the Charity has sufficient resources to meet its ongoing expenditure and to allow time for re-organisation in the event of an unforeseen increase in expenditure or liabilities or an unexpected downturn in income or asset values.

The Trustees have made an assessment of the risks and other issues facing the Charity and have considered it prudent to set a target level of Reserves at an amount equivalent to one year's estimated ordinary annual expenditure of the Charity.

The Reserves Policy is reviewed periodically by the Trustees. The amount held as Reserves at 31st December 2024 was £8,742, approximately two thirds of the target level. After several years of significant expenditure on the Renovation Project, the Trustees now wish to concentrate on building up the Cyclical Maintenance Fund and restoring the Charity's Reserves to the target level.

Investment Policy

The BlackRock Charities UK Bond Fund lost ground during the year due to its composition of fixed interest securities. The M&G Charity Multi Asset Fund produced better results, largely due to its higher equity content.

During the period the Trustees regularly reviewed the performance of the investments and they are satisfied with the overall balance of the investment portfolio.

Risk Management

The Trustees manage and govern the Charity in such a way as to minimise exposure to any risks, be they governance, operational, financial, compliance or other risks, but so long as the objectives and operation of the Charity are not compromised.

Legal & Administrative Information

Rolleston Almshouse Charity

Registered Charity No 1158564
148 High Street, Burton upon Trent DE14 1JY
www.rollestonalmshouses.org.uk

Trustees

Mr S Sanderson (Chairman)	Nominated by Rolleston Parish Council
Mrs B Toon Vice Chairman)	Appointed
Mr S D Appleby	Nominated by Rolleston Parish Council [from 4th June 2024. Previously Appointed]
Ms A J Gillespie	Appointed
Mr R N Houston	Appointed
Ms S J Reader	Nominated by Anslow Parish Council [from 21st January 2024]
Mr M D Robson	Appointed on 16th September 2024 [Previously Nominated by Rolleston Parish Council]
Mrs R D Tomlinson	Appointed
Mrs S J Whitty	Appointed

Clerk to the Trustees

Mr T J Bramall LLB, 148 High Street, Burton upon Trent DE14 1JY

Tel: 01283 564716 Email: charities@talbotco.co.uk

Accounts Examiner

Mr S McManus

Solicitors

Talbot & Co
148 High Street
Burton upon Trent
DE14 1JY

Bankers

Lloyds Bank plc
16 High Street
Burton upon Trent
DE14 1JA

Signed S. Sanderson ..... Date 27/01/25 .....
Mr S Sanderson (Chairman)

INDEPENDENT EXAMINER'S REPORT

I report on the accounts of the Rolleston Almshouse Charity for the year ended 31st December 2024 which are set out on pages 6 to 8.

Respective responsibilities of Trustees and Examiner

The Charity's Trustees are responsible for the preparation of the accounts. The 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 any 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 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 Act have not been met or to which, in my opinion, attention should be drawn in order to enable a proper understanding of the accounts to be reached.

Signed ..... Date 13th March 2025

Mr S McManus

Rolleston Almshouse Charity
Statement of Assets and Liabilities as at 31st December 2024

	General Funds	Restricted Funds	Endowment Funds	Total 31.12.24	Total 31.12.23
Tangible Assets					
Property			171,600	171,600	171,600
	0	**0**	**171,600**	**171,600**	**171,600**
Investment Assets					
BlackRock - Capital			3,887	3,887	4,060
BlackRock - SR	1,160			1,160	1,211
BlackRock - SFM	294			294	307
M&G - ERF		58,594		58,594	54,244
	1,454	**58,594**	**3,887**	**63,935**	**59,822**
Cash Funds					
COIF Deposit A/C ERF		354		354	336
COIF Deposit A/C	5,381			5,381	331
Bank Current A/C	6,576			6,576	15,349
	11,957	**354**	**0**	**12,311**	**16,016**
NET ASSETS	**13,411**	**58,948**	**175,487**	**247,846**	**247,438**
Represented by;					
Almshouse Fund			171,600	171,600	171,600
Endowment Fund			3,887	3,887	4,060
Extraordinary Repair Fund		58,948		58,948	54,580
Cyclical Maintenance Fund		4,669		4,669	5,105
Reserves	8,742			8,742	12,093
TOTAL FUNDS	**8,742**	**63,617**	**175,487**	**247,846**	**247,438**

Signed S Sanderson ..... Date 27/01/25 .....

Mr S Sanderson (Chairman)

Rolleston Almshouse Charity
Receipts and Payments Account for the year ended 31st December 2024

	General Funds	Restricted Funds	Endowment Funds	Total Y/E 31.12.24	Total Y/E 31.12.23
Receipts					
Contributions from Residents	19,847			19,847	17,786
Donations Received		2,222		2,222	3,641
Grants Received		0		0	0
Gift Aid Reclaimed		0		0	0
COIF Interest Received	50	17		67	94
Charinco Dividend Income	61		164	225	934
NAACIF Dividend Income		2,228		2,228	2,070
	19,958	**4,467**	**164**	**24,589**	**24,525**
Payments					
Repairs & Maintenance	3,502	13,347		16,849	57,072
Insurance	782			782	868
Water Rates	1,529			1,529	1,359
Community Call System	849			849	0
Council Tax	123			123	1,216
Gas & Electricity	18			18	690
TV Licence	22			22	22
Christmas Gifts	180			180	150
Almshouse Association Subs	433			433	286
Clocks & Bridges Fund	0			0	0
Clerk's Remuneration	5,280			5,280	5,100
Professional Fees	0			0	36
Trustees' Expenses	0			0	0
Miscellaneous	0			0	0
	12,718	**13,347**	**0**	**26,065**	**66,799**
Surplus for the year	**7,240**	**-8,880**	**164**	**-1,476**	**-42,274**

Rolleston Almshouse Charity
Statement of Movement of Funds for the year ended 31st December 2024

	Almshouse Fund	End'ment Fund	ERF	CMF	Reserves	Total
Balance at 01.01.24	171,600	4,060	54,580	5,105	12,093	247,438
Surplus for year	0	164	-444	-8,436	7,240	-1,476
Transfers	0	-164	2,690	8,000	-10,526	0
Revaluation of fund	0	-173	2,122	0	-65	1,884
Balance at 31.12.24	**171,600**	**3,887**	**58,948**	**4,669**	**8,742**	**247,846**

ROLLESTON ALMSHOUSE CHARITY

England & Wales - Charity number 1158564

Accounts

ROLLESTON ALMSHOUSE CHARITY

ANNUAL REPORT AND ACCOUNTS

for the year ending 31st December 2023

Registered Charity No 1158564

ROLLESTON ALMSHOUSE CHARITY

TRUSTEES ANNUAL REPORT
for the year ending 31st December 2023

Scheme

The objects of the Charity are;

1. The maintenance and provision of almshouse accommodation for the public benefit of those in charitable need including those in financial hardship and who are resident in the parishes of Rolleston and Anslow in Staffordshire.

2. The relief of financial hardship, either generally or individually, of the residents of the parishes of Rolleston and Anslow in Staffordshire by making grants of money or providing or paying for items, services or facilities.

3. The maintenance of the clock of St Mary's Rolleston parish church and the bridges over Rolleston brook for the public benefit of the residents of the parishes of Rolleston and Anslow in Staffordshire.

The objects are set out in the Governing Document adopted by the Trustees on 12th September 2014.

Review of Activities

The Charity owns and maintains 6 almshouses at Burnside, Rolleston on Dove, Staffordshire. Title to the property is vested in the Official Custodian for Charities.

The Trustees regularly contacted the residents during the year to ensure the almshouses were in satisfactory condition. Refurbishment of the almshouse at No 10 was completed in Autumn 2023 and the vacancy was filled by the resident at No 4 on 2nd November 2023. Refurbishment of the almshouse at No 4 was completed in Spring 2024 and the vacancy filled on 29th April 2024.

The Weekly Maintenance Contributions remained at £66 throughout the year, though the weekly charge for the renovated almshouse at No 12 was increased to £70. All Weekly Maintenance Contributions were increased from 1st January 2024.

During the year, £39,455 was spent on the almshouse at No 10 in anticipation of its occupation. £38,872 of this expenditure was charged to the Extraordinary Repair Fund with the balance of £583 charged to the Cyclical Maintenance Fund.

The Trustees also spent £13,608 during the year repairing the flat roofs (charged to the Extraordinary Repair Fund) and £2,384 replacing the back doors (charged to the Cyclical Maintenance Fund).

The Trustees were delighted to receive donations from individuals and other voluntary organisations within the local community towards the costs of modernising the almshouses which totalled £3,641.

Management

The Trustees met five times during the year to conduct and review the management of the Charity.

Recruitment of Trustees

All Trustees shall be persons over the age of 16 residing or carrying on business in or near the parishes of Rolleston and Anslow in Staffordshire.

2 Trustees are nominated by Rolleston on Dove Parish Council, 1 by Anslow Parish Council and 1 by East Staffordshire Borough Council, though ESBC has decided they no longer wish to nominate a Trustee. In addition, the Charity should have not less than 3 nor more than 6 appointed Trustees. In selecting individuals for appointment, the Trustees have regard to the skills, knowledge and experience needed for the effective administration of the Charity.

Public Benefit

In exercising their powers and duties the Trustees have at all times complied with their duty to have due regard to the guidance on public benefit published by the Charity Commission.

Accounts

The Trustees have chosen to prepare the Charity's accounts on a receipts and payments basis.

Charity Funds

The Almshouse Fund is a capital fund representing the value of the property at 2-12 Burnside. On 12th August 2014 the property was valued by Wayne J Goodwin BA (Hons) BSc MRICS FNAEA at £171,600.

The Endowment Fund is a capital fund from which the income generated is applied by the Trustees in accordance with the objects set out in the Governing Document.

In accordance with best practice, the Trustees have chosen to maintain an Extraordinary Repair Fund to provide for the extraordinary repair, improvement or rebuilding of the almshouses. Similarly, the Trustees have chosen to maintain a Cyclical Maintenance Fund to provide for those items of ordinary maintenance and repair of the almshouses as recur at infrequent intervals. Both are restricted income funds.

The Reserves represent the accumulated income of the Charity which is available for expenditure in furtherance of the Charity's objects at the discretion of the Trustees.

Reserves Policy

The Trustees consider an appropriate level of Reserves should be held to ensure the Charity has sufficient resources to meet its ongoing expenditure and to allow time for re-organisation in the event of an unforeseen increase in expenditure or liabilities or an unexpected downturn in income or asset values.

The Trustees have made an assessment of the risks and other issues facing the Charity and have considered it prudent to set a target level of Reserves at an amount equivalent to one year's estimated ordinary annual expenditure of the Charity.

The Reserves Policy is reviewed periodically by the Trustees. The amount held as Reserves at 31st December 2023 was £12,093, marginally above the target level.

Investment Policy

The BlackRock Charities UK Bond Fund performed steadily during the year due to its composition of fixed interest securities. The M&G Charity Multi Asset Fund rallied strongly in the second half of the year, largely due to its higher equity content reflecting the recovery in the UK stock market.

During the period the Trustees regularly reviewed the performance of the investments and they are satisfied with the overall balance of the investment portfolio.

Risk Management

The Trustees manage and govern the Charity in such a way as to minimise exposure to any risks, be they governance, operational, financial, compliance or other risks, but so long as the objectives and operation of the Charity are not compromised.

Legal & Administrative Information

Rolleston Almshouse Charity

Registered Charity No 1158564
148 High Street, Burton upon Trent DE14 1JY
www.rollestonalmshouses.org.uk

Trustees

Mr S D Richardson (Chairman)	Appointed (resigned 25th May 2023)
Mr S Sanderson (Vice Chairman) [elected Chairman 26th June 2023]	Nominated by Rolleston Parish Council
Cllr Mrs B Toon [elected Vice Chairman 24th July 2023]	Appointed
Mr S D Appleby	Appointed on 24th July 2023
Ms A J Gillespie	Appointed
Mr R N Houston	Appointed on 24th July 2023
Ms S J Reader	Nominated by Anslow Parish Council on 21st January 2024
Mr M D Robson	Nominated by Rolleston Parish Council
Mrs R D Tomlinson	Appointed on 2nd October 2023
Mrs S J Whitty	Appointed

Clerk to the Trustees

Mr T J Bramall LLB, 148 High Street, Burton upon Trent DE14 1JY

Tel: 01283 564716 Email: charities@talbotco.co.uk

Accounts Examiner

Mr S McManus

Solicitors

Talbot & Co
148 High Street
Burton upon Trent
DE14 1JY

Bankers

Lloyds Bank plc
16 High Street
Burton upon Trent
DE14 1JA

Signed S. Sanderson ..... Date 26/07/24
Mr S Sanderson (Chairman)

INDEPENDENT EXAMINER'S REPORT

I report on the accounts of the Rolleston Almshouse Charity for the year ended 31st December 2023 which are set out on pages 6 to 8.

Respective responsibilities of Trustees and Examiner

The Charity's Trustees are responsible for the preparation of the accounts. The 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 any 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 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 Act have not been met or to which, in my opinion, attention should be drawn in order to enable a proper understanding of the accounts to be reached.

Signed ..... Date 2/8/2024.....

Mr S McManus

Rolleston Almshouse Charity
Statement of Assets and Liabilities as at 31st December 2023

	General Funds	Restricted Funds	Endowment Funds	Total 31.12.23	Total 31.12.22
Tangible Assets					
Property			171,600	171,600	171,600
	0	**0**	**171,600**	**171,600**	**171,600**
Investment Assets					
BlackRock - Capital			4,060	4,060	3,996
BlackRock - ERF		0		0	39,285
BlackRock - SR	1,211			1,211	1,192
BlackRock - SFM	307			307	302
M&G - ERF		54,244		54,244	51,073
	1,518	**54,244**	**4,060**	**59,822**	**95,848**
Cash Funds					
COIF Deposit A/C ERF		336		336	322
COIF Deposit A/C	331			331	11,251
Bank Current A/C	10,244	5,105		15,349	9,592
	10,575	**5,441**	**0**	**16,016**	**21,165**
NET ASSETS	**12,093**	**59,685**	**175,660**	**247,438**	**288,613**
Represented by;					
Almshouse Fund			171,600	171,600	171,600
Endowment Fund			4,060	4,060	3,996
Extraordinary Repair Fund		54,580		54,580	96,887
Cyclical Maintenance Fund		5,105		5,105	3,801
Reserves	12,093			12,093	12,329
TOTAL FUNDS	**12,093**	**59,685**	**175,660**	**247,438**	**288,613**

Signed S. Sanderson ..... Date 26/07/24 .....

Mr S Sanderson (Chairman)

Rolleston Almshouse Charity
Receipts and Payments Account for the year ended 31st December 2023

	General Funds	Restricted Funds	Endowment Funds	Total Y/E 31.12.23	Total Y/E 31.12.22
Receipts					
Contributions from Residents	17,786			17,786	18,862
Donations Received		3,641		3,641	1,220
Grants Received		0		0	0
Gift Aid Reclaimed		0		0	0
COIF Interest Received	80	14		94	112
Charinco Dividend Income	61	709	164	934	2,007
NAACIF Dividend Income		2,070		2,070	1,884
	17,927	**6,434**	**164**	**24,525**	**24,085**
Payments					
Repairs & Maintenance	1,624	55,448		57,072	52,747
Insurance	868			868	743
Water Rates	1,359			1,359	1,204
Community Call System	0			0	0
Council Tax	1,216			1,216	1,164
Electricity	690			690	400
TV Licence	22			22	8
Christmas Gifts	150			150	150
Almshouse Association Subs	286			286	277
Clocks & Bridges Fund	0			0	0
Clerk's Remuneration	5,100			5,100	4,500
Professional Fees	36			36	0
Trustees' Expenses	0			0	0
Miscellaneous	0			0	0
	11,351	**55,448**	**0**	**66,799**	**61,193**
Surplus for the year	**6,576**	**-49,014**	**164**	**-42,274**	**-37,108**

Rolleston Almshouse Charity
Statement of Movement of Funds for the year ended 31st December 2023

	Almshouse Fund	End'ment Fund	ERF	CMF	Reserves	Total
Balance at 01.01.23	171,600	3,996	96,887	3,801	12,329	288,613
Surplus for year	0	164	-46,046	-2,968	6,576	-42,274
Transfers	0	-164	2,728	4,272	-6,836	0
Revaluation of fund	0	64	1,011	0	24	1,099
Balance at 31.12.23	**171,600**	**4,060**	**54,580**	**5,105**	**12,093**	**247,438**

ROLLESTON ALMSHOUSE CHARITY

England & Wales - Charity number 1158564

Accounts

ROLLESTON ALMSHOUSE CHARITY

ANNUAL REPORT AND ACCOUNTS

for the year ending 31st December 2022

Registered Charity No 1158564

ROLLESTON ALMSHOUSE CHARITY

TRUSTEES ANNUAL REPORT
for the year ending 31st December 2022

Scheme

The objects of the Charity are;

1. The maintenance and provision of almshouse accommodation for the public benefit of those in charitable need including those in financial hardship and who are resident in the parishes of Rolleston and Anslow in Staffordshire.

2. The relief of financial hardship, either generally or individually, of the residents of the parishes of Rolleston and Anslow in Staffordshire by making grants of money or providing or paying for items, services or facilities.

3. The maintenance of the clock of St Mary's Rolleston parish church and the bridges over Rolleston brook for the public benefit of the residents of the parishes of Rolleston and Anslow in Staffordshire.

The objects are set out in the Governing Document adopted by the Trustees on 12th September 2014.

Review of Activities

The Charity owns and maintains 6 almshouses at Burnside, Rolleston on Dove, Staffordshire. Title to the property is vested in the Official Custodian for Charities.

The Trustees regularly contacted the residents during the year to ensure the almshouses were in satisfactory condition. The almshouse at No 12 remained vacant until 15th October 2022 when the resident at No 10 moved in. No 10 is now vacant pending refurbishment which is expected to be completed by the the Autumn of 2023. Otherwise, all the almshouses were fully occupied throughout the year.

The Weekly Maintenance Contributions remained at £66 throughout the year, though the weekly charge for the renovated almshouse at No 12 was increased to £70.

During the year, a further £26,476 was spent on the almshouse at No 12 in anticipation of its occupation. £23,801 of this expenditure was charged to the Extraordinary Repair Fund with the balance of £2,675 charged to the Cyclical Maintenance Fund.

The Trustees also spent £22,470 during the year installing central heating in the remaining almshouses and this expenditure was also charged to the Extraordinary Repair Fund.

The Trustees were delighted to receive donations from other voluntary organisations within the local community towards the costs of modernising the almshouses which totalled £1,220.

Management

The Trustees met three times during the year to conduct and review the management of the Charity.

Recruitment of Trustees

All Trustees shall be persons over the age of 16 residing or carrying on business in or near the parishes of Rolleston and Anslow in Staffordshire.

2 Trustees are nominated by Rolleston on Dove Parish Council, 1 by Anslow Parish Council and 1 by East Staffordshire Borough Council, though ESBC has decided they no longer wish to nominate a Trustee. In addition, the Charity should have not less than 3 nor more than 6 appointed Trustees. In selecting individuals for appointment, the Trustees have regard to the skills, knowledge and experience needed for the effective administration of the Charity.

Public Benefit

In exercising their powers and duties the Trustees have at all times complied with their duty to have due regard to the guidance on public benefit published by the Charity Commission.

Accounts

The Trustees have chosen to prepare the Charity's accounts on a receipts and payments basis.

Charity Funds

The Almshouse Fund is a capital fund representing the value of the property at 2-12 Burnside. On 12th August 2014 the property was valued by Wayne J Goodwin BA (Hons) BSc MRICS FNAEA at £171,600.

The Endowment Fund is a capital fund from which the income generated is applied by the Trustees in accordance with the objects set out in the Governing Document.

In accordance with best practice, the Trustees have chosen to maintain an Extraordinary Repair Fund to provide for the extraordinary repair, improvement or rebuilding of the almshouses. Similarly, the Trustees have chosen to maintain a Cyclical Maintenance Fund to provide for those items of ordinary maintenance and repair of the almshouses as recur at infrequent intervals. Both are restricted income funds.

The Reserves represent the accumulated income of the Charity which is available for expenditure in furtherance of the Charity's objects at the discretion of the Trustees.

Reserves Policy

The Trustees consider an appropriate level of Reserves should be held to ensure the Charity has sufficient resources to meet its ongoing expenditure and to allow time for re-organisation in the event of an unforeseen increase in expenditure or liabilities or an unexpected downturn in income or asset values.

The Trustees have made an assessment of the risks and other issues facing the Charity and have considered it prudent to set a target level of Reserves at an amount equivalent to one year's estimated ordinary annual expenditure of the Charity.

The Reserves Policy is reviewed periodically by the Trustees. The amount held as Reserves at 31st December 2022 was £12,329, marginally above the target level.

Investment Policy

The BlackRock Charities UK Bond Fund performed poorly during the year due to its composition of fixed interest securities. Despite market volatility, the M&G Charity Multi Asset Fund maintained its value, largely due to its higher equity content.

During the period the Trustees regularly reviewed the performance of the investments and they are satisfied with the overall balance of the investment portfolio.

Risk Management

The Trustees manage and govern the Charity in such a way as to minimise exposure to any risks, be they governance, operational, financial, compliance or other risks, but so long as the objectives and operation of the Charity are not compromised.

Legal & Administrative Information

Rolleston Almshouse Charity

Registered Charity No 1158564
148 High Street, Burton upon Trent DE14 1JY
www.rollestonalmshouses.org.uk

Trustees

Mr S D Richardson (Chairman)	Appointed (resigned 25th May 2023)
Mr S Sanderson (Vice Chairman) [elected Chairman 26th June 2023]	Nominated by Rolleston Parish Council
Ms A J Gillespie	Appointed
Mr P W Gopsill	Appointed (resigned 2nd September 2022)
Mr M C Halsall	Nominated by Anslow Parish Council (resigned 13th May 2022)
Mr M Robson	Nominated by Rolleston Parish Council
Cllr Mrs B Toon	Appointed
Mrs S J Whitty	Appointed

Clerk to the Trustees

Mr T J Bramall LLB, 148 High Street, Burton upon Trent DE14 1JY

Tel: 01283 564716 Email: charities@talbotco.co.uk

Accounts Examiner

~~Mr L Conner LLB~~ S. McMANUS (appointed 23.7.24)

Solicitors

Talbot & Co
148 High Street
Burton upon Trent
DE14 1JY

Bankers

Lloyds Bank plc
16 High Street
Burton upon Trent
DE14 1JA

Signed S. Sanderson ..... Date 18th July 2023
Mr S Sanderson (Chairman)

INDEPENDENT EXAMINER'S REPORT

I report on the accounts of the Rolleston Almshouse Charity for the year ended 31st December 2022 which are set out on pages 6 to 8.

Respective responsibilities of Trustees and Examiner

The Charity's Trustees are responsible for the preparation of the accounts. The 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 any 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 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 Act have not been met or to which, in my opinion, attention should be drawn in order to enable a proper understanding of the accounts to be reached.

Signed ..... Date 2/8/2024

Mr S McManus

Rolleston Almshouse Charity
Statement of Assets and Liabilities as at 31st December 2022

	General Funds	Restricted Funds	Endowment Funds	Total 31.12.22	Total 31.12.21
Tangible Assets					
Property			171,600	171,600	171,600
	0	**0**	**171,600**	**171,600**	**171,600**
Investment Assets					
BlackRock - Capital			3,996	3,996	5,028
BlackRock - ERF		39,285		39,285	89,883
BlackRock - SR	1,192			1,192	1,500
BlackRock - SFM	302			302	380
M&G - ERF		51,073		51,073	50,673
	1,494	**90,358**	**3,996**	**95,848**	**147,464**
Cash Funds					
COIF Deposit A/C ERF		322		322	319
COIF Deposit A/C	1,243	10,008		11,251	11,142
Bank Current A/C	9,592			9,592	10,599
	10,835	**10,330**	**0**	**21,165**	**22,060**
NET ASSETS	**12,329**	**100,688**	**175,596**	**288,613**	**341,124**
Represented by;					
Almshouse Fund			171,600	171,600	171,600
Endowment Fund			3,996	3,996	5,028
Extraordinary Repair Fund		96,887		96,887	148,254
Cyclical Maintenance Fund		3,801		3,801	3,476
Reserves	12,329			12,329	12,766
TOTAL FUNDS	**12,329**	**100,688**	**175,596**	**288,613**	**341,124**

Signed ..... Date 3 February 2023

Mr S D Richardson (Chairman)

Rolleston Almshouse Charity
Receipts and Payments Account for the year ended 31st December 2022

	General Funds	Restricted Funds	Endowment Funds	Total Y/E 31.12.22	Total Y/E 31.12.21
Receipts					
Contributions from Residents	18,862			18,862	17,376
Donations Received		1,220		1,220	117
Grants Received		0		0	2,000
Gift Aid Reclaimed		0		0	0
COIF Interest Received	109	3		112	5
Charinco Dividend Income	61	1,782	164	2,007	3,092
NAACIF Dividend Income		1,884		1,884	1,474
	19,032	**4,889**	**164**	**24,085**	**24,064**
Payments					
Repairs & Maintenance	3,801	48,946		52,747	48,124
Insurance	743			743	685
Water Rates	1,204			1,204	1,076
Community Call System	0			0	346
Council Tax	1,164			1,164	1,916
Electricity	400			400	0
TV Licence	8			8	22
Christmas Gifts	150			150	150
Almshouse Association Subs	277			277	272
Clocks & Bridges Fund	0			0	0
Clerk's Remuneration	4,500			4,500	4,200
Professional Fees	0			0	0
Trustees' Expenses	0			0	0
Miscellaneous	0			0	20
	12,247	**48,946**	**0**	**61,193**	**56,811**
Surplus for the year	**6,785**	**-44,057**	**164**	**-37,108**	**-32,747**

Rolleston Almshouse Charity
Statement of Movement of Funds for the year ended 31st December 2022

	Almshouse Fund	End'ment Fund	ERF	CMF	Reserves	Total
Balance at 01.01.22	171,600	5,028	148,254	3,476	12,766	341,124
Surplus for year	0	164	-41,382	-2,675	6,785	-37,108
Transfers	0	-164	4,000	3,000	-6,836	0
Revaluation of fund	0	-1,032	-13,985	0	-386	-15,403
Balance at 31.12.22	**171,600**	**3,996**	**96,887**	**3,801**	**12,329**	**288,613**

ROLLESTON ALMSHOUSE CHARITY

England & Wales - Charity number 1158564

Accounts

ROLLESTON ALMSHOUSE CHARITY

ANNUAL REPORT AND ACCOUNTS

for the year ending 31st December 2021

Registered Charity No 1158564

ROLLESTON ALMSHOUSE CHARITY

TRUSTEES ANNUAL REPORT
for the year ending 31st December 2021

Scheme

The objects of the Charity are;

1. The maintenance and provision of almshouse accommodation for the public benefit of those in charitable need including those in financial hardship and who are resident in the parishes of Rolleston and Anslow in Staffordshire.

2. The relief of financial hardship, either generally or individually, of the residents of the parishes of Rolleston and Anslow in Staffordshire by making grants of money or providing or paying for items, services or facilities.

3. The maintenance of the clock of St Mary's Rolleston parish church and the bridges over Rolleston brook for the public benefit of the residents of the parishes of Rolleston and Anslow in Staffordshire.

The objects are set out in the Governing Document adopted by the Trustees on 12th September 2014.

Review of Activities

The Charity owns and maintains 6 almshouses at Burnside, Rolleston on Dove, Staffordshire. Title to the property is vested in the Official Custodian for Charities.

Despite Covid restrictions, the Trustees regularly contacted the residents during the year to ensure the almshouses were in satisfactory condition. All the almshouses were fully occupied throughout the year with the exception of No 12 which remained unoccupied pending renovation.

The Weekly Maintenance Contributions remained at £66 throughout the year.

After an extensive tender process, the Trustees instructed local building contractors Gabriel Ltd to carry out the renovation on No 12. Work commenced in July 2021 and was expected to last for approximately 12 weeks but progress was delayed by the Coronavirus pandemic. Expenditure during the year amounted to £46,745 and this was charged to the Extraordinary Repair Fund. Work was eventually completed in June 2022 at a further cost of £25,873.

Efforts to raise funds for the renovation of the almshouses were also hindered by the Coronavirus pandemic, though the Trustees were pleased to receive a grant of £2,000 from the Consolidated Charity of Burton upon Trent towards the installation of central heating at No 12.

Management

Due to Coronavirus restrictions, the Trustees met only once during the year to conduct and review the management of the Charity.

Recruitment of Trustees

All Trustees shall be persons over the age of 16 residing or carrying on business in or near the parishes of Rolleston and Anslow in Staffordshire.

2 Trustees are nominated by Rolleston on Dove Parish Council, 1 by Anslow Parish Council and 1 by East Staffordshire Borough Council, though ESBC has decided they no longer wish to nominate a Trustee. In addition, the Charity should have not less than 3 nor more than 6 appointed Trustees. In selecting individuals for appointment, the Trustees have regard to the skills, knowledge and experience needed for the effective administration of the Charity.

Public Benefit

In exercising their powers and duties the Trustees have at all times complied with their duty to have due regard to the guidance on public benefit published by the Charity Commission.

Accounts

The Trustees have chosen to prepare the Charity's accounts on a receipts and payments basis.

Charity Funds

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The Endowment Fund is a capital fund from which the income generated is applied by the Trustees in accordance with the objects set out in the Governing Document.

In accordance with best practice, the Trustees have chosen to maintain an Extraordinary Repair Fund to provide for the extraordinary repair, improvement or rebuilding of the almshouses. Similarly, the Trustees have chosen to maintain a Cyclical Maintenance Fund to provide for those items of ordinary maintenance and repair of the almshouses as recur at infrequent intervals. Both are restricted income funds.

The Reserves represent the accumulated income of the Charity which is available for expenditure in furtherance of the Charity's objects at the discretion of the Trustees.

Reserves Policy

The Trustees consider an appropriate level of Reserves should be held to ensure the Charity has sufficient resources to meet its ongoing expenditure and to allow time for re-organisation in the event of an unforeseen increase in expenditure or liabilities or an unexpected downturn in income or asset values.

The Trustees have made an assessment of the risks and other issues facing the Charity and have considered it prudent to set a target level of Reserves at an amount equivalent to one year's estimated ordinary annual expenditure of the Charity.

The Reserves Policy is reviewed periodically by the Trustees. The amount held as Reserves at 31st December 2021 was £12,766, marginally above the target level.

Investment Policy

The BlackRock Charities UK Bond Fund performed poorly during the year due to its composition of fixed interest securities. In contrast, the M&G Charity Multi Asset Fund achieved significant capital growth, due largely to its higher equity content.

During the period the Trustees regularly reviewed the performance of the investments and they are satisfied with the overall balance of the investment portfolio.

Risk Management

The Trustees manage and govern the Charity in such a way as to minimise exposure to any risks, be they governance, operational, financial, compliance or other risks, but so long as the objectives and operation of the Charity are not compromised.

Legal & Administrative Information

Rolleston Almshouse Charity

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148 High Street, Burton upon Trent DE14 1JY
www.rollestonalmshouses.org.uk

Trustees

Mr S D Richardson (Chairman)	Appointed
Mr S Sanderson (Vice Chairman)	Nominated by Rolleston Parish Council
Ms A J Gillespie	Appointed
Mr P W Gopsill	Appointed (resigned 2nd September 2022)
Mr M C Halsall	Nominated by Anslow Parish Council (resigned 13th May 2022)
Mr G M Hamilton	Appointed (resigned 22nd March 2021)
Mr R H Martin	Appointed (resigned 14th March 2021)
Mr M Robson	Nominated by Rolleston Parish Council
Cllr Mrs B Toon	Nominated by East Staffordshire Borough Council (term of office expired 6th June 2021) Appointed on 13th May 2022
Mrs S J Whitty	Appointed

Clerk to the Trustees

Mr T J Bramall LLB, 148 High Street, Burton upon Trent DE14 1JY

Tel: 01283 564716 Email: charities@talbotco.co.uk

Accounts Examiner

Mr L Conner LLB

Solicitors

Talbot & Co
148 High Street
Burton upon Trent
DE14 1JY

Bankers

Lloyds Bank plc
16 High Street
Burton upon Trent
DE14 1JA

Signed ..... Date 11.11.22
Mr S D Richardson (Chairman)

INDEPENDENT EXAMINER'S REPORT

I report on the accounts of the Rolleston Almshouse Charity for the year ended 31st December 2021 which are set out on pages 6 to 8.

Respective responsibilities of Trustees and Examiner

The Charity's Trustees are responsible for the preparation of the accounts. The 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 any 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 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 Act have not been met or to which, in my opinion, attention should be drawn in order to enable a proper understanding of the accounts to be reached.

Signed ..... Date 14/07/2022.....

L Conner LLB TEP

Rolleston Almshouse Charity
Statement of Assets and Liabilities as at 31st December 2021

	General Funds	Restricted Funds	Endowment Funds	Total 31.12.21	Total 31.12.20
Tangible Assets					
Property			171,600	171,600	171,600
	0	**0**	**171,600**	**171,600**	**171,600**
Investment Assets					
BlackRock - Capital			5,028	5,028	5,392
BlackRock - ERF		89,883		89,883	93,328
BlackRock - SR	1,500			1,500	1,608
BlackRock - SFM	380			380	408
M&G - ERF		50,673		50,673	44,777
	1,880	**140,556**	**5,028**	**147,464**	**145,513**
Cash Funds					
COIF Deposit A/C ERF		319		319	43,315
COIF Deposit A/C	287	10,855		11,142	11,141
Bank Current A/C	10,599			10,599	4,692
	10,886	**11,174**	**0**	**22,060**	**59,148**
NET ASSETS	**12,766**	**151,730**	**176,628**	**341,124**	**376,261**
Represented by;					
Almshouse Fund			171,600	171,600	171,600
Endowment Fund			5,028	5,028	5,392
Extraordinary Repair Fund		148,254		148,254	183,427
Cyclical Maintenance Fund		3,476		3,476	3,476
Reserves	12,766			12,766	12,366
TOTAL FUNDS	**12,766**	**151,730**	**176,628**	**341,124**	**376,261**

Signed ..... Date 13.5.22

Mr S D Richardson (Chairman)

Rolleston Almshouse Charity
Receipts and Payments Account for the year ended 31st December 2021

	General Funds	Restricted Funds	Endowment Funds	Total Y/E 31.12.21	Total Y/E 31.12.20
Receipts					
Contributions from Residents	17,376			17,376	14,855
Donations Received		117		117	28
Grants Received		2,000		2,000	0
Gift Aid Reclaimed		0		0	0
COIF Interest Received	1	4		5	142
Charinco Dividend Income	102	2,867	123	3,092	2,902
NAACIF Dividend Income		1,474		1,474	1,799
	17,479	**6,462**	**123**	**24,064**	**19,726**
Payments					
Repairs & Maintenance	1,379	46,745		48,124	3,010
Insurance	685			685	666
Water Rates	1,076			1,076	1,060
Community Call System	346			346	1,383
Council Tax	1,916			1,916	1,826
Electricity	0			0	0
TV Licence	22			22	15
Christmas Gifts	150			150	150
Almshouse Association Subs	272			272	269
Clocks & Bridges Fund	0			0	0
Clerk's Remuneration	4,200			4,200	4,200
Professional Fees	0	0		0	1,271
Trustees' Expenses	0			0	0
Miscellaneous	20			20	0
	10,066	**46,745**	**0**	**56,811**	**13,850**
Surplus for the year	**7,413**	**-40,283**	**123**	**-32,747**	**5,876**

Rolleston Almshouse Charity
Statement of Movement of Funds for the year ended 31st December 2021

	Almshouse Fund	End'ment Fund	ERF	CMF	Reserves	Total
Balance at 01.01.21	171,600	5,392	183,427	3,476	12,366	376,261
Surplus for year	0	123	-40,283	0	7,413	-32,747
Transfers	0	-123	7,000	0	-6,877	0
Revaluation of fund	0	-364	-1,890	0	-136	-2,390
Balance at 31.12.21	**171,600**	**5,028**	**148,254**	**3,476**	**12,766**	**341,124**